Far North District Council

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Office Use Only
Application Number:

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 Form 9)

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):

O Land Use O Fast Track Land Use* (X) Subdivision O Discharge

O Extension of time (s.125) O Change of conditions (s.127) (X) Change of Consent Notice (s.221(3))

O Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)

O Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

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

~~Yes~~ / No

4. Applicant Details:

Name/s: Mike and Nicola Blyth

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: Carine Andries

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

Post Code:

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

6. 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: Mike and Nicola Blyth

Property Address/: Location: 35 A Te Akau Drive, Russell

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 35 A Te Akau Drive, Russell

Legal Description: Lot 17 DP 399498 Val Number:

Certificate of Title: 396838

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.

Please contact owners prior to going out to site

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To undertake a two-lot subdivision creating a right of way; and to cancel two consent notices while reimposing a new one.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

~~Yes~~/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

O yes ⊗ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

⊗ yes O no O don't know

⊗ Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) Michael + Nicola Blyth

Email: [redacted]

Postal Address: [redacted]

Phone Numbers: [redacted]

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: Nicola + Michael Blyth (please print)

Signature [redacted] (signature of bill payer – **mandatory**) Date: 18/8/24

14. 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.

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

Name: Carine Andries (please print)

Signature: _____ (signature) Date: 16 August 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) Deposit will be paid upon receipt of reference number & payment details
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☒ 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

ACTION POINT PLANNING

Planning Report

21 August 2024

M & N Blyth

35A Te Akau Drive, Russell

Address for service

All correspondence in relation to this application should be addressed to:

Action Point Planning Ltd
Attention: Carine Andries
Email: carine@actionpointplanning.nz

Report prepared by

Carine Andries – Planning & Resource Management Consultant

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INTRODUCTION

1.1 Overview

The applicants propose to undertake a two-lot subdivision in the Coastal Living Zone. A number of mitigation measures are offered as part of the proposal. The development can be adequately serviced via on-site systems while access complies with all relevant standards.

In addition to the subdivision, it is requested to cancel the registered consent notices, with the relevant condition to be reimposed upon Lot 1 only.

The proposal requires to be assessed as a **Discretionary Activity** under the provisions of the Operative District Plan. This report provides the required AEE and other necessary information as per s88 and Fourth Schedule of the Resource Management Act 1991.

1.2 Property details

Applicant/s	Mike and Nicola Bluth
Landowner/s	Michael D Blyth and Nicola Blyth
Address	35A Te Akau Drive, Russell
Legal description, record of title and title areas	Lot 17 DP 399498 (RT 396838) – 1.2872 hectares more or less Interests: Consent notices – identified and protected archaeological sites A copy of the record of title has been enclosed in Appendix 1.
Zone	Operative DP: Coastal Living Proposed DP: Rural Lifestyle
DP Notations	Operative DP: Nil Proposed DP: Coastal Environment & Coastal Flood Zone 1, 2 and 3
Other Notations	Coastal Environment in accordance with Northland Regional Policy Statement map.
Other consents or approvals required	Nil

1.3 Processing requests

Prior to finalising the decision, please forward any proposed conditions of consent to Action Point Planning for review.

2 THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

The subject site is located to the west of Te Akau Drive, approximately 400m past the intersection with Russell Whakapara Road. Access to the site is obtained via a right of way from Te Akau Drive.

The site's location is depicted in Figure 1 below.

Figure 1 – location map (extracted from Far North Maps)

The site has an irregular shape and is very undulating with lower contours in the eastern and southern parts of the site, rising toward the middle and northern part of the site, then sloping down again toward the western part of the site. The highest point of the property contains a recorded archaeological site.

The existing dwelling is located towards the south-western boundary of the property where it enjoys views over Uruti Bay. A separate, stand-alone garage is located adjacent and to the north-east of the house.

2.2 The surrounding environment

The immediately surrounding environment in this area is characterized by mainly rural lifestyle lots to the east of Russell Whakapara Road, with larger rural properties to the west of the road, and along the coast.

Expansive areas of native forest can be found further north, east and south-east while smaller pockets can be found to the south and east.

A cluster of smaller, residential type allotments is located further south along Lichen Grove. Russell township lies somewhat 3km to the north-west.

3 THE PROPOSAL

3.1 Subdivision

The applicants propose to undertake a two-lot subdivision of the subject title, as follows:

> Proposed Lot 1 – 7,625m^2 containing the existing residential unit and accessory buildings.
>
> Proposed Lot 2 – 5,095m^2 consisting of a vacant lot

A copy of the scheme plan is attached in Appendix 2.

The proposal includes the conversion of part of the existing driveway into a right of way (AB) which will be upgraded, as required, to comply with the FNDC EES. It is also proposed to repair a number of the potholes present within right of way B, which adheres to the current formation standards.

Consent notices relating to the following matters are also offered:

- The recommendations of the archaeological survey report.
- Roofline of future built form to stay 2m below the highest point of the site.
- Any future built form on proposed Lot 1 to be constructed with exterior materials and/or finishes to achieve a reflectance value no greater than 30%; and to have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.
- At the time of building consent on proposed Lot 2, a landscape plan to be submitted, the implementation of which shall result in the built form being integrated into its natural surrounding environment. The landscape plan is to take note of the recommendations made in the Sunrise Archaeology report.

3.2 Cancellation of consent notice condition – s221

It is also proposed to cancel the two consent notices registered on the title, and for a new, yet similar consent notice condition to be reimposed on proposed Lot 1. The consent notice condition on CONO7887593.1 has been repeated in CONO7887593.2, and as such, does not serve any useful purpose.

Proposed Lot 2 will have consent notice conditions imposed in accordance with the recent archaeology report.

4 RULES ASSESSMENT

4.1 Far North Operative District Plan

The various rules under which consent is triggered are set out below.

4.1.1 Subdivision rules

Chapter 13 – Section 13.7 – Controlled Activities

Rule 13.7.2.1 – Minimum area for vacant new lots

The subject site cannot connect to a reticulated sewer system. The proposed sites have a minimum net site are of 2000m^2. Therefore, the proposal is a **Discretionary Activity** in relation to this rule.

Rule 13.7.2.2 – Allotment Dimensions

A square building envelope of 30m x 30m can be accommodated on proposed Lot 2, as demonstrated on the scheme plan.

Rule 13.7.2.3 – Amalgamation of land in a rural zone with land in an urban or coastal zone

Not applicable

Rule 13.7.2.4 – Lots divided by zone boundaries.

Not applicable

Rule 13.7.2.5 – Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature.

Not applicable

Rule 13.7.2.6 – Access, Utilities, Roads and Reserves

No separate allotments will be created for access, utilities, road or reserves.

Rule 13.7.2.7 – Savings as to previous approvals

Not applicable

Rule 13.7.2.8 – Proximity to Top Energy transmission lines

Not applicable

Rule 13.7.2.9 – Proximity to the national grid

Not applicable

Rule 13.7.3.1 - Property access

The proposal complies with the property access requirements for a **Controlled Activity**.

Rule 13.7.3.2 – Natural and other hazards

N/A. The Operative District Plan does not identify any hazards in relation to the subject site.

Rule 13.7.3.3 – Water supply

Proposed Lot 2 is able to accommodate water tanks with sufficient capacity to provide a future water supply. The proposal is a **Controlled Activity** in relation to this rule.

Rule 13.7.3.4 – Stormwater disposal

On-site stormwater disposal will be provided for. Steven Smith from Ansed Ltd has provided a Site Suitability Report assessing the stormwater management for the proposal. The report is attached in Appendix 3.

The assessment concludes that any adverse effects resulting from the stormwater management will be minor, if any, provided the recommended mitigation measures are adhered to, including the provision of stormwater attenuation tanks with suitable and other mitigation to provide for events up to, and including, 100yr events.

The proposal is a **Controlled Activity** in relation to this rule.

Rule 13.7.3.5 – Sanitary sewage disposal

Proposed Lot 1 has an existing wastewater system and no changes are proposed in relation to this site. Proposed Lot 2 is suitable for an on-site wastewater treatment system in compliance with the District Plan and Engineering Standards. Therefore, the proposal is a **Controlled Activity** in relation to this rule.

Rule 13.7.3.6 – Energy supply

N/A – the property is located within the Coastal Living Zone, not within the Zones to which this rule applies.

Rule 13.7.3.7 – Telecommunications

N/A – the property is located within the Coastal Living Zone, not within the Zones to which this rule applies.

Rule 13.7.3.8 – Easements for any purpose

All necessary easements will be provided for. **Controlled Activity**

Rule 13.7.3.9 – Preservation of heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes

The applicants' property contains an existing archaeological site subject to a covenant. The subdivision itself will not interfere with the archaeological site. However, there is the potential for future land uses to impact on the site.

The applicants engaged Sunrise Archaeology to undertake a survey of the site and provide a report. This report is attached in Appendix 4.

Provided the recommendations of the report are incorporated as consent notice conditions on the title of proposed Lot 2, we consider the proposal to comply as a **Controlled Activity** in relation to this rule.

Rule 13.7.3.10 – Access to reserves and waterways

N/A - The subject site is not located adjacent to a reserve of waterway. Therefore, there is no reason why public access would be warranted in this instance.

Rule 13.7.3.11 – Land use compatibility

The proposal will not give rise to incompatible land uses as the uses resulting from the proposed subdivision will be aligned with the uses of adjacent and nearby properties. **Controlled Activity**.

Rule 13.7.3.12 – Proximity to airports

N/A. There is no airport in proximity of the subject site.

Section 13.8 – Restricted Discretionary Activities

N/A

Section 13.9 – Discretionary Activities

Rule 13.9.1 – Minimum net area for vacant new lots and new lots which already accommodate structures.

In reference to Table 13.7.2.1 under Rule 13.7.2.1, the proposal requires resource consent as a **Discretionary Activity**.

4.1.2 Transportation rules

Chapter 15 – Section 15.1 – Traffic, Parking and Access

The proposal will comply in every way with the permitted standards for access, parking and traffic. **Permitted Activity**.

4.2 Far North Proposed District Plan

The proposed District Plan was notified on 27 July 2022. Currently, Council is holding hearings which will run throughout 2024 and well into 2025. No decisions have yet been made.

A number of rules and standards in the Proposed Plan have been tagged as having immediate effect. However, there are no subdivision rules with immediate effect applicable to this proposal, nor do any Coastal Environment rules have any immediate effect.

With regard to the earthworks rules EW-R12 and EW-R13, we confirm that the proposal will be in keeping with the applicable standards EW-S3 and EW-S5. Therefore, the proposal is a **Permitted Activity** in relation to these rules.

4.3 Cancellation of Consent Notice Conditions

Applications for changes to consent notices require consideration as a Discretionary Activity pursuant to section 87B of the Act. Therefore, this proposal requires to be assessed as a **Discretionary Activity**.

4.4 National Environmental Standards

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

We have considered this Regulation in the context of the current proposal, and comment as follows:

Council's HAIL maps do not indicate that any HAIL activities have ever been undertaken on the site. An extract of this map can be found below in Figure 2.

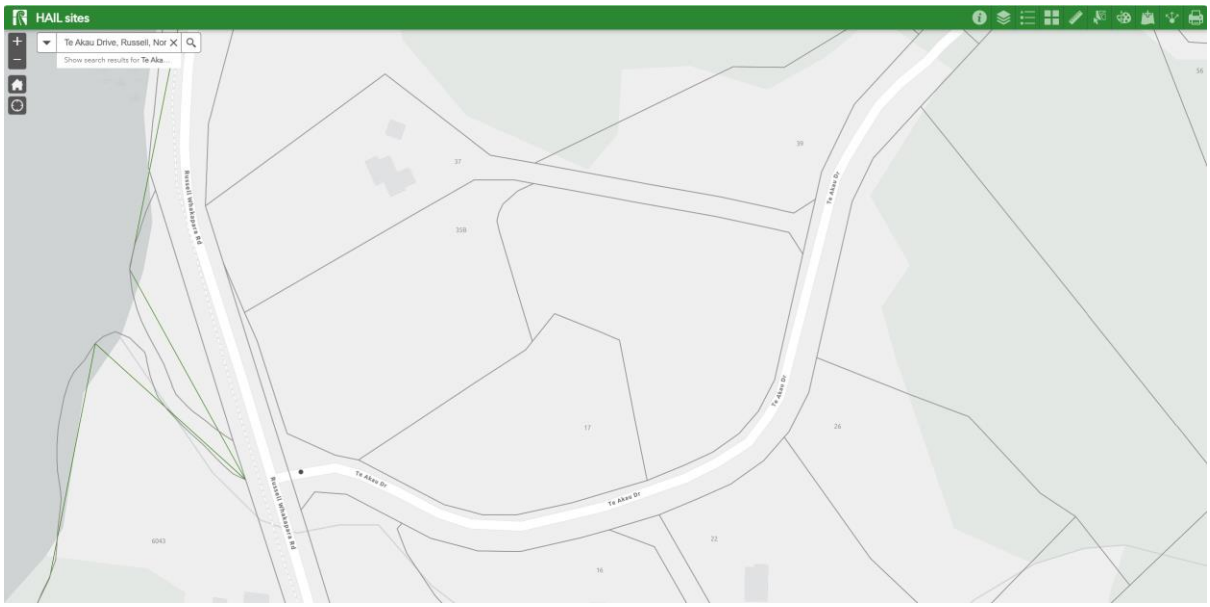


Figure 2 – extracted from Far North Maps – HAIL sites (as at 15 August 2024)

Information received from the Northland Regional Council (NRC), attached at Appendix 5, also indicates that the subject site is not listed on the NRC Selected Land-use Register (SLR) for any current or historical HAIL activities.

Historical aerial photographs accessed via Retrolens dating back to as early as 1951 indicate the site was mainly in pasture through to the 1980s with no evidence of the site having been used for any activities that are listed on the current HAIL list. Retrolens photographs from 1951, 1973 and 1981 are replicated below in Figures 3 to 5. More recently, the area has been subdivided for more residential type purposes, with no evidence of HAIL activities having taken place.

Figure 3 – extracted from Retrolens – Photograph from 1951

Figure 4 – extracted from Retrolens – Photograph from 1973

Figure 5 – extracted from Retrolens – Photograph from 1981

Overall, there is no evidence to suggest this property has ever been used for any HAIL activities, and as such, the land is not considered to be a 'piece of land' as identified in the NES. Therefore, no further consideration of the NES is considered necessary at this point.

4.5 Overall Activity Status

Based on the above rules assessment, the proposal requires consideration as a **Discretionary Activity** overall.

5 ENVIRONMENTAL EFFECTS ASSESSMENT

5.1 Receiving Environment

The surrounding environment has been described earlier in section 2.2 of this application. For the purposes of assessing the environmental effects, it is helpful to ascertain the 'receiving' environment, referring to the current state of the environment as it is able to be modified to the extent possible by permitted activities, and unimplemented resource consents where these are likely to be implemented. In other words, placing the proposal in the context of what the 'future' environment may look like.

In terms of unimplemented resource consents, we are not aware of any resource consents in this instance that have been granted in the area, but have yet to be given effect to.

5.2 Permitted baseline

The District Plan does not permit any form of subdivision.

In terms of land use activities, the permitted baseline is not considered particularly useful in this instance in assessing the environmental effects.

5.3 Effects Assessment

5.3.1 Amenity and landscape effects

The subject site is not located within or adjacent to an outstanding landscape or character area or an outstanding natural feature. There are, however, a number of high natural character areas located in the vicinity of the property – to the north, east and west. As such, the site is generally framed by native vegetation.

A future dwelling on proposed Lot 2 will be set into the hillside in the vicinity of the property's western corner with the top of the roofline of a future dwelling to be a minimum of 2m below the highest point of the site. This, together with the other mitigation measures including restricted colour scheme and additional planting, will ensure that, over time, the residential unit is well integrated into its surroundings and is unlikely to catch the eye of passing motorists. Even from the coastline, a future residential unit on proposed Lot 2 will be unobtrusive given the distance to the coast, the proposed mitigation measures and its setting within a cluster of rural residential development.

The majority of adverse visual effects associated with the proposal will be of limited duration; and over the long term, any effects still remaining will be of a minor degree only.

Therefore, overall, any adverse effect on amenity and landscape are considered to be less than minor.

5.3.2 Effects on coastal values

Although the subject site is located in the coastal environment, the site is not subject to identified outstanding natural features or landscapes, or outstanding or high natural character values. Neither does the site enjoy areas of significant indigenous vegetation or habitats of indigenous fauna.

The manner in which a future residential unit will constructed, i.e. set into the site, combined with the proposed mitigation measures of restricted exterior colour scheme and additional planting, will ensure the coastal values of the area will be maintained.

5.3.3 Effects of archaeological values and cancellation of consent notices

The applicants have engaged Sunrise Archaeology to undertake a survey of the site and prepare a report (Appendix 4). This survey was undertaken with the proposed subdivision in mind, and confirmed the presence of a previously recorded archaeological site. It was unable to identify any additional sites, however, this does not discount the possibility of other sites being present.

Existing archaeological areas were mainly found to be in poor condition. Therefore, a number of recommendations have been made which are to be taken into account for future built form. Provided these recommendations are adhered to, it is considered that any adverse effects upon the archaeological values will be less than minor.

With regard to the proposal to cancel the existing consent notice conditions, the main reason for this is that the content of both is basically the same. The condition can be reimposed upon Proposed Lot 1, but proposed Lot 2, which will contain the recorded archaeological site, should have consent notice conditions imposed that are in line with the recommendations of the Sunrise Archaeology report. Therefore, the existing consent notices are not applicable to proposed Lot 2.

Overall, the archaeological site will still be protected, and no adverse effects will ensue.

5.3.4 Effects on cultural values

In terms of cultural values, it is likely that the subject site was associated with māori occupation at the time the first pākeha settlers arrived in New Zealand. However, the site is also associated with early settlers' history, and has been part of the surrounding rural lifestyle development for neary 20 years. Since then, and to the best of our knowledge, no specific issues of a cultural nature have been raised or identified. On that basis, we consider that the proposal will have less than minor adverse effects on cultural values.

5.3.5 Effects of development intensity

The proposal will result in lot sizes that are slightly more intense than what is in the immediately adjoining environment. However, the proposed lot sizes are not uncommon within the wider area, with two lots just over 4000m^2 found within 300m of the subject site, while an entire subdivision with lots considerably smaller than the proposed lots is located at about 800m south from the subject site.

