

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

* *The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Sue Richards

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Northland Planning and Development 2020 Limited c/o- Rochelle Jack

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Postcode

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Leon & Kirsty Clark

**Property Address/
Location:**

836A Pungaere Road, Kerikeri

Postcode

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Sue Carlyne Richards

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Sue Carlyne Richards

Signature:

(signature of bill payer)



Date 03/09/2024

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...


Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Rochelle Jacobs

Signature:



Date 2/9/2024

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Land-Use Consent for
Sue Richards
836A Pungaere Road, Kerikeri

Date: 2 September 2024

Please find attached:

- an application form for a Land-use Resource Consent to construct a minor dwelling; and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

The proposal has been assessed as a **Controlled Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

If you require further information, please do not hesitate to contact me.

Regards,



Deanne Rogers
Consultant Planner

Reviewed by:



Rochelle Jacobs
Director/Senior Planner
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

- 1. FNDC Application Form**
- 2. Record of Title & Easement Instruments – LINZ**
- 3. Application Plans – Absolute Build Ltd**
- 4. TP58 Wastewater Report - Wilton Joubert**
- 5. RC 2150318 Decision - FNDC**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicant seeks resource consent to construct a minor residential unit (MRU) on a rural-residential site at 836A Pungaere Road, Kerikeri.
- 1.2. The proposed MRU has a gross floor area of 65m² and would be located just east of the existing shed. The MRU has a mono-pitched roof design and would have an east facing aspect from an external deck and kitchen / dining area. Exterior cladding is James Hardie Linea backed weatherboards to match the existing dwelling. The MRU would be located approximately 28m from the principal dwelling and 10 metres from the closest site boundary adjacent to the ROW. Vehicle access to the MRU and designated carpark would be from the adjacent ROW and driveway that provides access to the existing dwelling. An internal driveway extension to establish vehicle circulation through the site between the house and the larger vehicle hardstand area is proposed. No garage or carport building is proposed for the MRU.
- 1.3. The MRU when combined with existing residential and accessory shed buildings on the site would total 342m² or 2% of the site area. The MRU and an extended driveway area would increase the area of impermeable surface on the site by 173m² and an overall total of 1,510m² or 7% of the site area.
- 1.4. Minor earthworks are required to construct the MRU foundations and alter the driveway. No earthworks permit is required. All roof water runoff from the MRU is to be discharged to a proposed potable water tank located on the south side of the building. Wastewater would be disposed of into a separate wastewater disposal area to be constructed to the East of the MRU. A copy of the application site plan and elevation plans prepared by Absolute Build is attached at **Appendix 3** and the Wastewater Report is attached at **Appendix 4**.

2. Site and Surrounds Description

- 2.1. The application site is located at 836A Pungaere Road, Kerikeri within a rural farming environment. The site is legally described as Lot 7 DP 371498. A copy of the record of title and the relevant land covenant and easement instruments are attached at **Appendix 2**.
- 2.2. The site is a 2.305 hectare rural-residential property that contains a single dwelling and a separate shed adjacent to the north-western boundary. Driveway and impermeable gravel hardstand and path areas comprising 967m² extend through the site. Established vegetation along the Pungaere Road and the ROW frontage screens the built development and vehicle parking areas within the site.
- 2.3. The site has access from a shared ROW that currently serves six sites. The addition of a MRU at the site would increase the household equivalents (HE) to seven. It is possible that there is a MHU on Lot 6 DP 367821 making the total HE users of the ROW eight. Up to eight users of a



shared ROW is permitted under the ODP. Copies of the ROW easements are attached at **Appendix 2**.

- 2.4. A previous Discretionary Activity resource consent **2150318-RMALUC** granted in 2015 authorised the location of the existing shed to be within 10m of the western site boundary adjacent to the ROW.
- 2.5. The surrounding environment is rural production land. The immediately adjacent properties are similar sized 2-hectare rural-residential lots with established dwellings.

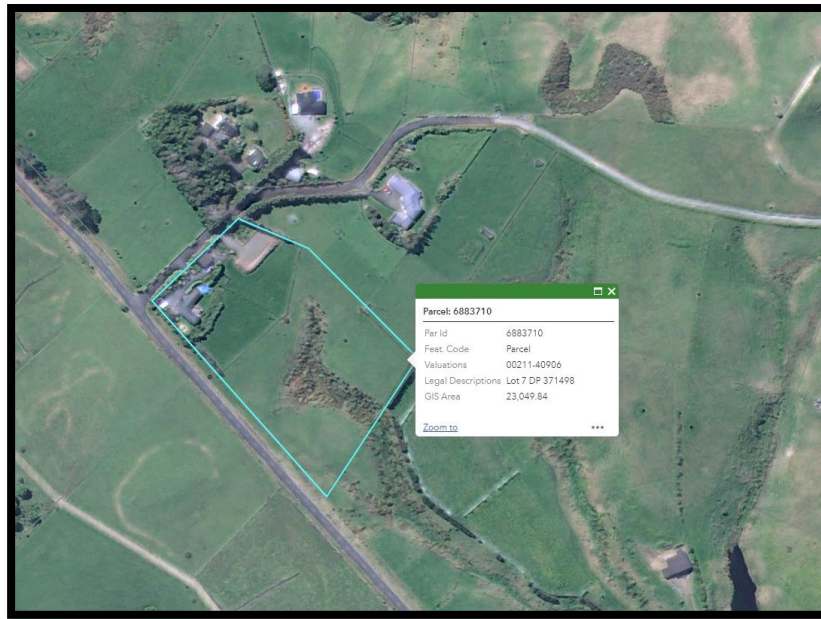


Figure 1 - Aerial view of the site and the surrounding properties - Source: Google Maps

3. Reasons for Consent

Operative Far North District Plan (ODP)

- 3.1. The site is zoned Rural Production in the ODP and is not subject to any other resource overlays.



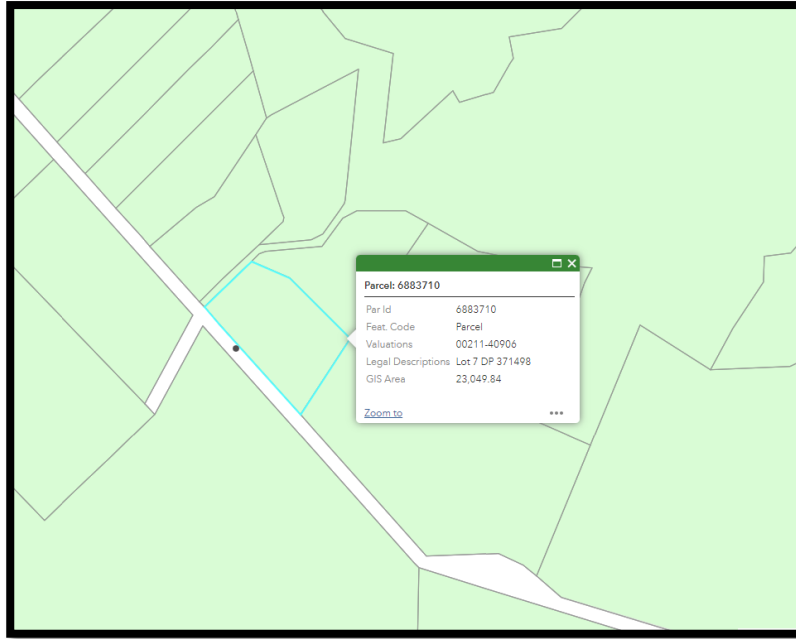


Figure 2 - Operative District Plan Zone – Rural Production

3.2. An assessment of the relevant District Plan rule standards is set out in **Table 1** and **Table 2** below:

Rural Production Zone Standards

Table 1 - Assessment against the Rural Production Zone Rule Standards		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	Residential Intensity	Permitted. There is one principal residential house building on the site.
8.6.5.1.2	Sunlight	Permitted. The proposed MRU complies with this standard.
8.6.5.1.3	Stormwater Management (Permitted Standard is 15%)	Permitted The total amount of impermeable surfaces proposed within the site is 1,510m ² or 6% of the gross site area.
8.6.5.1.4	Setback from Boundaries	Permitted. The location the MRU complies with this rule.
8.6.5.1.5	Transportation	Refer District-wide Standards in Table below
8.6.5.1.6	Keeping of Animals	Not applicable.
8.6.5.1.7	Noise	Permitted



		Residential activity can comply with the permitted standard
8.6.5.1.8	Building Height (Max 12m)	Permitted. The height of the MRU building will comply with this standard.
8.6.5.1.9	Helicopter Landing Area	Not applicable.
8.6.5.1.10	Building Coverage (Max 12.5%)	Permitted The proposed building coverage is 342m ² or 2% of the site area.
8.6.5.1.11	Scale of Activities	Permitted The proposal is for a minor residential activity.
8.6.5.2.3	Minor Residential Unit	Controlled The proposal is for a MRU that meets the rule criteria as follows: <ul style="list-style-type: none"> • No more than one MRU on the site; • The site has a minimum net site area of 5,000m² (site area = 23,055m²); • The MRU will share vehicle access with the principal dwelling; • The separation distance between the principal dwelling and the MRU is less than 30m)

Applicable District Wide Standards

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1	Landscapes and Natural Features	Not applicable
12.3.6.1.2	Excavation and/or filling	Permitted. Minimal earthworks are required to construct the foundation of the MRU and driveway alterations. No earthworks permit is required.
Chapter 15 - Transportation		
15.1.6A	Traffic Intensity	Permitted The proposal is for a MRU on a rural-residential site.



15.1.6B	Parking	Permitted On-site carparking is provided for.
15.1.6C	Access	Permitted Vehicle access to the site is from the existing adjacent shared ROW which currently serves six sites and up to 8 household equivalents, including an existing MRU on Lot 6 and the proposed MRU on the application site.

ODP Activity Status

3.3. The proposal is assessed to be a Controlled Activity for a minor residential unit in the Rural Production Zone under Rule 8.6.5.2.3 of the ODP.

Proposed District Plan (PDP)

3.4. The proposed activity is potentially subject to any PDP rules that have immediate legal effect. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings commenced in May 2024. As no decisions on submissions have been made, no assessment weight is given to the proposed provisions.

3.5. The proposed site zone is Rural Production. The site is not within any identified overlays. There are no applicable rules that have legal effect.



Figure 3 - Proposed District Plan Zone – Rural Production

3.6. An assessment of the proposed activities against the PDP rules that have immediate legal effect, is set out in **Table 3** below:

Table 3 – Assessment against the PDP rule standards that have immediate legal effect		
Chapter	Rule Reference	Compliance of Proposal



Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances nor are any proposed.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any areas of Historic Heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any sites or areas of significance to Maori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable.</p> <p>The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p>Not applicable.</p> <p>The proposal is not for subdivision.</p>
Activities on the Surface of Water	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>Not applicable.</p> <p>The proposal does not involve activities on the surface of water.</p>
Earthworks	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following standards have immediate legal effect:</p>	<p>Permitted.</p> <p>All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and sediment control standards EW-S5</p>



	EW-S3, EW-S5	The minor volume of proposed earthworks will be undertaken in accordance with these standards.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

3.7. The Far North District Council has not mapped the site as a HAIL site. The proposal involving an existing residential activity and minor earthworks is permitted by the regulations.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

3.8. The proposed activity would not affect any wetland on the site that is protected by the NES-F.

4. Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the RMA

4.1. Section 104A governs the determination of applications for Controlled Activities. A consent authority must grant consent to the application and may impose conditions on the consent under Section 108.

Section 104(1) of the RMA

4.2. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

“the consent authority must, subject to Part 2, and section 77M have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:



ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”

- 4.3. Actual and potential effects arising from the proposed activity as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this development are the addition of a minor residential unit that will enable extended family members to live on the site.
- 4.4. Section 104(1)(ab) requires that the consent authority consider *‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’*. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Minor residential units are provided for in the Rural Production Zone as controlled activities, subject to achieving the specified rule criteria that are met by this proposal.
- 4.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the framework hierarchy of the District Plan.
- 4.6. An assessment of the relevant statutory documents is provided below.
- 4.7. Section 104(1)(c) states that consideration must be given to *‘any other matters that the consent authority considers relevant and reasonably necessary to determine the application.’* There are no other matters relevant to this application.
- 4.8. In accordance with Section 104(6), adequate information is provided to determine this application.
- 4.9. The proposal is to be assessed as a Controlled Activity under District Plan Rule 8.6.5.2.3. The Council must grant consent to the application, and it may impose conditions on the consent.

Section 104(1)(a) - Assessment of Effects on the Environment

- 4.10. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the RMA, the matters over which the Council has discretion are discussed in the following paragraphs.



Minor Residential Units

4.11. The proposed MRU is able to meet all of the ODP minimum site size, building size, location and access requirements for a MRU in the Rural Production Zone. The MRU will be established as a subsidiary building on the site and constructed in materials that complement the principal dwelling.

4.12. Rule 8.6.5.2.3 states that when considering an application under this provision, the council will restrict the exercise of its control to the following matters:

(i) The extent of the separation between the principal dwelling and the minor residential unit;

4.12.1. The MRU will be located 28m from the principal dwelling. This distance is proposed to provide some separation from the main house, and due to the existing driveway and shed configuration. The MRU location would enable an adjacent area of land suitable for the location of a wastewater disposal area and a necessary potable water tank. Existing consent notices do not require additional fire-fighting water supply to be provided on-site.

(ii) The degree to which design is compatible with the principal dwelling;

4.12.2. The exterior cladding and roofing materials have been designed to complement the existing dwelling.

(iii) The extent that services can be shared;

4.12.3. The MRU will utilise the existing dwelling driveway entrance from the ROW. For capacity reasons, the MRU will require a separate wastewater system that can be adequately located on adjacent land.

(iv) The ability to mitigate any adverse effects by way of landscaping and screening;

4.12.4. No additional landscaping or screening is proposed. Existing vegetation screens the existing buildings from the ROW and the Pungaere Road frontage. While parts of the MRU building and roofline will be visible from the lower, eastern Pungaere Road approach to the site, this is a longer distance view that will not have the appearance of a dominant or highly visible structure on the site.

(v) The location of the unit

4.12.5. The MRU will be located to the north-east of the principal dwelling and existing shed, and at the edge of the driveway area. It will have the appearance of a cluster of buildings located behind vegetation screening.

Section 104(1)(b) – Relevant provisions of any statutory planning document

4.13. In accordance with Section 104(1)(b) of the Act, the following documents require consideration to determine their relevance to this proposal.



National Environmental Standards and Regulations (section 104(1)(b)(i) & (2))

4.14. There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii))

4.15. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for greenhouse gas emissions from industrial process heat.

4.16. There are no National Policy Statements that are directly relevant to the consideration of this proposal.

Far North District Plan (ODP)

4.17. The ODP provides for minor residential units in the Rural Production Zone as a controlled activity subject to meeting specified criteria. Where these criteria are met, resource consent must be granted with conditions. The proposed MRU meets the ODP controlled activity criteria. It is considered that this is sufficient to determine that the proposal would meet the objectives and policies of the ODP and be in accordance with the intent of the Rural Production Zone

Proposed Far North District Plan 2022 (PDP)

4.18. The application site is proposed to be zoned 'Rural Production' under the PDP. There are no overlays that apply to the site. There are no rules that have current legal effect, other than rules relating to the management of earthworks activities. The proposed earthworks would be within the permitted thresholds specified for the Rural Production zone.

4.19. The proposed activity is consistent with the purpose of the zone, which proposes that MRU are a permitted activity subject to similar criteria for controlled activities under the ODP. It is considered that this proposal is consistent with the objectives and policies of the PDP Rural Production zone.

5. Conclusion

5.1. The Applicant seeks resource consent to construct a minor residential unit on a site at 836A Pungaere Road, Kerikeri. A controlled activity resource consent is required in the Rural Zone. No other resource consents are required.