The purpose of the Coastal Living Zone, as identified in Section 10.7 of the District Plan, is similar to the Rural Living Zone, providing a transition between residential settlement on the coast, and the General Coastal Zone. The Zone was identified as having the ability to absorb further low density, rural-residential development in order to reduce pressure for development in the General Coastal Zone.

Given the proposed mitigation measures, it is considered that the proposed density is able to be absorbed within the receiving environment as it will result in the clustering of development without adversely affecting the visual amenity or wider landscape values of this area.

5.3.6 Access and servicing effects

Existing right of way AB is constructed to the standard required for the total number of users ensuing as a result of the proposed subdivision, although some repair of potholes will be undertaken. Proposed right of way B will also be constructed in compliance with the required standards.

The proposal is able to be serviced on site in relation to water, waste water and stormwater. The Ansed Engineering Report has identified that suitable drainage will be required, together with appropriate stormwater attenuation. Appropriate conditions of consent are therefore envisaged in this regard.

Similarly, a suitable wastewater system will require to be designed to service a future residential unit, with relevant conditions of consent expected to be included in any decision.

An on-site water supply will be required, collecting roof water into suitable water tanks.

Electricity will be made available to the boundary of proposed Lot 1 as per Top Energy's requirement. Their letter has been enclosed in Appendix 6.

Overall, the proposal will not result in adverse engineering effects provided all accessways and required systems are suitably designed, and constructed and implemented as per the approved design.

5.3.7 Site suitability effects

Steven Smith from Ansed Ltd has undertaken the necessary site investigations and concludes that proposed Lot 2 is suitable for development provided the recommendations of the Ansed report are adhered to. It is envisaged that the recommendations will translate into suitable conditions of consent/consent notice conditions.

On that basis, no adverse effects are anticipated to arise.

5.3.8 Adverse effects conclusion

Given the proposed mitigation measures, the subdivision will not result in significant adverse visual or landscape effects while the coastal values will also be maintained. The resulting density is appropriate in this instance given the proposal will consolidate development within an area that provides for such consolidation in order to alleviate development pressure in the general coastal areas.

Archaeological values have been suitably provided for, and the additional allotment can be fully serviced with appropriate on-site infrastructure, while suitable access can be formed to Council standards. Any adverse effects associated with the proposal are therefore considered to be less than minor.

5.3.9 Positive effects

The proposal will provide for the efficient use of the land resource, given that no meaningful rural production activities can be undertaken on the subject site due to its restricted size. The subdivision will result in economic and social benefits for the applicant and the local construction industry.

6 NOTIFICATION

6.1 Public notification

Pursuant to Section 95A of the RMA, we advise the following:

Step 1

a) The applicant does not request public notification.
b) We believe all relevant information has been enclosed with this application and do not envisage the need for a request for further information or the commissioning of a report.
c) The application is not made in conjunction with an application to exchange recreation reserve land.

Therefore, public notification is not mandatory.

Step 2

a) The application is for an activity not subject to a rule or national environmental standard that precludes notification.
b) The application is not for an activity with Controlled status, nor is it a boundary activity.

Therefore, the application is not precluded from public notification, and Step 3 applies.

Step 3

a) The application is not for an activity that is subject to a rule or national environmental standard that requires public notification.
b) The activity is considered to have adverse effects on the environment that are less than minor, as assessed in section 5 above.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties, as there is nothing unusual or exceptional about the proposal.

6.2 Limited notification

In accordance with section 95B of the RMA, the following assessment is made:

Step 1

a) There are no affected protected customary rights groups or customary marine title groups. The proposed activity is not on, or adjacent to, and will not affect land that is the subject of a statutory acknowledgment.

Therefore, there are no relevant parties to be notified.

Step 2

a) The proposed activity is not subject to a rule or NES that precludes limited notification, and is not a controlled activity.

Therefore, the proposal is not precluded from limited notification.

Step 3

a) The proposed activity is not a boundary activity.

Given that the proposal is for another activity, it needs to be determined whether any person is an affected person in accordance with section 95E.

Taking into account the assessment of effects undertaken in section 5 of this report, we conclude that no persons are considered to be adversely affected by this proposal.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties.

6.3 Consultation with affected parties

Consultation with Bill Edwards of the New Zealand Historic Places Trust has been initiated. He requested for the subdivision scheme plan and archaeology report to be emailed to him. No immediate concerns in relation to the proposal have been raised at this point.

Should we receive further comments, these will be forwarded as soon as they are received. However, based on the initial comments received, we do not anticipate any issues that would give rise to this party being adversely affected.

No consultation has been undertaken with tangata whenua, and Council may choose to distribute a copy of this application to the relevant hapu or iwi for comment.

Based on the effects assessment undertaken earlier in this report, it is concluded that any adverse effects associated with the proposed subdivision are less than minor, and that no parties are adversely affected.

6.4 Conclusion

The above assessment concludes that the proposal need not be notified, either publicly or limited. No parties are considered to be adversely affected persons for the purposes of notification.

7 SECTION 104 ASSESSMENT

7.1 Actual or potential effects on the environment

An assessment of effects has been undertaken in section 5 of this application where it was concluded that there are no adverse effects associated with the proposal. This assessment is considered relevant in evaluating the actual and potential effects of the proposal on the environment, in accordance with section 104(1)(a).

The formation of the existing and new accessway will comply with the required standards, and will not generate unacceptable effects upon the roading network.

All necessary servicing in terms of water, wastewater, stormwater and electricity will be provided for without any off-site effects.

We consider the proposal, therefore, to generate actual or potential effects that are acceptable within this environment.

7.2 Provisions of the Operative and Proposed District Plans

In accordance with Section 104(1)(b)(vi) of the RMA, any application for resource consent must have regard to the relevant objectives and policies of the (proposed) Plan. The following is an assessment of the relevant provisions.

7.2.1 Objectives and policies of the Operative District Plan

The proposal is assessed in the context of the Subdivision, Coastal Living and Transportation Chapters:

Subdivision

The objectives and policies of this chapter are focused on providing for the subdivision of land that is consistent with the purpose of the applicable Zone, and that does not jeopardise or adversely affect the natural and physical resources of the District, including the life-supporting capacity of air, water, soil and ecosystems; outstanding landscapes and natural features; scheduled heritage resource; the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga; while also ensuring appropriate services in terms of electricity, water, wastewater, stormwater and access are adequately catered for.

The proposal is considered to be in accordance with the provision of this chapter for the following reasons:

- The subdivision is consistent with the purpose of the Coastal Living Zone, as demonstrated below.
- There are no identified outstanding landscapes or natural features within, or near, the subject site that could be adversely affected by the proposal; nor are there any scheduled heritage sites.
- The life supporting capacity of the soil has already been compromised due to the limited size of the subject site which no longer provides for any significant

production value. There are no particular ecological values associated with the subject site.
- The subdivision will not adversely affect the relationship between Māori and their ancestral lands, water, sites, wahi tapu or other taonga to any greater degree than may currently exist given the area is already subject to rural-residential type subdivision.
- The proposal can be adequately serviced with regard to electricity, water, wastewater, stormwater and access.

Coastal Environment

The proposal is consistent with the objectives and policies of the Coastal Environment Chapter, as follows:

- The proposal clusters and consolidates development in an area where there is the least impact on natural character.
- Visual impact of buildings, development and earthworks will be minimised by siting a future dwelling into the hillside, and providing appropriate mitigation by way of landscape planting and use of restrictive colour scheme for the exterior of the future residential unit and applying oxide additive to driveway, where required.
- The recorded archaeological site will remain protected.
- Future development can be adequately serviced so as not to impact on the coastal environment.

Transportation

All rights of way and accessways will comply with the required standards and will be appropriate for the one additional allotment. Given the low traffic use of the adjacent Te Akau Drive, no adverse impact is anticipated on the roading network. On that basis, the proposal is consistent with the objectives and policies of the Transportation chapter of the Operative District Plan.

7.2.2 Proposed District Plan

The objectives and policies associated with the Rural Lifestyle Zone and Coastal Environment are not dissimilar to the provisions of the Coastal Living Zone of the Operative District Plan, other than perhaps the density provided for. The proposal cannot be classified as being of an urban form, and is consistent with the scale and character of the rural lifestyle environment in this area. The future residential use of proposed Lot 2 will not generate reverse sensitivity effects as there are no immediately adjacent rural production activities.

Proposed Lot 2 will have adequate capacity to cater for on-site servicing, while the roading infrastructure in this location is excellent. Historic heritage will also remain protected as part of the proposal.

In terms of transportation provisions, the proposal is entirely consistent with the provisions of this chapter, providing suitable access and parking that will not impact negatively upon the operation of the adjacent roading network.

7.2.3 Weighting exercise

Given that hearings on the Proposed District Plan Change are still being held, and no decisions have yet been made, the provisions of the Operative District Plan still are to be afforded more weight than the provisions of the Proposed Plan.

On that basis, the proposal can be considered consistent with the provisions of the Operative Plan.

7.3 Regional Policy Statement for Northland

The Northland Regional Policy Statement (NRPS) regulates the management of natural and physical resources across the Northland Region. The provisions within the RPS provide guidance on significant regional issues. Having reviewed the current operative RPS, the proposal does not trigger any of the provisions of this document.

7.4 New Zealand Coastal Policy Statement

Given the proposed dwelling is located within the Coastal Environment, the provisions of the NZCPS are relevant, and need to be assessed.

The proposal is located within an existing coastal settlement and is considered 'consolidation' of development. The subject site is not located immediately adjacent to the coastal marine area, and as such, does not impede public access, nor will it adversely affect the natural character or the amenity values of the coastal environment. Therefore, we assess the proposal to be consistent with the NZCPS provisions.

7.5 Other provisions

There are no other National Environmental Standards (other than the NES assessed earlier in this application), National Policy Statements or other regulations that contain provisions relevant to this application, neither are there any other matters considered to be relevant to the assessment of this proposal.

7.6 RMA Part 2 assessment

An assessment of Part 2 matters is not required unless there is invalidity, incomplete coverage or uncertainty in the planning provisions (R J Davidson Family Trust v Marlborough DC [2017] NZHC 52). In this instance, there is no evidence to suggest invalidity, incomplete coverage or uncertainly among the relevant planning provisions. Therefore, no further assessment of the Part 2 provisions is required, noting that the application does not trigger any Section 6 matters (the protection of historic heritage has been provided for), or any Section 8 matters, to our knowledge. The effects assessment undertaken in section 5.3 of this report also demonstrates the proposal is entirely consistent with Sections 5 and 7 RMA.

8 CONCLUSION

The application proposes to undertake a two-lot subdivision which has been assessed as a Discretionary Activity within the Coastal Living Zone. The proposal is in keeping with the character and scale of development in the area, and can be adequately catered for in terms of on-site services. Appropriate and complying access arrangements will ensure there are no adverse impacts upon the adjacent roading network.

Section 5.3 of this report has assessed the adverse effects associated with the proposed development to be less than minor, and in considering the matters under Section 104, any actual and potential effects are, therefore, considered to be entirely acceptable within the receiving environment.

The proposal is consistent with the objectives and policies of the Operative District Plan and with the provisions of the RPS, NZCPS and part 2 RMA.

Overall, it is considered that the application can be approved, and consent issued.

Appendix 1

Record of Title and Consent Notices

Appendix 2

Scheme Plan

Appendix 3

Ansed Site Suitability Report

Appendix 4

[redacted]

Sunrise Archaeology Report

Appendix 5

Email from NRC – Contaminated Land Record

Appendix 6

[redacted]

Letter from Top Energy

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **396838**
Land Registration District **North Auckland**
Date Issued 24 July 2008

Prior References
258414 NA126C/390

Estate Fee Simple
Area 1.2872 hectares more or less
Legal Description Lot 17 Deposited Plan 399498
Registered Owners
Michael Dennis Blyth and Nicola Blyth

Interests

7887593.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2008 at 9:00 am

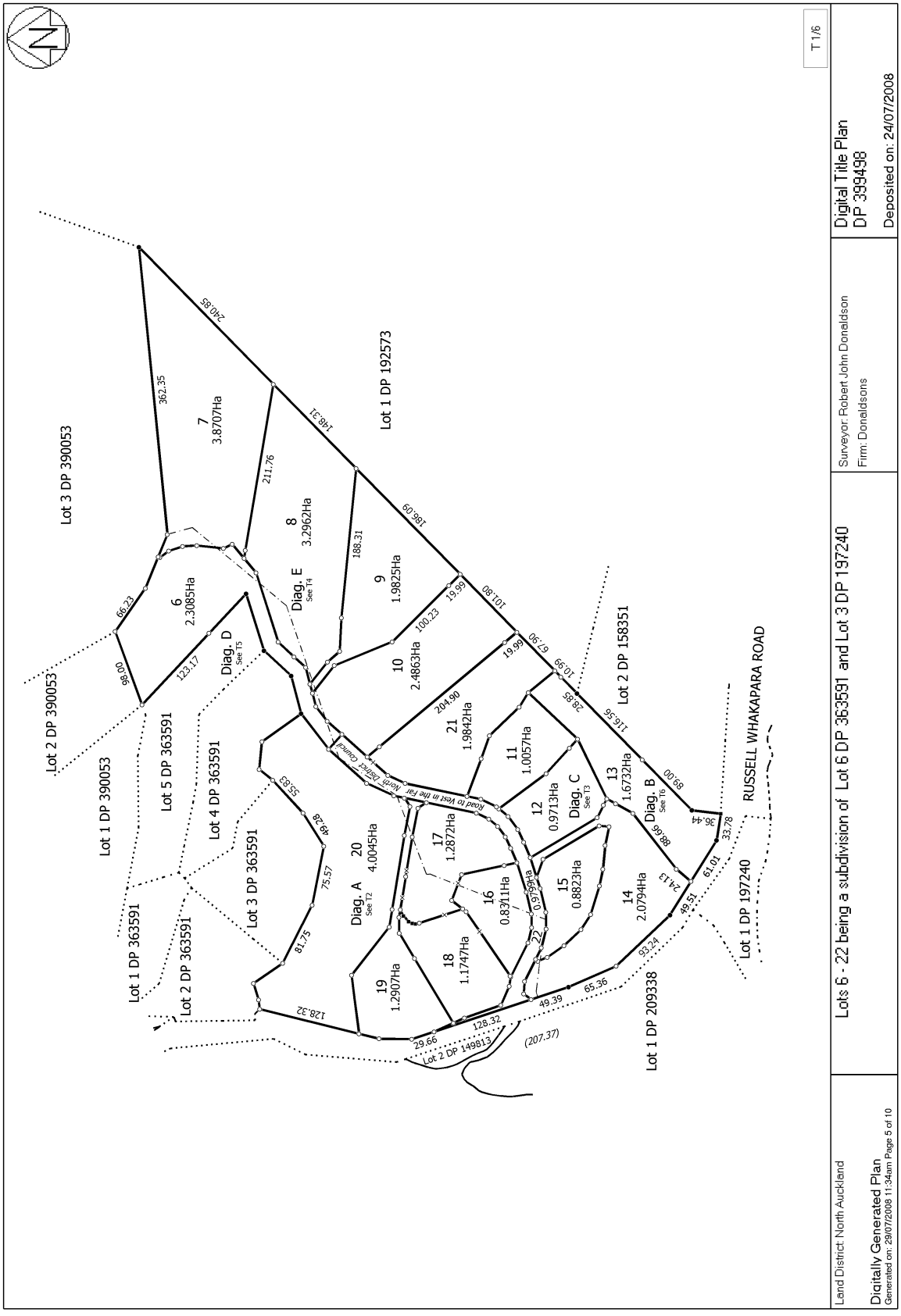
7887593.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2008 at 9:00 am

Appurtenant hereto are rights of way,rights to drain water and rights to convey electricity,telecommunications & computer media created by Easement Instrument 7887593.5 - 24.7.2008 at 9:00 am

The easements created by Easement Instrument 7887593.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7887593.8 - 24.7.2008 at 9:00 am

Fencing Covenant in Easement Instrument 7887593.8 - 24.7.2008 at 9:00 am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Deposited on: 24/07/2008
Surveyor: Robert John Donaldson
Firm: Donaldsons
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Land District: North Auckland
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Lot 3 DP 390053
Lot 2 DP 390053
Lot 1 DP 390053
Lot 1 DP 363591
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Lot 5 DP 363591
Lot 4 DP 363591
Lot 3 DP 363591
Lot 1 DP 192573
Lot 2 DP 158351
Lot 1 DP 209338
Lot 1 DP 197240
Lot 2 DP 149813
RUSSELL WHAKAPARA ROAD
Road to Vest in the far North District Council
Diag. A See T2
Diag. B See T6
Diag. C See T3
Diag. D See T5
Diag. E See T4
6 2.3085Ha
7 3.8707Ha
8 3.2962Ha
9 1.9825Ha
10 2.4863Ha
11 1.0057Ha
12 0.9713Ha
13 1.6732Ha
14 2.0794Ha
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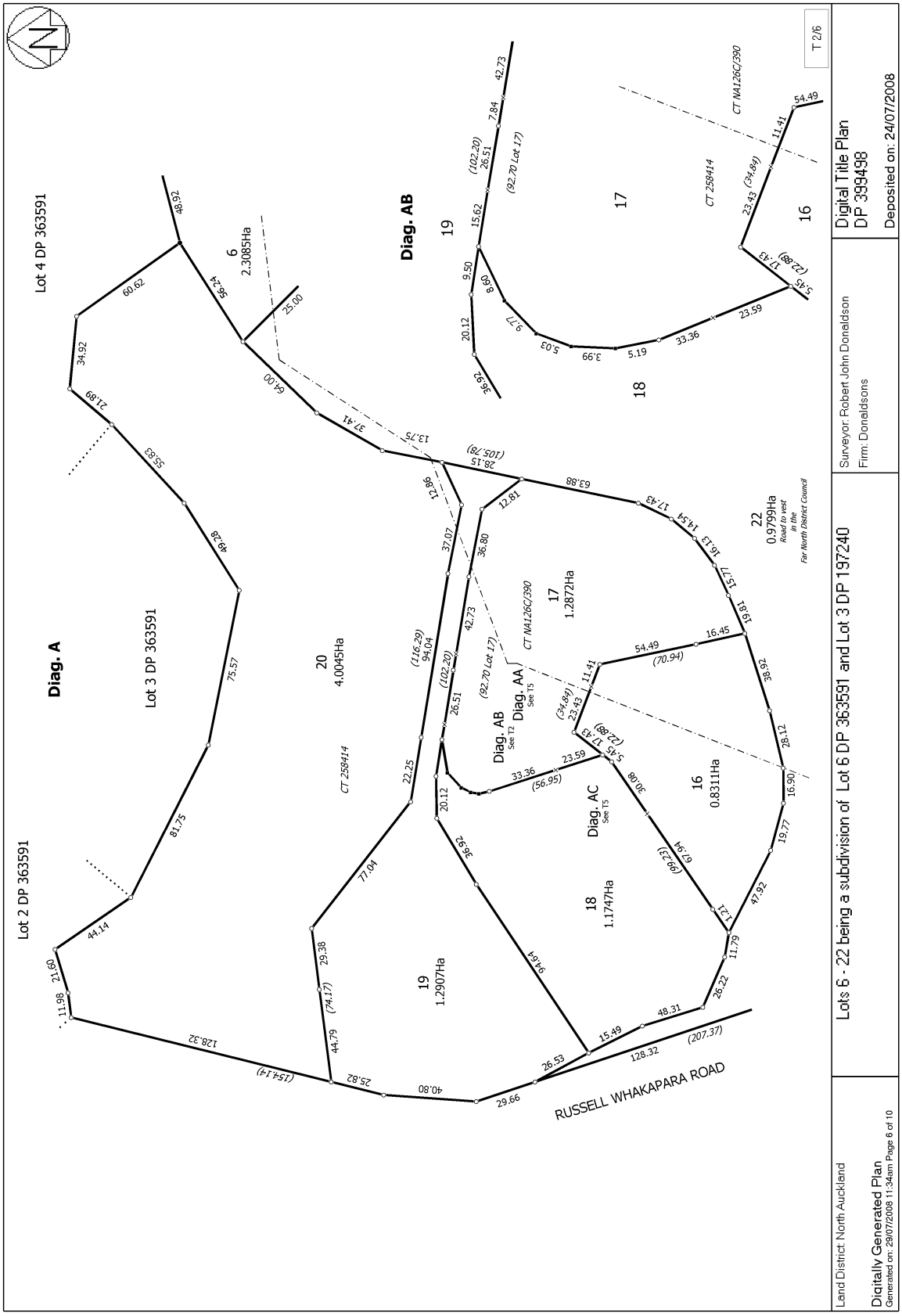
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CT NA126C/390
RUSSELL WHAKAPARA ROAD
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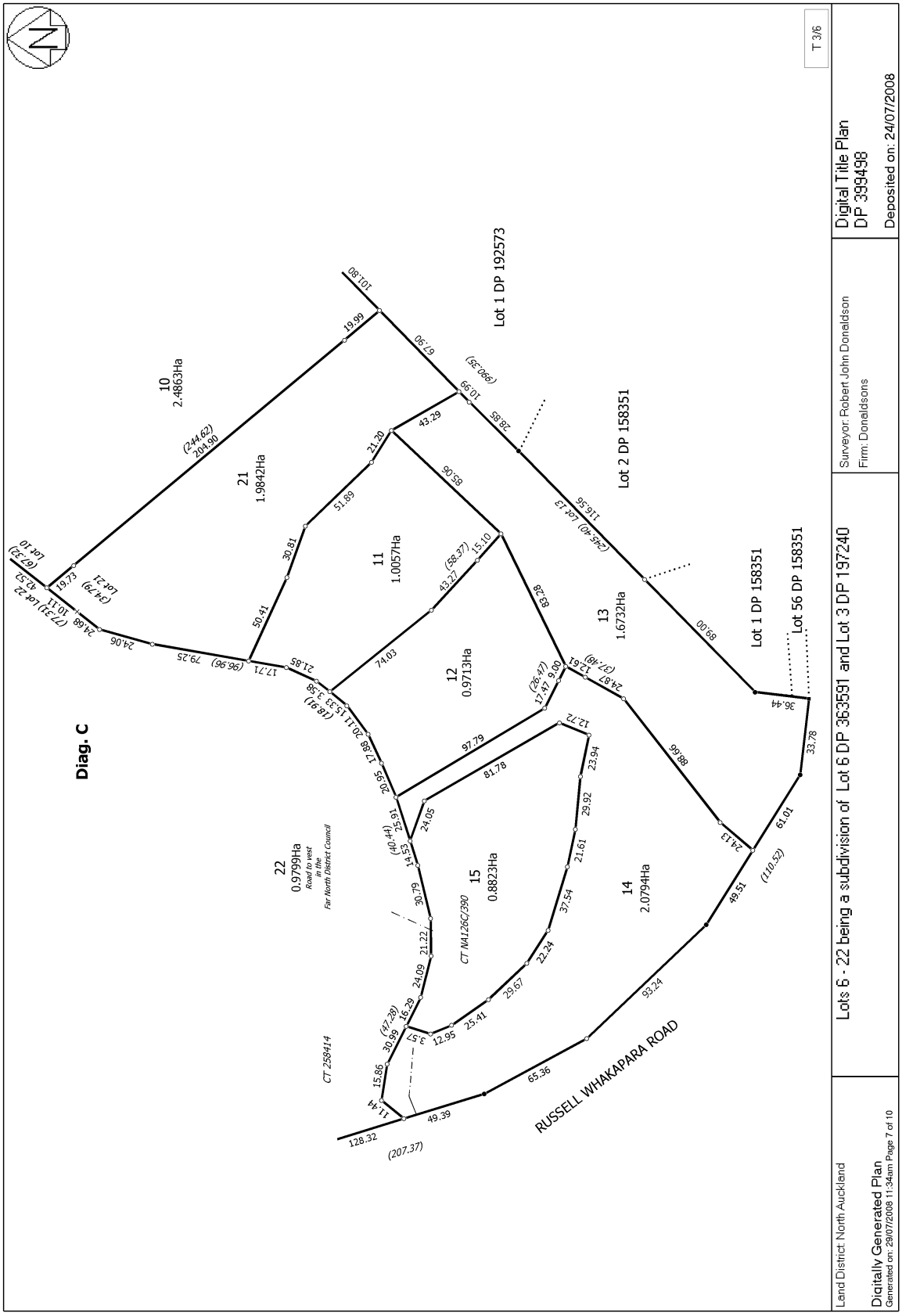
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T 3/6
Lot 1 DP 192573
Lot 2 DP 158351
Lot 1 DP 158351
Lot 56 DP 158351
RUSSELL WHAKAPARA ROAD
CT 259414
CT NA126C/390
Far North District Council
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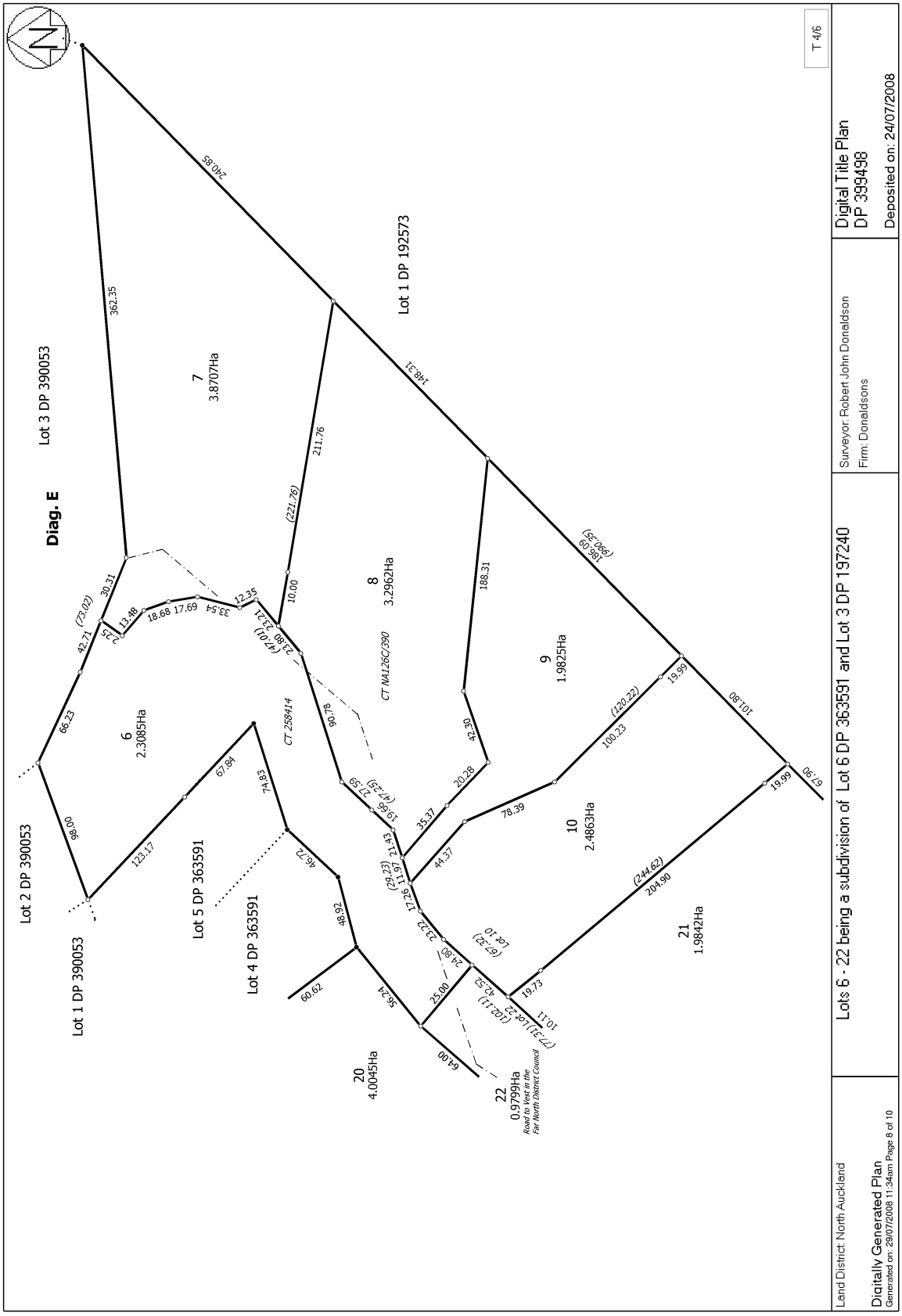
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T 4/6
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Digital Title Plan
DP 399498
Deposited on: 24/07/2008
Surveyor: Robert John Donaldson
Firm: Donaldsons
Land District: North Auckland
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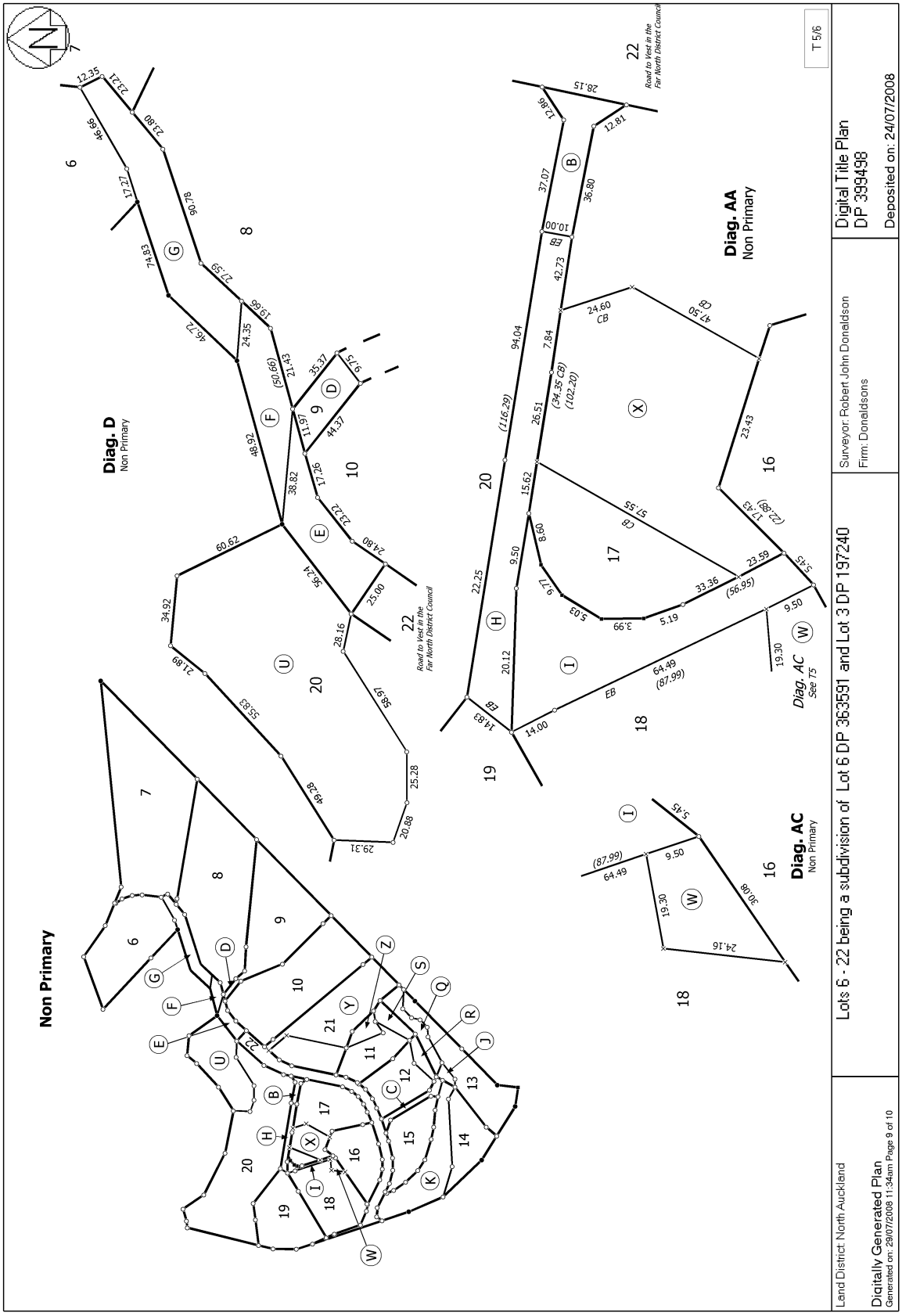
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See T5
Road to Vest in the Far North District Council
Road to Vest in the Far North District Council
T 5/6
Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
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Deposited on: 24/07/2008
Land District: North Auckland
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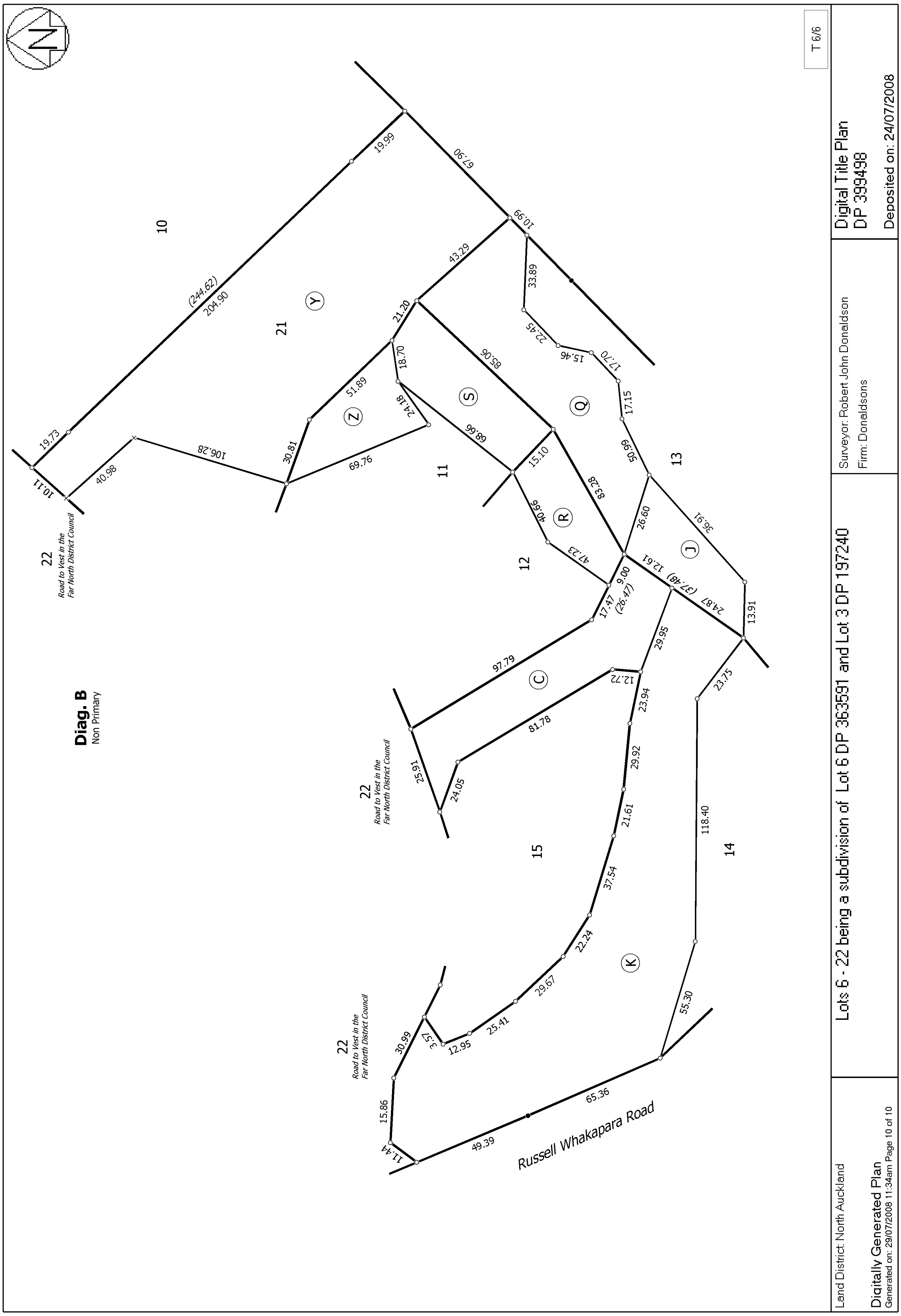
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Lots 6 - 22 being a subdivision of Lot 6 DP 363591 and Lot 3 DP 197240
Land District: North Auckland
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Diag. B
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Road to Vest in the Far North District Council
Russell Whakapara Road
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Far North District Council

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Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2060078 and 2070537
the Subdivision of Lot 2 DP 363591
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) 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 these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

Lots 17 & 18 DP 399498.