- 5.2. The proposed MRU is able to meet all of the controlled activity criteria. The MRU will be integrated with the existing residential built development on the site and utilise the existing vehicle access from the adjacent ROW.
- 5.3. The proposed activity would not be contrary to any relevant statutory policy statement or plan objectives or policies.
- 5.4. The proposed activity will enable the residential wellbeing of the Applicant by enabling additional family members to live on-site.

6. Limitations

- 6.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 6.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 6.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 6.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **289299**
Land Registration District **North Auckland**
Date Issued 19 January 2007

Prior References
275515

Estate Fee Simple
Area 2.3055 hectares more or less
Legal Description Lot 7 Deposited Plan 371498

Registered Owners
Leon Hendrik Clark and Kirsty Clark

Interests

Subject to Part IV A Conservation Act 1987

Land Covenant in Transfer 6853930.2 - 8.5.2006 at 9:00 am

Land Covenant in Transfer 6948796.2 - 14.7.2006 at 9:00 am

7197529.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.1.2007 at 9:00 am

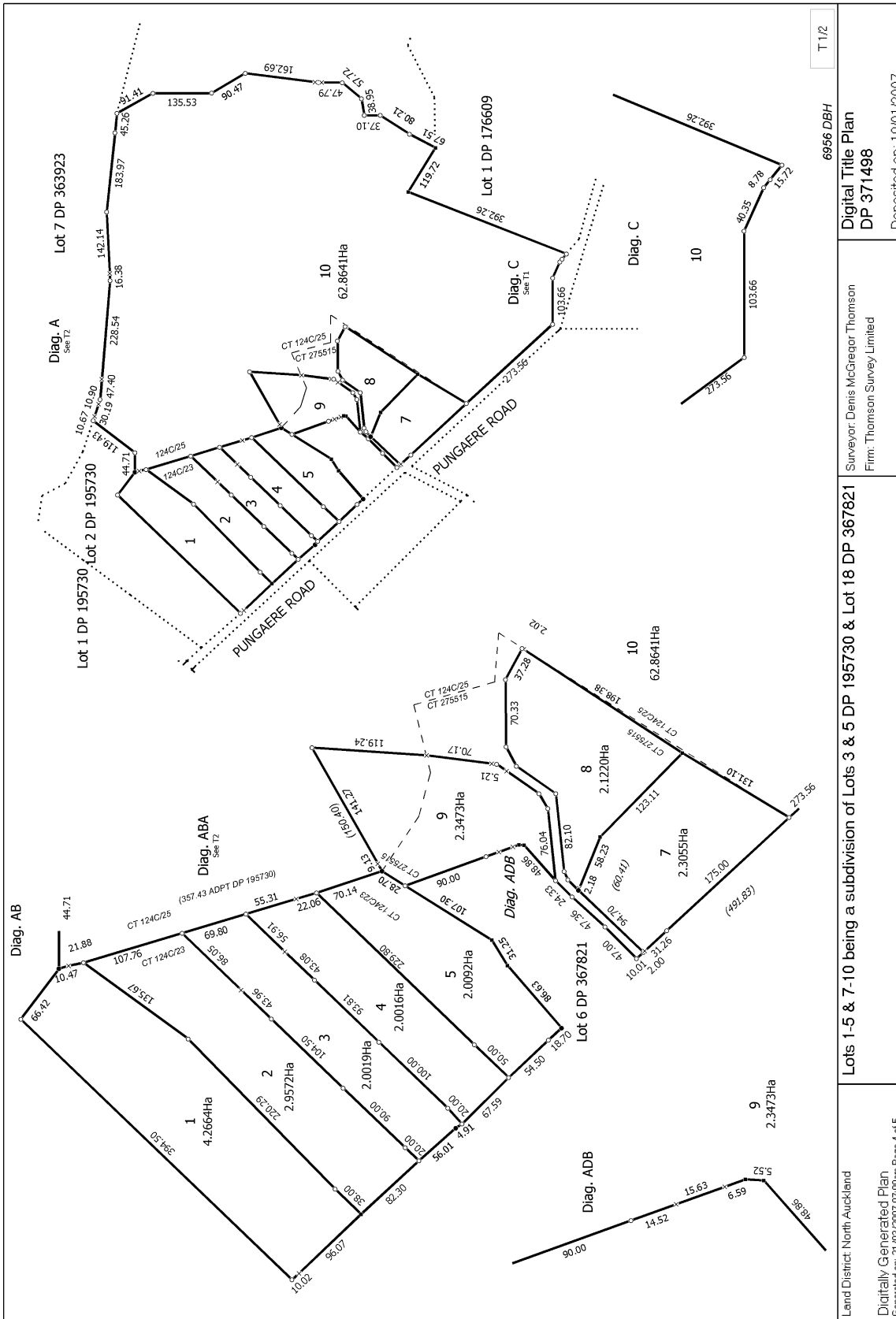
Subject to a right to convey telecommunications, computer media and water over part marked S on DP 371498 created by Easement Instrument 7197529.6 - 19.1.2007 at 9:00 am

Appurtenant hereto is a right of way, right to convey telecommunications, computer media and water created by Easement Instrument 7197529.6 - 19.1.2007 at 9:00 am

The easements created by Easement Instrument 7197529.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part S DP 371498 in favour of Top Energy Limited created by Transfer 7197529.7 - 19.1.2007 at 9:00 am

11951357.3 Mortgage to ASB Bank Limited - 21.12.2020 at 11:39 am



T 1/2

6956 DBH

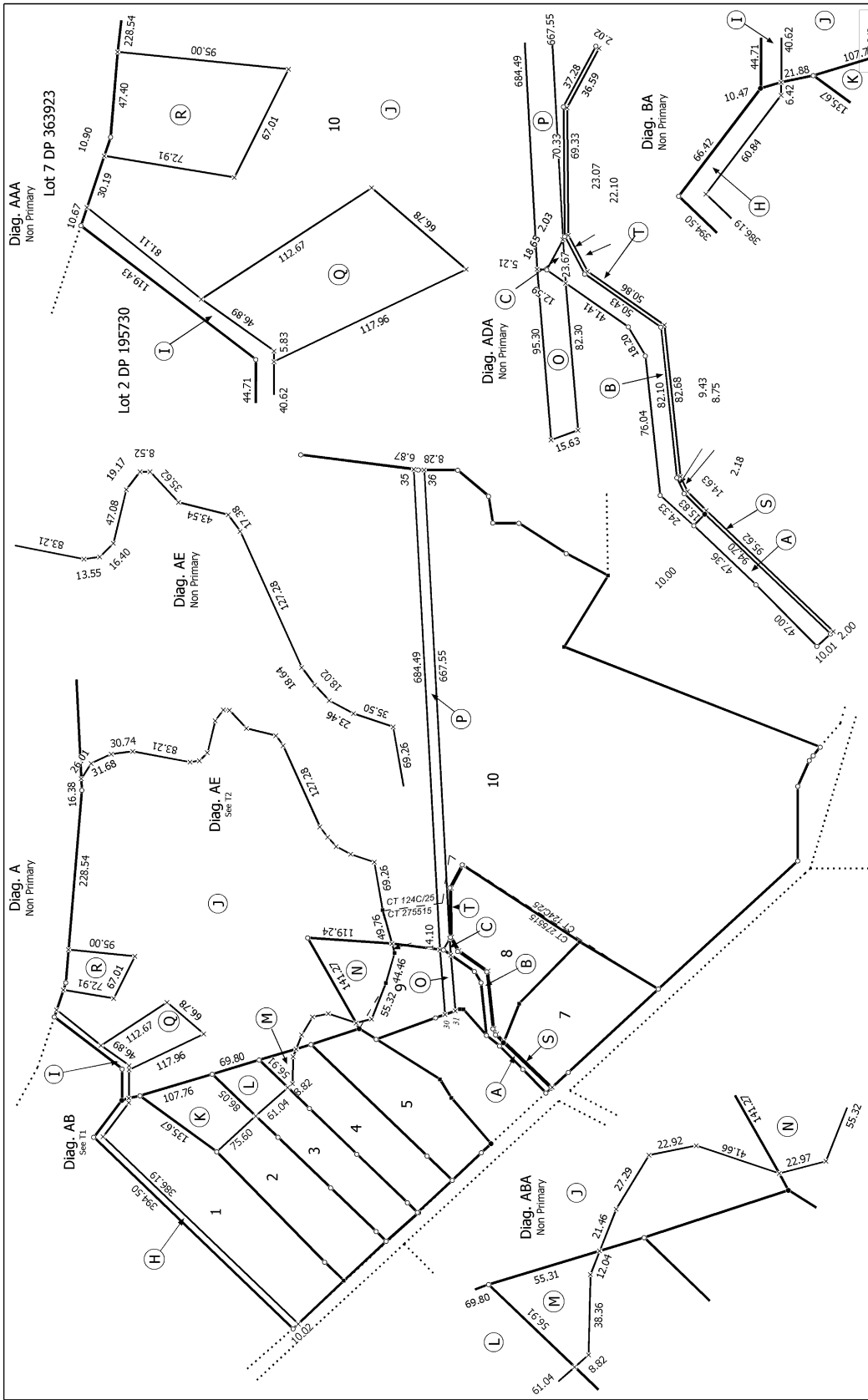
Digital Title Plan
DP 371498

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Lots 1-5 & 7-10 being a subdivision of Lots 3 & 5 DP 195730 & Lot 18 DP 367821

Land District: North Auckland
Digitally Generated Plan
Generated on: 21/03/2007 07:00am Page 4 of 5

Deposited on: 19/01/2007



Diag. AAA
Non Primary

Lot 7 DP 363923

Lot 2 DP 195730

Diag. AE
Non Primary

Diag. A
Non Primary

Diag. AB
Non Primary

Diag. ABA
Non Primary

Diag. ADA
Non Primary

Diag. BA
Non Primary

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Lots 1-5 & 7-10 being a subdivision of Lots 3 & 5 DP 195730 & Lot 18 DP 367821

Land District: North Auckland
Digitally Generated Plan
Generated on: 21/03/2007 07:00am Page 5 of 5

Digital Title Plan
DP 371498

Deposited on: 19/01/2007

Transfer instrument

Section 90, Land Transfer Act 1952

T 6853930.2 Transfer

Cpy - 01/01, Pgs - 002, 06/06/06, 14:34



DocID: 312446056

Land registration district

North Auckland

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

NA275514	All	
NA275515	All	

Transferor

Surname(s) must be underlined

DBH KERIKERI PROPERTIES LIMITED

Transferee

Surname(s) must be underlined

DBH KERIKERI PROPERTIES LIMITED

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created

State if fencing covenant imposed.

Fee simple subject to land covenants (contained on page 2 annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 26th day of April 20 06

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Director B. Hunt Director	Signed in my presence by the Transferor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer Dated 26 April 2006 Page 2 of 2 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "estate or interest"

as and incidental to the transfer of the fee simple so as to bind the servient lot and for the benefit of the dominant lot the transferor doth hereby covenant and agree in manner following so that the covenant runs with the servient lot for the benefit of the dominant lot as described in the schedule namely not to erect or permit to be erected any building or appurtenances or allow any tree or shrub to grow over the plane shown as (Y) and (Z) on Deposited Plan 367821

SCHEDULE

The dominant tenement is Lot 3 on Deposited Plan 195730 Certificate of Title NA124C/23. The servient tenement is Lot 6 on Deposited Plan 367821 Certificate of Title NA275514 marked (Y) on Deposited Plan 367821.

The dominant tenement is Lot 6 on Deposited Plan 367821 Certificate of Title NA275514. The servient tenement is Lot 18 on Deposited Plan 367821 Certificate of Title NA275515 marked (Z) on Deposited Plan 367821.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures and initials]

Transfer instrument
Section 90, Land Transfer Act 1952

T 6948796.2 Transfer

Cpy - 01/01, Pgs - 007, 14/07/06, 08:27



DocID: 812660807

Land registration district

North Auckland

**Unique identifier(s)
or C/T(s)**

All/part

Area/description of part or stratum

NA275514 / NA124C/23	All	All	
NA275515 / NA124C/25	All	All	

Transferor

Surname(s) must be underlined

DBH KERIKERI PROPERTIES LIMITED

Transferee

Surname(s) must be underlined

DBH KERIKERI PROPERTIES LIMITED

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created

State if fencing covenant imposed.

Fee simple subject to land covenants (contained on page 2 annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 30th day of June 2006

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 	<p>Signed in my presence by the Transferor</p>
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name</p> <p>Occupation</p> <p>Address</p>
<p>Signature [common seal] of Transferor</p>	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 30th June 2006

Page 2 of 6 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "estate or interest"

Whereas it is the Transferor's intention to create over the lands described in the second schedule hereto as the servient tenements covenants for the benefit of the lands described in the second schedule hereto as the servient tenements to the intent that the servient tenements shall be bound by the stipulations and restrictions in the first schedule hereto and that the Transferor or the registered proprietors for the time being of the dominant tenements or any of them may enforce the observance of such stipulation against the owners for the time being of the servient tenements for the benefit of the dominant tenements, THE TRANSFEREE(S) HEREBY COVENANT AND AGREE in manner set out in the first schedule hereto so that the covenant runs with the servient lot for the benefit of the respective dominant lots and the registered proprietors for the time being thereof as hereinafter described.

THE FIRST SCHEDULE

1. Not to erect any building (except a garden shed of no more than 15 square metres where no building permit is required) other than a new single private dwelling with a floor area of not less than 160 metres squared including garage (but excluding carports, decking, breezeways, roof overhangs and other accessory buildings).
2. Not to erect or place on the land any relocatable house.
3. Not to erect any house resembling in the style of architecture a haybarn or half round barn unless the plans thereof have been approved by the Transferor at the Transferor's sole and unfettered discretion.
4. Not to construct any dwelling or accessory buildings which have an unpainted exterior or allow any buildings or accessory buildings to remain unpainted for more than 12 months.
5. Not to commence construction of any building on any of the lots herein described unless completed within 18 months of the laying down of the foundations for such building and not to allow such building once under construction to be left without substantial work being carried out thereon for a period exceeding 3 months.
6. Not to erect any temporary buildings or structure except those which may be used in conjunction with the construction of a permanent building which temporary buildings shall be removed from the land upon completion of the permanent work.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

30th June 2006

Page

3

of

6

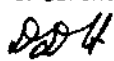
pages

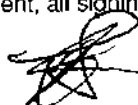
(Continue in additional Annexure Schedule, if required.)

Continuation of "estate or interest"

7. Not to bring on or allow to remain on the land any vehicle equipment or machinery which may become unsightly or is likely to become a nuisance to other residents in the subdivision but this will not apply to any vehicle which shall be garaged.
8. Not to permit the land to be used for any trading or business purposes or purposes which are likely to detract from the residential nature of the subdivision and not to permit any advertising signs or boardings to be erected on the land.
9. Not to permit or suffer any rubbish to accumulate or be placed upon the land and the registered proprietor of the servient tenements will mow the land on a regular basis so as to remove any weeds or long grass and properly maintain and cultivate all vegetation on the land and to this effect will not permit any grass or other vegetation to grow to the stage that it becomes long or unsightly and the registered proprietor shall take all proper steps to eradicate all noxious weeds.
10. Not to permit the erection on the land of any fence or boundary wall of any material containing cement board, sheets or panels, plywood, corrugated iron or metal sheeting and not to permit any fencing to exceed 1.83 metres in height above the natural ground level.
11. Not to place on the land any caravan, campervan, bus or similar vehicle that is not road worthy and does not have a current warrant of fitness and registration and not to use any caravan, campervan, bus, shed or garage as permanent accommodation.
12. Not to permit camping on the land prior to the construction of a dwelling provided however that camping for not more than 6 weeks in any one year except in conjunction with a construction of a permanent dwelling and provided further that such camping equipment is to be removed from the land upon completion of the construction work for the permanent dwelling.
13. Not to allow the land to be used for any kennels, catteries, aviaries, piggeries and not to allow the keeping of any roosters or fowls as a business with the subdivision.
14. (a) Not to permit more than 3 dogs at any time to permanently reside on any of the servient tenements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

 B.H.



Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

30th June 2006

Page 4 of 6 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "estate or interest"

- (b) Acknowledging that the value of the Transfer's lots will be effected by the standard of building erected on the servient tenements the transferee hereby covenants that should he or she fail to comply with or fulfil any of the covenants above within 28 days of being given notice in writing by the transferor of any default and if after such time the transferee or the registered proprietor for the time being of such servient tenement has not remedied that default then without prejudice to any other remedy which the transfer may have the transferee or the registered proprietor for the time being of the servient tenement shall upon demand pay to the transferor the sum of \$1,000.00 or a sum equivalent to ten per cent of the Government valuation of the unimproved value of the servient tenement for the time being whichever sum is the larger and this sum together with the costs incurred in enforcing the transferee's covenant shall constitute a debt by the transferee or its successor in title and shall be recoverable by the transferor as liquidated damages.
- (c) The transferor shall not be liable to the transferee or any other registered proprietor of any lots in the subdivision in connection with the enforcement of the covenants contained in the schedule above or the exercise or non-exercise of any power or discretion conferred on either of them hereunder.

THE SECOND SCHEDULE

The Dominant Tenements are:

Certificate of Title NA275514

Certificate of Title NA275515

Certificate of Title NA124C/23

Certificate of Title NA124C/25

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten initials]

[Handwritten signature]

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 30th June 2006

Page 5 of 6 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "estate or interest"

The Servient Tenements are:

Certificate of Title NA275514

Certificate of Title NA275515

Certificate of Title NA124C/23

Certificate of Title NA124C/25

[Handwritten Signature]
Director

Signed in my presence by the Transferee
Signature of Witness

Signature [common seal]
of Transferee

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name

Occupation

Address

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten Signature]

[Handwritten Signature]

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 30th June 2006


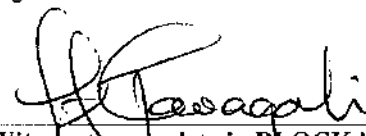
Page 6 of 6 pages

(Continue in additional Annexure Schedule, if required.)


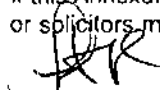
Continuation of "estate or interest"

The ANZ National Bank Limited the mortgagee under and by virtue of Mortgage No. 6713626. ~~A~~ hereby consents to the within written Transfer subject to the land covenants



 SETH JOHN TANE LINNELL <i>Signature [common seal] of Transferee</i>	Signed in my presence by the Transferees Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name JEANNE ANN FAOAGALI Occupation BANK OFFICER Address AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.





The National Bank of New Zealand

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Seth John Tane Linnell** Manager Lending Services of Auckland in New Zealand certifies that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26th June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the property being dealt with pursuant to the Deed has become the property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. At the date of this certificate, I am the Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
4. At the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

DATED at Auckland this 6th Day Of July 2006



**Far North
District Council**

CONO 7197529.3 Cons

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DocID: 312782061

Private Bag 752, Memorial Ave

Kaikāhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: nsk.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2060456 Variation 2050674
the Subdivision of Lots 3 - 5 DP 195730
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of Lots 1 - 5, 7 - 10 DP 371498, as follows:

SCHEDULE

Lots 1 - 5, 7 - 9 DP 371498

- All indigenous vegetation and habitat within the area as defined on the survey plan as required by Condition 3 (a) of the Consent shall be preserved, and the registered proprietor shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such vegetation, or suffer or permit the cutting down, damaging or destruction of any such indigenous vegetation. The registered proprietor shall be deemed not to be in breach of this prohibition if any such indigenous vegetation shall die from natural causes not attributable to any act or default by or on behalf of the registered proprietor or for which the registered proprietor is responsible.

Lot 10 DP 371498

- All indigenous vegetation and habitat within the area as defined on the survey plan as required by Condition 3 (a) of the Consent shall be preserved, and the registered proprietor shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such vegetation, or suffer or permit the cutting down, damaging or destruction of any such indigenous vegetation. The registered proprietor shall be deemed not to be in breach of this prohibition if any such indigenous vegetation shall die from natural causes not attributable to any act or default by or on behalf of the registered proprietor or for which the registered proprietor is responsible.

- Should an application for further subdivision of this lot be lodged with Council and subsequently granted the following restrictions shall apply:

Any clearance of indigenous vegetation and/or habitat shall be restricted to within areas Q & R and then only up to a maximum area of clearance of 4000m² for each of areas Q & R .
NB this restriction does not pre-empt any future decision on any resource consent application that may be made. It merely limits clearance should the site be further subdivided.

The owners of any new lots shall be prohibited from keeping cats, dogs and mustelids, and

The owners of any new lots shall prepare and implement a pest management programme.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

Mr Pat Killalea

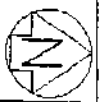
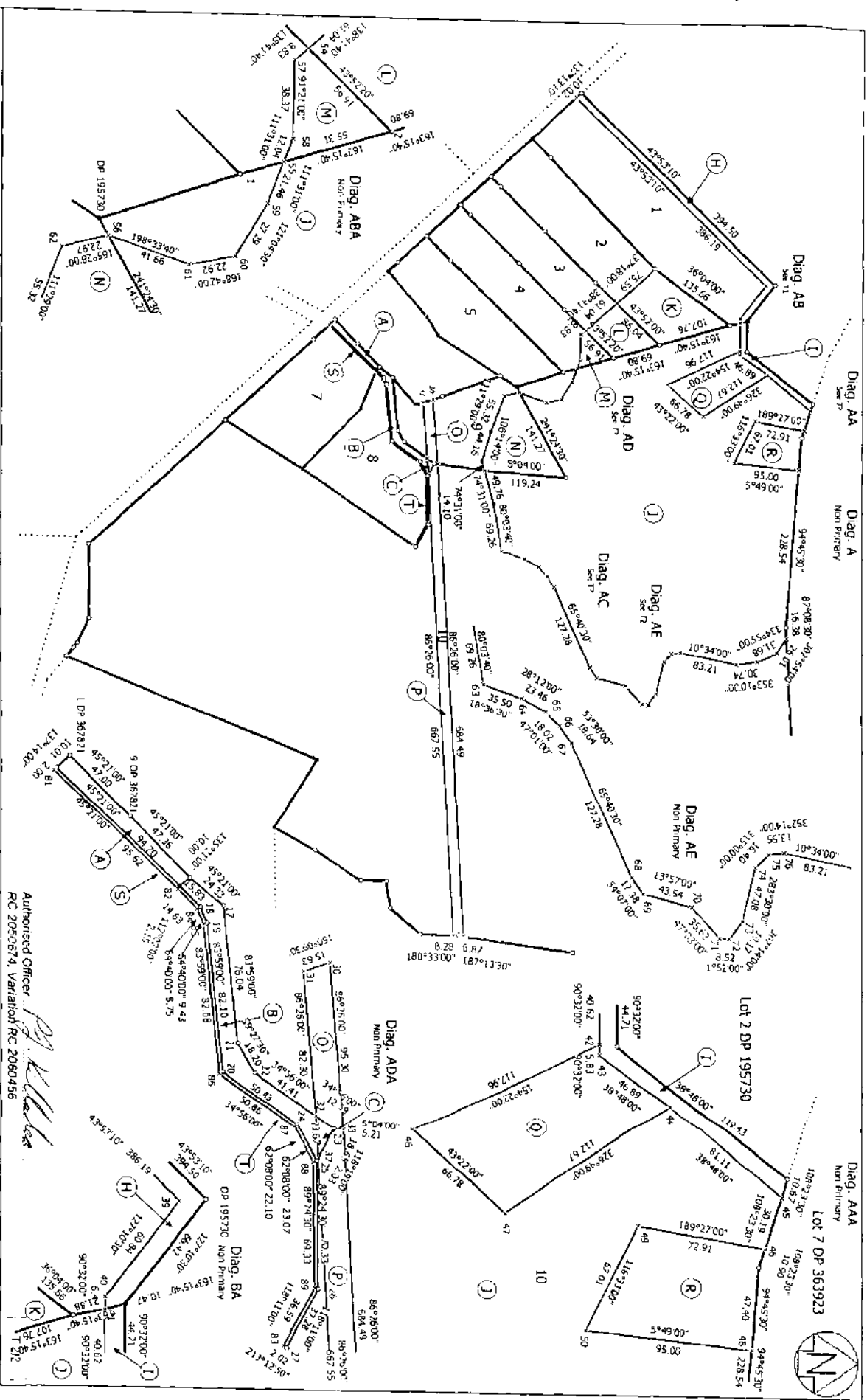
DATED at **KAIKOHE** this *15th* day of *December* 2006

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Generated on 29/08/2008 3:52pm Page 2 of 2

Lot 1-5 & 7-10 being a subdivision of Lots 3 & 5 DP 195730 & Lot 18 DP 367821

Authorized Officer
Surveyor Denis McGeehan, Thomson
RC 2050874, Variation RC 2060456

Digital Survey Plan
LT 371498



Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

EI 7197529.6 Easemen

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DocID: 312782058

Land registration district

North Auckland

Grantor

Surname(s) must be underlined.

DBH KERIKERI PROPERTIES LIMITED

Grantee

Surname(s) must be underlined.

DBH KERIKERI PROPERTIES LIMITED

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 31st day of September ~~September~~ August 20 06

Attestation

	Signed in my presence by the Grantor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
Signature [common seal] of Grantor	Occupation
	Address

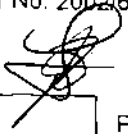
	Signed in my presence by the Grantee
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
Signature [common seal] of Grantee	Occupation
	Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used

Annexure Schedule 1



Easement surrender instrument

Dated 31. 8 ~~September~~ 2006

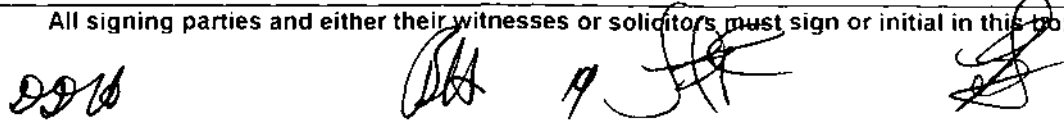
Page 2 of 5 pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Nature of easement, profit, or covenant	Unique identifier (Document number)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of way, right to convey tele-communications and computer media and water	<p>(A) DP371498</p>	Lot 10 on Deposited Plan 371498 CT NA289302	Lots 7,8 & 9 on Deposited Plan 371498 CTs NA289299, NA289300 and NA289301
Right of way, right to convey tele-communications and computer media and water	<p>(B) DP371498 (C) DP371498</p>	Lot 10 on Deposited Plan 371498 CT NA289302	Lots 8 & 9 on Deposited Plan 371498 CTs NA289301 and NA289302
Right to convey telecommunications, computer media and water	<p>(S) DP371498</p>	Lot 7 on Deposited Plan 371498 CT NA289299	Lots 8, 9 & 10 on Deposited Plan 371498 CTs NA289300, NA289301 and NA289302

All signing parties and either their witnesses or solicitors must sign or initial in this box.



Annexure Schedule 1

Easement instrument

Dated 31st 8th September 2006

Page 3 of 5 pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey telecommunications, computer media and water	(T) DP371498	Lot 8 on Deposited Plan 371498 CT NA289300	Lots 9 & 10 on Deposited Plan 371498 CTs NA289301 and NA289302

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** **[negated]** **[added to]** or **[substituted]** by

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in.

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

[Handwritten signatures: DGH, DA, H, JJK, and another signature]

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

~~September 2006~~
September 2006



Easement

Dated 31.8 September 2006

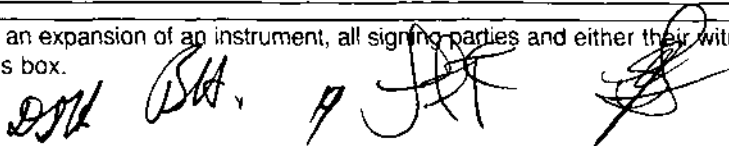
Page 4 of 5 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "easement, rights and powers" (including terms covenants and conditions)

The future maintenance and upgrading costs of the right of way described herein are to be shared between the users in the proportions ascertained by dividing such costs by the number of users at the relevant time for the part shown (A) on Deposited Plan 371498 and similarly by dividing the costs between the number of users for the parts marked (B) and (C) on Deposited Plan 371498 to the intent that each registered proprietor having the right to use that part of the right of way shall contribute one equal share of future maintenance and upgrading costs PROVIDED FURTHER HOWEVER that in the event of further subdivision of any of the dominant tenements and/or servient tenements then the number of users is to be re-assessed and increased accordingly.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 31 - 8 - 2006

Page 5 of 5 pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions"

ANZ National Bank Limited, the mortgagee under and by virtue of Memorandum of Mortgage 6713626.4 hereby consents to the creation of the easements hereinbefore written.

<p>ANZ National Bank Limited by its Attorney</p> <p>KAPUA KATRINA GARDINER</p> <p><i>Katrina Gardiner</i></p> <p>Signature of Mortgagee</p>	<p>Signed in my presence by ANZ National Bank Limited</p> <p>Signature of Witness</p> <p><i>Jeanne Ann Faogali</i></p> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name JEANNE ANN FAOGALI</p> <p>Occupation BANK OFFICER</p> <p>Address AUCKLAND</p>
--	---

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

K *JAF* *[Signature]*

The ANZ National Bank Limited

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **KAPUA KATRINA GARDINER**, Manager Lending Services of Auckland in New Zealand, certify that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

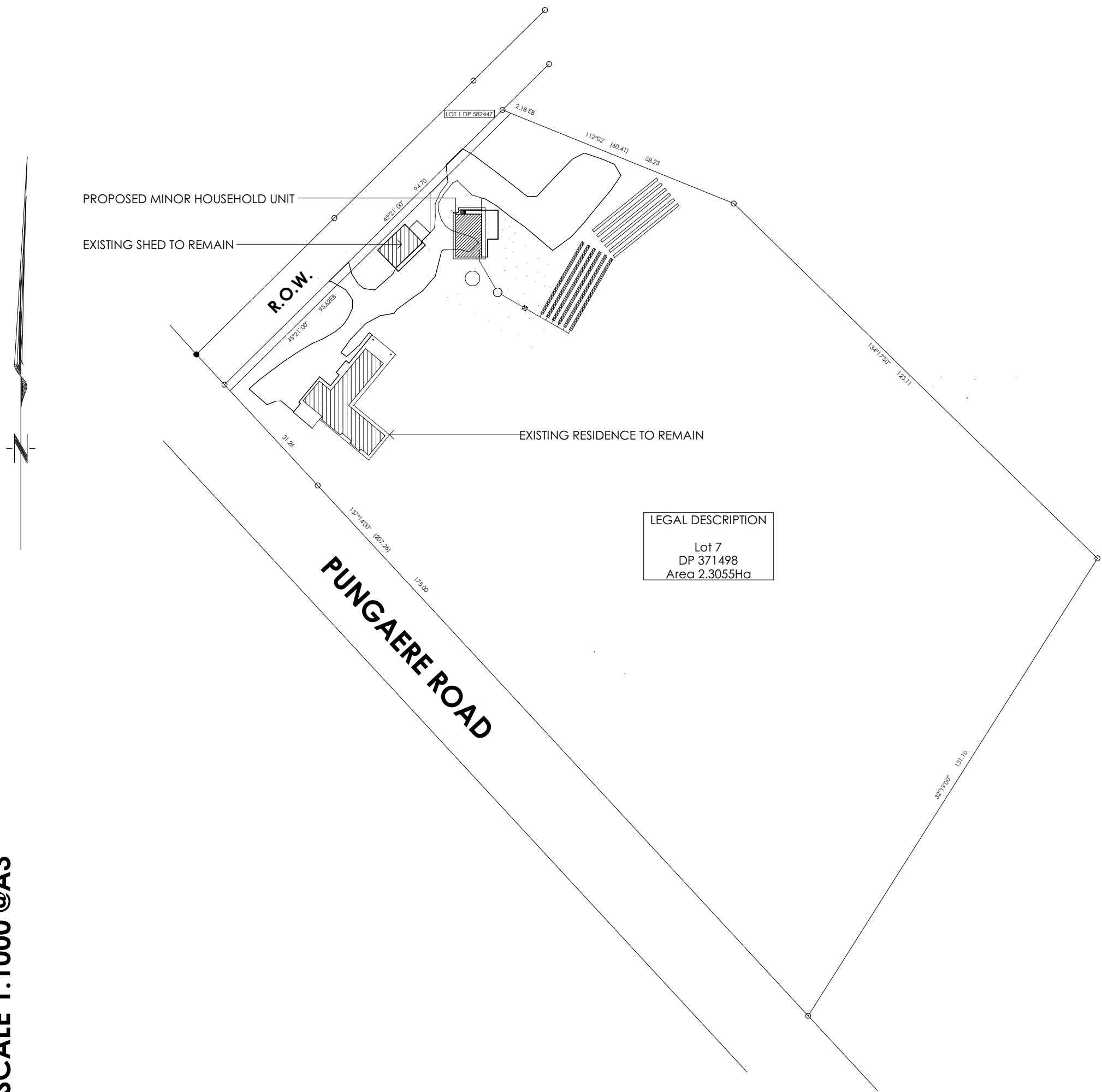
The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the rights, powers and property covered by the Deed have become the rights, powers and property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. On 18 August 2006 Arawata Investments Limited and Philodendron Investments Limited (**Amalgamating Companies**) among other companies, amalgamated with ANZ National Bank Limited to become ANZ National Bank Limited. Accordingly, on that date ANZ National Bank Limited (as the amalgamated company) succeeded to all the property, rights, powers, privileges, liabilities and obligations of each of the Amalgamating Companies under Part XIII of the Companies Act 1993.
4. At the date of this certificate, I am a Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
5. At the date of this certificate, I have not received any notice of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