- Archaeological sites (middens) exist within areas X (Lot 17) & W (Lot 18). Any development shall be outside of these sites or an approval to modify shall be obtained from the New Zealand Historic Places Trust.

SIGNED: P.J. Killalea Mr Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 5th day of June 2008

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258414
NA 126C/340

Far North District Council

CONO 7887593.2 Consent N
Cpy-01/01,Pgs-001,24/07/08,08:11
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Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING CER-3177-CER221 the Subdivision
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) 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 these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

Lots 17, 18, 20 DP 399498

Archaeological sites exist on each of these lots as outlined in the 'Archaeological Survey and Assessment of the Proposed Mount Industrial Joint Venture Trust Subdivision, Russell Whakapara Road, Bay of Islands' prepared by Northern Archaeological Research dated December 2004. Any development shall avoid these sites or an approval to modify will be required from the New Zealand Historic Places Trust.

Lots 6 -14 & 21 DP 399498

The wetland system (waterbody, native vegetation and land around the water bodies) contained within the lot shall be kept free of grazing farm animals, and shall not be destroyed, degraded or damaged without the written consent of the Far North District Council. The owner shall be deemed to be not in breach of this prohibition of any such vegetation dies from natural causes that are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

SIGNED: ______________________ Mr Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KERIKERI** this 5th day of June 2008

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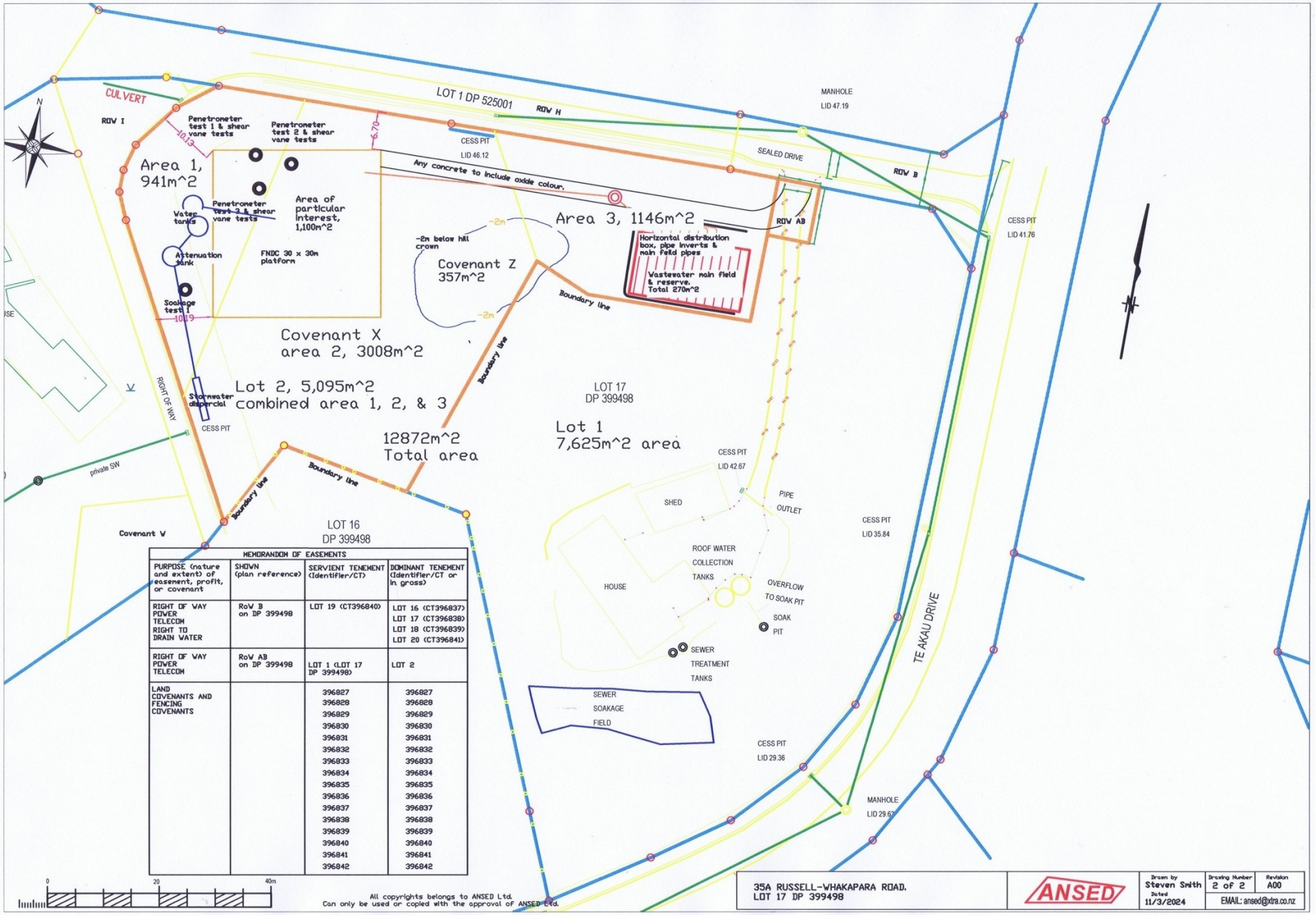
$60 25.7.08 NA126C/390



MEMORANDUM OF EASEMENTS

PURPOSE (nature and extent) of easement, profit, or covenant	SHOWN (plan reference)	SERVIENT TENEMENT (Identifier/CT)	DOMINANT TENEMENT (Identifier/CT or in gross)
RIGHT OF WAY POWER TELECOM RIGHT TO DRAIN WATER	RoW B on DP 399498	LOT 19 (CT396840)	LOT 16 (CT396837) LOT 17 (CT396838) LOT 18 (CT396839) LOT 20 (CT396841)
RIGHT OF WAY POWER TELECOM	RoW AB on DP 399498	LOT 1 (LOT 17 DP 399498)	LOT 2
LAND COVENANTS AND FENCING COVENANTS		396827 396828 396829 396830 396831 396832 396833 396834 396835 396836 396837 396838 396839 396840 396841 396842	396827 396828 396829 396830 396831 396832 396833 396834 396835 396836 396837 396838 396839 396840 396841 396842

35A RUSSELL-WHAKAPARA ROAD.
LOT 17 DP 399498

ANSED

Drawn by: Steven Smith
Dated: 11/3/2024
Drawing Number: 2 of 2
Revision: A00

EMAIL: ansed@xtra.co.nz

SITE SUITABILITY GEOTECHNICAL AND ENGINEERING REPORT FOR A 2 LOT DEVELOPMENT AT 35A TE AKAU DRIVE, RUSSELL

for

MIKE & NICOLA BLYTH

ANSED Ltd

Dated 14/8/24

5 Ngunguru Road
RD 3
WHANGAREI

Phone [64] (09) 459-5009
021-1002597

ansed@xtra.co.nz

TABLE OF CONTENTS

Please note that this report should be seen as a reasonable attempt to identify any significant details and design aspects related to the setting of any Resource Consent Conditions by the Far North District Council (FNDC) for the proposed subdivision of this property.

BRIEF

ANSED Ltd have been engaged by the property owners to provide a site suitability geotechnical & engineering report for the proposed subdivision (Lot 17 DP 399498) at 35A Te Akua Drive, Russell.

This geotechnical & engineering report undertakes to;

1. Describe the existing layout of the property.
2. Review the existing stability of the site.
3. Note pertinent geotechnical features that may impact on any building development.
4. Stormwater & Wastewater management.
5. Access & Hazard review.
6. If necessary, make recommendations regarding further investigations.
7. Provide guidelines compatible with the FNDC Consent requirements.

The findings of this report may be used to achieve approval of the FNDC for the proposed subdivision.

BACKGROUND

The resource consent application (which is the basis for the FNDC RC evaluation) requires a specific, site suitability geotechnical & engineering report covering the underlying soil features and associated parameters which will form the basis of likely design & specifications required to meet any FNDC RC/BC conditions, along with recommendations for stormwater & wastewater management.

1. RELEVANT DOCUMENTATION

AS 2870:2011 – Construction of residential slabs and footings

NZS 3604:2011 – Timber framed buildings

NZS 4229:2013 -- Concrete masonry buildings not requiring specific engineering design

NZS 4402:1986 -- Methods of soil testing for civil engineering purposes

NZS 4404:2004 – Code of Practise for Urban Land Subdivision

NZS 4431:1989 – New Zealand Standard Code of Practise for Earthfill for Residential Development

NZ Building Code – B1/VM4

Good ground

means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15% when tested, from the liquid limit, in accordance with NZS 4402 Test 2.6,

and

c) Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of: land instability, ground creep, subsidence, liquefaction, lateral spread, seasonal swelling and shrinking, frost heave, changing ground water level, erosion, dissolution of soil in water, and effects of tree roots.

2. SITE DESCRIPTION

DESCRIPTION

The property is legally described as Lot 17 DP 399498 and is located at 35A Te Akua Drive, Russell, with access from the Russell – Whakapara road in the Far North District.

The 12,872m^2 site is located within the Coastal Living Zone, Coastal Environment under the proposed Far North District Plan.

2.1 TOPOGRAPHY

The property has a rolling to steeper terrain contour. The surrounding properties have a mixture of pasture, bush/scrub and housing along the other boundaries. The proposed building site has a natural separation from the surrounding areas. The outlook from the site is towards the South & West and is partially protected from North & East winds.

2.2 GEOGRAPHY

The region of Russell has a number of identified soil types.

On this site the NRC soil maps list the soil as follows;

Property: Fee Simple, 1/1, Lot 17 Deposited Plan 399498, 12,872 m2

There is one soil type on this property: -

Soil type: RA covers 1.29ha. -> (100%) Relevant factsheet: 3.4.2

The proposed new lot & build platform and the existing house are all located within the soil area identified by NRC as “RA”.

This soil is classed 2 <> 1 as “Imperfectly to (very) poorly drained”.

The soil within the site is assessed as CLASS 3 expansiveness in terms of AS2870:1996 and can be classed as sensitive.

2.3 GEOTECHNICAL

The existing Lot generally has a rolling contour with small areas of steeper terrain. There are no signs of recent obvious instability features or other major features of concern to be found on the property.

The Greywacke basement rock is a hard, compacted mix of sandstone and siltstone that provides a high resistance to any foundation erosion.

This material is commonly used for roading and building aggregates

The surface soil has a known problem where Clay is washed through the soil profile and may create a slip plane during high intensity rain storms. Following dry weather, water flows down the cracks between the columns in the soil and lubricates the slip plane, triggering slips at the basement rock interface.

2.4 SITE SUITABILITY GEOTECHNICAL INVESTIGATIONS

Site testing was carried out on the 15/11/2023.

The data was then processed and the analysis results (refer to appendix) provided the foundation for the recommendations of this report.

2.5 FIELD INVESTIGATIONS

The weather was fine & dry.

The subsurface soil conditions near potential building platform areas were investigated by the completion of (the test sites was located as indicated on the scheme plan.) ,

Hill slope of Lot (near the top of the slope, & close to the ROW).

Test 1;

A Scala Penetrometer test to 0.8m deep with associated in-situ hand undrained shear vane tests.

Hill slope of Lot (near the top of the slope, & further from the ROW).

Test 2;

A Scala Penetrometer test to 0.9m deep with associated in-situ hand undrained shear vane tests.

Hill slope of Lot (lower on the same slope).

Test 3;

A Scala Penetrometer test to 0.9m deep with associated in-situ hand undrained shear vane tests.

The purpose of the testing was to provide guidance as to the general subsurface soil profile together with the variability and relative density of soils close to the building areas. The results of the testing has indicated that the soil strength is satisfactory for foundations.

In-field classification of the soils and subsoils was carried out in accordance with the Field Description of Soil and Rock, NZ Geotechnical Society, December 2005.

This result placed the soil type as poor draining and sensitive material class M.

2.6 SCALA PENETROMETER TESTS

Scala penetrometer tests were undertaken at the locations to obtain a profile of strength at depth.

Scala penetration tests were carried out to a depth of 0.9m below ground level. The blow counts for each 100mm penetrated were recorded.

2.7 UNDRAINED SHEAR STRENGTHS

Shear vane tests were undertaken at depths of 0.15m & 0.9m.

The test method was in accordance with the "New Zealand Geotechnical Society Guidelines for Hand Held Shear Vane Testing" dated August 2001.

The in-situ corrected vane shear strength of the soil in this location varied from 54kPa to in excess of 223kPa. An average value for the corrected in-situ undrained vane shear strength (for all depths) of 163.2kPa was obtained.

The soil can be classed as "Good Ground" in terms of NZS3604, but is sensitive.

The soils poor drainage characteristics are of concern and will require careful placement of cut-off drains or/and subsoil drains around the house site, driveways etc.

On this site it is recommended that the house site is checked by a suitable qualified engineer during excavation (and possible further testing), before foundations are constructed, for drainage requirements and soil strength.

2.8 GROUNDWATER CONDITIONS

The tests were carried out after the end of winter, while the ground was nearly saturated.

The test holes were consistently found to have a low level of moisture to the finished test depth.

Groundwater table elevations are unlikely to change significantly during wet winter conditions and/or following periods of heavy or prolonged rainfall, but the soil will retain water due to the poor drainage qualities.

2.9 SITE STABILITY, INCLUDING STORMWATER AFFECTS

There is no current sign of movement of the slopes.

There should not be any stability issues associated with these locations (and any driveways improved) provided;

- Any overland flows are controlled and directed away from any development area.
- The grassed areas and other cover is maintained.
- The need for subsurface drainage trenches is evaluated after foundation excavations of any building, as well as sloping the surface away from the buildings, to minimise the surface and underground water flows affecting the foundations.
- All drain outlets are away from the site & exit from spreader bars/wide trenches.
- Suitable planting is completed as development progresses.

Provided that the recommendations of this report are followed we consider that the risk of soil instability to be minimal.

2.10 FOUNDATION RECOMMENDATIONS

Foundation Design Based on Bearing Capacity

The bearing capacity of the soil dictates whether the foundations of the proposed buildings should be based on an allowable bearing capacity of 100kPa.

The following bearing capacity values are considered appropriate for the purposes of foundation design.

Ultimate Bearing Capacity	300kPa
Allowable Bearing Capacity (F.O.S =3)	100kPa
Dependable Bearing Capacity (Φ=0.5)	150kPa

On the basis of this assessment (including the analysis of the penetrometer testing results, refer to appendix), the soil of the proposed Lot can be generally classed as good ground with consistent values >140kPa.

Due to the slope, soil type and poor drainage it is recommended that light framed & clad buildings are constructed on this lot.

Pile foundations should be suitable for any area of the Lot.

As an example, in the area of test site 1, a depth of >=400mm provides an appropriate foundation design embedment depth & the required soil strength.

Test site one & three may also be classed as "Good Ground" with further confirmation testing before construction to be carried out.

Extensive testing of foundations during excavation is likely to be required for a medium weight building with a Rib-Raft foundation.

3. GEOLOGY

Site investigation confirms the description and positions of the soil type – see attached plans, photos and the NRC soil information in the appendix.

4. HAZARDS

4.1 HAIL

The site is not listed in/under any records of, or near any know HAIL sites.

4.2 FLOODING

The elevated site will not be affected by flooding.

5. STORMWATER AND DRAINAGE

The soil type can be prone to slipping if care is not taken, as well as normal erosion & gully erosion.

Drainage will be critical in achieving the expected lifetime of any development on this site.

Stormwater from the roofed impermeable areas should be collected into sealed pipes and discharged into water supply tanks for storage followed by mitigation/attenuation. The overflow from the storage tanks/volumes and areas of pavement should be directed to open swales and/or long spreader bars.

The poor soakage characteristics of the soil will slow the transfer of surface water to the natural below ground reservoirs and to the local natural water courses.

Without mitigation measures the overland flows will be significantly changed within the Lot boundaries.

With the correct mitigation measures the effects of any development will be minor (if any).

It is recommended that the development mitigates for all events, up to and including 100yr events.

An example attenuation calculation is included in the appendix.

The example is for a 266m^2 house, 210m^3 concrete driveway and 85m^2 of metal (or similar) surface.

24m^3 of attenuation storage is required to provide for attenuation of 100yr events, with associated orifice controlled outlet flow.

The scheme plan includes a combination of attenuation storage & swale/natural soakage mitigation measures which will ensure the continuation of the natural absorption process.

6. WASTEWATER RECOMMENDATIONS

There are suitable areas for complying wastewater treatment (and a reserve allocation area) on the proposed lot.

The use of a secondary treatment system will provide adequate processing of effluent for the soil.

The field is to be a minimum of 1.5m from any boundary.

It is recommended that an AES or similar high quality system is installed. These systems combined with the location will ensure a suitable environment.

Due to the class 1<>2 ground conditions, a wastewater system combining a secondary system & trenches may be designed to provide an appropriate wastewater treatment.

An example of a suitable system follows.

The Cleanstream TXR-1 tank has a capacity of 4,500 lt, with partitions, pumps and filters.

A standard yearly service contract would be part of the wastewater maintenance programs.

The example proposed secondary system outlets to a standard trench design, details as recommended by NZS1547; 2012. Refer to the information in the Appendices.

All distribution box outlet pipes (100mm dia.) are to be level with each other to ensure even distribution of inflows. Use 100mm dia. feeder lines to connect these outlet pipes to the start of the cross field pipes.

The field is likely to require a design capacity of 2000L/day

7. WATER

The property will require an on site water supply. This can be provided by 2 x 30,000 Lt water tanks and associated 2 stage line filters.

8. TE AKAU ROAD INTERSECTION AND THE ROW & LOT ENTRANCE

Te Akau Drive use is very low with vehicles travelling to & from the relatively few sites along Te Akau Drive.

I have been on site 3 times (on different days), at 11am, 1.5pm & 4pm for over 3.5hrs in total.

Apart from my own car, the sum of the traffic numbers over that time (on Te Akau drive) was 2, ie. 2 vehicles per 3.5 hours, at the times when normal traffic would be expected.

In fact the main road & Te Akau intersection is one of the best along any section of the Russell - Whakapara road & likely one of the best in the FND.

The road is relatively new & has very good tapers, formation, sight distances etc.

There are suitable site distances at the intersection of Te Akau Drive with the Russell – Whakapara road.

Te Akau drive is 8m wide with concrete kerb & channels so there is nothing to upgrade.

The Te Akau Drive traffic speed can be expected to be 20 to 35km/hr due to the varying gradients, curves/corners.

There are no other concerns about safe access or pedestrian safety.

The existing ROW B entrance has suitable sight distances.

The ROW B legal width of 10m, roadway formation, edge to edge width of 5m & seal width of 4.5m meets FNDC District plan requirements.

The entrance formation has a few pot holes in the seal, which will be repaired, otherwise ROW B & H are in good condition.

The existing entranceway off ROW B to Lot 1 & proposed Lot 2 will be converted to a ROW & upgraded to/as required to a double crossing standard of concrete or seal construction and comply with the FNDC EES.

Any new concrete surfaces are to have dark oxide added into the concrete to ensure the concrete blends into the surroundings.

9. HILL TOP COVENANT

The top of the hill is proposed to have a covenant to stop any construction above the 2m line below the top most point. This also specifies any roof line of surrounding buildings are to be below this 2m height.

10. ARCHAEOLOGICAL SURVEY AND ASSESSMENT

An archaeological survey and assessment was completed in January, 2024 (35A Te Akau Drive Russell Assessment 23 Jan 2024) by Justin Maxwell and Jennifer Huebert, Sunrise Archaeology Report No. 2024-02.

This was to evaluate part of the area which has a covenant listed over it.

The findings of the report recommended that the work should be monitored by a archaeologist but in the hatched area of the scheme plan, found only one very small area that could be of historic construction.

The hill top covenant will cover the larger identified section within the current covenanted area of proposed Lot 2.

11. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

1. The design of the proposed additional Lot will provide a suitable outcome.
2. There will be no increase in the rate of stormwater entering the local overland flow paths.
3. Any overland flows are controlled and directed away from any development area.
4. That the need for subsurface drainage trenches is evaluated after foundation excavations of any building, as well as sloping the surface away from the buildings, to minimise the surface and underground water flows affecting the foundations.
5. That the development mitigates for all events, up to and including 100yr events.
6. That light framed & clad buildings are constructed on this lot, unless extensive foundation investigations are carried out.
7. That the house site is checked by a suitable qualified engineer during excavation (and possible further testing), before foundations are constructed, for drainage requirements and soil strength.
8. That an AES or similar high quality secondary treatment system is installed.
9. Neighbouring properties will not be detrimentally impacted by the creation of this additional Lot.

LIMITATIONS

This report has been prepared for Mike & Nicola Blyth as our Client with respect to the brief noted. It is not to be relied upon for any other purpose without reference to ANSED Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

Signed for ANSED Ltd,

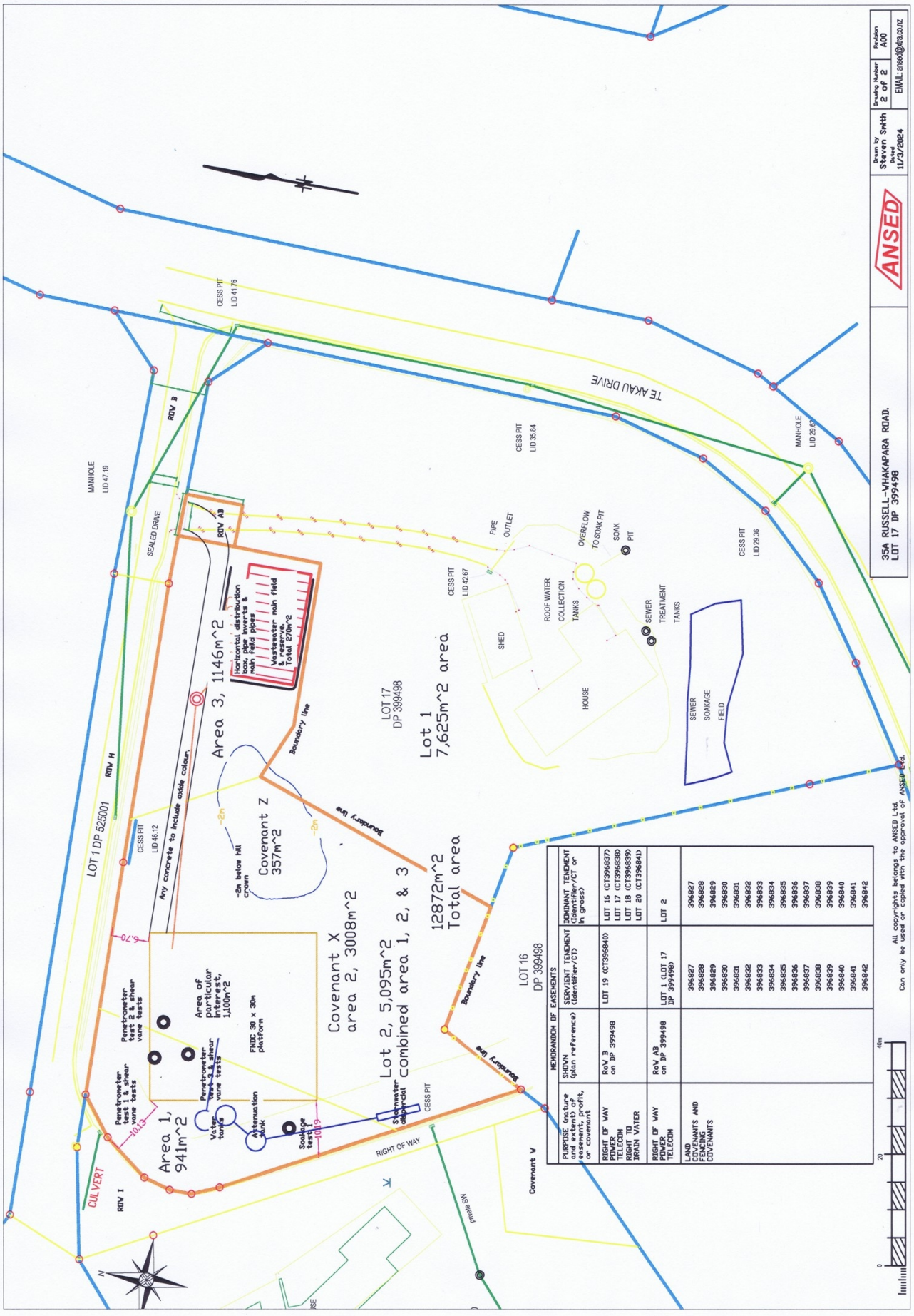
Steven Smith, CPEng 1018935

ANSED Ltd
5 Ngunguru road
Whangarei

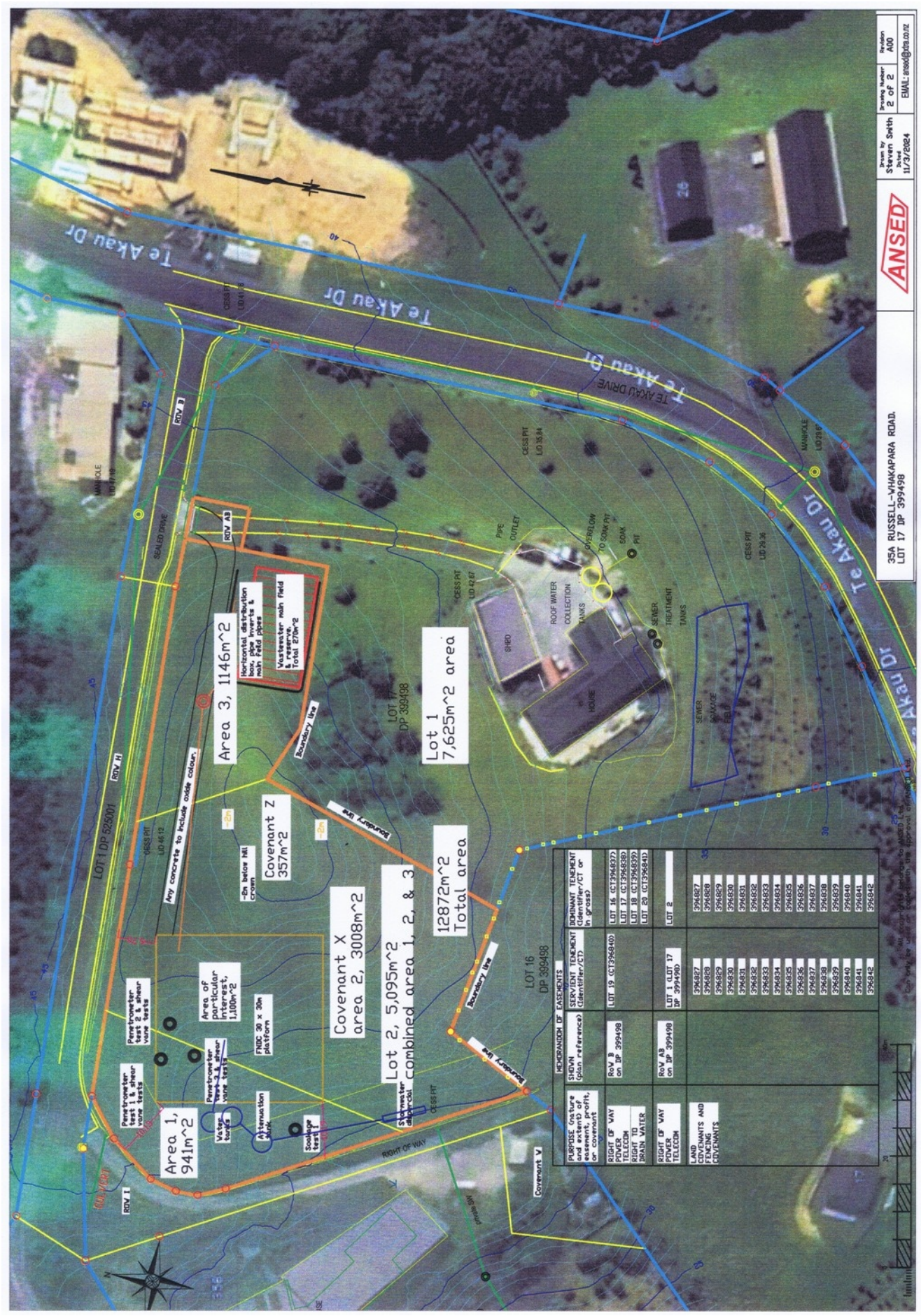
Cell:0211002597
Email:ansed@xtra.co.nz

12. APPENDIX

Current scheme plan.



Current scheme plan, including contours & services etc.



Scheme & contour plan including site testing.

NRC soil map

On this site the NRC soil maps list the soil as follows;

Property: Fee Simple, 1/1, Lot 17 Deposited Plan 399498, 12,872m2

There is one soil type on this property: -

Soil type: RA covers 1.29ha. -> (100%) Relevant factsheet: 3.4.2

NRC RA soil type

MANAGING NORTHLAND SOILS 3.4.2

Mature greywacke soils

Soil types in this group

- Rangiora clay, clay loam and silty clay loam - RA, RAH*
- Rangiora silty clay loam - RAI, RAIH*

Rangiora clay, clay loam & silty clay loam (RA, RAH) soil profile

*The H denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

Features of mature greywacke soils

- These soils are found on rolling to steep hill country along Northland's eastern edge, from Mangonui south to Bream Tail
- They are part of the Marua soil suite, which is prone to large scale slipping
- Slip scars on Rangiora soils can be difficult to revegetate because of poor natural fertility
- Greywacke basement rock is a hard, compacted mix of sandstone and siltstone that provides a majority of roading and building aggregates
- Because it is hard, greywacke supports some steep slopes. On the adjacent rolling hill country it has weathered up to 30m deep to produce mature Rangiora soils
- These mature soils are strongly leached to weakly podzolised

NRC RA soil type, additional information

Structure and drainage management

Issues	Management tips
Due to the degree of leaching, clay has moved down through the soil profile and accumulated in subsoil which cracks as it dries to form a distinct columnar subsoil structure	Consider draining wet pasture or creating / or protecting wetlands
Podzolisation has broken down topsoil structure, reducing friability	Consider retiring very steep or marginal pastoral land from grazing if pastoral returns are poor and/or weed invasion is a problem
Loss of soil structure leads to pugging and soil surface sealing in wet conditions	Careful winter grazing management can minimise pugging and compaction and protect soil structure

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Slipping (severe)	All mature greywacke soils, especially on steeper slopes and during heavy rain after drought	Clay washed through the soil profile creates a slip plane During high intensity rain storms following dry weather, water flows down the cracks between the columns in the soil and lubricates the slip plane, triggering slips	Open plant poplars across slopes at 5 -10m spacing with the closer spacing at the toe and wider spacing towards the top and sides of the slip Reduce stock pressure to prevent pugging and overgrazing, which can lead to slipping
Slump erosion and soil cracking	All mature greywacke soils, especially steep areas	Where water flows across the regolith, a tunnel can form underground, which removes support from adjoining slopes During extended wet periods, tunnels cause slow slip movement defined by slump terraces and cracking	Open plant poplars to stabilise slump terraces Concentrate tree plantings in hollows and the heads of gullies as a preventative measure to reduce slipping

Drainage classes

Soil symbol	Full name	Drainage class
MARUA SUITE Basement rock: greywacke and argillite		
RA, RAH	Rangiora clay, clay loam and silty clay loam	2⇌1 - Imperfectly to (very) poorly drained
RAI, RAIH	Rangiora silty clay loam	2⇌1 - Imperfectly to (very) poorly drained

Results from Penotrometer & Shear Vane testing

Input data

Winter wet ground surface/subsurface

	Location	35A Te Akura Drive, Russell			Date	15/11/23			Weather	Fine.		
	Near top of slope (near Drive side)				Near top of slope (Russell side)				Bottom centre (above soakage test site)			
	Penetrometer blows				Penetrometer blows				Penetrometer blows			
Distance	Test 1	mm/blow	CBR	kPa	Test 2	mm/blow	CBR	kPa	Test 3	mm/blow	CBR	kPa
0												
100	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!
200	3	33.3	5.9	108	2	50.0	3.8	69	1	100.0	1.4	37
300	4	25.0	8.1	141	3	33.3	5.9	108	3	33.3	5.9	108
400	4	25.0	8.1	141	3	33.3	5.9	108	5	20.0	10.4	164
500	4	25.0	8.1	141	3	33.3	5.9	108	4	25.0	8.1	141
600	5	20.0	10.4	164	3	33.3	5.9	108	5	20.0	10.4	164
700	5	20.0	10.4	164	3	33.3	5.9	108	5	20.0	10.4	164
800	5	20.0	10.4	164	3	33.3	5.9	108	5	20.0	10.4	164
900		#DIV/0!	#DIV/0!	#DIV/0!	3	33.3	5.9	108	5	20.0	10.4	164
1000		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1100		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1200		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1300		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1400		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1500		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1600		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1700		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1800		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Shear vane results — Winter damp, but no obvious water level.

	Test 1		Test 2		Test 3		Shear vane results		
Ratio	0.15m deep	0.5m deep	0.15m deep	0.5m deep	0.15m deep	0.5m deep	0.15m deep	0.5m deep	Overall
1.595	34	122	110	100	108	140	Test av.	Test av.	Test av.
	54.2	194.6	175.5	159.5	172.3	223.3	134.0	192.5	163.2
Remould	13	43	16	61	22	84	17.0	62.7	39.8
Divide orig.	2.6	2.8	6.9	1.6	4.9	1.7	4.8	2.0	3.4

Good Ground	**Top soil depth**	Soil type: RA Relevant NRC factsheet: 3.4.2
	100mm to 250mm	Rangiora clay, clay loam and silty clay loam -RA, RAH*
		Mature greywacke soils RA Class 1-2 – Imperfectly to poorly drained.
Borderline	**Sub soil**	Part of the Marua Suite, Basement rock: Greywacke and Argillite.
	Soil is dark grey until approx., 450mm where it changes to a Yellow mottled look with some small areas of Brown/Red	
	Medium grained, Dark Grey/Yellow/Orange/Light Brown, damp at surface level and damp consistent as testing depth increased.	

Results from Soakage testing (Ksat)

Constant head test — **Test Hole 1**

Bore dia. (D)	Bore area (a)	Bore circum "c"	Bore depth "d"	Av. area of soakage in pit, base + circum "c" x (depth-(0.5 xAv. mm))
0.1	0.00785	0.31416	0.62	0.19399
			Approx field depth	

Original data

	Minutes		Constant head
Test	30	30	30
1	55	55	55
	2.0	2.00	2.00
m/hr	0.11	0.11	0.11
m^3/hr	0.0009	0.0009	0.0009
	0.0143990		

Av. mm: 55.00

Av. cm^3/hr: 863.938 Av. cm^3/min: 14.399

Test Depth in bore hole (WD) m	Convert test time to min. as part of an hr	Volume soaked between readings (V) litres	Volume soaked per min (V) litres/min	Surface storage area (SA) m^2	Soakage rate (SR) litre/min/m^2
0	0				
0.055	2.0	0.43	0.014	0.1940	0.074
0.055	2.0	0.43	0.014	0.1940	0.074
0.055	2.0	0.43	0.014	0.1940	0.074
0.000	#DIV/0!	0.00	#DIV/0!	0.2026	#DIV/0!
0.000	#DIV/0!	0.00	#DIV/0!	0.2026	#DIV/0!
0.000	#DIV/0!	0.00	#DIV/0!	0.2026	#DIV/0!
0.000	#DIV/0!	0.00	#DIV/0!	0.2026	#DIV/0!
0.000	#DIV/0!	0.00	#DIV/0!	0.2026	#DIV/0!
0.055	#VALUE!	0.43	#VALUE!	0.1940	#VALUE!