SIGNED by the abovenamed)
Attorney at Auckland on this)
14th day of November 2006)


KAPUA KATRINA GARDINER

**PROPOSED MHU AT 836A PUNGAERE ROAD, KERIKERI
OVERALL SITE PLAN
SCALE 1:1000 @A3**



Site Area: 2.3055 Ha (23055m²)

Existing Stormwater Management

Existing Residence to eaves	312m ²
Existing Shed to eaves	78m ²
Existing driveway	947m ²
Total	1357m² (6%)

Proposed Stormwater Management

Existing Residence to eaves	312m ²
Existing Shed to eaves	78m ²
Existing driveway to remain	947m ²
Proposed MHU to eaves	95m ²
Proposed driveway extension	78m ²
Total	1510m² (7%)

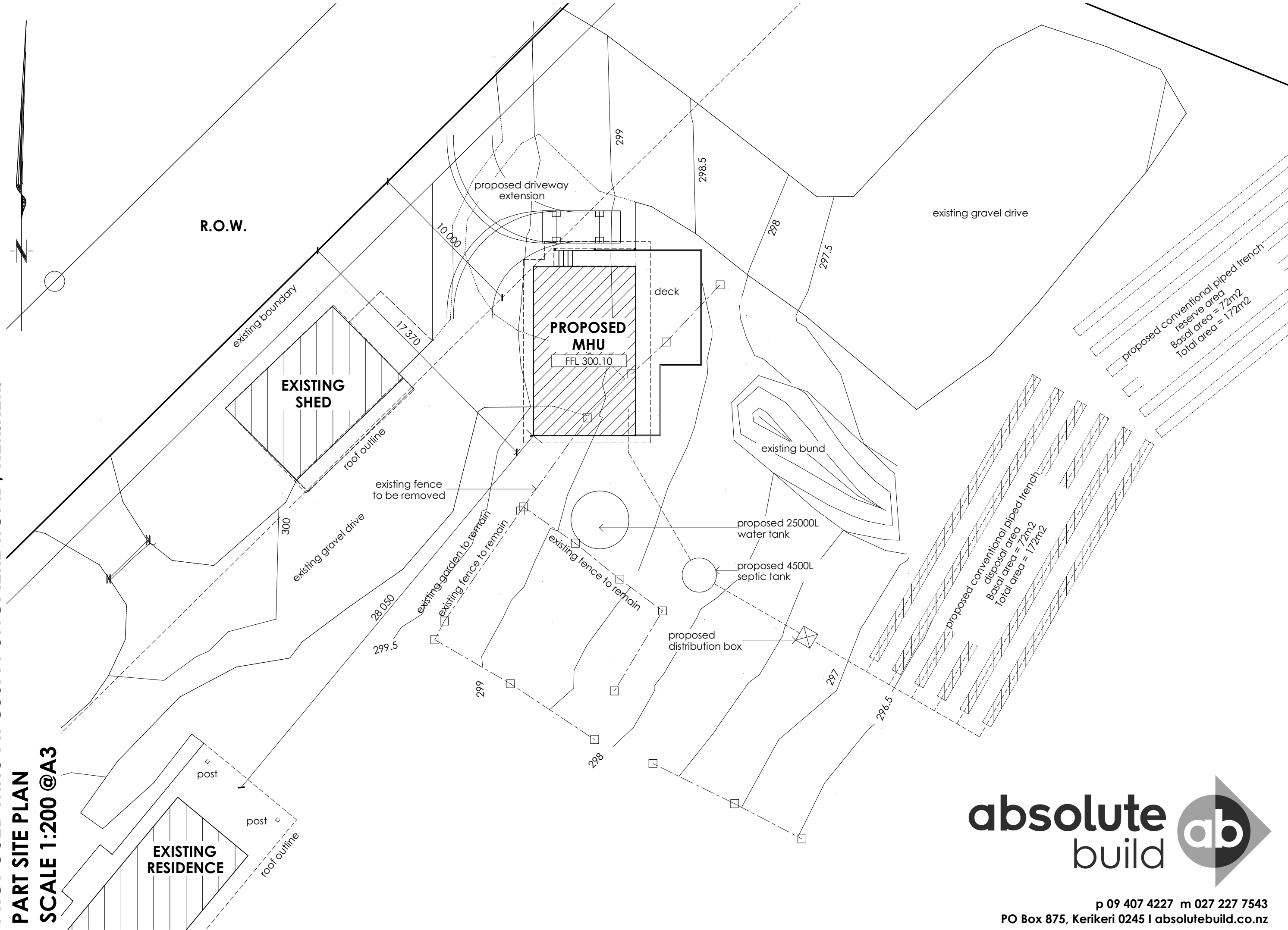
Proposed Building Coverage

Existing Residence	208m ²
Existing Shed	69m ²
Proposed MHU	65m ²
Total	342m² (2%)

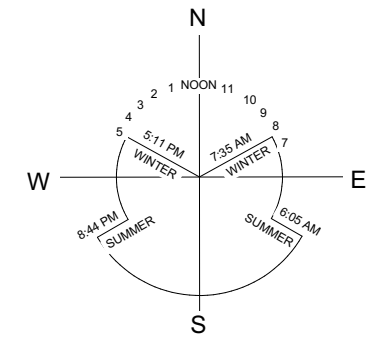
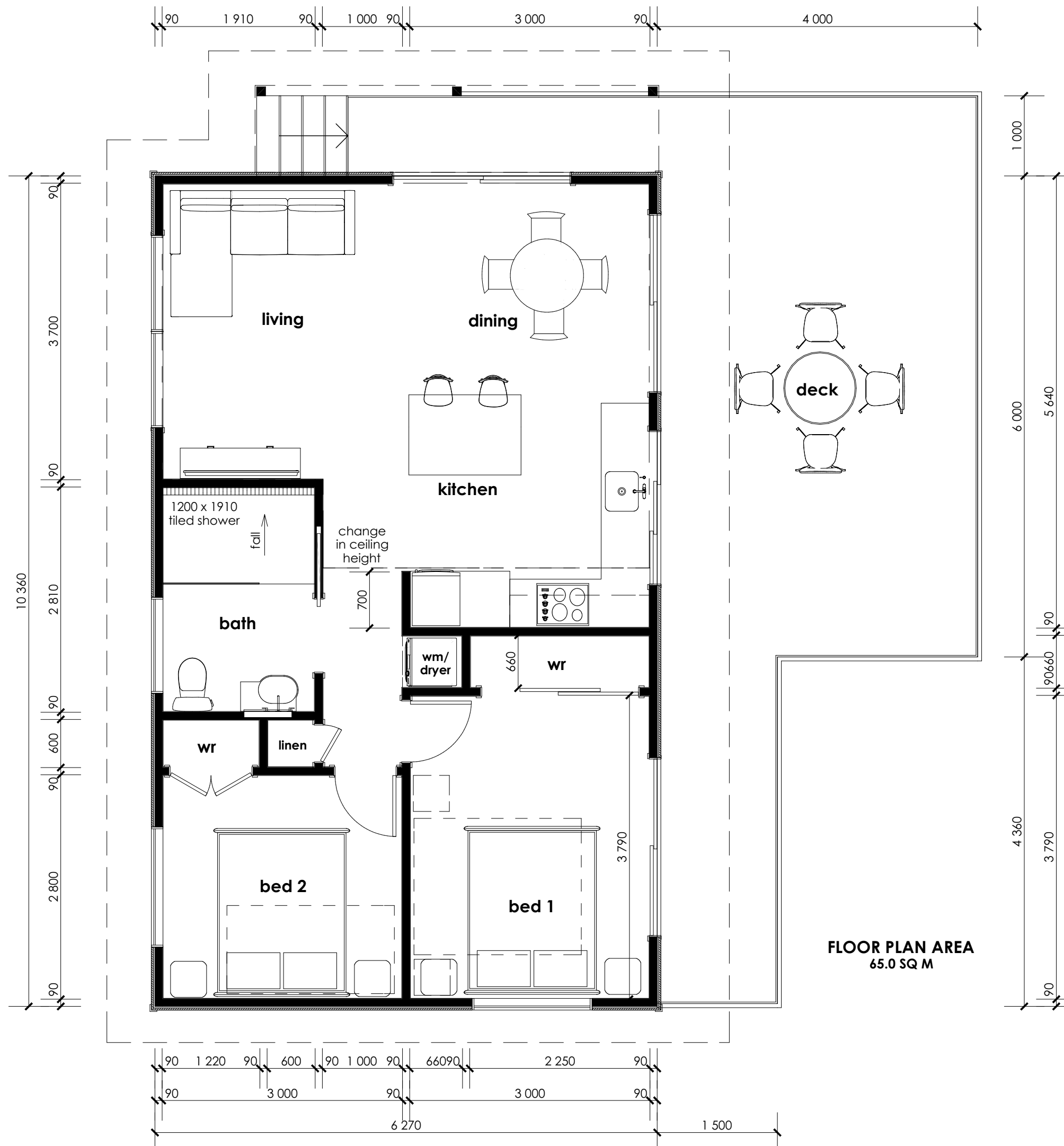
LEGAL DESCRIPTION
Lot 7
DP 371498
Area 2.3055Ha



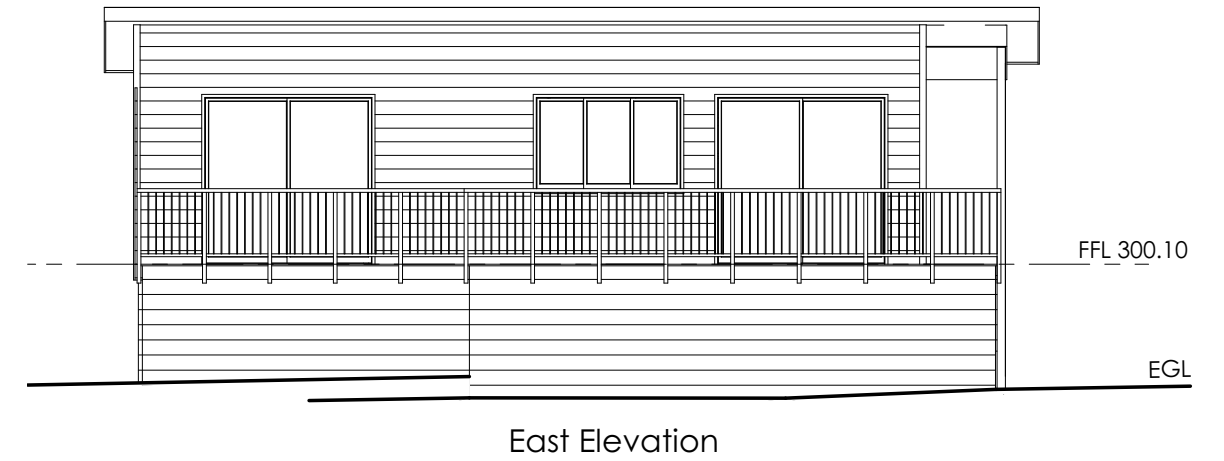
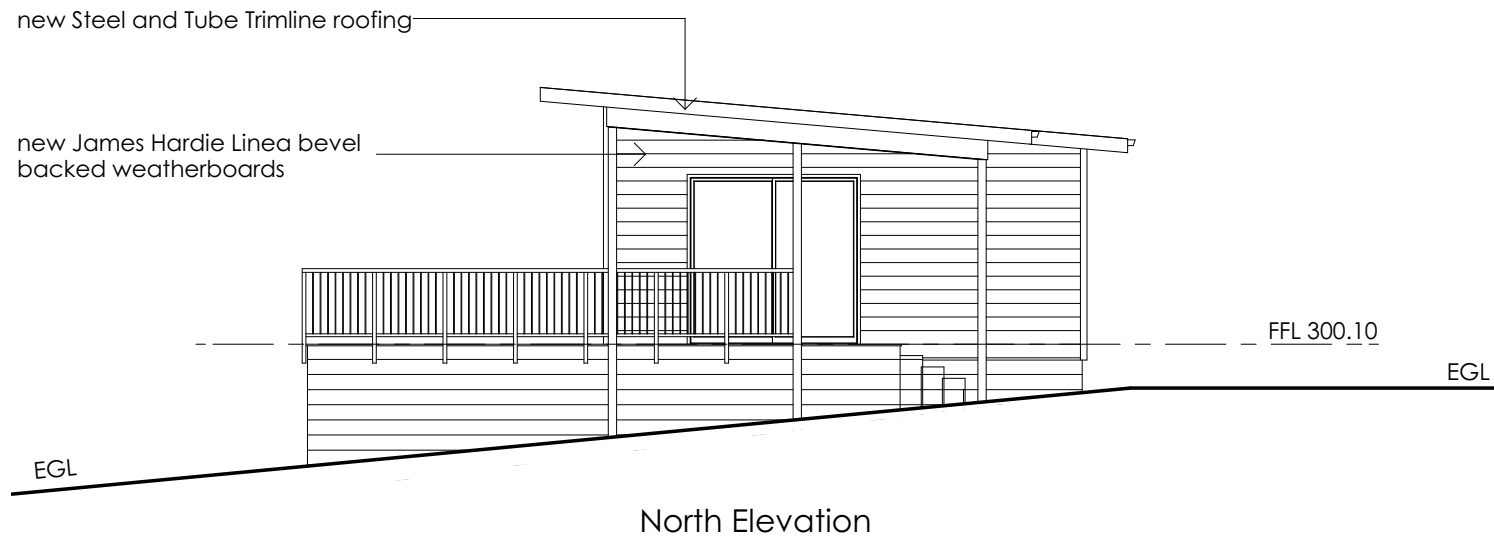
**PROPOSED MHU AT 836A PUNGAERE ROAD, KERIKERI
PART SITE PLAN
SCALE 1:200 @A3**