Av. cm^3/hr: 14.399 — Average soakage rate (Ave): 0.074 — Design soakage rate (DSR): 0.037 litre/min/m^2

Av. cm^3/hr: 863.938 Av. cm^3/min: 7.199

Av. cm^3/hr: 431.969

Soakage volume (m^3 per sec)	Soakage volume (m^3 per hr)	Soakage volume (m^3 per 24 hr)	Ksat (mm/hr)	Ksat (m/day)	(m^3/hr/m^2)
0.000000120	0.000432	0.0104	2.227	0.0534	0.000037
					(m^3 per hr)
					0.000007

Rate of water loss Q cm^3/min	Depth of water H cm	Radius of hole r cm	Correction factor	X = H/2r	Sinh^-1 (X)	K sat cm/min	Change Ksat cm to m Factor	Formula K sat m/day	Safety factor for design	Design K sat m/day
14.40	62	5.00	4.4	6.20	2.52414	0.00219	14.40	0.03159	0.5	0.01579

$$K_{sat} = \frac{4.4Q\left[0.5\sinh^{-1}\left(\frac{H}{2r}\right)-\sqrt{\left(\frac{r}{H}\right)^2+0.25}+\frac{r}{H}\right]}{2\pi H^2} \quad \text{Eq. G1}$$

where:
- K_{sat} = saturated hydraulic conductivity of the soil in cm/min
- 4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
- Q = rate of loss of water from the reservoir in cm^3/min
- H = depth of water in the test hole in cm
- r = radius of the test hole in cm

TABLE L1
RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

Soil category	Soil texture	Structure	Indicative permeability (K_{sat})(m/d)	Design loading rate (DLR) (mm/d)			
				Trenches and beds			ETA/ETS beds and trenches
				Primary treated effluent		Secondary treated effluent	
				Conservative rate	Maximum rate		
1	Gravels and sands	Structureless (massive)	> 3.0	20 (see Note 1)	35 (see Note 1)	50 (see Note 1)	(see Note 4)
2	Sandy loams	Weakly structured	> 3.0	20 (see Note 1)	30 (see Note 1)	50 (see Note 1)	
		Massive	1.4 – 3.0	15	25	50	
3	Loams	High/ moderate structured	1.5 – 3.0	15	25	50	
		Weakly structured or massive	0.5 – 1.5	10	15	30	
4	Clay loams	High/ moderate structured	0.5 – 1.5	10	15	30	12
		Weakly structured	0.12 – 0.5	6	10	20	8
		Massive	0.06 – 0.12	4	5	10	5
5	Light clays	Strongly structured	0.12 – 0.5	5	8	12	8
		Moderately structured	0.06 – 0.12	(see Notes 2 & 3)	5	10	5 (see Notes 2, 3, & 5)
		Weakly structured or massive	< 0.06			8	
6	Medium to heavy clays	Strongly structured	0.06 – 0.5				
		Moderately structured	< 0.06				
		Weakly structured or massive	< 0.06				

NOTES:
1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
2 To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
3 If K_{sat} < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

Typical photos of the Te Akau intersection, from the road boundaries.

NorthEast view from the Russell-Whakapara road, opposite Te Akau Drive.

Te Akau Dive has a 50km/hr speed zone.

Te Akau Dive sight distances.

The existing access off Te Akau drive to the start of the ROW.

The existing ROW entrance & access to the first (lower) section of the Lot.

The existing ROW & access to the second section of the Lot.

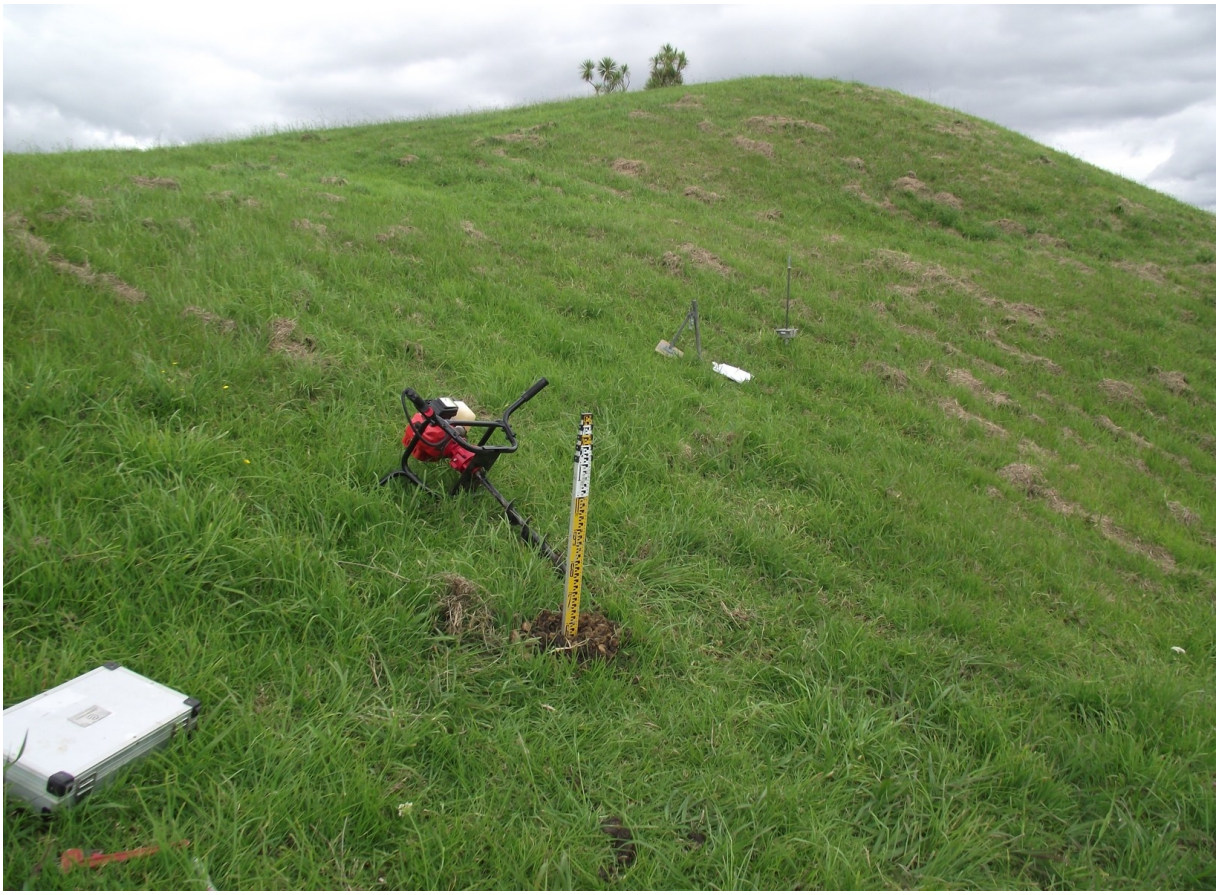
General area of 30 x 30m site

The top 2m of the hill to have building exclusion covenant

Test site one

Test site two

Test site three



Soakage test site

Close up view of the soakage test hole & soil removed.

Example secondary treatment wastewater field sizing

On-Site Evaluation Continued Page 8

Trench & bed dimensions (secondary treatment)

Width	Length	Design flow	DLR	Trench (each)	Trenches
W (m)	L (m)	Q (L/day)	Q (mm/day)	L (m)	Number (min.)
0.6	111.1	2000	30	20	5.6

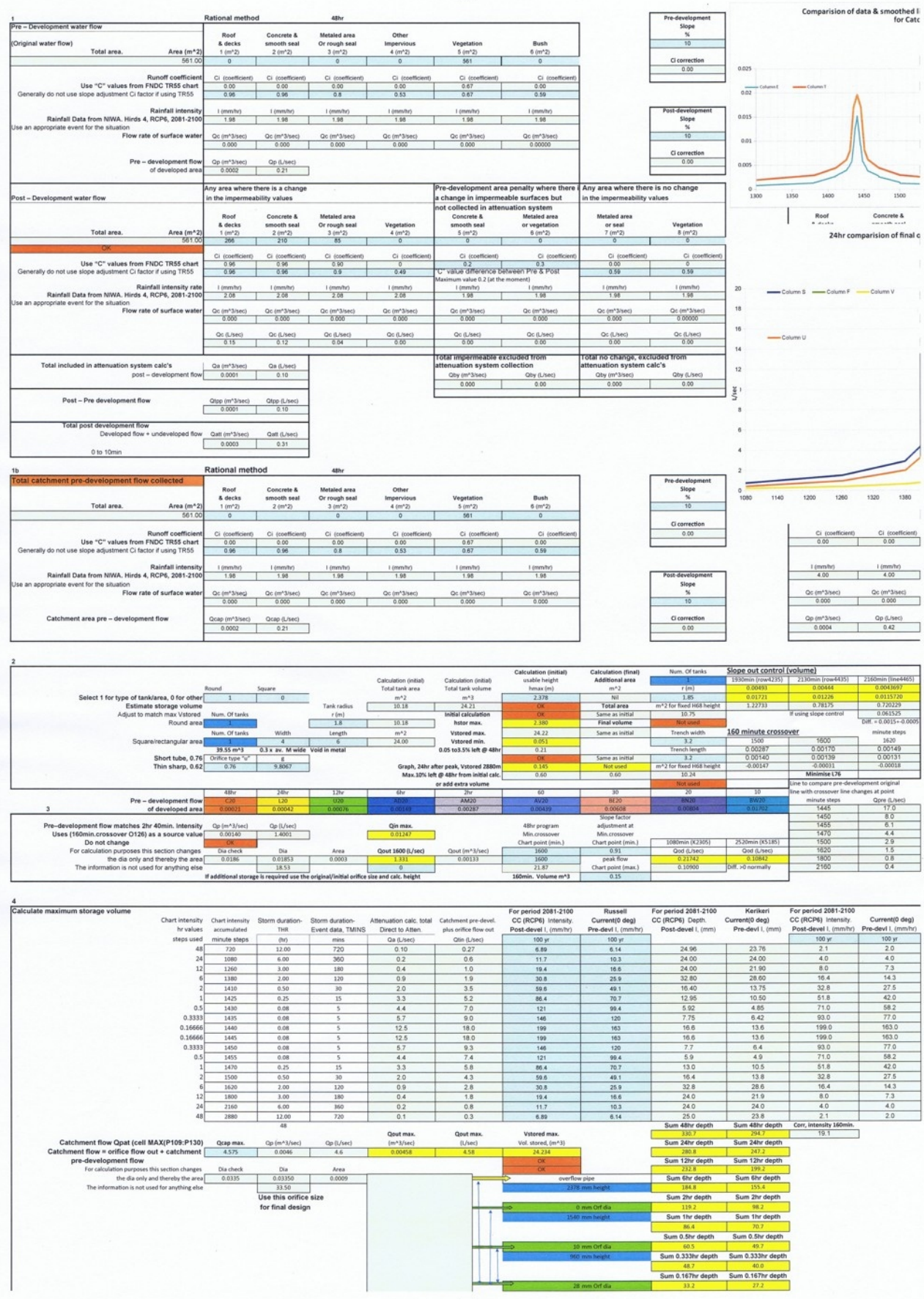
Trenches used	Spacing between sidewalls	Trench area	Reserve area	Reserve trench area	Total trench area
Number (min.)	SW (m)	Min. (m^2)	(%) of main	Min. (m^2)	Min. (m^2) + spacing
6	1	192.0	30	57.6	269.6

Note;
Spacing >=1m between sidewalls of trenches.
Horizontal distribution box & outlet pipe inverts.

TABLE L2
TYPICAL DIMENSIONS OF CONVENTIONAL TRENCHES AND BEDS

	Typical dimensions (mm)	Maximum (mm)	Minimum (mm)
Trench dimensions			
Width	300 – 450	600	200
Depth of aggregate	200 – 400	400	200
Depth of topsoil	100 – 150	150	100
Spacing between adjacent trenches (sidewall to sidewall)	–	N/A	1000
Bed dimensions			
Width	1000 – 4000	4000	1000
Depth of aggregate	300 – 600	600	300
Depth of topsoil	100 – 150	150	100
Spacing between adjacent beds (sidewall to sidewall)	–	N/A	1000

Example attenuation sizing



Archaeological Survey and Assessment of Lot 17 DP 399498, Russell, Bay of Islands

Prepared for Michael and Nicola Blyth

Justin Maxwell and Jennifer Huebert

Sunrise Archaeology Report No. 2024-02

January 2024

Sunrise Archaeology

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Cover image: Portion of Bay of Islands chart, 1849, by Captain Stokes of H.M.S. Acheron. Source: Turnbull Library.

1 Introduction

Michael and Nicola Blyth commissioned this archaeological survey and assessment of their property at 35A Te Akau Drive, Russell, Bay of Islands (Figure 1). The legal description of the property is Lot 17 DP 399498.

The owner wishes to subdivide this property. A draft plan showing the proposed division and a covenant area was supplied (Figure 2). An archaeological assessment was recommended as there is one recorded archaeological site (Q05/825) on the property, and other sites nearby.

This purpose of this work was to determine whether archaeological sites or remains are located on the property, to accurately demarcate the extent of any sites and determine how intact they are, and to investigate subdivision options that would not affect any remains. It was also done to advise the landowner as to their obligations under the *Heritage New Zealand Pouhere Taonga Act 2014*, in respect to any affected archaeological sites. The survey was undertaken by Justin Maxwell. This report outlines the results.

Figure 1. Location of subject property, 35A Te Akau Drive. Source: Google Earth, 2024.

Figure 2. Overview of draft subdivision plan. Supplied by client. Draft dated 11/1/2024.

2 Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act*, 2014 (HNZPTA), and the *Resource Management Act*, 1991 (RMA).

Heritage New Zealand Pouhere Taonga Act 2014 - Archaeological Provisions

Heritage New Zealand Pouhere Taonga (HNZPT) administers the *Heritage New Zealand Pouhere Taonga Act* (HNZPTA). All archaeological sites in New Zealand are protected under this act and may only be modified with the written authority of the HNZPT. The act contains a consent (commonly referred to as an "Authority") process for work of any nature affecting archaeological sites, which are defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that:

> *(i) Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*
>
> *(ii) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*

(b) Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may damage, modify, or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure. The maximum penalty in the HNZPTA for un-authorised damage of an archaeological site is $120,000. The maximum penalty for un-authorised site destruction is $300,000.

The archaeological authority process applies to all sites that fit the Heritage New Zealand definition, regardless of whether:

- The site is recorded in the New Zealand Archaeological Association (NZAA) Site Recording Scheme or registered/declared by the Heritage New Zealand Pouhere Taonga,
- The site only becomes known about as a result of ground disturbance and /or,
- The activity is permitted under a district or regional plan, or resource or building consent has been granted.

HNZPT also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The register can include some archaeological sites (though the main database for archaeological sites is maintained independently by the NZAA). The purpose of the register is to inform members of the public about such places and to assist with their protection under the *Resource Management Act, 1991.*

The Resource Management Act 1991 - Archaeological Provisions

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provided for the well-being of today's communities while safeguarding the options for future generations. The protection of

historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic Heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wāhi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive, and some archaeological sites may include above ground structures or may also be places that are of significance to Māori.

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the District Plan assessment criteria (if appropriate).

3 Methodology

Sunrise Archaeology consulted relevant archaeological literature in preparation of this assessment. The New Zealand Archaeological Association (NZAA) site recording scheme ArchSite (www.archsite.org.nz) was consulted to determine whether any previously known sites were present on or near the property.

Archival materials from Land Information New Zealand (LINZ), Archives New Zealand, Auckland Public Library, Turnbull National Library of New Zealand, and Turton's Index were consulted. Relevant early historical texts, and some other records and reference texts, were also examined.

Prior to the site visit, modern and historical aerial photos, Lidar imagery, and cartographic records were researched to indicate potential areas of interest. Old survey plans of the area were also examined for information relating to early structures and infrastructure in the area.

A foot survey was conducted. Soil probing and shovel tests were done in select areas. The location of archaeological features were recorded with a GPS unit (Garmin 64st). Some areas were recorded using Drone imagery. See Site Visit section for details of the survey.

This survey was conducted to locate and record archaeological remains. The survey and report do not aim to locate or identify wāhi tapu or other places of cultural or spiritual significance to Māori. Those assessments are to be made by Tangata Whenua, who may be approached independently for any information or concerns they may have.

4 Physical Setting

The property is at 35A Te Akau Drive, Russell, Bay of Islands. It is 1.2872 ha, more or less. The property is a short distance inland between Uruti and Orongo Bays, about 2.5km southeast of Russell, Bay of Islands. The entrance to the property is from Russell-Whakapara Road, via Te Akau Drive. The area around Te Akau Drive is composed of relatively recently developed (~20 years or less) lifestyle blocks. Some parts of this area are under covenant.

The area is characterised by low to moderate hills. The property is a lifestyle block with a house, an expanse of mowed grass, and some small shrubs and trees. A high point is approximately 50 m northwest of the house platform, and the property slopes to the south and east. A low retaining wall faces Te Akau Drive. A small stream, leading to a swampy area, flows a short distance south of Te Akau Drive.

The soils of the property are Rangiora clay, clay loam and silty clay loam (RA). This is a mature greywacke soil with low fertility, not well drained, with a hard underlying rock. It is prone to cracking, slumping, and severe slipping (Northland Regional Council, 2023).

5 Background

A brief background of this area is taken partly from Best (2002), who assessed an area across the Russell-Whakapara Road from the present project area, including the nearby (~700 m southwest) Uruti Bay headland.

The pā on the headland was said to have been associated with, and possibly occupied by, the notable Māori chiefs Pomare, Te Whareumu, Hone Heke, and Kiwikiwi. An important track to the early Kororareka (Russell) settlement passed immediately to the west of the project area (Figure 3, and see Nevin 1984:36). There was no evidence of an early settlement or village in the immediate area.

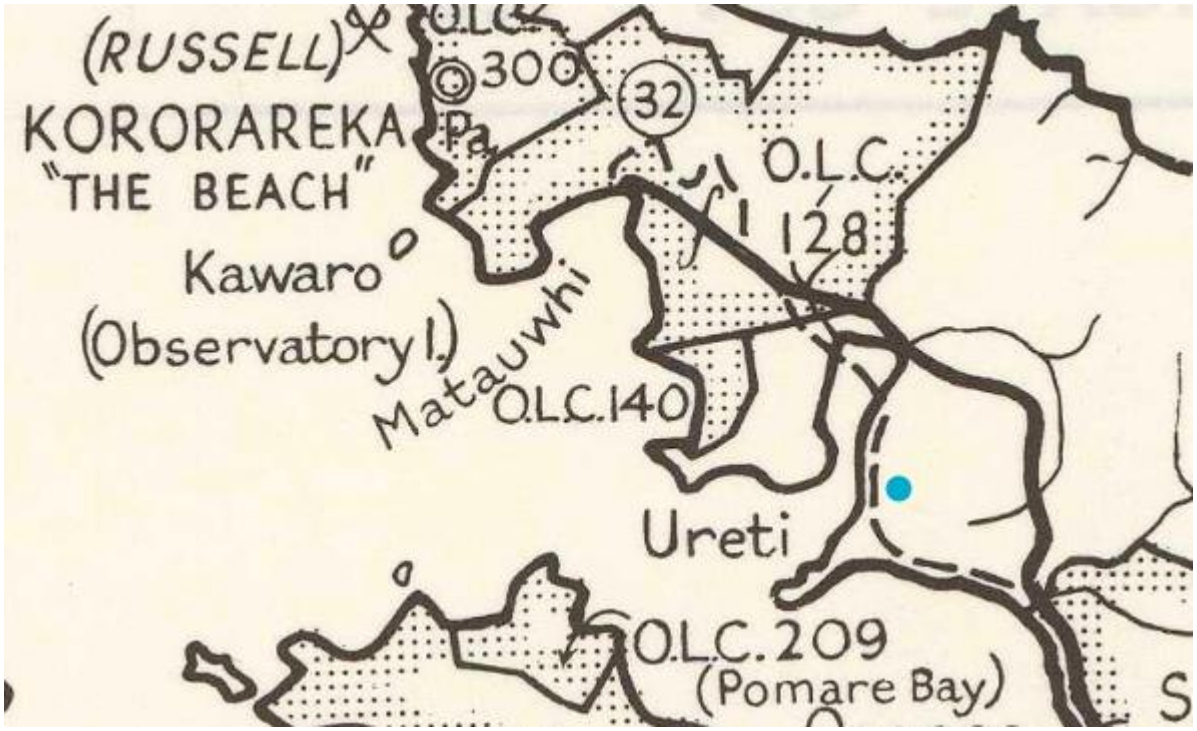

Figure 3. Portion of historical map of the Bay of Islands' Russell Survey District showing some early land claims (shaded areas) and tracks, by Jack Lee, 1970. Blue dot is present project area. Source: Turnbull National Library, ALMA #9917941493502836.

Much of the land around this area, but not the project area itself, was subject to several early claims (see Figure 3). In 1839, Old Land Claim 471 took place near the present project area between J. H. Barsden and Pakira and Hongi-ieke [Hone heke] for ~25 acres at Uruti. It was transferred shortly thereafter to Benjamin Evans Turner, grog-seller and notable character of old Kororareka whose first wife was Heke's sister (King 1992:182). A Crown grant was later issued for Turner's claims at Uruti (OLC 470-472, Wai 1040, #A48). While no associated survey map was found, an adjoining claim (OLC Plan 128, 1878) denotes this was an area across Uruti Bay ~500 m west of the present project area (note, claim not depicted in figure above).

In early 1845, as part of the Kororareka Maiki Hill flagstaff skirmishes, Hone Heke and his men met Kawhiti and his 100 men at Uruti Bay, camping for some time while combining forces to attack nearby Kororareka (Lee 1983:257). In total, hundreds of men gathered at Uruti, and it has been said they plundered the house of Benjamin Turner, an old resident. Before help arrived, Turner's home and haystacks were in ashes (Cowan 1955:22).

A chart of the bay made several years later in 1849, shows one structure across the inlet near the present project area (Figure 4), which could be the location of Turner's residence. The track to Kororareka is also marked.

Figure 4. Bay of Islands chart, 1849, by Captain Stokes of H.M.S. Acheron. Ureti [Uruti] Bay showing a structure west of project area, across the track. Source: Turnbull National Library, WA-11241-G.

In 1896, the property was sold by Turner or his son to Horace Williams, a settler from Russell (Best 2002:6). Records show that this was a large section (Figure 5, and others). The survey plan shows a small stream, which still flows near the subject property south of Te Akau Drive. A later survey map from 1937 (DP 27702) shows the project area was in grass. The only structure depicted in the area was a house west of the road, below the stream. This location is consistent with that of the older structure marked in Figure 4, suggesting continuity of use for the old Turner homestead.

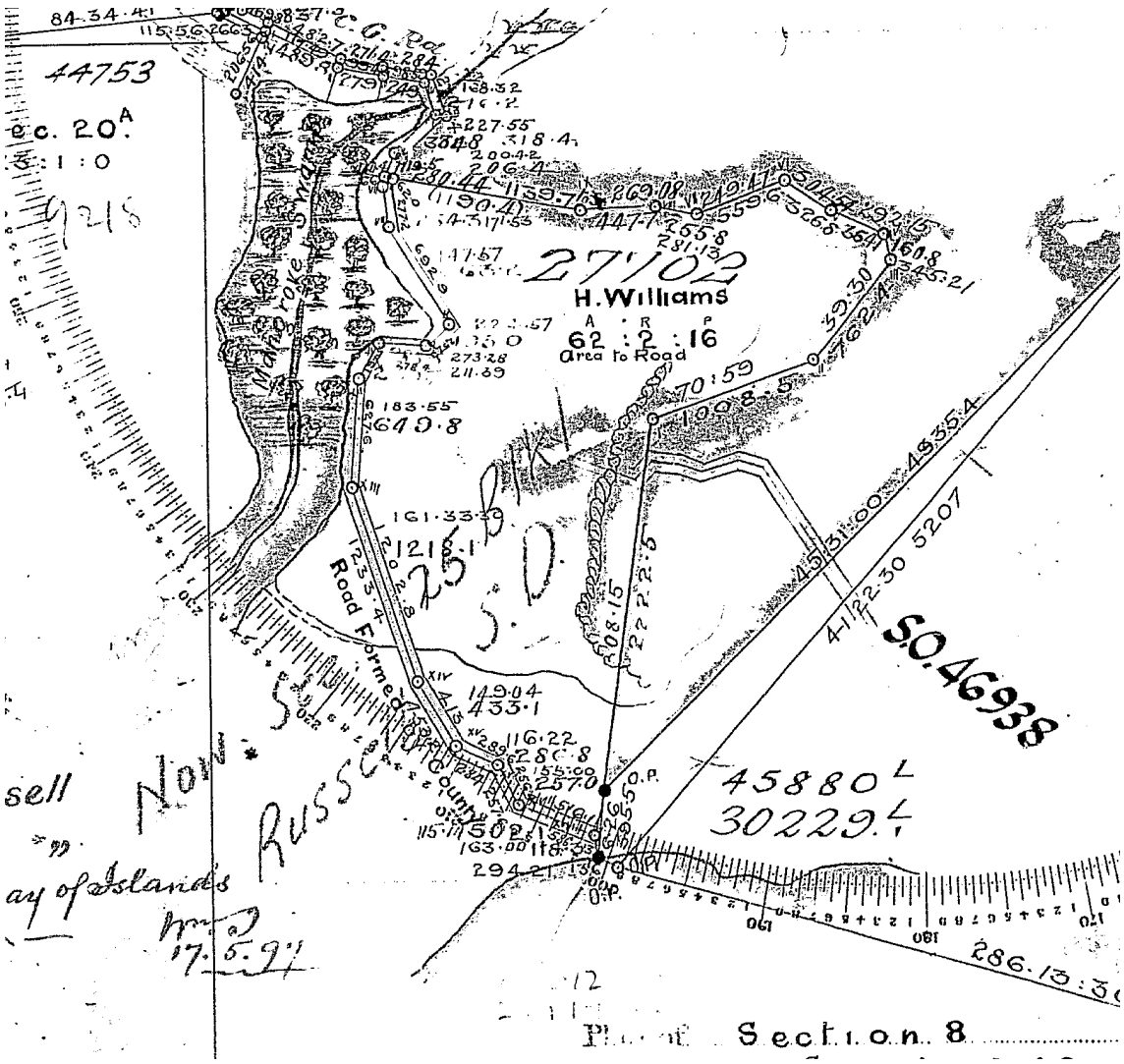

Figure 5. Portion of 1897 survey map, SO 10760. Subject property is east of label "Road Formed by County". Source: LINZ.

6 Previous Archaeology

This property was part of a prior survey and assessment done for the subdivision (Johnson 2004). At the time, house sites had been cleared and marked, and accessways formed. The archaeological sites encountered included terraces, middens, a possible pit, and an earth oven. These were interpreted as locations of short-term activities related to gathering and processing shellfish from the estuary, and possibly associated with the settlement of the nearby pā that overlooks Uruti Bay (Q05/822). Johnson commented that the midden sites may have been compromised or reduced in size by farming activities and track formation, and that it was likely other materials were present subsurface. Some fruit and exotic trees were noted south of the project area, deemed possibly related to the old homestead across the road.

Earthworks on the subdivision associated with the establishment of driveways and house platforms in Lots 16, 18, and 19 (which border the project area), proceeded under HNZPT Authority 2006/44. The final report on archaeological monitoring (Johnson 2005) noted that there were additional exposed portions of recorded midden, probably associated with Q05/825, and a small possibly horticultural drain (see Figure 9, next section). Johnson noted that it was almost certainly part of a small cultivation in the gully, and that it is likely additional drain components are present. No other features were encountered.

Surveys and assessment have also been conducted on the former Uruti Bay Estate just across the Russell-Whakapara Road (Robinson 1991, Best 2002). Finds included numerous terraces and areas of shell midden, some of the latter very large. Other archaeological surveys have taken place in the area (Johnson 1997, and others described in Johnson 2004). Sites recorded include terraces, midden, an historic track and bridge, and a manganese mining operation.

As a result of these and other surveys, there are numerous recorded sites in the area (Table 1, Figure 6), and one on the property (Q05/825, a terrace, midden, and possible pit). Nearby, there is a small pā site (Q05/822) on the headland, with two tihi linked by a series of terraces. The other sites in the area include extensive middens, especially in coastal areas and areas adjacent to wetlands, along with numerous terraces. There are also a few findspots that include obsidian flakes and nineteenth century European items.

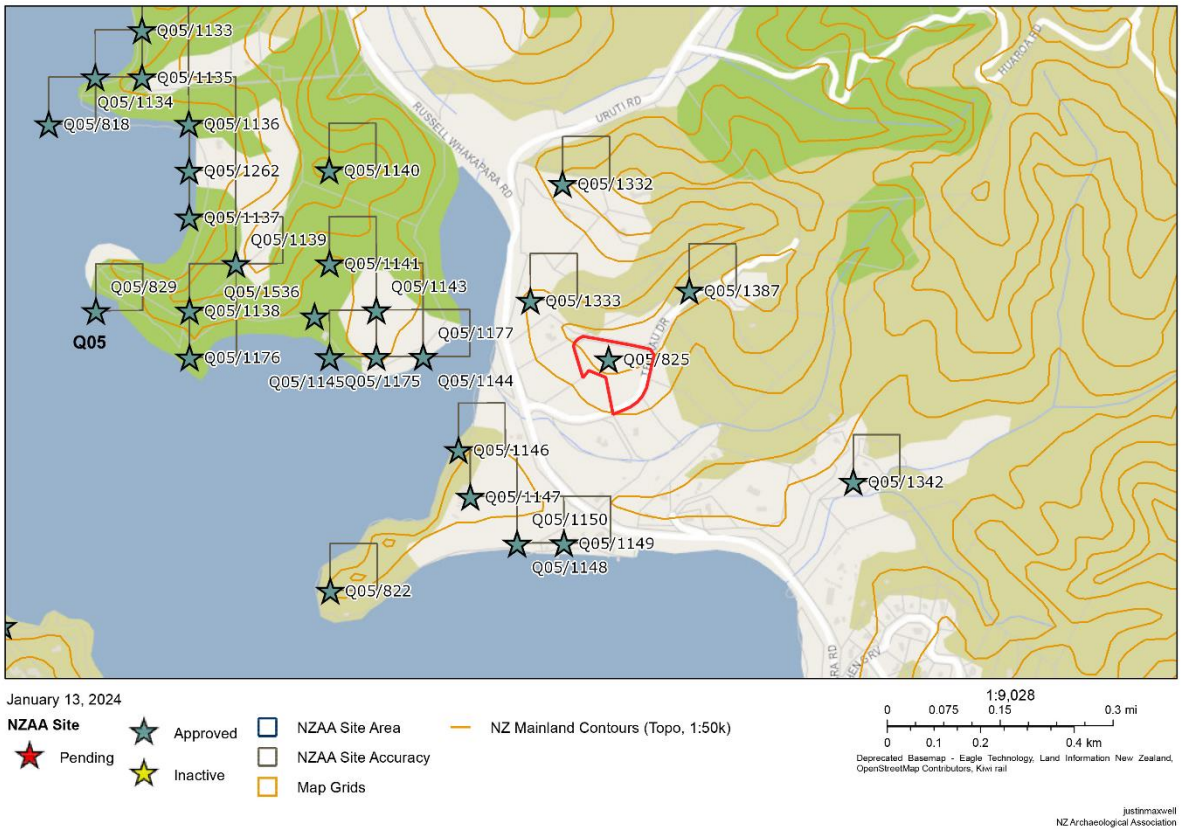

Figure 6. Recorded archaeological sites on or in the vicinity of the project area. Property outlined in red. Source: NZAA Archsite (www.archsite.org.nz).

Table 1. Recorded archaeological sites on or near the subject property. Source: NZAA Archsite 2024. Shaded sites are on the subject property.

NZAA Site No. Q05/	Site type	Recorded, Revisited	Last known condition
822	Pā		
825	Terraces, Midden, Pit?, Drain	1984, 2004, 2005	Poor
1142	Terraces (2)	1991	Good
1143	Terraces (at least 12), Midden	1991	Good
1144	Midden (extensive), Findspot (obsidian flake)	1991	Fair
1145	Midden (extensive)	1991	Fair
1146	Midden	1991	Fair

NZAA Site No. Q05/	Site type	Recorded, Revisited	Last known condition
1147	Midden	1991	Fair
1148	Midden	1991	Fair-Poor
1149	Terraces (4)	1991	Good
1150	Terrace, Midden	1991	Fair
1175	Terrace, Midden, Findspot (some historic materials)	1991	?
1177	Midden, Terrace, Earth oven	1991	?
1332	Midden, Terrace	2004	Fair
1333	Midden, Terraces, Oven	2004	Fair
1387	Terraces (several)	2006	Poor
1536	Midden, Findspot (European materials, worked totara timber, and obsidian flake)	2016, 2019, 2020, 2023	Excellent

Historical aerial photographs from 1951 (Figure 7) show little of interest on this property, which was grazed and/or in low scrub at the time. The closest structures are just across the Russell Road, at the old homestead.

Figure 7. Historical aerial imagery of subject property in 1951. Source: Retrolens, Crown 209/545/56.

6.1 Q05/825 (Terraces, Midden, possible Pit)

This site was recorded as ten terraces and midden on a hill east of Russell Road.

The upper terrace was 9 x 6 m overlooking Uruti Bay, and a lower (behind, facing northwest) terrace was 2 x 1.5 m and approximately 5 cm deep. The other terraces were not described. The midden was downslope and measured 1 x 2.5 m, and contained broken cockle shell. A sketch map was provided, showing the series of terraces and midden location (Figure 8).

A later site inspection reported a small possible pit on the highest point of the knoll, 1 m diameter and 0.2 m deep. Additional middens were also noted, containing cockle, charcoal, fire-cracked rock (Johnson 2004). At that time, the site was noted to be in poor condition with some surface disturbance.

Additional shell midden deposits were then later exposed during road and driveway formation for the subdivision (Figure 9, Johnson 2005). One area was 30-50 cm below topsoil, 20 cm thick, and had been exposed over 3 m and it appeared to continue upslope. Materials found included cockle, pipi, and oyster shell, with fragments of charcoal and fire cracked rock. At least five other areas of small midden, primarily cockle shell, were also exposed; some were deemed to continue subsurface.

At that time, a small drain was also exposed diagonally in the driveway of Lot 18, which borders Lot 17 to the west, southwest of the hilltop (see Figure 9). The drain was 20 cm wide, aligned with a small gully, and encountered 50 cm bs for a length of 5 m. It is likely a Māori horticultural feature. The recorder noted there were probably additional subsurface components of the drainage network in this area.

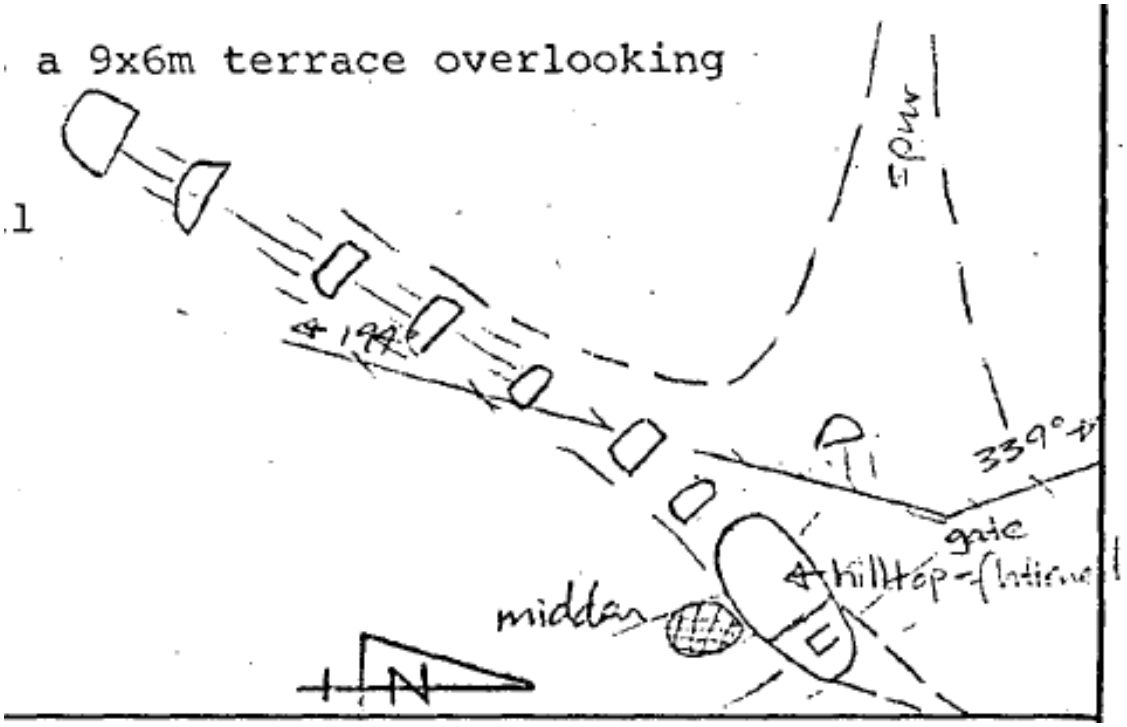

Figure 8. Sketch map of site Q05/825. Source: NZAA site record.