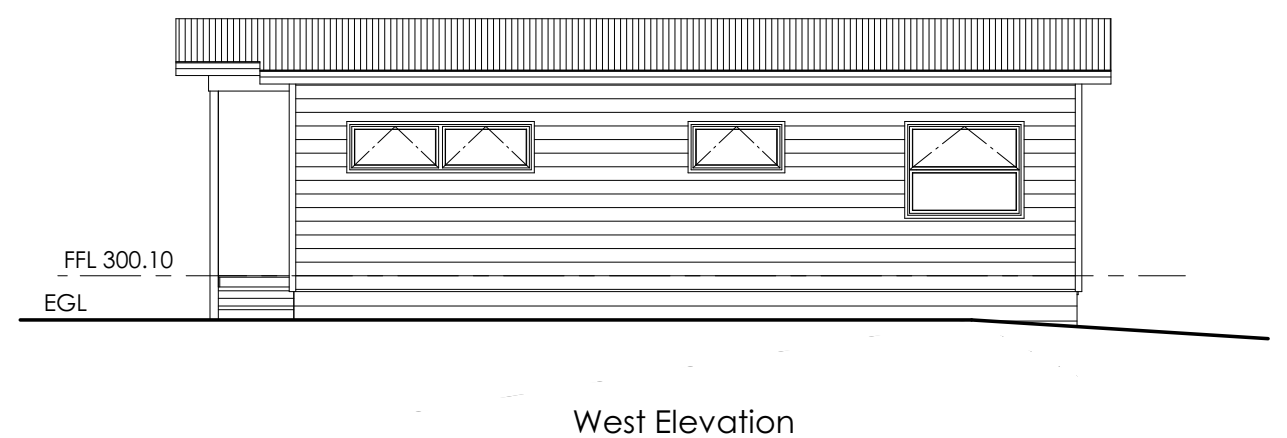
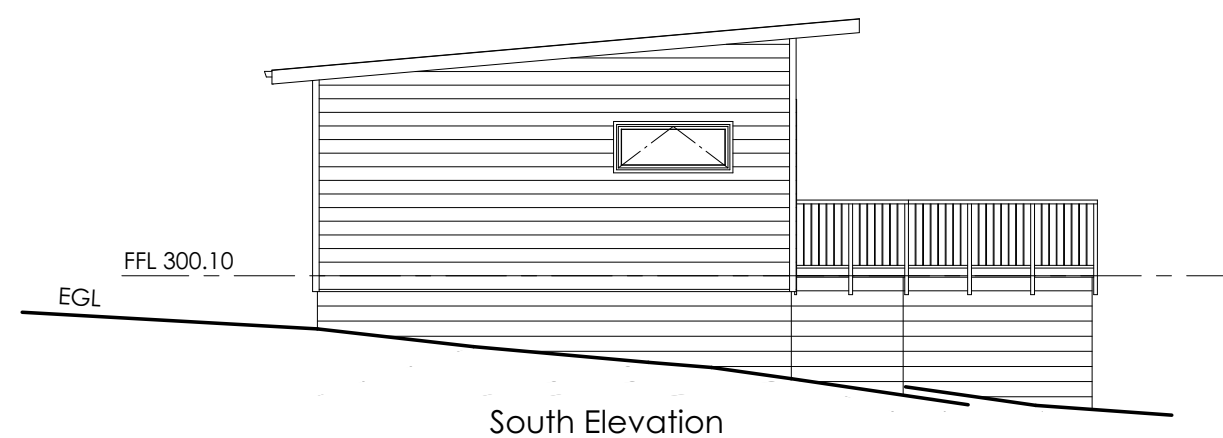
**PROPOSED MHU AT 836A PUNGAERE ROAD, KERIKERI
FLOOR PLAN
SCALE 1:50 @A3**



PROPOSED MHU AT 836A PUNGAERE ROAD, KERIKERI
ELEVATIONS
SCALE 1:100@A3





12m max height



p 09 407 4227 m 027 227 7543
PO Box 875, Kerikeri 0245 | absolutebuild.co.nz

SITE 836a Pungaere Road, Waipapa
 LEGAL DESCRIPTION Lot 7 DP 371498
 PROJECT New Minor Residential Dwelling
 CLIENT Sue Richards
 REFERENCE NO. 135381
 DOCUMENT On-site Effluent Disposal Report
 STATUS/REVISION No. A
 DATE OF ISSUE 1 August 2024

Report Prepared For	Email
Sue Richards	sue.richards@hotmail.co.nz

Authored by	B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	BenS@wjl.co.nz	
Reviewed by	P. McSweeney <i>(BE(Hons) Civil)</i>	Civil Engineer	Patrick@wjl.co.nz	

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 7 DP 371498
Site Area:	~2.3055ha
Overall Site Gradient within Disposal Area:	Gently sloping (averages 5° to 9°)
Geology Encountered:	Kerikeri Volcanic Group
Site Soil Category (AS/NZS 1547:2012):	Category 4 – Clay Loams
Daily Application Rate:	10mm/day (Conservative Rate – High / Moderate Structured)
Number of Bedrooms:	2
Max Dwelling Occupancy:	4
Water Source:	Rainwater Collection Tanks (180l/pp/pd)
Daily Wastewater Production:	720L/day
Effluent Treatment Level:	Primary Septic Tank (<BOD ₅ 30 mg/L, TSS 45 mg/L)
Application Method:	Conventional Piped Trenches
Disposal Area:	72m ²
Required Total Trench Length:	120m (@0.6m wide)
	6 x 20m Long Trenches of 0.6m Width and Spaced 1.0m
Disposal Area Setup:	20m x 8.6m = 172m² Gross Disposal Area (incl. 1.0m spacing) Trench Area: 72m ²
Reserve Area:	172m ² (100%) - Area required for 72m ² of trenches

2. INTRODUCTION

Wilton Joubert Ltd was engaged by the client, **Sue Richards**, to undertake an effluent disposal assessment at the above site, where we understand, it is proposed to construct a new minor residential dwelling adjacent to the northern right-of-way (ROW) boundary.

At the time of report writing, we have been supplied the following documents:

- Plan Set by Absolute Build Limited, including site and floor plan titled; 'Proposed MHU at 836a Pungaere Road, Kerikeri' (undated and unreferenced).
- As-built plans of the existing dwelling (BC no.2014/91, FNDC Stamped on 17.09.2013)

Any revision of drawings and/or development proposals with implications on the wastewater design should be referred back to WJL for review.

3. SITE DESCRIPTION

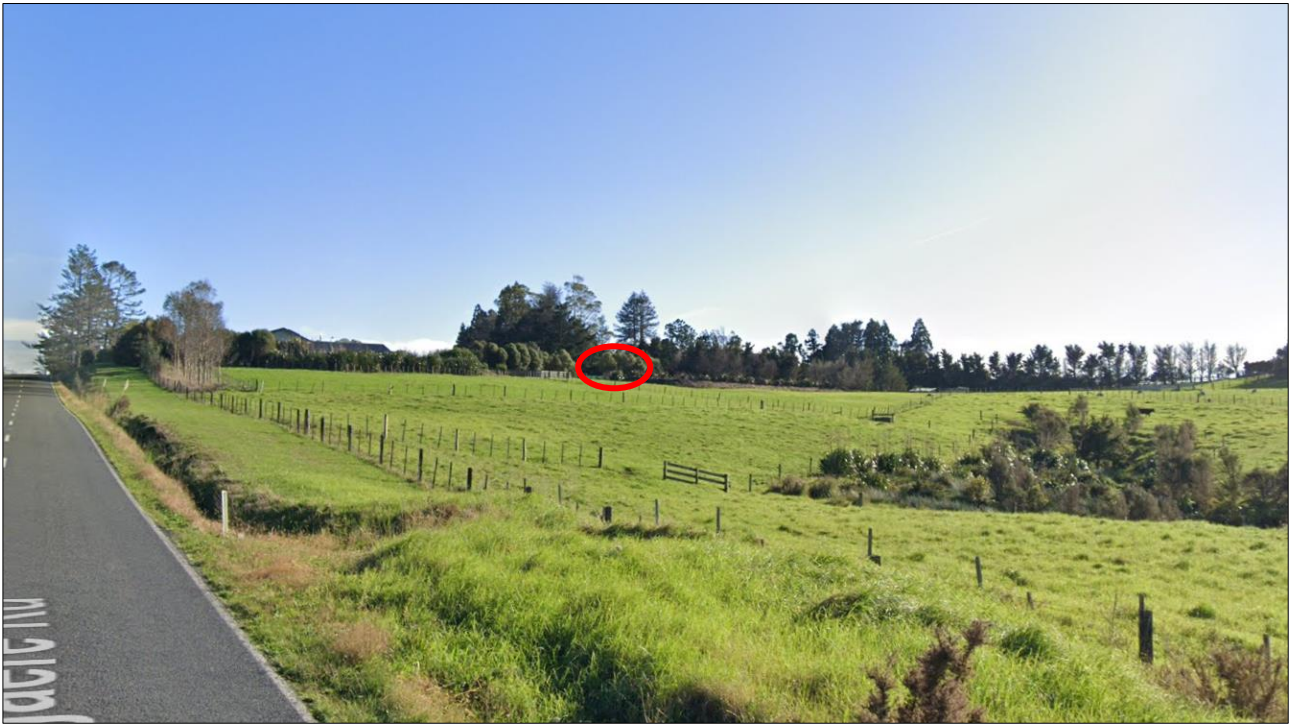
The subject 2.3055ha Rural Production zoned property is located off the eastern side of Pungaere Road, accessed 8.3km west of the State Highway 12 intersection. The site is accessed via a gravel driveway formed off a shared ROW that borders the northern boundary.

The property is shown in Figure 1 below.



Figure 1: Screenshot aerial view of the subject site from the Far North District Council (FNDC) online GIS Property and Land Map. The property boundary is highlighted in cyan. The red circle approximately depicts the proposed building site location.

Topographically speaking, the property is set on a southeast-facing, gently moderate-sloping flank that falls from a broad crest upslope of the property to the northwest. Ground inclinations across the site range between 5° and 10°. The upslope north-western end of a tributary watercourse trends through the downslope south-eastern half of the property and ultimately flows into the Pungaere Stream some 3km to the northeast of the site.



*Figure 2: Screenshot street view, near the southern boundary, from Google Maps (north direction).
Red circle approximately depicts proposed building site location.*



Figure 3: Photo at the proposed minor dwelling location, facing towards the southeast.

Built development on-site is confined to the northern boundary where an existing 3-bedroom dwelling and shed are located. A metallated platform is present at the northern tip of the property, to the northwest of the proposed development area.

Ground cover across the site comprises of pasture, with shelterbelts bounding the northern existing development and bush lining the noted south-eastern watercourse.

At the time of preparing this report, we note that the FNDC on-line GIS Water Services Map indicates that reticulated water, wastewater, and stormwater connections are not available to the property. As-Built plans indicate that the existing dwelling has a 270m² effluent field located southeast from the dwelling, well away from the proposed development area.



Figure 4: Photo at the proposed minor dwelling location, facing towards the southwest. Existing dwelling to the right.

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a 2-bedroom minor dwelling on-site, as depicted in the plan set provided by the client. The dwelling is to be positioned in between the existing shed to the west and the metal platform to the east.

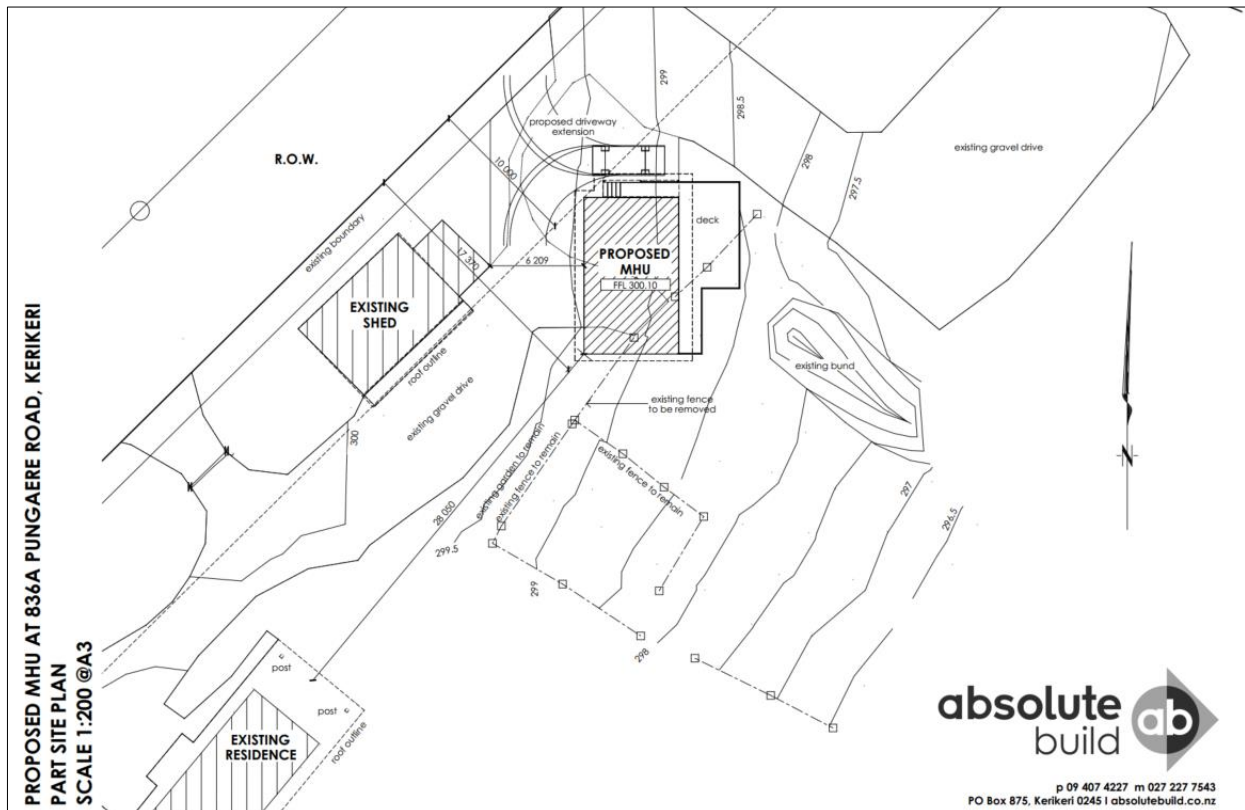


Figure 5: Screenshot of the Partial Site Plan from the supplied architectural drawings.

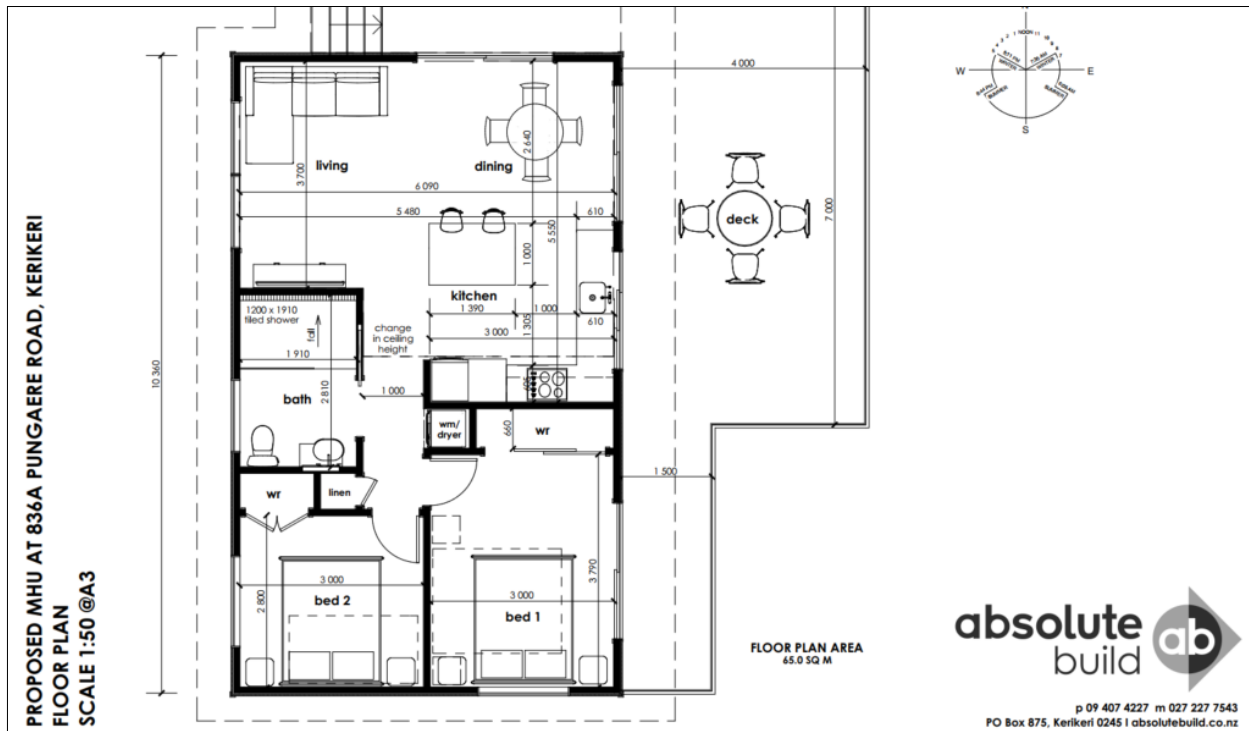


Figure 6: Screenshot of the Floor Plan from the supplied architectural drawings.

The principal objectives of our investigation were to investigate the soil profile, variability, relative density, and strength of soils together with any observed groundwater levels, other water sources and potential short-circuiting pathways within the proposed effluent disposal area.

5. MAPPED GEOLOGY & SOIL ASSESSMENT

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Kerikeri Volcanic Group Miocene Basalt of Kaikohe – Bay of Islands Volcanic Field**. These deposits are approximately 1.8 to 9.7 million years in age and described as; “*Basalt lava, volcanic plugs, and minor tuff*” (ref: GNS Science Website).

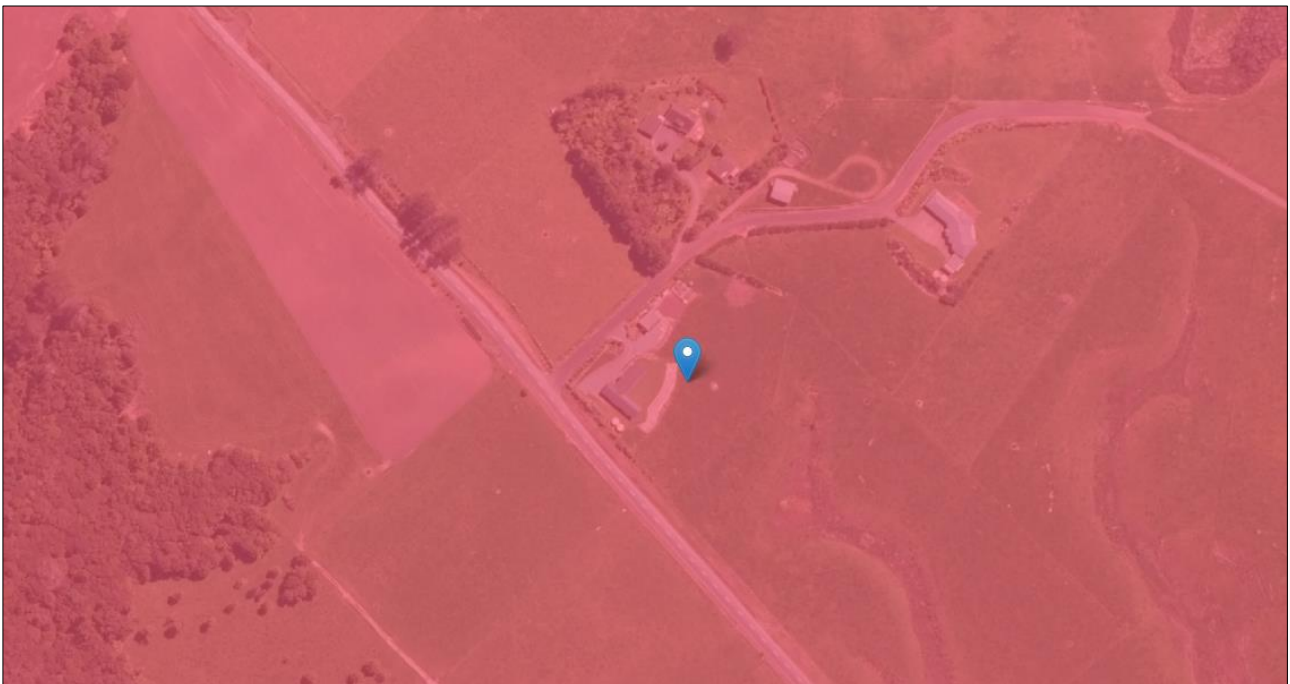


Figure 7: Screenshot aerial view of the subject site from the New Zealand Geology Web Map. Blue marker depicts property location.

In addition to the above, geotechnical hand auger testing was completed by WJL for the subject site.

In general terms, the subsoils encountered on-site were consistent with our expectations of Kerikeri Volcanic Group deposits, comprising of stiff Clayey SILT, Slightly Clayey and Gravelly SILT, and Silty CLAY deposits.

Groundwater was found at a minimum depth of 3.3m.

Given the above information, the site's soils have been classified as **Category 4** in accordance with AS/NZS 1547:2012. Based on our investigation, and provided that all report recommendations are followed, WJL consider that there should be no wastewater disposal stability problems associated with the site.



Figure 8: Site photograph of the HA01 soil arisings (0.0m to 4.8m).



Figure 9: Site photograph of the HA02 soil arisings (0.0m to 4.5m).

6. ASSESSMENT CRITERIA

Compliance with Section C.6.1.3 of the PRPN is as follows:

Table 1: Response to Section C.6.1.3 of the PRPN

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity			
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:			
#	Rule	✓/x	Explanation
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012) and	✓	Design has been carried out in accordance with AS/NZS 1547:2012 and cross-referenced with TP58.
2	The volume of wastewater discharged does not exceed two cubic metres per day, and	✓	Total proposed discharge = 720L
3	The discharge is not via a spray irrigation system or deep soakage system, and	✓	Conventional soakage beds proposed
4	The slope of the disposal area is not greater than 25 degrees, and	✓	Disposal area slope = ~5-9°
5	For wastewater that has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:	x	Primary Treatment
	a) dose loaded, and	n.a	n.a
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	n.a	n.a
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:		Disposal area slope = ~5-9°
	a) the wastewater, excluding greywater, has received at least secondary treatment, and	n.a	n.a
	b) the irrigation lines are firmly attached to the disposal area, and	n.a	n.a
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and	n.a	n.a
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and	n.a	n.a
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or	n.a	n.a
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and	n.a	n.a
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and	✓	From on-site investigation the field positions comply with Table 9

	setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and		
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	✓	Filter to be fitted
	the following reserve disposal areas are available at all times:		
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or	✓	100% reserve area provided
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	n.a	
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	✓	Maintenance as outlined within section 12 of this report.
11	the discharge does not contaminate any groundwater water supply or surface water, and	✓	Groundwater was encountered during hand auger testing at a depth of 3.3m below ground level. The proposed 0.6m deep trenches are 2.7m clear which complies with the minimum required offset.
12	there is no surface runoff or ponding of wastewater, and	✓	Appropriate offsets supplied to all sources to avoid adverse effects on water sources.
13	there is no offensive or objectionable odour beyond the property boundary.	✓	WJL anticipates compliance as long as all recommendations within this report are adhered to. Other on-site effluent systems in this subdivision, designed by WJL, are in operation and are performing adequately.

7. REQUIRED SETBACK DISTANCES

As per Point 7 above, the disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 2: "Table 9" of the PRPN (Proposed Regional Plan for Northland).

Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

In compliance with above:

- There are no known or mapped flood zones within the subject site.
- No overland flow paths were identified in proximity to the proposed disposal area.
- The site is not in proximity to a coastal marine area.
- Groundwater bore sources were not identified within the property or anticipated to exist within proximity to the property's boundaries given a review of NRC bore location maps.
- Groundwater was encountered during hand auger testing at a depth of 3.3m which complies with an offset of >1.2m.

The disposal and reserve areas are proposed to be situated southeast of the proposed building platform with appropriate offsets to the property's boundary (>1.5m) and the existing/proposed dwelling (>3.0m). The disposal and reserve areas are to be located away from any areas containing fill.

8. DISCHARGE DETAILS

Water supply for the proposed dwelling will be sourced from on-site domestic tank supply. A per capita flow allowance of 180 litres/person/day was used in the calculations as outlined in Table 3 below.

Table 3: Design flows for proposed dwelling

Existing Development	2 bedrooms
Combined Occupancy Allowance	4-person peak occupancy
Water Reduction	<i>no</i>
Daily Flow Allowances	180L / person / day
Design Flow Rate	720L / day
Water Meter	None required.
Other Notes	No garbage grinder

Notes: Additional Occupancy Allowance takes account of additional rooms above and beyond any marked as 'dining', 'lounge' or 'bedrooms'. The calculation is made on the basis of one extra person times the ratio of the total floor area of the additional rooms to that of the smallest designated bedroom & rounded up to the next whole number.

Therefore, for the purpose of this application and design report, the total peak design occupancy was calculated as 4 persons.

9. WASTEWATER TREATMENT

Wilton Joubert Ltd. recommends the installation of a >4,500L septic tank with a 3.5mm outlet filter to provide Primary Level Treatment to service the proposed dwelling. We recommend Duracrete's 4,500L Syphon Septic Tank with AutoFlow Syphon or similar. Discharge from the septic tank will be discharged via conventional beds. The basic system requirements are summarised in Table 4 below.

Table 4: Primary Treatment Requirements

Emergency Storage Capacity	Total holding capacity = ~4,500L Required storage time = 48 hours
Location	Please refer to Site Plan. More than 3.0m clear of habitable buildings; 1.5m clear of boundaries
Discharge Quality	Primary Level BOD ₅ ≤ 30 mg/L, TSS ≤ 45 mg/L

10. DESIGN VOLUMES

Maximum Daily Wastewater Discharge = Maximum Occupancy x Flow Allowance (litres/ person/ day). This calculation results in a total wastewater flow rate of 720 litres per day. Since the daily flow does not exceed 2,000 litres, the output complies with the PRPN as a Permitted Activity and a Resource Consent is not required.

The ratio of lot area to design flow = Gross Lot Area (23,055m²) / 720 Max Daily Flow (litres/day). This calculation provides an A:V Ratio of approximately 32 m²/litre/day. Including the existing 3-bedroom house flows changes the ratio to approximately 14 m²/litre/day for the entire lot.

11. LAND DISPOSAL METHOD

Conventional Piped Trench

Disposal should be via conventional piped trenches within a suitably planted / grassed area. The trenches are recommended to receive a daily basal application rate of 10mm/day. This configuration will require 120m length of trenches at 0.6m width. The trenches should be 600mm deep which includes a 150mm topsoil cap. The configuration is indicated on the appended Site Plan (135381-C300). Other configurations may be acceptable; however, these must be reviewed & approved by WJL.

Table 5: Land Disposal System

LAND DISPOSAL SYSTEM	Conventional Piped Trenches
Soil Category	Category 4 as per AS/NZS 1547:2012
Buffer Zone	Not Required (slopes are less than 10°) and buried
Overall Bed Length Required where; L = Q / (DLR x W) L = length in m Q = design daily flow rate in L/day DLR = daily loading rate in mm/day W = width in m	L = 720 / (10 x 0.6) = 120m
Loading Rate	10mm/day – Conservative rate for Category 4 (high / moderate structure)
Loading Method	Dose loading by syphon or pump
Recommended Field Setup	6 x 20mL x 0.6mW with 1m spacing, See appended Site Plan (135381-C300)
Primary Disposal Area	Basal = 72m ² Total Covered Area (including spacing) = 172m ²
Reserve Disposal Area	100% Total Covered Area (including spacing) = 172m ²

12. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This report serves as a full AEE. Each section displays compliance with the relevant council standards while providing explanations on how the proposed design of on-site effluent treatment system will prevent adverse effects on the surrounding environment.

In conclusion:

The system has been designed in accordance with AS/NZS 1547:2012 and cross referenced with TP58. It further complies with the setbacks stipulated in the PRPN.

It is anticipated that the proposed primary treatment system and conventional piped trenches for the site will have a less than minor effect on the environment. The soils encountered at the site are capable of accepting the treated effluent given a loading rate of 10mm/day.

Separation distances shall be maintained from the property's boundary and existing vegetation will assist with the retention, breakdown and uptake of effluent at the site and prevent effluent from being washed off-site. Given the appropriate separation distances to water sources and a reserve area of 100%, the proposed wastewater disposal is considered to be suitable to protect the environment and the effects are deemed less than minor.

Additionally:

- To protect against any possible failure of the disposal area, the reserve area should remain undeveloped and should be maintained with a grassed/vegetated surface ready for the possible installation of additional conventional piped trenches.
- To protect the integrity of the disposal area from unwanted damage from persons or animals we recommend that the area be fenced off or clearly marked. Vehicular traffic over the disposal area is not permitted.
- To protect the physical treatment plant from misuse or neglect the manufacturer of the plant will supply a detailed maintenance schedule that must be adhered to. It is imperative that the operator of the system both schedule and undertake regular maintenance of the system to ensure its effectiveness.

Based on our site assessment and calculations, we consider that the site is able to provide for the sustainable treatment and land application of domestic effluent generated from the proposed residential dwelling.

Since the discharge volume does not exceed: three cubic metres per day, averaged over the month of greatest discharge, and six cubic metres per day over any 24-hour period, the application falls under a **Permitted Activity** and Northland Regional Council Resource Consent is not required.

13. LIMITATIONS

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in-situ testing of soil carried out by Wilton Joubert Ltd. Inferences are made about the nature and continuity of sub soils away from and beyond the exploratory holes but cannot be guaranteed. The descriptions detailed on the exploratory borehole logs are based on the field descriptions of the soils encountered.

This assignment only considers the design of a **primary on-site effluent treatment system** and all drainage designs are up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been done.

During construction, a person competent to judge whether the conditions are compatible with the assumption made in this report should examine the site. In all circumstances, should variations in the subsoil occur which differ from that described or assumed to exist, the matter should be referred back to Wilton Joubert Ltd.

The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Yours faithfully,

Wilton Joubert Ltd.

REPORT ATTACHMENTS

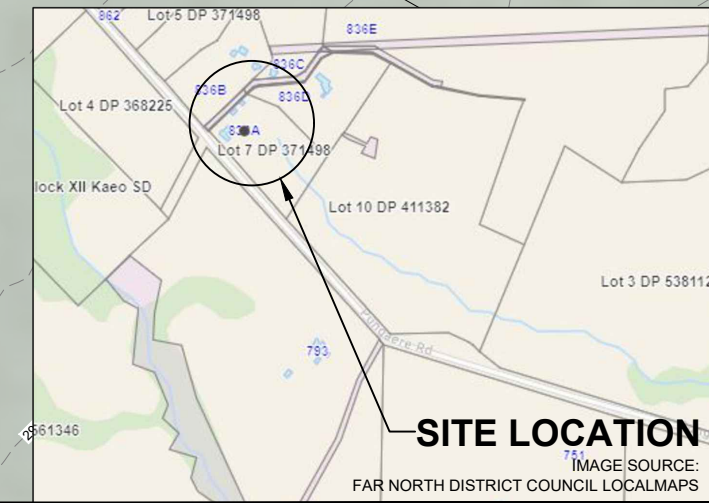
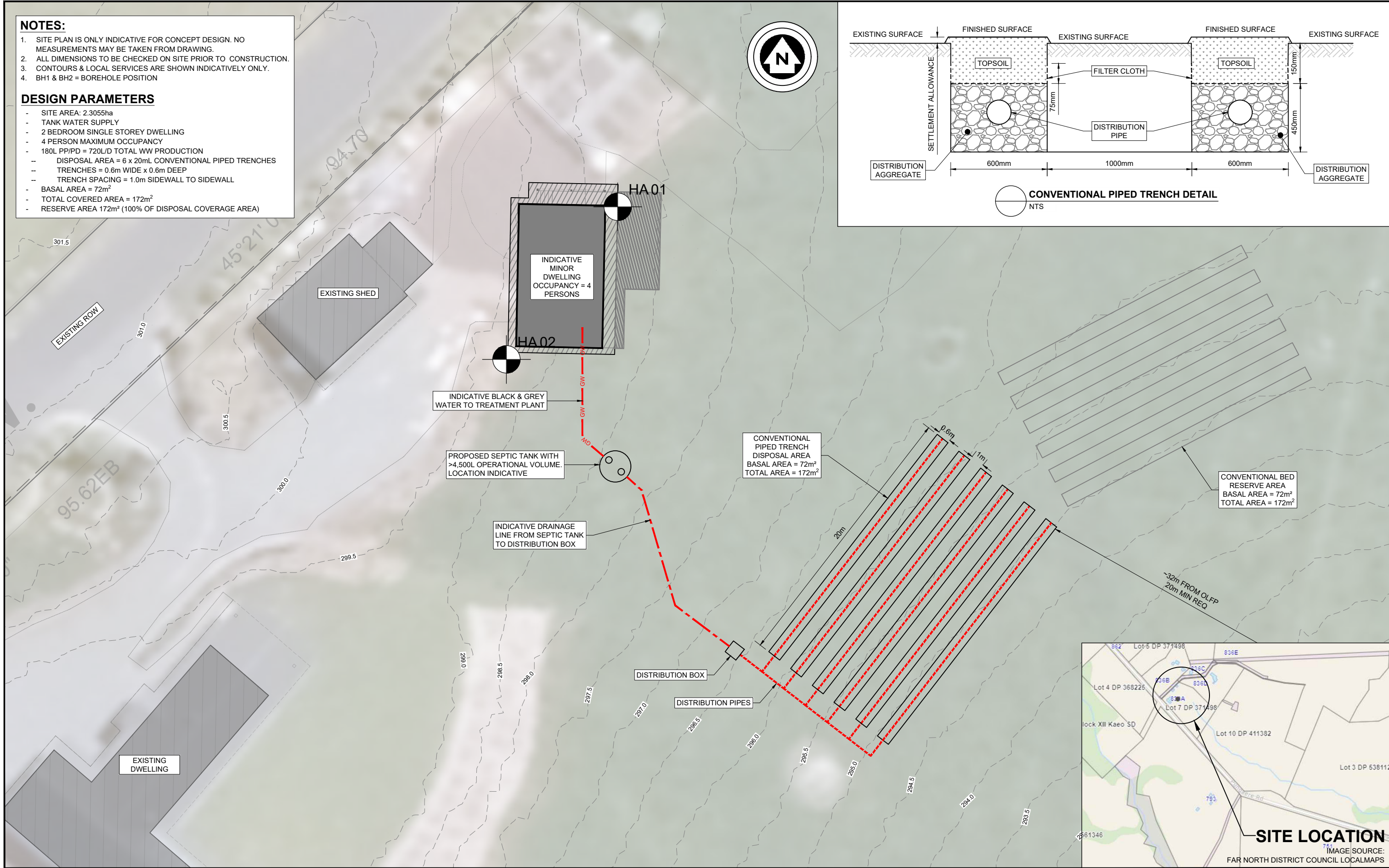
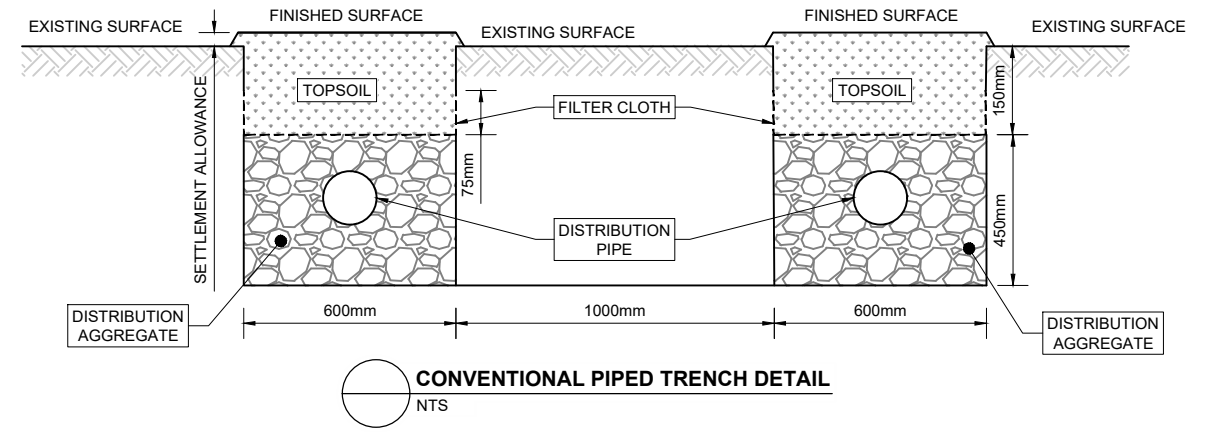
- Site Plan (1 sheet)
- Floor Plan (1 sheet)
- Borelogs (2 sheet)
- FNDC TP58 PS1 (1 sheet)

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.
4. BH1 & BH2 = BOREHOLE POSITION

DESIGN PARAMETERS

- SITE AREA: 2.3055ha
- TANK WATER SUPPLY
- 2 BEDROOM SINGLE STOREY DWELLING
- 4 PERSON MAXIMUM OCCUPANCY
- 180L PP/PD = 720L/D TOTAL VV PRODUCTION
- DISPOSAL AREA = 6 x 20mL CONVENTIONAL PIPED TRENCHES
- TRENCHES = 0.6m WIDE x 0.6m DEEP
- TRENCH SPACING = 1.0m SIDEWALL TO SIDEWALL
- BASAL AREA = 72m²
- TOTAL COVERED AREA = 172m²
- RESERVE AREA 172m² (100% OF DISPOSAL COVERAGE AREA)



WILTON JOUBERT
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	AUG '24	BGS	FOR BUILDING CONSENT

DESIGNED BY:	BGS
DRAWN BY:	BGS
CHECKED BY:	PM
SURVEYED BY:	OTHER

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

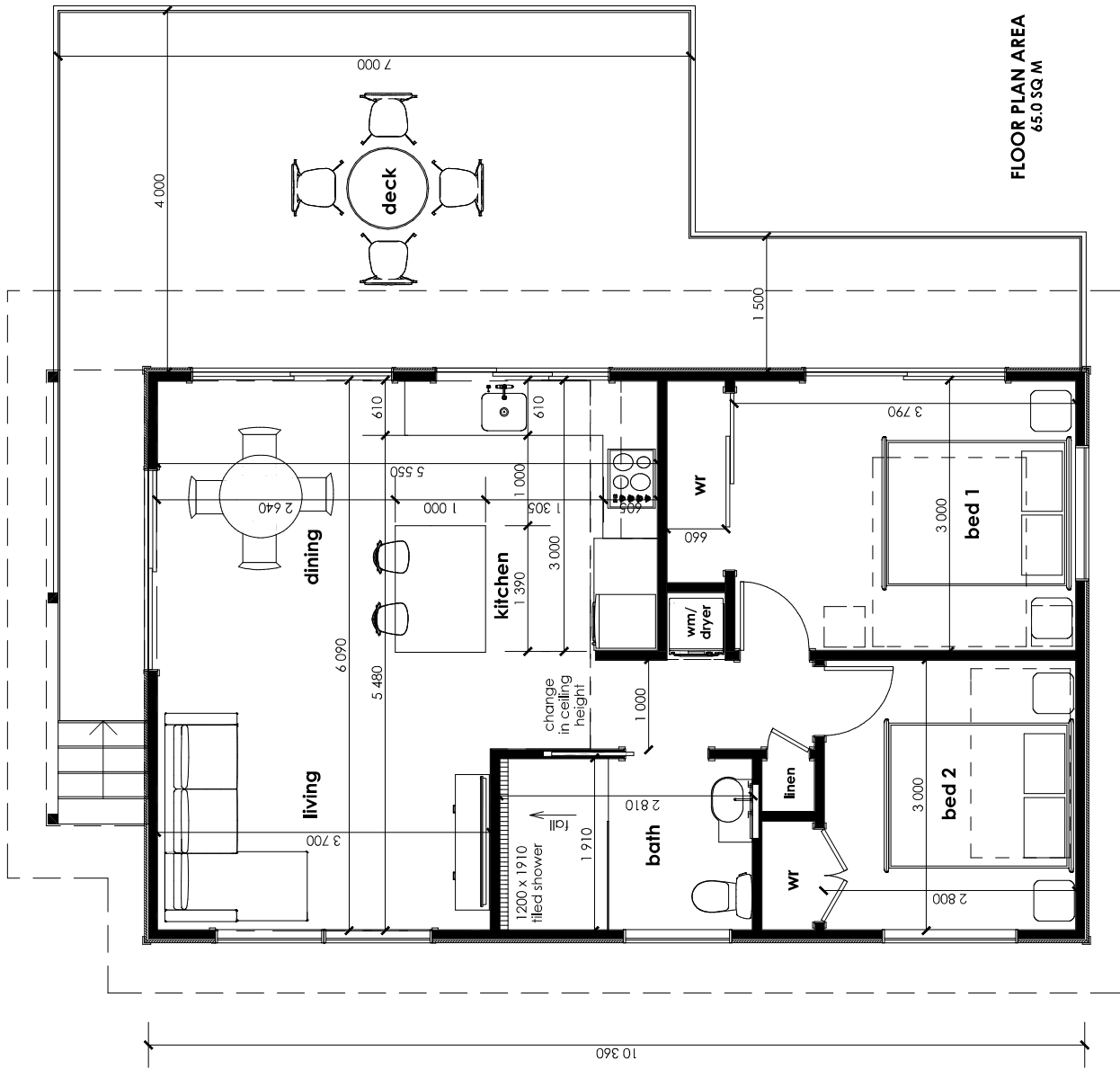
DRAWING TITLE:
ON-SITE EFFLUENT TREATMENT

PROJECT DESCRIPTION:
WASTEWATER REPORT

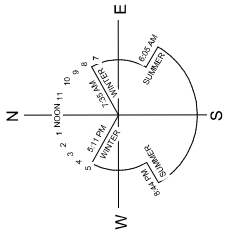
PROJECT TITLE:
**LOT 7 DP 371498
836A PUNGAERE ROAD
WAIPAPA
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1: 250	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
135381-C300	A
<small>COPYRIGHT - WILTON JOUBERT LIMITED</small>	

PROPOSED MHU AT 836A PUNGAERE ROAD, KERIKERI
FLOOR PLAN
SCALE 1:50 @A3



FLOOR PLAN AREA
65.0 SQ M



p 09 407 4227 m 027 227 7543
 PO Box 875, Kerikeri 0245 | absolutebuild.co.nz

HAND AUGER : HA01

JOB NO.: 135380 SHEET: 1 OF 1
 START DATE: 29/07/2024 NORTHING: GRID:
 DIAMETER: 50mm EASTING:
 SV DIAL: 1994 ELEVATION: Ground
 FACTOR: 1.41 DATUM:

CLIENT: Sue Richards
 PROJECT: New Minor Dwelling
 SITE LOCATION: 836A Pungaere Road, Waipapa

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS	
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)		
FILL	NON-ENGINEERED FILL (Clayey SILT with frequent Topsoil & Gravel inclusions), dark brown with orange specks, very stiff, moist, low plasticity		0.2							
			0.4	197+	-	-				
Kerikeri Volcanic Group	NATURAL: Slightly Clayey SILT with frequent Gravel & Clast inclusions, orange brown with alternating pockets of purplish brown & grey, very stiff, moist, low plasticity		0.6							
			0.8	197+	-	-				
			1.0							
			1.2							
			1.4							
	Silty CLAY, trace clast inclusions, dark brown with alternating pockets of purplish brown & grey, stiff, moist, moderate plasticity			1.6	76	51	1.5			
				1.8						
	Slightly Clayey SILT with frequent Gravel & Clast inclusions, orangey brown with alternating pockets of purplish brown & grey, stiff, moist to wet, no to low plasticity			2.0	73	45	1.6			
				2.2						
				2.4	99	59	1.7			
				2.6						
				2.8	175	25	7.0			
		3.0								
		3.2	180	25	7.2					
		3.4								
Slightly Silty CLAY, dark brown with frequent white/yellow/orange speckled clast inclusions, very stiff, wet to saturated, moderate plasticity, minor gravel (<10mmØ) inclusions		3.6	73	31	2.4					
		3.8								
		4.0	133	51	2.6					
		4.2								
		4.4	197+	-	-					
		4.6								
		4.8								
			UTP	-	-					

REMARKS
 End of borehole @ 4.80m (Target Depth: 5.00m)
 Groundwater encountered @ 3.30m during drilling.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
 CHECKED BY: DXS
 Standing groundwater level
 GW while drilling



185 Waipapa Road, Kerikeri 0295
 Phone: 09-945 4188
 Email: jobs@wj.co.nz
 Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

JOB NO.: 135380 SHEET: 1 OF 1

START DATE: 29/07/2024

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL: 772

ELEVATION: Ground

FACTOR: 1.6

DATUM:

CLIENT: Sue Richards

PROJECT: New Minor Dwelling

SITE LOCATION: 836A Pungaere Road, Waipapa

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
FILL	NON-ENGINEERED FILL (Clayey SILT with frequent Topsoil inclusions), dark brown with frequent orange fine gravel & silt inclusions, very stiff, moist, low plasticity		0.2						
			0.4	189	58	3.3			
Kerikeri Volcanic Group	NATURAL: Clayey SILT, brown with frequent light orange weakly fused clast as silt inclusions, very stiff, moist, low plasticity		0.6						
	Slightly Clayey & Gravelly SILT, brown with frequent light orange weakly fused clast as silt inclusions, very stiff, moist, low plasticity		0.8	106	35	3.0			
	0.9m: Becoming orangey brown with occasional purplish brown & grey mottles		1.0						
	1.1m: Becoming purplish brown & grey with pockets of orangey brown		1.2	UTP	-	-			
	1.3m: Becoming orangey brown with pockets of purplish brown & grey		1.4						
	Slightly Gravelly Clayey SILT, purplish brown with grey mottles, very stiff, moist, low plasticity		1.6	131	42	3.1			
	1.6m: Becoming orangey brown & light brown with alternating pockets of purplish brown & grey		1.8						
			2.0	109	48	2.3			
			2.4	160	26	6.2			
			2.8	106	26	4.1			
	3.2	61	29	2.1					
	3.4								
	3.6m: Becoming very stiff	3.6	102	45	2.3				
	3.8								
	4.0	179	32	5.6					
	Slightly Gravelly SILT, trace clay, purplish brown with grey/yellow/orange mottles, very stiff, moist to wet, no to low plasticity	4.2							
		4.4							
	EOH: 4.50m - Too Hard To Auger	4.6	UTP	-	-				
		4.8							

REMARKS

End of borehole @ 4.50m (Target Depth: 5.00m)
Groundwater encountered @ 4.00m during drilling.

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: DXS

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wj.com.nz
Website: www.wiltonjoubert.co.nz

Generated with CORE-GS by Gerco - WJL - Hand Auger v2 - 29/07/2024 1:23:25 pm

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Ben Steenkamp on behalf of Wilton Joubert Ltd(approved qualified design professional)

TO: Sue Richards(owner)

TO BE SUPPLIED TO:Far North District Council.....

PROPERTY LOCATION: 836a Pungaere Road, Waipapa
.....

LOT...7.....DP.....371498...VALUATION NUMBER.....

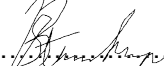
TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

CPEng, BEng (Civil), BSc.(Geology), CMEngNZ.....(Professional qualifications)

2001008(Licence Number or professional Registration number)

Address 196 Centreway Road, Orewa, Auckland

Phone Number 09 527 0196 Fax Number Cell Phone 0272792392
Date 01.08.2024

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist



014

PERMITS & DECISION



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2150318-RMALUC

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Melissa & Jerome Rennes

The activity to which this decision relates:

To construct a pole shed in the Rural Production Zone that breaches permitted activity rule 8.6.5.1.4 Setback from Boundaries of the District Plan.

Subject Site Details

Address: 836 Pungaere Road, Kerikeri
Legal Description: Lot 7 DP 371498
Certificate of Title reference: CT-289299

Pursuant to Section 108 of the Act, this consent is issued subject to the following condition:

1. The activity shall be carried out in accordance with the approved plans prepared by Mitek New Zealand Ltd, referenced Site Plan, Floor Plan, Elevations, dated 10/03/2015, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Advice Note:

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of the Historic Places Trust's Accidental Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Reasons for the Decision

1. Description of the Activity:

The proposal is to construct a pole shed in the Rural Production Zone that breaches permitted activity rule 8.6.5.1.4 Setback from Boundaries of the District Plan.

2. District Plan Rules Affected:

The proposed activity does not comply with permitted activity rule 8.6.5.1.4 'Setback from Boundaries' of the Operative District Plan and is a restricted discretionary activity in accordance with rules 8.6.5.3 and 8.6.5.3.4 of the Operative District Plan.

3. Main Findings

The proposed shed is approximately 53m² in area and is to be constructed along the north-western boundary of the site. A right of way adjoins this boundary. The shed is to be sited 3 metres from this right of way and is to be oriented into the site. The owners of the right of way have provided written approval to the proposal – being Reuben and Jessica Corbett of Lot 18 DP 411382.

The shed is detailed in the application to not limit visibility for access to the subject site or other adjoining sites. The site boundary is planted in trees which will provide some screening of the building. The shed is also proposed to be coloured dark green, to assist the structure to visually blend in with the natural environment. Additional landscaping along this affected boundary or other boundaries is not considered to be necessary in this instance to mitigate privacy and outlook effects. The building will not restrict visibility for access and egress of vehicles. The proposal is considered to have less than minor effects on the other surrounding properties in the locality.

In conclusion, it is considered that the adverse effects of the proposed activity on the environment will be no more than minor.

4. Relevant Statutory Provisions:

National and Regional Policy Statements & Plans:

There are no National or Regional Policy Statements or Plans relevant to this issue.

Operative District Plan

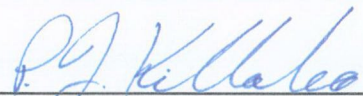
The proposed activity is considered to be consistent with the objectives and policies of the Operative District Plan.

5. Notification and Affected Parties

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected protected customary rights group or affected customary title groups.

Approval

This resource consent has been prepared by Felicity Foy, Resource Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:


Pat Killalea – Principal Planner

3rd June 2015.
Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

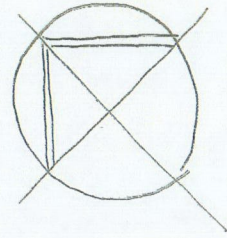
Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Site Plan

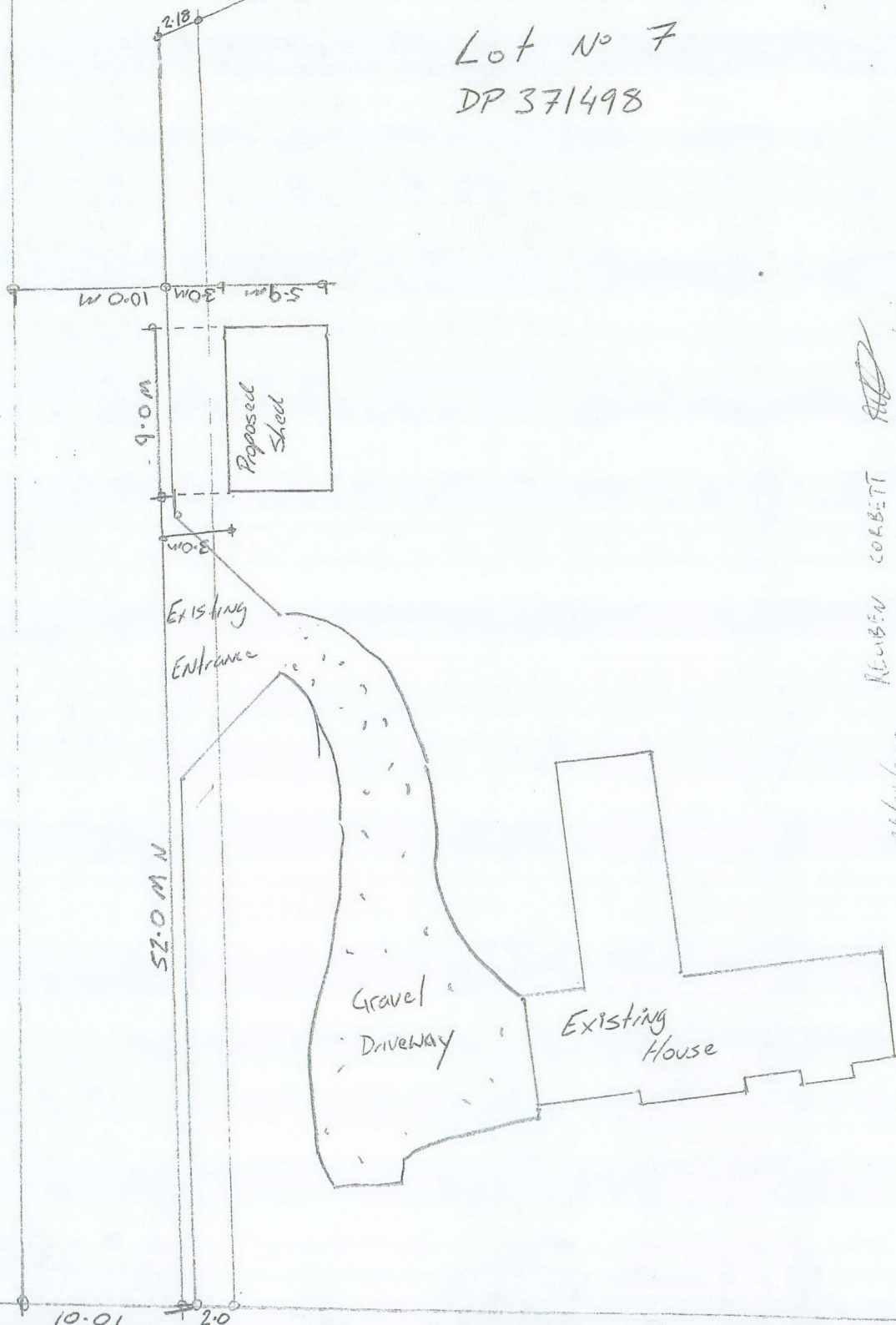


APPROVED PLAN

PLANNER *F. Foy*

RC *2150318* Date *03/06/2015*

Lot No 7
DP 371498



RUBEN CORBETT
JESSICA CORBETT

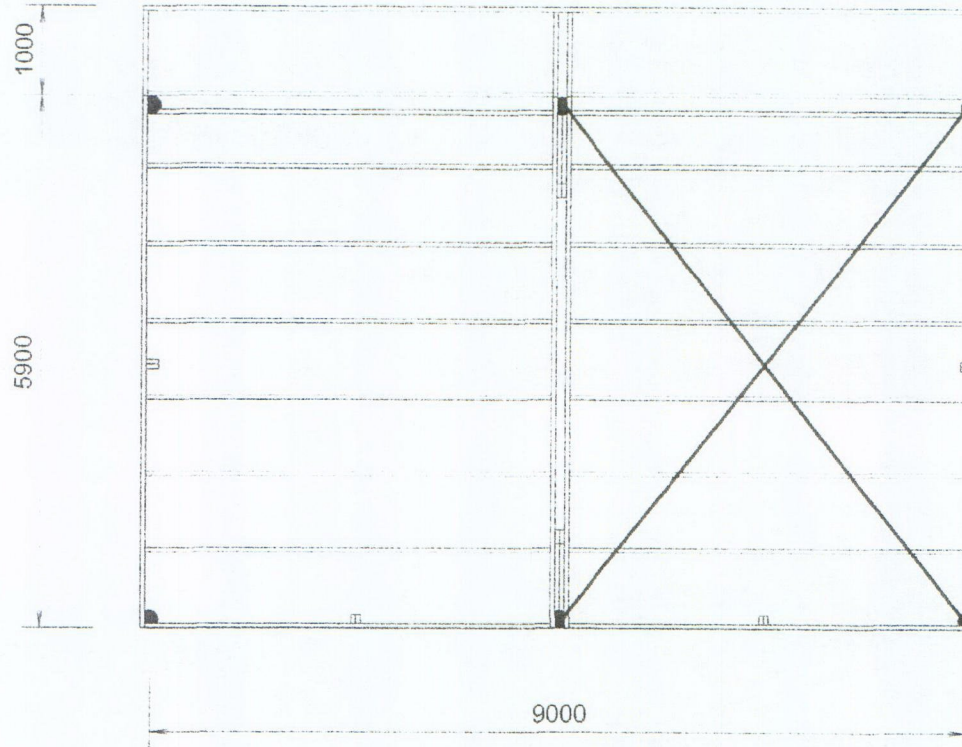
26/04/2015

Dungon Road

APPROVED PLAN

PLANNER *J Fay*

RC *2150318* Date *03/06/2015*



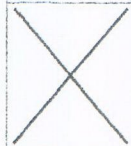
Pitch = 5.81 deg. by others.

Regarding any future alterations to this shed:

If at any time the cladding (internal or external) needs to be removed from a wall along a rafter, rafter props must be added.

If this is the case please contact MiTek Farm Buildings for further information.

= CLAD WALLS



● POLE □ COLUMN

Single row of tensioned Multibrace laid over purlins. Fix at each end with 11x30x3.15 nails and 3 at each purlin crossing.

Wind Load: Very High

Sg = Nil

Earthquake Zone: 1

Rafter Span: 5900mm

Pole/Bay Spacing: 4500mm

Girt Size: 140 x 45mm

Girt Centres: 1100mm

Purlin Size: 190 x 45mm

Purlin Centres: 843mm

Rafter Size: 290 x 45mm

Pole Size: 200mm SED

Pole Embedment Depth: 1400mm

Column Type: Rough Sawn

Column Size: 2/ 190 x 45mm

Props Required: 2 per span

Max. Pole Height: 4200mm

Lower Pole Height: 3600mm

Floor Type: Earth

Overhang Option: 1000mm AddOn

Planer Gauged VSG8 / MSG8



MiTek New Zealand Ltd.

ALCKLAND
PO Box 58 014 Greenmount
Phone (09) 274 7109
Fax (09) 274 7100

CHRISTCHURCH
PO Box 8387 Riccarton
Phone (03) 348 8091
Fax (03) 348 0314

www.mitek.co.nz

HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Name: Mr Jerome Rennes

Job Site: Lot 7, 836 Pungaere Rd, Kerikeri

Client Name

Carters Kerikeri

Client Reference Number

Mr Jerome Rennes

PLAN

Detailed by

C Richards

Checked by

Date

10 / 03 / 15

Scale

Drawings to scale

Job Number

LT32587

Sheet Number

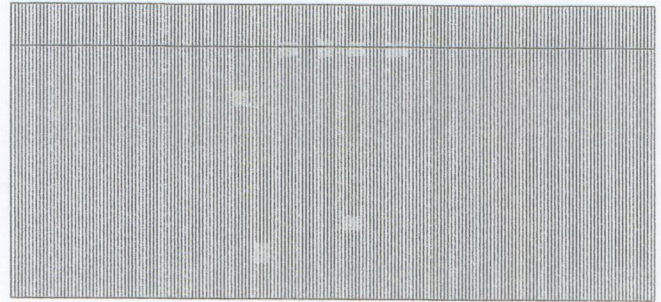
1

NOTES:

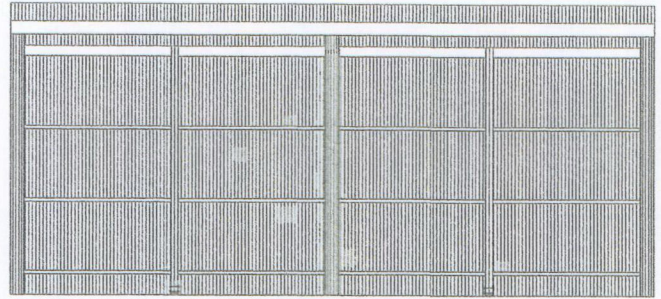
APPROVED PLAN

PLANNER *F Fay*
RC *2150318* Date *03/06/2015*

N.B. This design does not include any design or detail of flashing requirements.

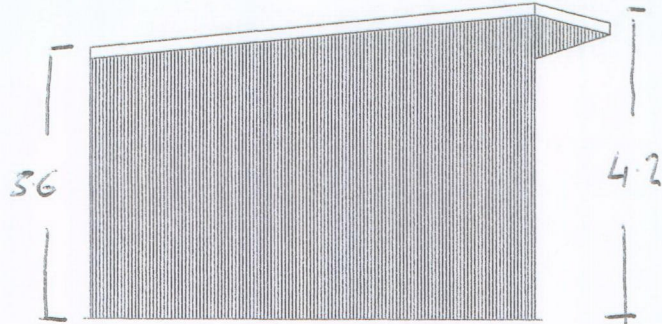


REAR ELEVATION



FRONT ELEVATION

9.0

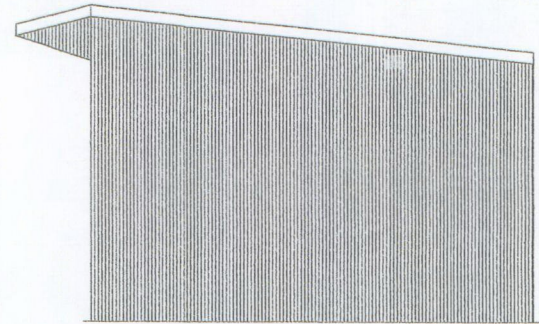


LEFT END ELEVATION

5.6

4.2

5.4



RIGHT END ELEVATION

MiTek New Zealand Ltd.

AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
www.mitek.nz

CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314

HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Name: Mr Jerome Rennes
Job Site: Lot 7, 836 Pungaere Rd, Kerikeri

Client Name: Carters Kerikeri
Client Reference Number: Mr Jerome Rennes

ELEVATIONS	
Detailed by: C Richards	Date: 10 / 03 / 15
Checked by:	Scale: Drawings to scale

Job Number: LT32587
Sheet Number: 2

26/04/2015 JESSICA (SVENSSON) CORBETT Reuben Corbett

Application No: 2150318-RMALUC

Te Kaunihera o Tai Tokerau Ki Te Raki

3 June 2015

Jerome Simon Rennes and Melissa Sarah Rennes
836 Pungaere Road
RD 2
Kerikeri 0295

Dear Jerome & Melissa

Re: RESOURCE CONSENT APPLICATION BY Melissa & Jerome Rennes

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Kind regards



Didi Paraone
Planning Support
Resource Consents Department

COPY

Didi Paraone

From: Didi Paraone
Sent: Wednesday, 3 June 2015 3:49 p.m.
To: 'MRennes'
Subject: Approved Decision for RC 2150318 (Rennes)
Attachments: 03062015154438-0001.pdf

Good afternoon,
Attached is the approved decision for the above.
A hard copy will be in this afternoons post and Councils final invoice will follow in due course.
Kind regards

Didi Paraone
RMA Support
Resource Consents Team
District Services
Phone: 09 401 5200 or 0800 920 029

COPY