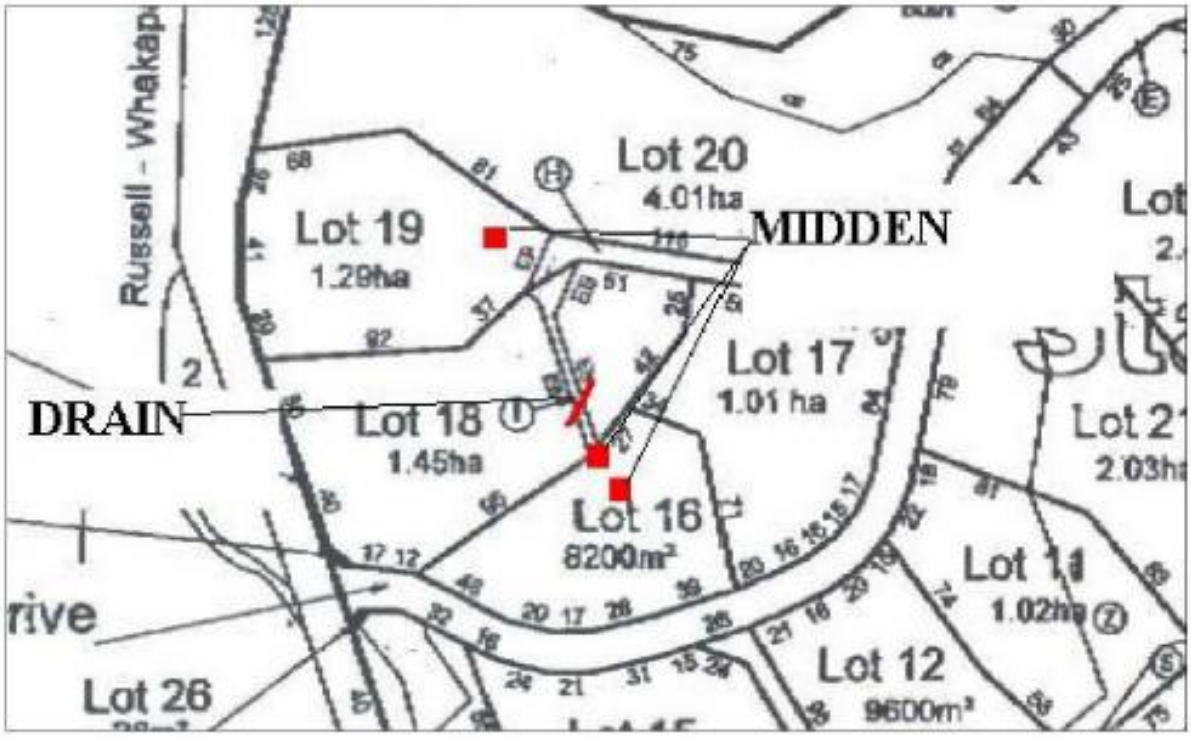

Figure 9. Location of archaeological features encountered in the area during monitoring in 2005 (Johnson 2005). Subject property is Lot 17.

7 Site Visit

The author visited the project area 17 January 2024. Visibility of the ground surface was generally good being mown grass, or long grass in the case of the northeast corner. There were no limitations to the survey.

The survey focused on the entirety of the proposed subdivided block, including areas where potential building platforms, driveways, and so forth had been designated by the client (see Figure 2).

No probing was undertaken, as it was found there was gravels within the natural soil matrix which made probing unproductive. Seventeen shovel tests were dug in a grid across the proposed lot (Figure 10). Shovel tests were not excavated on the upper platform.

Possible above ground features, a series of small terraces, were identified on the proposed lot (Figure 11). This area includes a high point of the hill, and medium slopes. A small patch of bush is immediately south of the proposed lot, and this is the location of a recorded archaeological site (Q05/825). The area was at one stage in scrub and gorse, the removal of which is likely to have damaged or destroyed many features which may have been present.

All of the shovel tests were sterile, and indicate a dark brown topsoil overlays a clay base. Some small gravels were present in the topsoil. The topsoil depth ranged from 10-30 cm in depth. The low area to the northwest of the upper platform had the most fertile and deep soils, much of which may be washed down from above or redeposited during the previous development of the sub-division.

Figure 10. Site plan showing testing areas. Base figure: Google Earth 2024.

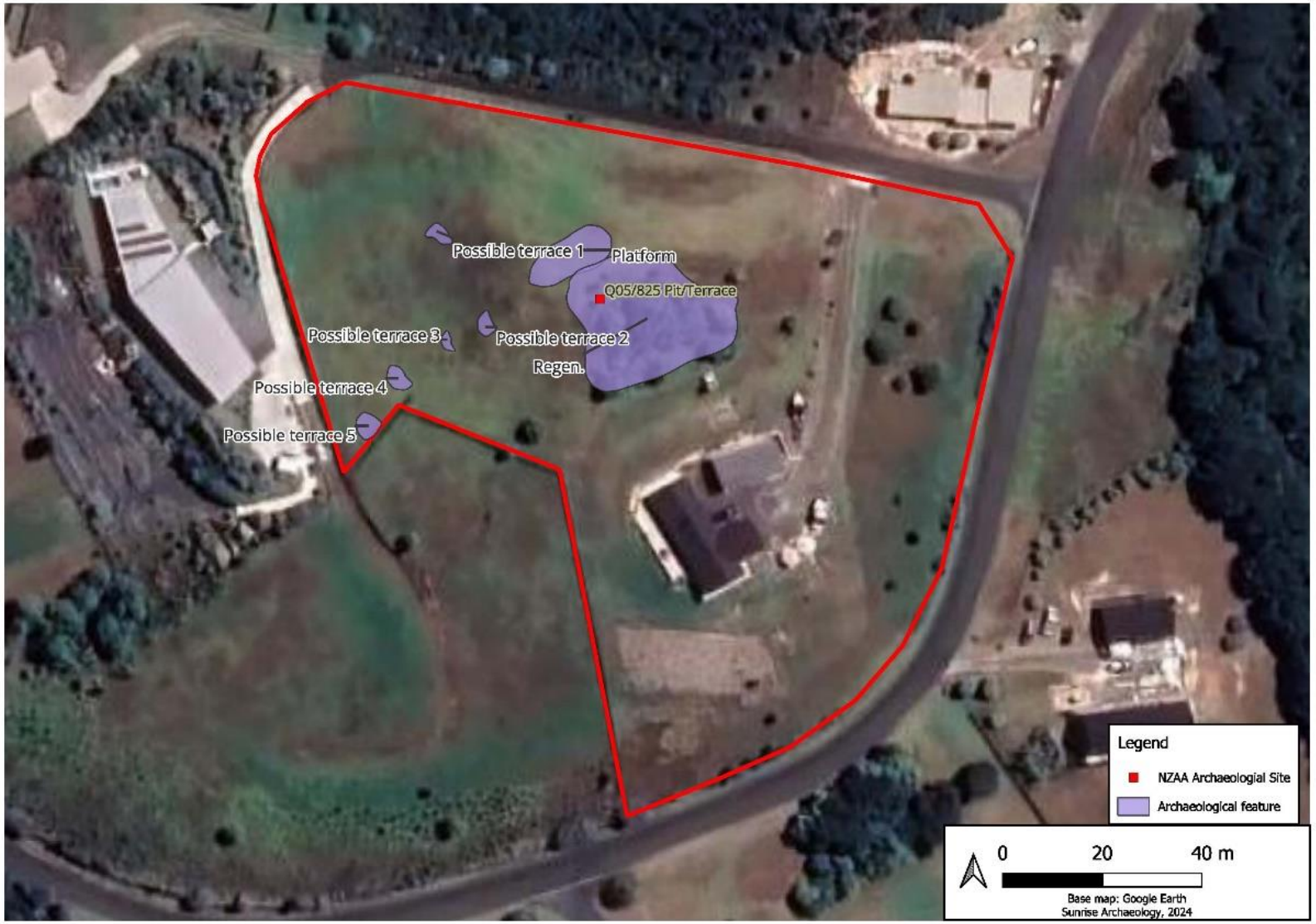

Figure 11. Areas of interest recorded during site visit. Red outline is property boundary.

7.1 Q05/825 (Terraces, Midden, possible Pit)

This site was last visited in 2005. At that time there was a possible pit on the upper platform, two possible terraces were located where native bush is now, with midden exposed between the terraces, and further midden was noted to the south, presumably where the house is on the property. A small horticultural drain had also been partly exposed by driveway formation between this property and the lot to the west. It is not known what the vegetation was at the time of the survey or what if any limitations there were to the survey.

The top of the knoll, and the upper platform, is now mown grass, and there is what could have been a pit impression on the upper platform. Within the bush area are two probable terraces, and a small quantity of marine shell, possibly midden, was present on the surface.

Five possible terraces were identified, four on the ridge to the southwest of the upper platform, and one to the northeast. All of these, if they are terraces, are in poor condition. The entirety of the site and possible features have been heavily modified at some point in the past. The location, which is a high point with good intervisibility, is a typical location for these types of features. The terrain, moderate slopes, is not consistent with the site having been defended, and the absence of any defensive features would support the unlikelihood of this being a defended site.

This location and surrounding area would, however, have been a good location for habitation, gardening, and access to kai moana.

The site details have been updated in the NZAA Archsite database.

Figure 12. Project area. Bush and upper platform form part of Q05/825. Facing west.

Figure 13. Part of Q05/825 was under bush. A person is standing on upper platform. Possible terraces to left of platform on ridge. Facing north.

Figure 14. Drone imagery of project area which is approximately to left of small central patch of bush.

Figure 15. Drone imagery of project area, facing west.

Figure 16. Four possible terraces on ridge to west of platform. Facing east. Scale units: 20 cm.

Figure 17. Upper two possible terraces to west of upper platform. Facing west. Scale units: 20 cm.

Figure 18. Upper platform. Possible pit to left of stadial rod. Facing west. Scale units" 20 cm.

Figure 19. Site Q05/825, possible terrace under bush. Scale units: 20 cm.

It is probable that all of the identified possible features are highly degraded components of what was a small Māori occupation site: a combination of a house site, storage pit, and garden terraces. It is also probable that many more features were once present but have been lost during changes in land use.

The archaeological landscape today has been heavily modified. The remnant features are in poor condition, and the extent of features are difficult to define. The upper platform is the least modified of all the features at this site.

8 Archaeological Significance

Heritage New Zealand Pouhere Taonga requires certain matters to be taken into account when assessing the archaeological value or significance of an archaeological site. These are: condition; rarity, unusualness, uniqueness; the context; information potential; amenity potential; and any cultural associations (HNZPT 2014).

One archaeological site was previously recorded on the property, and over the intervening years it has been extended as more components have been exposed by development. Q05/825 is composed of a series of middens / midden scatters, terraces, a possible pit, and a horticultural drain. The site overall is in poor condition.

The evidence indicates this was a location of Māori habitation and gardening activities, which had easy access to marine resources in the nearby bay and estuary. It is likely to have been associated with the small pā on the nearby headland overlooking Uruti Bay. The density of recorded archaeological features in the area further indicates this is an extensive archaeological landscape, related to Māori use as well as early European settler activity.

Overall, the quantity and type of features found on this property and nearby indicate that this part of the Uruti / Orongo Bay area has been long used by Māori. The historical information further indicates Uruti was part of an early (possibly as early as the 1830s) European homestead, and this area has associations with known persons and historic events of the 1840s.

Table 2. Archaeological significance assessment.

Site/s	Criteria	Assessment
Q05/825 **Terraces, Midden, Pit, Drain**	Condition	Poor. The site has been affected by historical pastoral farming practices and more recent property development.
	Rarity/ Uniqueness	These features are common components of past Māori occupation.
	Contextual Value	The site has value as part of past land use history and settlement patterns of the Uruti / Orongo Bays by both Maori and Europeans, and associations with known persons and events in Kororareka in the early 19th C.
	Information Potential	The site has medium information potential due to its condition.
	Amenity Value	Being on private land, the site has limited public amenity value.
	Cultural Associations	Pre- and post-contact Māori, and early European settlers.

The archaeological significance or value of sites recorded in the project area are associated with their condition, rarity, contextual value, information potential and/or amenity value. No ranking of sites is allowed or appropriate under the Act or HNZPT guidelines.

9 Heritage Significance

Heritage significance and values accounted for under the Resource Management Act 1991. The following matters must be taken into account when assessing Heritage significance/values include: historical, architectural, cultural, scientific, and technological qualities (RMA 1991).

Table 2. Heritage significance evaluation.

Location	Criteria	Assessment	Significance
Uruti and Orongo Bays, Kororareka / Russell, Bay of Islands	Historical: the place reflects important or representative aspects of national, regional, or local history, or is associated with an important event, person, group or idea or early period of settlement within NZ, the region or locality.	This area is associated with Māori occupations, early Māori-European interactions, and activities related to the early 19th C settlement at nearby Kororareka.	Moderate
	Architectural attributes: the place is notable or representative example of its type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.	The location has no architectural significance/value.	None
	Social: the place has a strong or special association with or is held in high esteem by a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.	Significance to Māori be determined by the affected tangata whenua.	N/A
	Cultural/Mana whenua: the place has a strong or special association with or is held in high esteem by mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.	This to be determined by the affected tangata whenua.	N/A

Location	Criteria	Assessment	Significance
	Scientific: the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or national history of NZ, the region or locality.	Sites of this type have potential to provide scientific information on Māori activities, though the site is in poor condition.	Low-Moderate
	Technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components, or use of materials.	Sites have no technological significance/value.	None
	Aesthetic: the place is notable or distinctive for its aesthetic, visual or landmark qualities.	The site has some aesthetic value, as it is located on a high point overlooking Uruti Bay and has a clear view of the nearby headland pā.	Low
	Context: the place contributes to or is associated with a wider historic or cultural context, streetscape, townscape, landscape or setting.	This area forms part of a wider cultural/ archaeological landscape of the Bay of Islands. The site on this property, along with the other recorded features in the area, contribute to our understanding of pre-1900 land use in the Uruti and Orongo Bay area.	Moderate

Additional comments

Overall, the heritage value of the location/sites/area is of low-moderate significance, at a local and regional level. No additional ranking is appropriate or required.

10 Assessment of Effects on Archaeological Features

This survey was undertaken to relocate and establish the extent of known archaeological sites on the property, and to determine whether the proposed building platforms and associated infrastructure would affect known or unidentified archaeological material or sites. The assessment was done to determine whether the sites would be damaged during the planned development, and advise as to how site damages could be mitigated.

One recorded archaeological site (Q05/825) on the property was relocated during this survey. Five possible terraces, most found on the ridge to the southwest of the upper platform, were in heavily modified areas and were in poor condition. Two more possible terraces and a surface shell scatter were found within an area of bush. The possible pit was a very ephemeral feature at the top of the knoll. No parts of the drainage system were encountered.

Ground disturbance for the proposed subdivision of this property is determined to have some likelihood of encountering intact archaeological material or features. Given previous work on the property, it is especially likely that midden will be encountered.

- The house platform, driveway, and water tanks appear to be in an area that has a low likelihood of encountering intact subsurface archaeological features.

- The "Area of particular interest" in the northwest part of the property (see Figure 2) has some potential for additional archaeological features to be encountered.

- The upper platform, and the identified potential terrace features, should if possible, be avoided.

This survey was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

11 Recommendations and Conclusion

Sunrise Archaeology was commissioned by Michael and Nicola Blyth to provide an archaeological assessment of their property at 35A Te Akau Drive, Russell, Bay of Islands. The legal description of the property is Lot 17 DP 399498.

One previously recorded archaeological site, a series of terraces, middens, an ephemeral pit, and a horticultural drain (Q05/825), is present on the property. No additional sites were identified during the field survey, and past ground disturbance may have destroyed or disturbed any remaining subsurface feature. It is, however, possible that additional archaeological materials may be present on the property.

The following recommendations are made:

1) The proposed building platform and infrastructure for the sub-division lot should where possible avoid the known and possible archaeological features

2) An application to Heritage New Zealand Pouhere Taonga should be made for an Authority to modify or destroy as-yet unidentified archaeological features or material in the vicinity of Site Q05/825 if ground works are to be undertaken.

3) The initial ground works should be monitored by an archaeologist.

4) Prior to any ground disturbance, all contractors should be briefed on the archaeological values of the site.

5) All earthworks that are to be excavated within substrates which could include cultural materials should be carried out with a smooth-bladed bucket, or by hand.

6) In the event that unrecorded subsurface archaeological remains are uncovered when a monitor is not on site, all work affecting such remains should cease immediately and a qualified archaeologist should be contacted so that appropriate action can be taken. This is referred to as an Accidental Discovery Protocol.

7) Any deposits which are located and cannot be avoided should be recorded following standard archaeological techniques.

8) A landscape plan be developed which avoids the known site Q05/825.

9) Any alterations to the proposed works need to be reviewed for comment and/or assessment by an archaeologist.

10) No fossicking (rummaging) of sites should be allowed at any time.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi-tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

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12 August 2024

Carine Andries
Action Point Planning

Email: carine@actionpointplanning.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Mike & Nicola Blyth – 35A Te Akau Drive, Russell. Lot 17 DP 399498.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that proposed Lot 1 has an existing power supply. Costs to make power available to proposed Lot 2 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy.

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz