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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):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- 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: Jason & Penelope Bill Family Trust

Electronic Address for Service (E-mail):

Phone Numbers:

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

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

Name/s: Joseph Henehan – Reyburn & Bryant

Electronic Address for Service (E-mail):

Phone Numbers:

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

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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: Same as applicant

Property Address/
Location _____

7. Application Site Details:

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

Site Address/
Location: _____

Waiotemarama Gorge Road, Omapere

Legal Description: Sections 56 & 58 Blk VII Hokianga SD Val Number: _____

Certificate of Title: RT NA75B/86
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.**

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.

Undertake a three lot subdivision of an existing title at Waiotemarama Gorge Road, Omapere.

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):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent 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) yes no 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 no don't know

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

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) As per applicant

Email: _____

Postal Address: _____

Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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: Jason Bill (please print)

Signature:  (signature of bill payer – **mandatory**)

Date: 12/9/2024

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: Joseph Henehan (please print)

Signature:  (signature)

Date: 12/09/2024

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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

Subdivision consent application

**JASON & PENELOPE BILL
FAMILY TRUST**

Waiotemarama Gorge Road, Omapere

A topographic map with contour lines and a grid, rendered in white lines on a dark background, occupies the bottom half of the page.

**reyburn
&bryant**

PLANNERS • SURVEYORS

Subdivision consent application

JASON & PENELOPE BILL FAMILY TRUST

Waiotemarama Gorge Road, Omapere

| | |
|----------------------|------------------------------------|
| Report prepared for: | Jason & Penelope Bill Family Trust |
| Author | Joseph Henehan, <i>Associate</i> |
| Reviewed by: | Brett Hood, <i>Director</i> |
| Consent Authority: | Far North District Council |
| Report reference: | 17962 |
| Report Status: | Final |
| Date: | September 2024 |

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Reyburn and Bryant
P.O. Box 191
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FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. The **Jason & Penelope Bill Family Trust** apply for subdivision consent to create three lots from one existing title.
2. The applicants are the owners of the site.
3. The location of the proposed activity is Waiotemarama Gorge Road, Omapere.
4. There are no other activities to which this application relates.
5. Section 220(1)(e)(iii) approval is required as outlined in section 1.5 of this report.
6. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
7. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
8. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
9. No other information is required to be included in the district or regional plan(s) or regulations.



Joseph Henehan

12 September 2024

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

joseph@reyburnandbryant.co.nz

Contact person:

Joseph Henehan

TABLE OF CONTENTS

| | |
|--|-----------|
| 1. INTRODUCTION | 1 |
| 1.1 Report basis | 1 |
| 1.2 Proposal summary | 1 |
| 1.3 Property details | 1 |
| 1.4 Relevant title memorials | 2 |
| 1.5 Other approvals required | 2 |
| 1.6 Processing requests | 2 |
| 1.7 Statutory context | 2 |
| 2. THE SITE AND SURROUNDING ENVIRONMENT | 5 |
| 2.1 Site description | 5 |
| 2.2 Surrounding environment | 9 |
| 3. THE PROPOSAL | 10 |
| 3.1 General | 10 |
| 3.2 Site suitability | 10 |
| 3.3 Stormwater disposal arrangements | 10 |
| 3.4 Wastewater disposal arrangements | 11 |
| 3.5 Water supply | 11 |
| 3.6 Electricity and telecommunications | 12 |
| 3.7 Access arrangements | 12 |
| 3.8 PNA protection | 12 |
| 3.9 Cultural/heritage | 13 |
| 4. RULE ASSESSMENT | 14 |
| 4.1 Relevant planning notations | 14 |
| 4.2 FNDP rule assessment | 14 |
| 4.3 PDP rule assessment | 15 |
| 4.4 Overall activity status | 15 |
| 5. ASSESSMENT OF ENVIRONMENTAL EFFECTS | 16 |
| 5.1 Statutory context | 16 |
| 5.2 Existing environment | 16 |
| 5.3 Permitted baseline | 16 |
| 5.4 Effects on the conservation estate (s13.8.1(c)(ii)) | 16 |
| 5.5 Effects on significant indigenous flora and fauna (s13.8.1(c)(ii)) | 16 |
| 5.6 Fire hazards (s13.8.1(c)(ii)) | 17 |
| 5.7 Adverse effects conclusion | 17 |
| 6. PLANNING ASSESSMENT | 18 |
| 6.1 FNDP objectives and policies assessment | 18 |
| 6.2 PDP objectives and policies assessment | 18 |
| 6.3 NES – Soil Contamination | 19 |
| 6.4 NPS – Indigenous Biodiversity | 20 |
| 6.5 NPS – Highly Productive Land | 20 |
| 6.6 Part 2 assessment | 20 |
| 7. NOTIFICATION | 21 |
| 8. CONCLUSION | 22 |

LIST OF TABLES

| | |
|--------------------------------------|----|
| Table 1: Property details. | 2 |
| Table 2: Proposed allotment details. | 10 |

LIST OF FIGURES

| | |
|---|---|
| Figure 1: Location map (Source: Google Earth). | 5 |
| Figure 2: Existing crossing locations (Source: Google Earth) | 6 |
| Figure 3: Protected Natural Areas (Source: FNDC GIS) | 6 |
| Figure 4: Identified archaeological sites (Source: FNDC GIS) | 7 |
| Figure 5: District Plan zonings (Source: FNDC GIS) | 7 |
| Figure 6: District Plan resource areas (Source: FNDC GIS) | 8 |
| Figure 7: Proposed District Plan maps (Source: FNDC GIS) | 8 |
| Figure 8: LUC Soil Classification. (Source: Our Environment). | 9 |

APPENDICES

1. Record of title
2. Scheme plan
3. Protected Natural Area site plan
4. Site suitability report [RS Eng]
5. Planning maps
6. NRC Selected Land-use Register

ABBREVIATIONS

| | |
|---------|---|
| AEE | Assessment of Environmental Effects |
| FNDC | Far North District Council |
| HAIL | Hazardous Activities and Industries List |
| LUC | Land Use Register |
| NES-SC | National Environmental Standard – Soil Contamination |
| NPS-HPL | National Policy Statement for Highly Productive Land |
| NPS-IB | National Policy Statement for Indigenous Biodiversity |
| NRC | Northland Regional Council |
| FNDC | Far North District Plan |
| PDP | Proposed Far North District Plan |
| PNA | Protected Natural Area |
| RMA | Resource Management Act, 1991 |

RPZ Rural Production Zone
SNA Significant Natural Area

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Jason and Penelope Bill Family Trust in support of an application to undertake a three lot subdivision of an existing title at Waiotemarama Gorge Road, Omapere.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Proposal summary

The proposal seeks to undertake a three lot subdivision of an existing title at Waiotemarama Gorge Road, Omapere. A scheme plan showing the subdivision design is attached in **Appendix 3**.

Resource consent is required for a **restricted discretionary activity** from the FNDC under Rule 13.8.1(b).

1.3 Property details

| | |
|--|---|
| Applicant and landowner | Jason & Penelope Bill Family Trust |
| Site location | Waiotemarama Gorge Road, Omapere |
| Record of title | RT NA75B/86 |
| Legal description | Sections 56 and 58 Blk VII Hokianga SD |
| Total site area | 33.7670ha |
| Operative District Plan | Far North District Plan (FNDP) |
| Operative District Plan Zoning | Rural Production Zone |
| Other Operative District Plan Notations | Outstanding Landscape Site of Significance to Māori overlay, referenced MA11-36 Archaeological sites |
| Proposed District Plan | Proposed Far North District Plan (PDP) |
| Proposed District Plan Zoning | Rural Production Zone |

| | |
|---|--|
| Other Proposed District Plan Notations | Outstanding Natural Landscape Site of Significance to Māori overlay, referenced MA11-36 Archaeological sites |
|---|--|

Table 1: Property details.

1.4 Relevant title memorials

The site is held within a single record of title being RT NA75B/86. The title is subject to the following memorials:

- **Subject to Section 8 Mining Act, 1971** – unrelated to subdivision.
- **Subject to Section 5 Coal Mines Act 1979** – unrelated to subdivision.
- **12472524.1 Lease Term** – Lease instrument over the site in favour of New Zealand Carbon Farming (Forest Development) Limited. This lease applies to the balance areas of the site that have been planted in forestry.

The title and the associated memorial are attached in **Appendix 1**.

1.5 Other approvals required

Proposed amalgamation condition

Pursuant to Section 220(1)(e)(iii) of the RMA 1991, it is proposed for Lot 3 and Section 56 BLK VII Hokianga SD (RT NA75B/86) to be held in the same record of title. The condition wording is shown on the scheme plan attached in **Appendix 2**.

1.6 Processing requests

Prior to the issue of any decision for this consent, please forward the draft conditions for our review and comment.

1.7 Statutory context

Resource consent is required as a restricted discretionary activity under the FNDP. Section 104C of the RMA sets out specific requirements for the determination of restricted discretionary activities. These requirements are:

Section 104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

- a discretion is restricted in national environmental standards or other regulations;
- it has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application.

- (3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—
- (a) a discretion is restricted in national environmental standards or other regulations:
 - (b) it has restricted the exercise of its discretion in its plan or proposed plan.

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering an application for resource consent.

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), have regard to—
- (a) any actual and potential effects on the environment of allowing the activity; and
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard:
 - (ii) other regulations:
 - (iii) a national policy statement:
 - (iv) a New Zealand coastal policy statement:
 - (v) a regional policy statement or proposed regional policy statement:
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
- (2A) When considering an application affected by [section 124](#) or [165ZH\(1\)\(c\)](#), the consent authority must have regard to the value of the investment of the existing consent holder.
- (2B) When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under [section 85](#) of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.
- (2C) Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under [section 93](#) of the Marine and Coastal Area (Takutai Moana) Act 2011.
- (2D) When considering a resource consent application that relates to a wastewater network, as defined in [section 5](#) of the Water Services Act 2021, a consent authority—
- (a) must not grant the consent contrary to a wastewater environmental performance standard made under [section 138](#) of that Act; and

(b) must include, as a condition of granting the consent, requirements that are no less restrictive than is necessary to give effect to the wastewater environmental performance standard.

(3) A consent authority must not,—

(a) when considering an application, have regard to—

(i) trade competition or the effects of trade competition; or

(ii) any effect on a person who has given written approval to the application:

(b) [Repealed]

(c) grant a resource consent contrary to—

(i) [section 107](#), [107A](#), or [217](#);

(ii) an Order in Council in force under [section 152](#);

(iii) any regulations;

(iv) wāhi tapu conditions included in a customary marine title order or agreement:

(v) [section 55\(2\)](#) of the Marine and Coastal Area (Takutai Moana) Act 2011;

(d) grant a resource consent if the application should have been notified and was not.

(3A) See also [section 103\(3\)](#) of the Urban Development Act 2020 (which relates to resource consents in project areas in transitional periods for specified development projects (as those terms are defined in [section 9](#) of that Act)).

(4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.

(5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.

(6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.

(7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

This report focuses on the relevant matters in s104(1), and specifically:

- The actual and potential environmental effects (s104(1)(a)).
- The relevant provisions of the NES-SC (s104(1)(b)(i)).
- The relevant provisions of the NPS-HPL (s104(1)(b)(iii)).
- The relevant provisions of the NPS-IB (s104(1)(b)(iii)).
- The relevant provisions of the FNDP (s104(1)(b)(vi)).

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 Site description

Location

The subject site consists of a large land holding of approximately 33.7670ha (see [Figure 1](#) below). The site is located to the east of Waitotemarama Gorge Road which follows the western boundary of the site.

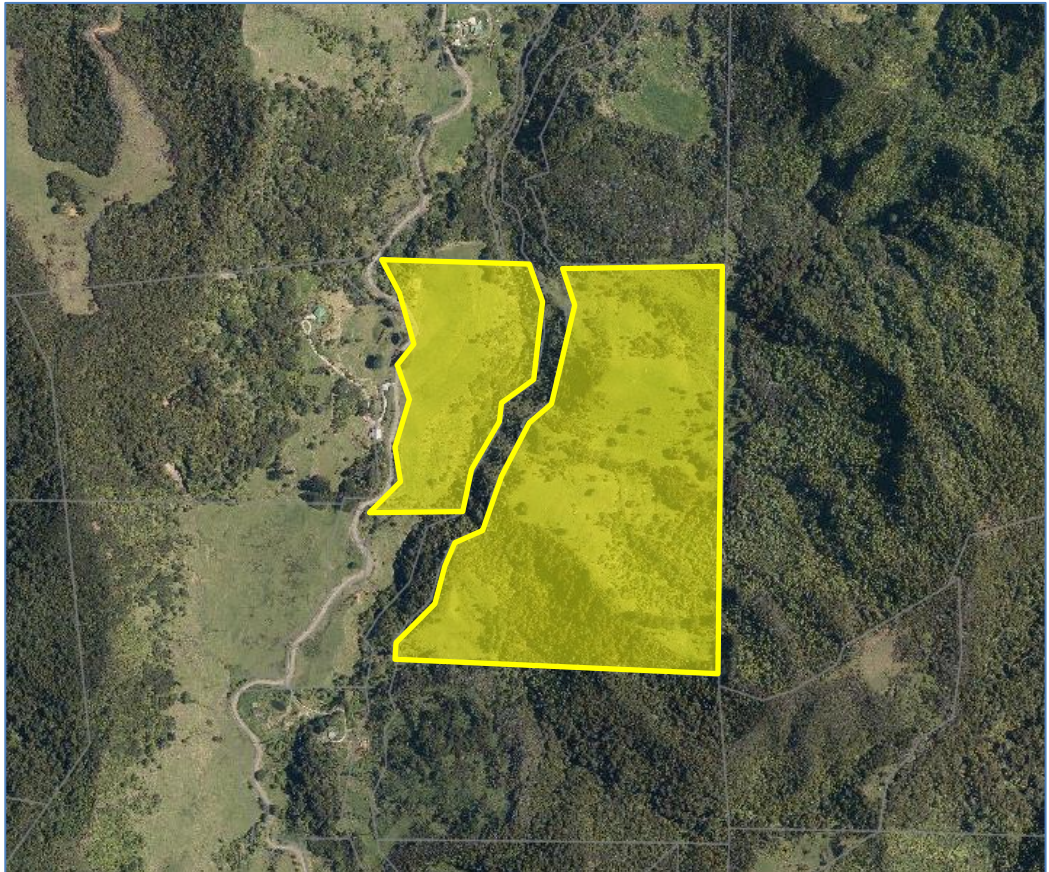


Figure 1: Location map (Source: Google Earth).

Built development and access

The site has no existing built development.

The site currently gains access to Waitotemarama Gorge Road via two recently constructed vehicle crossings. These crossings have been constructed using a metal formation to tie in with the surface of the adjacent road. These crossings are shown in [Figure 2](#) below:



Figure 2: Existing crossing locations (Source: Google Earth)

Topography

The topography of the site is steeply undulating. The site falls away from the road towards the Pakanae Stream on the eastern side of the stream the site rises sharply from west to east.

Ground cover and vegetation

Section 58 Blk VII Hokianga SD to the west of the Pakanae Stream is farmed, and as a consequence, is largely held in pasture. Section 58 Blk VII Hokianga SD to the east of the site is held in a mixture of pasture and mature forest. The forest is subject to a Protected Natural Area overlay (PNA), see below:



Figure 3: Protected Natural Areas (Source: FNDC GIS)

Archaeological sites

According to FNDC's GIS mapping system, two archaeological sites are identified in the east of the property (within Section 56 Blk VII Hokianga SD), as shown in [Figure 4](#) below:

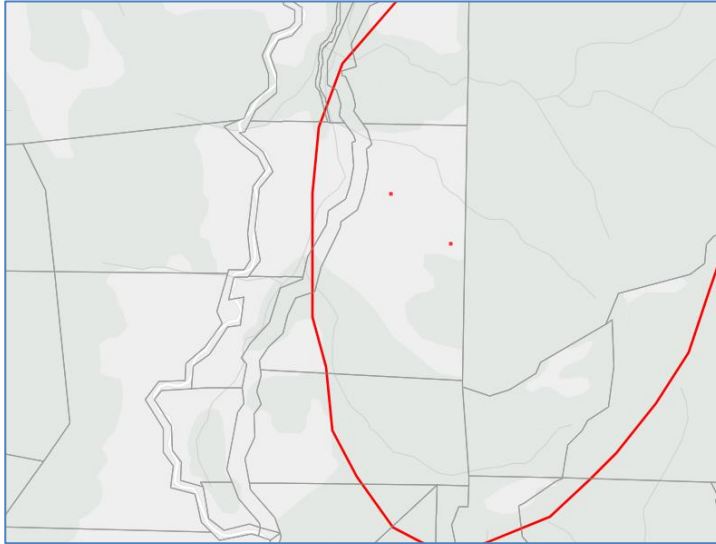


Figure 4: Identified archaeological sites (Source: FNDC GIS)

Planning notations

The site is zoned 'Rural Production' (RPZ) under the Far North District Plan (FNDP). The escarpment in the east of the site is subject to a Site of Significance to Māori overlay, referenced MA11-36. Vegetated areas on the site are also subject to an Outstanding Landscape overlay. See [Figures 5 and 6](#) below:

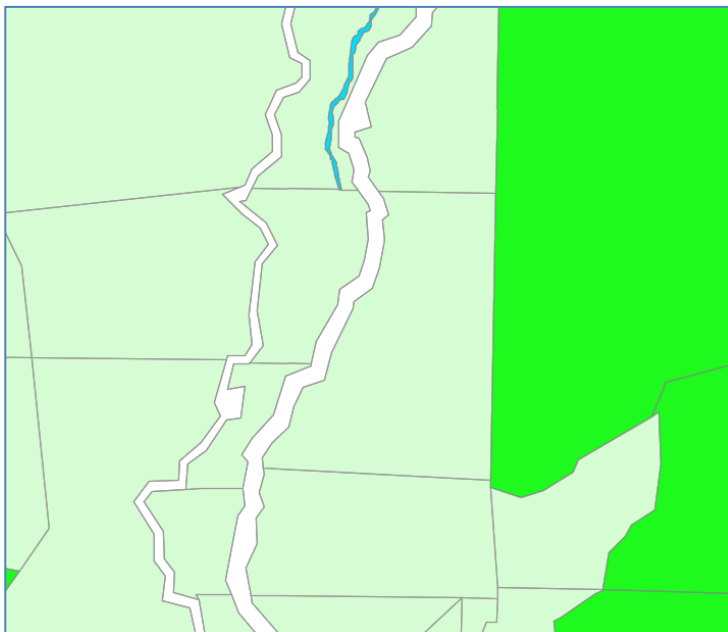


Figure 5: District Plan zonings (Source: FNDC GIS)



Figure 6: District Plan resource areas (Source: FNDC GIS)

It is noted that MA11-36 relates to the escarpment of Te Ramaroa Maunga. Section 56 Blk VII Hokianga SD in the east of the subject site is located at the foot of this escarpment. Section 58 Blk VII Hokianga SD on the western side of the Pakanae Stream (where the rural residential lots are proposed) is not located on the subject hillside.

The Far North District Council (FNDC) notified the Proposed District Plan (PDP) on 27 July 2022. The escarpment in the east of the site is subject to a Site of Significance to Māori overlay, referenced MA11-36. Vegetated areas on the site are also identified as being subject to an Outstanding Natural Landscape overlay. See [Figure 7](#) below:

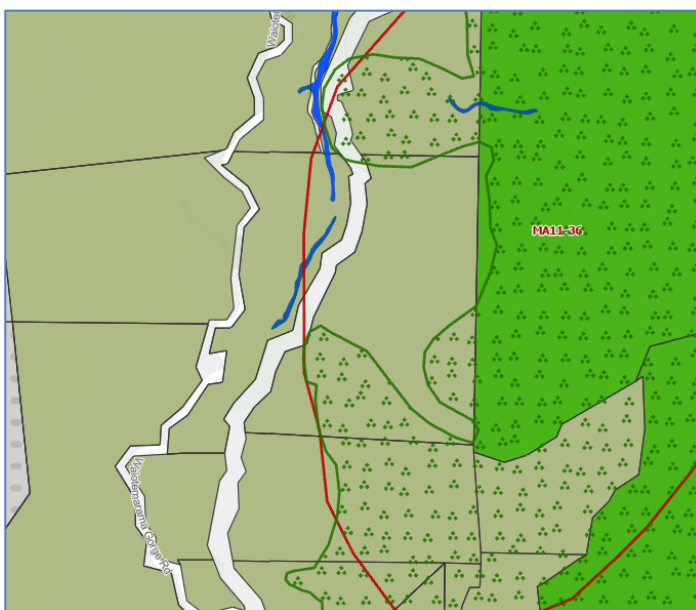


Figure 7: Proposed District Plan maps (Source: FNDC GIS)

The relevant planning maps are attached in **Appendix 4**.

Land Use Capability (LUC) Soil Classification

The Our Environment maps identify the soils at the site as being classes 6 and 7 under the LUC mapping system. Refer to Figure 8 below:

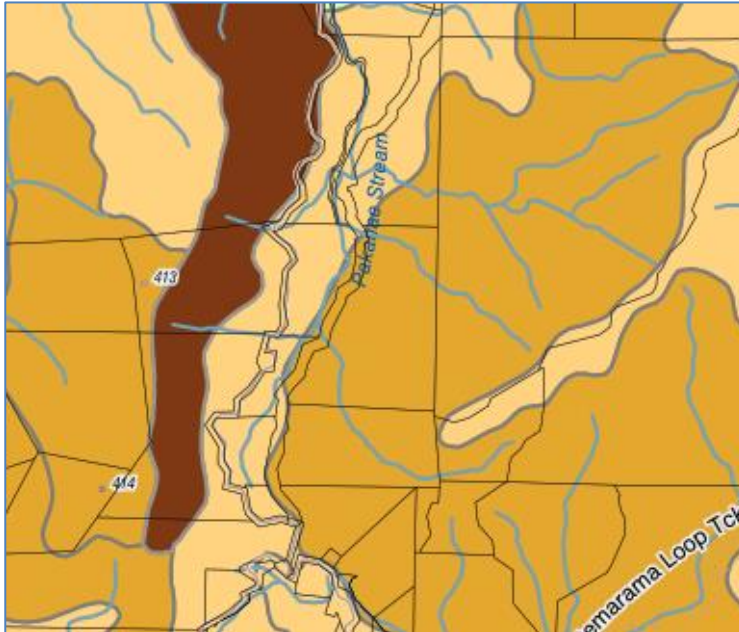


Figure 8: LUC Soil Classification. (Source: Our Environment).

2.2 Surrounding environment

The site is located approximately 6km from the coastal township of Opononi and the Hokianga Harbour.

The immediate vicinity is predominantly in large landholdings used for rural production activities and a low density of residential development.

The Pakanae Stream pass through the centre of the site, between Sections 56 and 58 Blk VII Hokianga SD.

3. THE PROPOSAL

3.1 General

The proposal seeks to undertake a three lot subdivision of an existing title at Waiotemarama Gorge Road, Omapere.

The proposed lot configuration is shown on the scheme plan attached in **Appendix 2** and is summarised as follows:

| Lot number | Area |
|------------|----------|
| Lot 1 | 1.8025ha |
| Lot 2 | 1.7065ha |
| Lot 3 | 30.258ha |

Table 2: Proposed allotment details.

The areas shown above are approximate and are subject to final survey.

3.2 Site suitability

RS Eng have prepared a site suitability report (attached in **Appendix 4**) which identifies building sites on proposed Lots 1 and 2. Their report recommends a series of engineering solutions aimed at ensuring that the building sites on Lots 1 and 2 are suitable for development, noting specifically that the identified building area at Lot 1 is located near to the crest of the steep to very steep slopes. RS Eng recommends a minimum building setback of 20m from the crest of this steep eastern slope for future buildings, without further geotechnical assessment. Subject to compliance with the recommendations of their report, RS Eng conclude that the sites are suitable for development pursuant to s106 of the RMA.

It is anticipated that the recommendations of the RS Eng suitability report will be encapsulated within the conditions of this subdivision consent.

3.3 Stormwater disposal arrangements

The balance site will continue its rural productive use following the completion of the subdivision. Should the site be developed in future, there is sufficient room to manage stormwater runoff.

The management of stormwater on proposed Lots 1 and 2 was specifically considered by RS Eng in their site suitability report. As there is no Council reticulation available in this location stormwater will be managed on-site.

RS Eng recommend that rainwater overflows from detention tanks are discharged downslope from the future dwellings. Runoff from driveways will be discharged towards swale drains.

It is anticipated that the recommendations of the RS Eng report will be encapsulated within the conditions of this consent.

3.4 Wastewater disposal arrangements

The balance site and Section 56 Blk VII Hokianga SD (the balance site) will continue its rural productive use following the completion of the subdivision. Should the site be developed in future, there is sufficient room to provide for onsite wastewater disposal.

The management of wastewater on proposed Lots 1 and 2 was specifically considered by RS Eng in their site suitability report. As there is no Council wastewater reticulation in this location, wastewater associated with future dwellings on these lots will be managed on site.

RS Eng have recommended the installation of a secondary treatment system with drip line land application. The system will need to be designed to cater for a maximum daily loading of 1,280L.

It is anticipated that the recommendations of the RS Eng report will be encapsulated within the conditions of consent.

3.5 Water supply

The balance site will continue its rural productive use following the completion of the subdivision. Water will be collected and stored on site if the site is developed in the future.

There is no Council water reticulation in this location. The water tanks detailed in Section 3.3 will provide a potable water supply for the future dwellings on proposed Lots 1 and 2.

These arrangements will be established by future owners at the time of applying for building consents.

It is noted that fire fighting water supplies will be established at building consent stage in accordance with SNZ PAS4509:2008 (or as otherwise agreed to by Fire and Emergency NZ).

3.6 Electricity and telecommunications

The proposed lots will not be provided with an electricity and telecommunication connections as part of this subdivision. The sites will instead rely on alternative wireless/solar options for the provision of these services.

3.7 Access arrangements

Access to the balance site will continue in the same manner it currently does via the existing farm crossing. No changes are proposed.

Access to Proposed Lots 1 and 2 will be via the existing vehicle crossings that have already been constructed to these sites. The intention is to utilise these crossings going forward.

In terms of sight distances, the assumed vehicle operating speed along Waioitemarama Gorge Road is 50km/h due to the metal formation and the topography of the road, as well as the fact that there are several tight corners in the vicinity of Lots 1 and 2. Considering this, the sight distances are compliant with the requirements set out in the FNDC ES 2009.

3.8 PNA protection

As addressed in section 2.1 of this report, the existing native bush area within Section 58 Blk VII Hokianga SD is subject to a PNA overlay. A 'site plan' has been prepared showing the PNA areas on the site (see attached in **Appendix 3**). In order to permanently protect this PNA, the following condition be included in the decision:

The owner shall preserve the indigenous trees and bush as indicated on the Plan Titled Protected Natural Area, referenced SP17962, Revision A, dated September 2024 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible [Lot 3 and Section 56 Blk VII Hokianga SD].

Note that this condition wording has been taken from the decision recently issued for the nearby subdivision consent referenced 2240222-RMASUB.

3.9 Cultural/heritage

As addressed in section 2.1 of this report, two archaeological sites are identified in the east of the property, as shown in Figure 4 of this report. In addition to this, the escarpment in the east of the site is subject to a Site of Significance to Māori overlay (referenced MA11-36). According to the District Plan, MA11-36 relates to the western escarpment of Te Ramaroa Maunga. The balance site (Section 56 Blk VII Hokianga SD) is located at the foot of this escarpment. Lots 1 and 2 (where the rural residential lots are proposed) are not located on the subject hillside. They are instead located on eastward sloping land on the western side of the Pakanae Stream.

No earthworks or vegetation removal are proposed within these identified areas. The sites/areas will remain entirely enclosed within the balance site proposed by this application.

4. RULE ASSESSMENT

4.1 Relevant planning notations

The site is zoned ‘Rural Production’ (RPZ) under the Far North District Plan (FNDP). The escarpment in the east of the site is subject to a Site of Significance to Māori overlay, referenced MA11-36. Vegetated areas on the site are also subject to an Outstanding Landscape overlay.

The Far North District Council (FNDC) notified the Proposed District Plan (PDP) on 27 July 2022. The escarpment in the east of the site is subject to a Site of Significance to Māori overlay, referenced MA11-36. Vegetated areas on the site are also identified as being subject to an Outstanding Natural Landscape overlay.

The relevant planning maps are attached in **Appendix 4**.

4.2 FNDP rule assessment

The proposal is a **restricted discretionary activity** under Rule 13.8.1 of the District Plan, where the subdivision complies with the minimum lot sizes set out in 13.7.2.1(i). Specifically, subdivision in the RPZ is proposed and there is a maximum of three lots all in excess of 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha. The matters over which Council’s discretion is limited to under this Rule are as follows:

(i) for applications under 13.8.1(a):

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.

(ii) for applications under 13.8.1(b) or (c):

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
- effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
- effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- the mitigation of fire hazards for health and safety of residents. In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

(1) the matters listed in 13.7.3;

(2) the matters listed in (i) and (ii) above. For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

As noted earlier in this report, the site also contains an Outstanding Landscape (identified under the operative District Plan). The proposal complies with the minimum lot sizes set out for controlled activity subdivision in the Outstanding Landscape under Rule 13.7.2.1(xix). This is where the allotment containing the identified Outstanding Landscape has an area over 20ha in size.

Important to this application is Rule 13.7.2.5, which states that where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, for those parts of the site not covered by the landscape or feature, rules relating to allotment size for the particular zone apply as if the legal boundary of the site was located along the boundary of the landscape or feature. Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, minimum lot sizes for that part of the site within the landscape or feature is specified within Rule 13.7.2.1(xix) of Table 13.7.2.1.

4.3 PDP rule assessment

The FNDC notified on the PDP on 27 July 2022. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect.

In this case, it is assessed that non-complying resource consent would be required under Rule SUB-R3 – ‘*Subdivision of land to create a new allotment*’ where proposed Lots 1 and 2 do not comply with the minimum lot size requirements for the zone under SUB-S1. Discretionary activity consent would also be required under Rule SUB-R18 due to the application proposing to subdivide a site within an Outstanding Natural Landscape. However, due to the fact that the PDP is still in a relatively early stage of the plan change process, this rule does not currently have legal effect under s86B of the RMA. As such, consent under this rule is not required. Notwithstanding this, the objectives and policies of the PDP do have legal weight, and consequentially have been assessed in section 6.2 of this report.

4.4 Overall activity status

The proposal is a **restricted discretionary activity** overall under the Operative FNDP.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Statutory context

As the proposal is a restricted discretionary activity, the only matters that can be considered are those set out in 13.8.1(c)(ii). These matters form the basis for the following assessment.

5.2 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

5.3 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard any adverse effects of an activity on the environment if a plan (the FNDP in this instance) permits an activity with that effect. This is commonly referred to as the permitted baseline. While there is no permitted baseline for subdivision, it is permitted to construct one dwelling per 12ha on the existing title.

5.4 Effects on the conservation estate (s13.8.1(c)(ii))

There is conservation land administered by the Department of Conservation within 500m of the site. As such, matter s13.8.1(c)(ii) requires consideration of potential effects of the subdivision on “the ability of the Department to manage and administer its land”. In this case, the subdivision will not result any adverse effects in this regard. The conservation area forms part of the wider Waipa Forest, which has numerous access points elsewhere. Any contiguous areas of native vegetation on the site will be entirely contained within the balance side proposed by this application. No effects on DOC are anticipated as a result of this subdivision.

5.5 Effects on significant indigenous flora and fauna (s13.8.1(c)(ii))

The proposed subdivision will not result in the removal of any indigenous vegetation. Any areas of native bush will remain entirely contained within the balance site proposed by this application (Lot 1) and no native vegetation removal will be necessary to facilitate the completion of this subdivision. As noted in

section 3.8 of this report, a consent notice condition is proposed restricting the removal of any vegetation within the areas on the balance site identified as a PNA. As such, any effects on indigenous flora and fauna will be negligible overall.

5.6 Fire hazards (s13.8.1(c)(ii))

The proposed subdivision will not have any adverse effects relating to fire hazards as any future dwellings on the proposed lots will be well setback from existing vegetation. Any future dwellings on the proposed lots will be provided with accessible water supplies at building consent stage in accordance with SNZ PAS4509:2008 (or as otherwise agreed to by Fire and Emergency NZ).

5.7 Adverse effects conclusion

Overall, relative to the matters of discretion listed under section 13.8.1, the adverse effects associated with this proposal will be less than minor.

6. PLANNING ASSESSMENT

6.1 FNDP objectives and policies assessment

The objectives and policies of the FNDP is relevant to the extent that they assist in clarifying any ambiguity in the restricted discretionary matters. In this case, there is no ambiguity in the restricted discretionary matters, and so no specific consideration of the objectives and policies is required.

6.2 PDP objectives and policies assessment

The following PDP objectives and policies are particularly relevant to this proposal:

RPROZ-01 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-02 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- 1. enabling primary production activities as the predominant land use;*
- 2. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P5 - Avoid land use that:

- a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- c) would result in the loss of productive capacity of highly productive land;*
- d) would exacerbate natural hazards; and*
- e) cannot provide appropriate on-site infrastructure.*

SUB-02 - Subdivision provides for the:

- a) Protection of highly productive land; and*
- b) Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

SUB-P8 - Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a) will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and*
- b) will not result in the loss of versatile soils for primary production activities.*

Assessment

It has been determined that the proposal would be a non-complying activity if the provisions of this zone were to have legal effect.

The subdivision is not contrary to the objectives and policies of the RPROZ and SUB chapters as it prevents the loss of rural productive land by retaining the majority of the land within the balance site (Lot 3 and Section 56 Blk VII Hokianga SD). The rural productive capacity will be maintained as Lot 3 will continue to be used for rural productive purposes along with other adjoining properties that are mutually owned by the applicant.

Also, as noted in section 3.8 of this report, a consent notice condition is proposed restricting the removal of any vegetation within the areas on the balance site identified as a PNA. As such, any effects on indigenous flora and fauna will be negligible overall and the proposal will be consistent with those provision seeking preservation of identified areas of natural significance (specifically SUB-O2 and SUB-P8).

Notwithstanding the assessment provided above, the PDP is still in a relatively early stage of the plan change process, with a large number of submissions having been received on a wide range of topics (including the RPROZ provisions). Given the wide-ranging nature of some of these submissions, little weight should be applied to the provisions of the PDP at this stage.

6.3 NES – Soil Contamination

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES). The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed subdivision.

A review of aerial photographs and the Northland Regional Council 'selected land-use sites' database was undertaken, which confirmed that no HAIL activities are present or have ever taken place on the subject 'piece of land' - refer to the map attached in **Appendix 6**. Accordingly, the NES does not apply to this application.

6.4 NPS – Indigenous Biodiversity

The NPS-IB came into effect on 4 August 2023. It contains specific requirements relating to indigenous biodiversity within terrestrial Significant Natural Areas (SNAs).

The subdivision is consistent with Section 3.10 of the NPS-IB as there will be no adverse effect on an SNA as a result of the subdivision. Specifically, the subdivision will not result in the fragmentation of an SNA as the balance site will wholly contain the indigenous vegetation that is subject to a PNA.

Furthermore, the residential lots (Lots 1 and 2) have been positioned on vacant areas of pasture to avoid the incorporation of indigenous vegetation within them. As such, no indigenous vegetation will be required to be removed when the sites are developed for residential use following the completion of the subdivision.

Considering the above, the proposal will not result in the loss or disruption of any ecosystem. Accordingly, the proposal is consistent with the policy direction set out in the NPS-IB.

6.5 NPS – Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) aims to ensure the availability New Zealand's most favourable soils for food and fibre production, now and for future generations. In this case, it is assessed that the NPS-HPL is not relevant to the proposal due to the restricted discretionary activity status (noting that discretion is not limited to the productive use of soils) and also because the soils are Class 6 and 7.

6.6 Part 2 assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.¹ In this case, there is no invalidity, incomplete coverage, or uncertainty amongst the various documents. In that regard, no assessment of the application is required under Part 2.

¹ *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

7. NOTIFICATION

Pursuant to sections 95A and 95B of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposal will be less than minor. Furthermore, there are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Consequentially, public notification is not necessary.

The assessment of environmental effects in Section 5 of this report confirms that no parties are considered to be adversely affected by the proposal. Consequentially, limited notification is not necessary.

Having considered the above, the proposal can proceed on a non-notified basis.

8. CONCLUSION

The proposal seeks to undertake a three lot subdivision of an existing title at Waiotemarama Gorge Road, Omapere.

The proposal requires consent as a restricted discretionary activity under the provisions of the FNDP.

The environmental effects associated with the proposal (confined to the scope provided by the matters for discretion) have been assessed in Section 5 of this report. Overall, the effects have been determined to be less than minor. Consequently, appropriate regard has been given to s104(1)(a) of the RMA.

Section 6.4 confirms that the proposal is consistent with the policy direction of the NPS-IB. Sections 6.3 and 6.5 confirm that the NES-SC and the NPS-HPL are not a relevant consideration for the proposed subdivision. Accordingly, appropriate regard has been given to s104(1)(b)(i) and s104(1)(b)(vi) of the RMA.

Having regard to the relevant matters in s104(1) and s104C of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

RECORD OF TITLE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **NA75B/86**
Land Registration District **North Auckland**
Date Issued 03 February 1989

Prior References
NAPR688/237

Estate Fee Simple
Area 33.7670 hectares more or less
Legal Description Section 56 and Section 58 Block VII
Hokianga Survey District

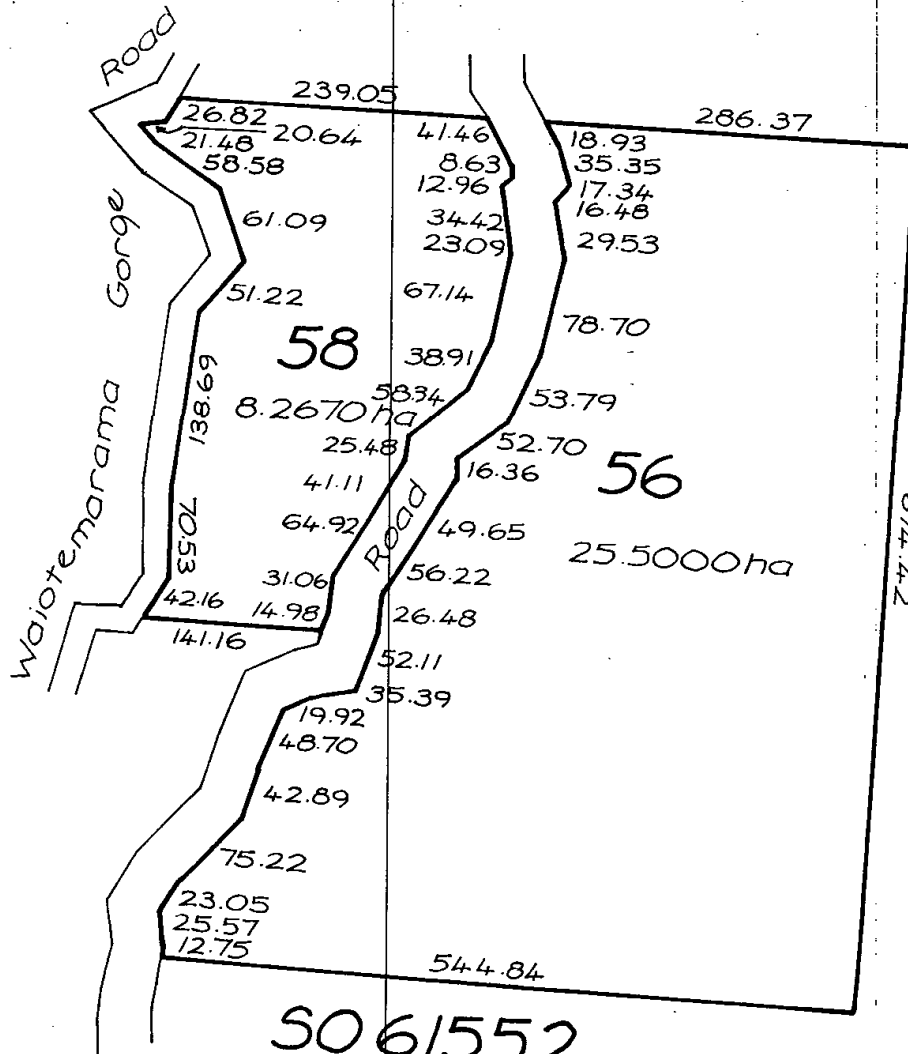
Registered Owners
Jason and Penelope Bill Family Trustees Limited

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979
12119664.5 Mortgage to ASB Bank Limited - 2.6.2021 at 2:09 pm
12472524.1 Lease Term From 27.5.2022 to 30.6.2039 Record of Title 1076634 issued - 15.6.2022 at 7:11 am

75B/86

Hokianga County



SO 61552

Total Area - 33.7670 ha

Measurements are Metric

TM Exd. B.M.



APPENDIX 2

SUBDIVISION SCHEME PLAN



- CAUTION:**
1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
 4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 5. DO NOT SCALE OFF DRAWINGS.
 6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION
 PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
 THAT LOT 3 HEREON AND SECTION 56 BLK VII
 HOKIANGA SD (RT NA75B/86) BE HELD IN THE SAME
 RECORD OF TITLE.

SUB'D AREA: 8.2670 Ha
 TOTAL AREA: 33.7670 Ha
 COMPRISED IN: RT NA75B/86
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS
 ARE THUS: 10m FROM ALL SITE BOUNDARIES.

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| A | 03.04.24 | FIRST ISSUE - JH/MW |

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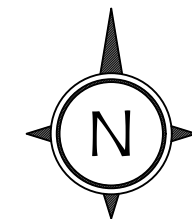
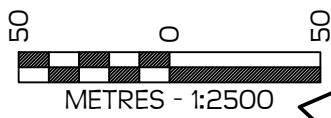
reyburn & bryant

Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
JASON & PENELOPE BILL FAMILY TRUST
 WAIOTEMARAMA GORGE ROAD,
 WAIMAMAKU KAIKOHE

TITLE
**PROPOSED SUBDIVISION OF
 SECTION 58
 BLK VII HOKIANGA SD**

| | | | |
|--------------|------------|-------|------------|
| DATE | APRIL 2024 | SCALE | 1:2500 @A3 |
| DRAWING REF. | S17962 | SHEET | 01 OF 01 |
| REV | A | | |



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| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| A | 03.04.24 | FIRST ISSUE - JH/MW |

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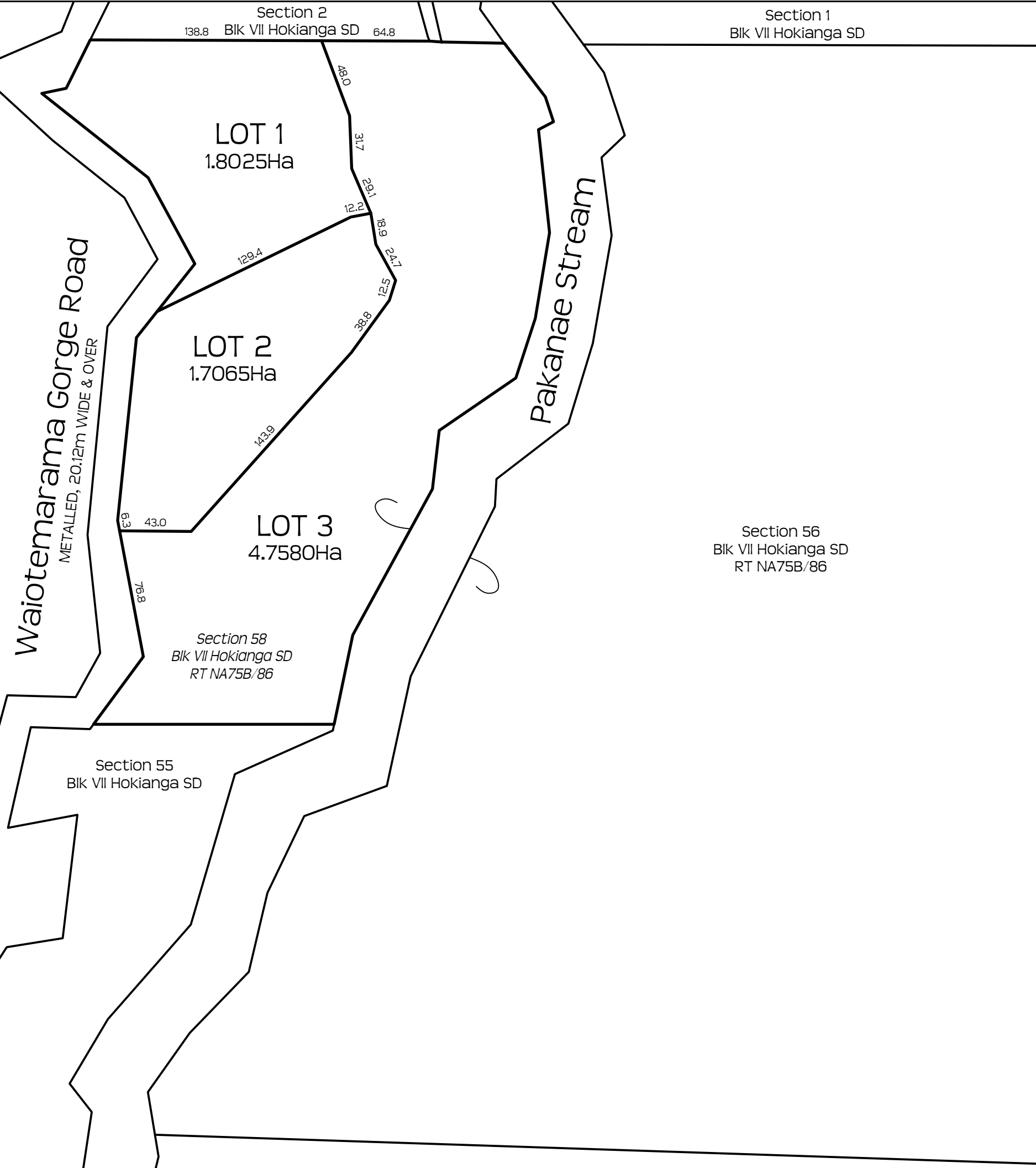
Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
JASON & PENELOPE BILL FAMILY TRUST
 WAIOTEMARAMA GORGE ROAD,
 WAIMAMAKU KAIKOHE

TITLE
**PROPOSED SUBDIVISION OF
 SECTION 58
 BLK VII HOKIANGA SD**

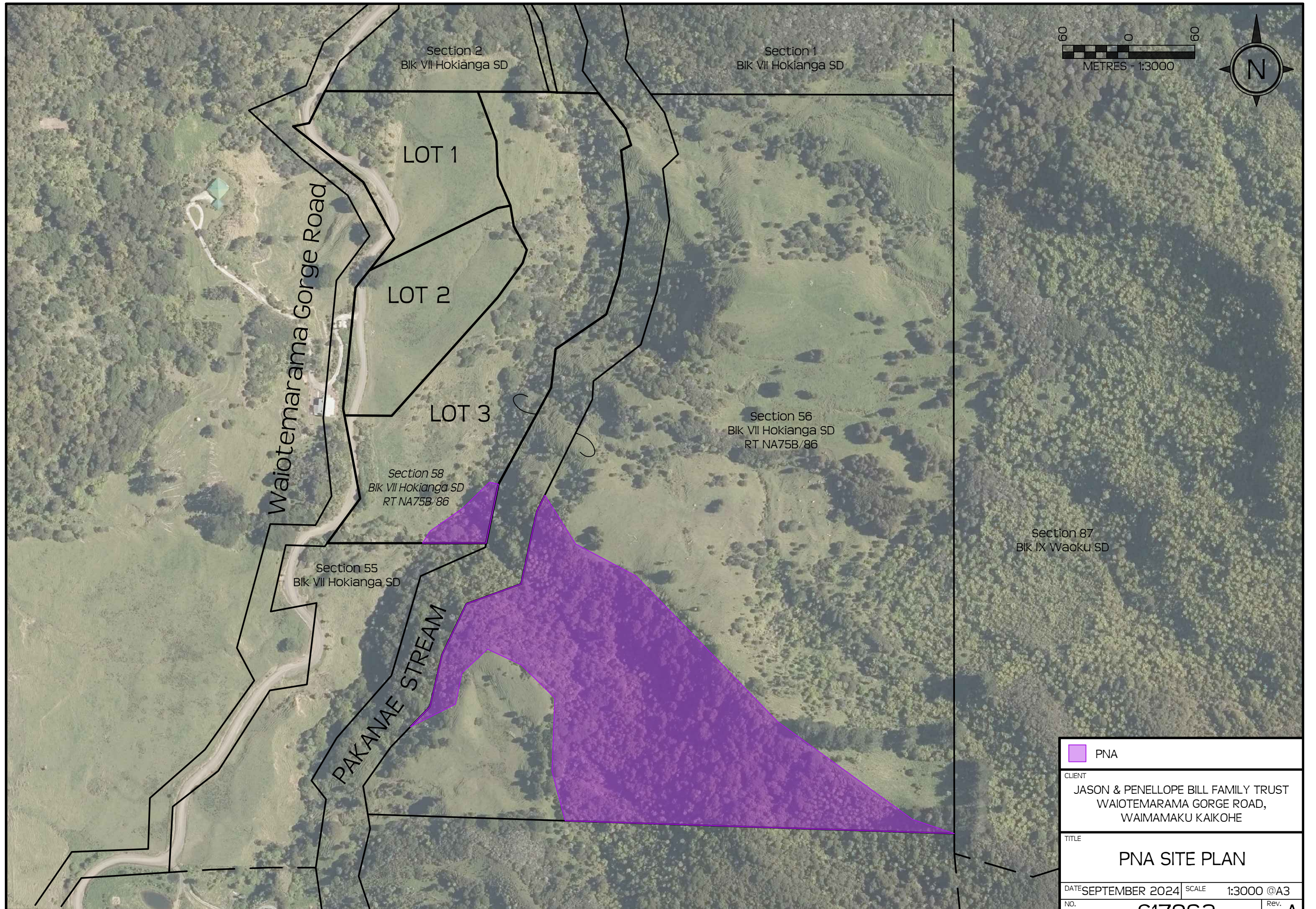
DATE **APRIL 2024** SCALE **1:2500 @A3**


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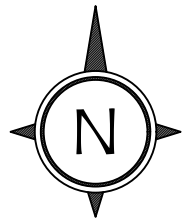
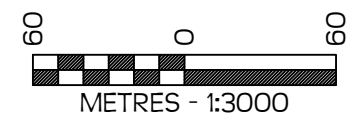


APPENDIX 3

PROTECTED NATURAL AREA SITE PLAN



| |
|---|
|  PNA |
| CLIENT JASON & PENELOPE BILL FAMILY TRUST WAIOTEMARAMA GORGE ROAD, WAIMAMAKU KAIKOHE |
| TITLE PNA SITE PLAN |
| DATE SEPTEMBER 2024 SCALE 1:3000 @A3 |
| NO. S17962 Rev. A |



Section 2
Blk VII Hokianga SD

Section 1
Blk VII Hokianga SD

LOT 1

LOT 2

LOT 3

Waioitemarama Gorge Road

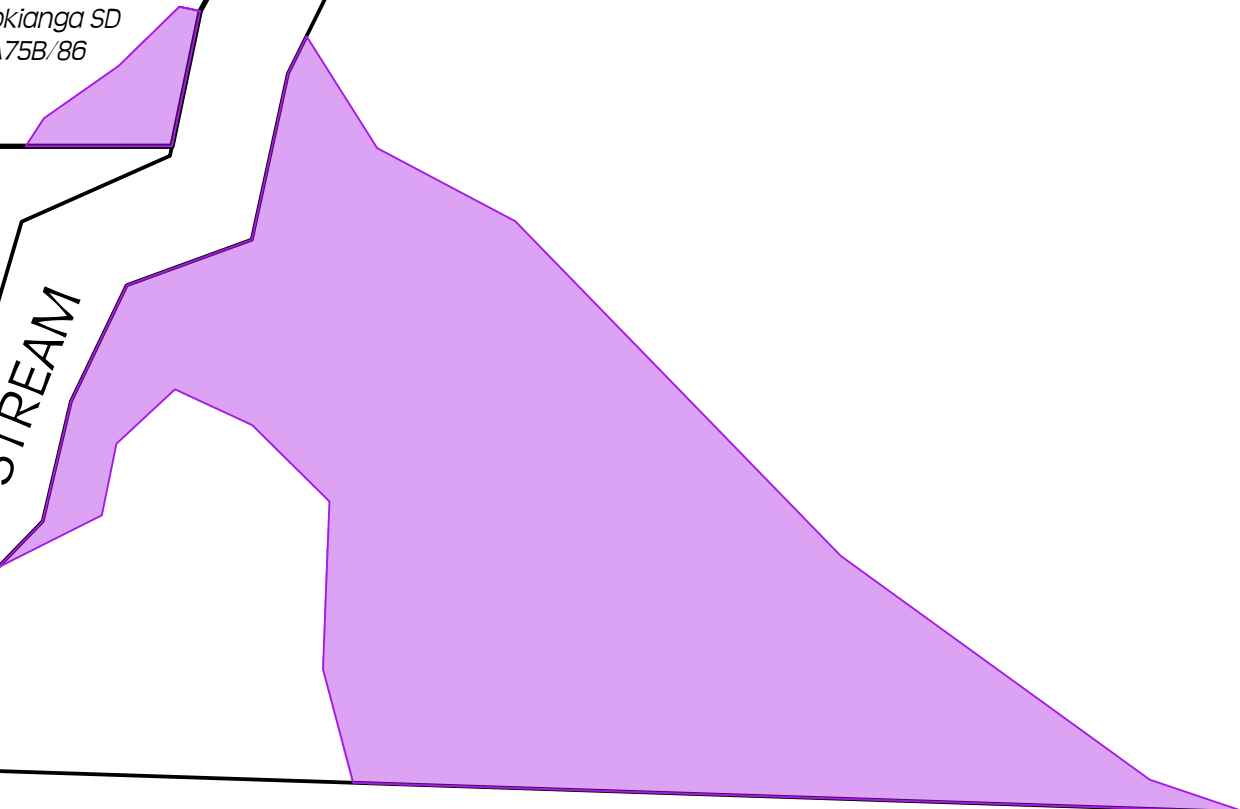
Section 58
Blk VII Hokianga SD
RT NA75B/86


Section 56
Blk VII Hokianga SD
RT NA75B/86

Section 55
Blk VII Hokianga SD

Section 87
Blk IX Waoku SD

PAKANAE STREAM



| | |
|---|--|
|  | PNA |
| CLIENT | JASON & PENELLOPE BILL FAMILY TRUST WAIOTEMARAMA GORGE ROAD, WAIMAMAKU KAIKOHE |
| TITLE | PNA SITE PLAN |
| DATE | SEPTEMBER 2024 |
| SCALE | 1:3000 @A3 |
| NO. | S17962 |
| Rev. | A |

APPENDIX 4

SITE SUITABILITY REPORT [RS ENG]



SUBDIVISION SUITABILITY REPORT

Waiotemarama Gorge Road

Waimamaku

(Section 58 Block VII Hokianga SD)

SUBDIVISION SUITABILITY REPORT

Waioтемarama Gorge Road

Waimamaku

(Section 58 Block VII Hokianga SD)

Report prepared for: Jason and Penelope Bill Family Trust

Report reference: 19095

Date: 8 August 2024

Revision: 1

Document Control

| Date | Revision | Description | Prepared by: | Reviewed by: | Authorised by: |
|------------|----------|------------------------|--------------|--------------|----------------|
| 08/08/2024 | 1 | Resource Consent Issue | C Hay | D Platt | M Jacobson |
| | | | | | |



association of
consulting and
engineering

Contents

| | | |
|-------|---------------------------------|----|
| 1.0 | Introduction | 1 |
| 2.0 | Site Description | 1 |
| 3.0 | Desk Study | 2 |
| 3.1 | Referenced/Reviewed Documents | 2 |
| 3.2 | Site Geology | 2 |
| 3.3 | Aerial Photography | 3 |
| 4.0 | Field Investigation | 4 |
| 5.0 | Subsoil Conditions | 4 |
| 6.0 | Geotechnical Assessment | 5 |
| 6.1 | Slope Stability | 5 |
| 6.2 | Settlement | 6 |
| 6.3 | Liquefaction | 6 |
| 6.4 | Expansive Soils | 6 |
| 7.0 | On-site Wastewater Disposal | 7 |
| 7.1 | Site Evaluation | 7 |
| 8.0 | Stormwater Assessment | 8 |
| 9.0 | Engineering Recommendations | 8 |
| 9.1 | Further Geotechnical Assessment | 8 |
| 9.2 | Site Subsoil Class | 8 |
| 9.3 | Building Setback | 8 |
| 9.4 | Earthworks | 8 |
| 9.5 | Shallow Foundations | 9 |
| 9.6 | Stormwater Disposal | 9 |
| 9.5.1 | Lot 1 | 9 |
| 9.5.2 | Lot 2 | 9 |
| 10.0 | Conclusions | 9 |
| 11.0 | Limitations | 10 |

Appendices

| | |
|---|---------------------------|
| A | Scheme Plan |
| B | Drawings |
| C | Subsurface Investigations |
| D | SEW1 Form |

SUBDIVISION SUITABILITY REPORT

Waiotemarama Gorge Road, Waimamaku

(Section 58 Block VII Hokianga SD)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Bill Family Trust to investigate the suitability of their property (Section 58 Block VII Hokianga SD) for residential subdivision to create three lots. The purpose of this report is to review the identified suitable building areas, assess natural hazards, geotechnical aspects, and on-site wastewater and stormwater disposal.

The boundary layout for the proposed subdivision is shown on the scheme plan prepared by Reyburn & Bryant which is attached in Appendix A. Proposed Lot 3 is to be amalgamated with the property to the east, and therefore this report only assesses proposed Lot 1 and 2.

2.0 Site Description

The property is located on the eastern side of Waiotemarama Gorge Road, approximately 1.4km north from its intersection with Smoothy Road. The proposed lots are gently to steeply sloping generally towards gully features and the Pakanae Stream. The identified building area on proposed Lot 1 is situated on the side of a gently sloping knoll, which becomes steep to very steep to the east falling to the Pakanae Stream. The identified building area on proposed Lot 2 is situated generally on gentle ground slopes falling to the northeast to the Pakanae Stream. Ground coverage over the proposed lots is generally pasture and native bush.

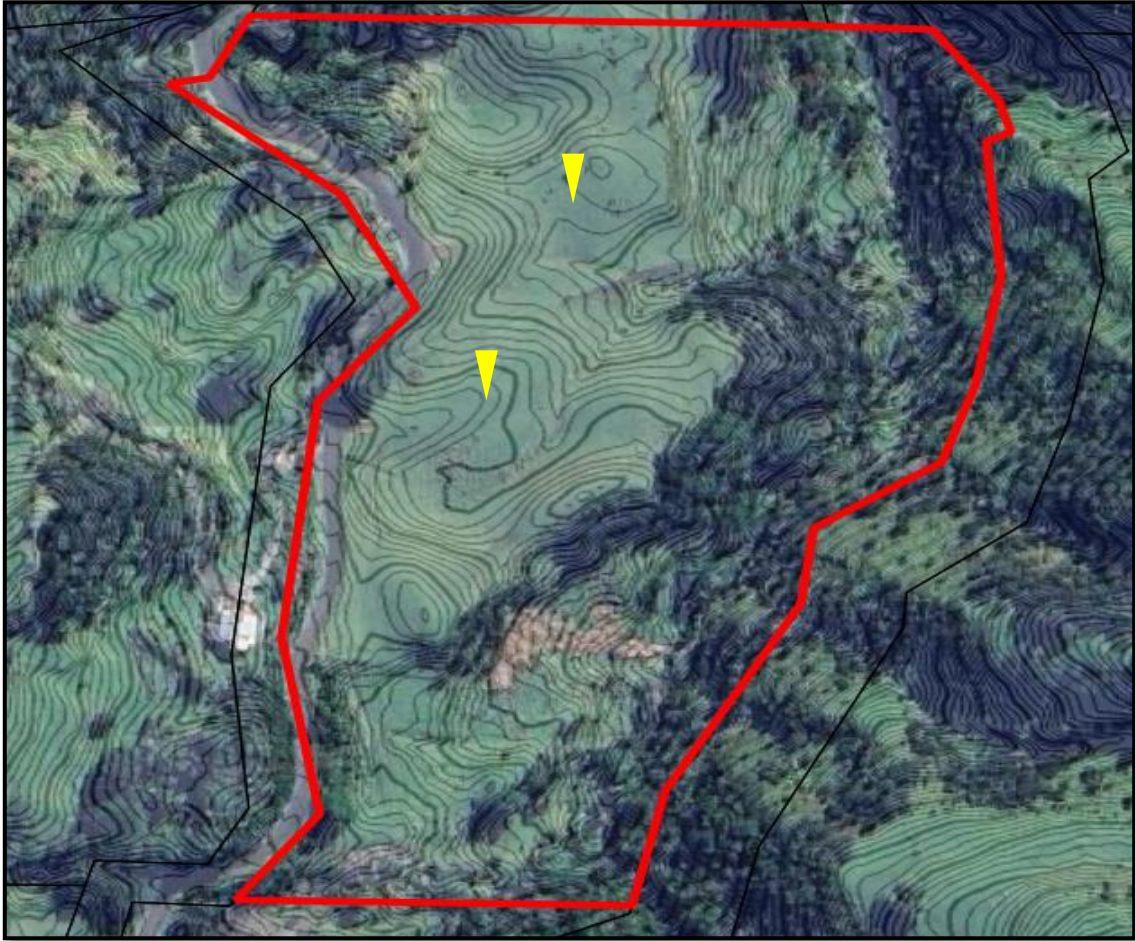


Figure 1: Aerial view of property (Source: QGIS, Google Earth, LINZ Boundaries)(Yellow markers of identified building areas).

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitaia Area – Isaac – 1996.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Tangihua Complex, which has been described as follows: *“Basalt and pillow basalt, with subvolcanic intrusive. Local greenschist metamorphism; extensive zeolitisation.”*

The investigations have indicated that the land at the proposed lots is underlain by alluvium and slope wash, forming a pleistocene river terrace.

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images from 1951 and Google Earth. See Figure 2 below of the 1951 image. Several notable features were observed, listed below.

- Steep to very steep slopes which display signs of relic slope failure are located adjacent to the eastern boundaries of Lot 1 and 2, sloping down to Pakanae Stream, indicated in red below.
- Soil creep was observed across the moderate and steep slopes over Lot 1 and 2.
- A watercourse and depression are observed on Lot 2, running from the centre of the proposed lot towards the northeastern corner of Lot 2 before falling downslope to Pakanae Stream.

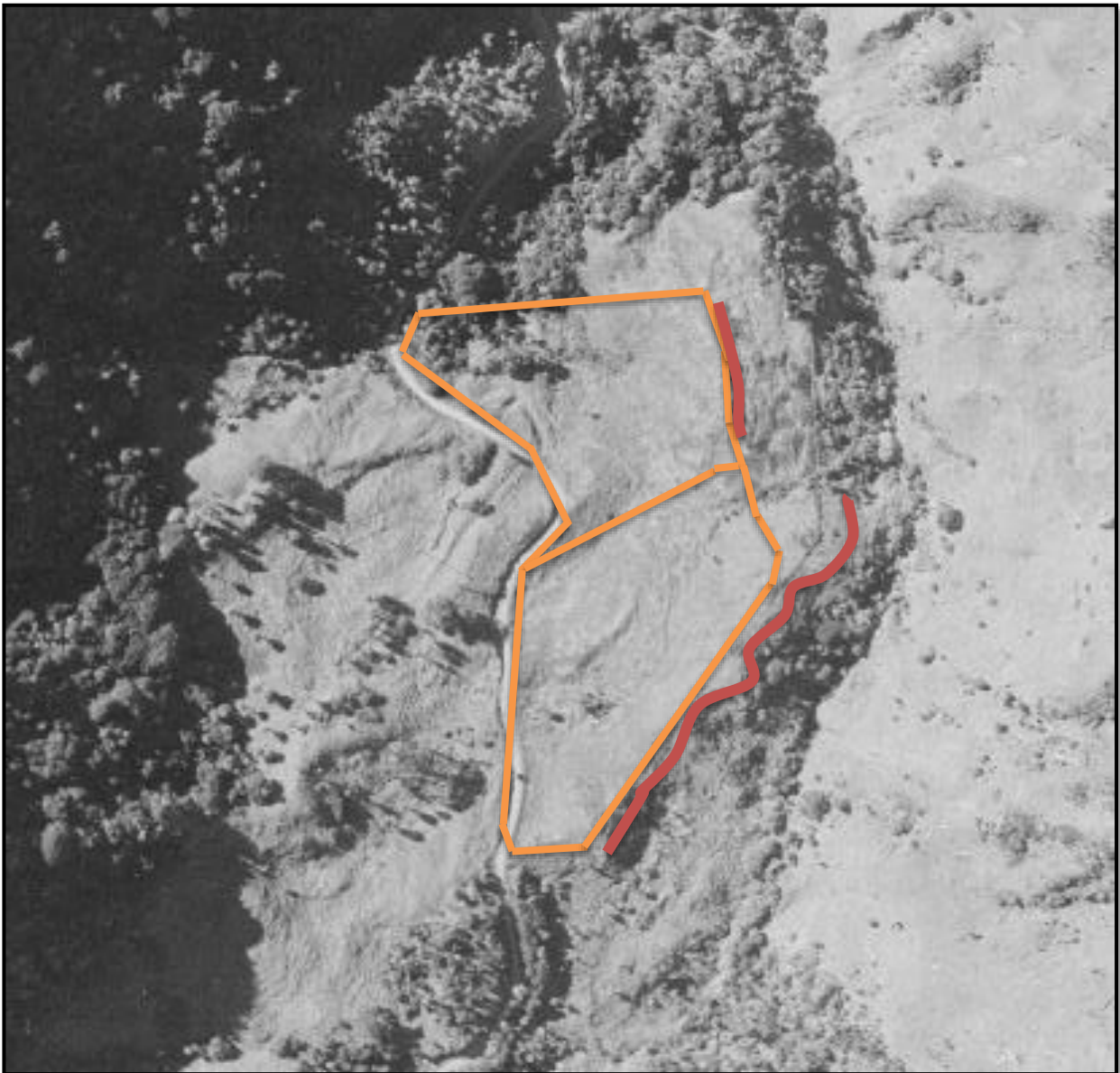


Figure 2: 1951 Aerial Image (Source: www.retrolens.nz).

4.0 Field Investigation

A Technician and Graduate Engineer from this office visited the property on 31 May 2024 to undertake a walkover inspection and four hand augers. The walkover inspection did not observe any signs of concern at the identified building areas in relation to the proposal.

The hand augers were dug to a maximum depth of 3.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

Geo Data Solutions (GDS) NZ Ltd have completed four Cone Penetration Tests (CPTs) around the identified building areas. The Cone Penetration tests extended to depths between 2.26m and 20.01m.

The investigation logs and results are attached in Appendix C.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below;

- Topsoil was encountered across the identified building areas to an approximate depth of 0.35m BGL.
- Soils across both identified building areas at Lot 1 and 2 consisted of firm clayey silts and silty clays with various layers of fine to medium sub angular and sub rounded gravels to a depth of 3.0m BGL. In-Situ Undrained Shear Strengths ranged between 70kPa to 184kPa, with some Shear Vane tests being unable to penetrate due to gravels. The soils are inferred as being alluvium, and colluvium/slope wash from the steep slopes to the west.
- Completely and highly weathered Tangihua basalt was inferred to have been encountered at the identified building areas in the CPTs from depths ranging between 2.5m and 4.5m to the investigated depth of 20m BGL.
- Groundwater was not encountered during the investigation. RS Eng assess groundwater is likely greater than 3.0m BGL, however may be temporarily perch above the weathered Tangihua basalt.

6.0 Geotechnical Assessment

6.1 Slope Stability

The proposed lots are underlain by the Tangihua Complex which are displaced blocks and slabs of the oceanic plate, predominately consisting of basalt pillow lava, basalt lava, and breccia. These were formed on the ocean floor at the Indo-Australian and Pacific Plate Subduction Zone, which has since been uplifted and thrust onto Northland.

The land at the identified building area of Lot 1 is inferred to be underlain by a displaced block of basalt encountered during the CPT investigations. The slopes to the east of the identified building area on Lot 1 become steep to very steep in the order of up to 30-40°. These steep slopes are representative of a higher strength rock mass. The eastern slopes adjacent to the eastern boundary of Lot 2 are also steep to very steep and exhibit similar characteristics of the of the slopes over Lot 1, inferring to be underlain by a block of basalt. These steep to very steep slopes exhibit soil creep and signs of slumping from potential historic slope instability, likely caused by downcutting at the base of the Pakanae Stream causing the surface soils to slide over the stronger displaced basalt block.

The identified building area of Lot 2 is situated west of the dominant steep slopes and is assessed to be infilled with slope wash from the Tangihua Complex. The soils are characterised by clays with interbedded gravels.

The identified building areas are located on slopes in the order 3-12°, displaying no notable signs of active or existing slope instability, with exception to the steep to very steep slopes to the east of the building areas. The identified building area at Lot 2 is considered to be sufficiently setback from the steep slopes.

The identified building area at Lot 1 is located near to the crest of the steep to very steep slopes. RS Eng recommends a minimum building setback of 20m from the crest of this steep eastern slope for future buildings, without further geotechnical assessment.

Alternative building areas are likely available over all lots, however shall be subject to specific geotechnical assessment and investigations at the building consent stage.

6.2 Settlement

At Lot 2, the investigation has observed 3m-4m of potentially compressible clays. The clays are assessed as moderately over consolidated.

For NZS3604 type single-storey light weight construction with average long-term loads limited to 10kPa, RS Eng assess settlements are unlikely to exceed the New Zealand Building Code limits of 1V:240H.

6.3 Liquefaction

The proposal is positioned on land underlain by alluvium and colluvium of the Tangihua Group, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.4 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the characteristics of the subsoils encountered on-site during our investigations, RS Eng Ltd considers the soils as being Class H1 (highly expansive) as per AS2870.

7.0 On-site Wastewater Disposal

7.1 Site Evaluation

To demonstrate the suitability of the proposed lots, a conceptual on-site wastewater disposal design has been prepared for a hypothetical three-bedroom dwelling on each lot. The design calculations are presented in Table 1 below.

The land available for effluent disposal is typically gently to moderately sloped (less than 12°) and linear planar. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547. Disposal of secondary treated wastewater loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable.

Specific assessment and design shall be undertaken at the building consent stage, specific to the proposal. It should also be appreciated that alternative methods of effluent disposal may be suitable, subject to specific design at the building consent stage.

Table 1: Conceptual Wastewater Disposal Design

| | | |
|--------------------------|-----|-----------------------|
| Number of Bedrooms | 3 | No. |
| Number of Persons | 5 | No. |
| Flow Allowance | 180 | L/person/Day |
| Total Flow | 900 | L/Day |
| Irrigation Rate (DIR) | 2.0 | L/m ² /day |
| Slope Reduction Factor | 20 | % |
| Irrigation Area Required | 563 | m ² |
| Irrigation Line Spacing | 1.0 | m |

Table 2 below demonstrates compliance and minimum required setbacks in accordance with the Northland Regional Council's New Regional Plan.

Table 2: NRC Permitted Discharge Compliance

| Feature | Proposed Regional Plan | Available |
|---|------------------------|-----------|
| Identified Stormwater Flow Path | 5m | >5m |
| River, Lake, Pond, Stream, Dam or Wetland | 15m | >15m |
| Existing Water Supply Bore | 20m | >20m |
| Property Boundary | 1.5m | >1.5m |
| Groundwater | 0.6m | >0.6m |
| Reserve area | 30% | 30% |

8.0 Stormwater Assessment

Stormwater attenuation will not be required at subdivision stage. At the Building Consent stage, specific assessment shall be undertaken for future building proposals regarding stormwater attenuation.

9.0 Engineering Recommendations

9.1 Further Geotechnical Assessment

A site and project specific geotechnical investigation for future buildings should be completed at the building consent stage.

9.2 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class C *“Shallow Soil Site.”*

9.3 Building Setback

A minimum building setback of 20m shall be implemented from the crest of the steep to very steep slopes adjacent to the eastern boundary of both Lot 1 and 2, refer to the drawings in Appendix B. If this setback is not achieved at the building consent stage, further specific geotechnical assessment shall be undertaken.

9.4 Earthworks

To form access to and create a level building platform at the building consent stage, earthworks may be required. To suitably develop the building area, RS Eng recommend as follows:

- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Surface water cut-off drains shall be considered at the building consent stage upslope of building platforms.
- Subsoil drainage shall be considered for future buildings due to ‘puggy’ and wet areas observed across the proposed lots.
- Cuts and fills shall be limited to a maximum of 0.5m without further geotechnical assessment.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.

9.5 Shallow Foundations

The soils at the identified building areas are not 'Good Ground' due to the effects of expansive soils. Standard type NZS3604 and raft foundations are suitable, provided they are specifically designed to account for expansive soils, as per AS2870. RS Eng assesses that an Ultimate Bearing Capacity between 200-300kPa is available beneath the topsoil at the identified building areas, to be confirmed at the building consent stage by further subsoil investigations.

Consideration of soil creep shall be undertaken at the building consent stage where future buildings are located on or near moderate and steep slopes (>14°).

9.6 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends the following for stormwater disposal specific to Lot 1 and 2.

9.5.1 Lot 1

Stormwater runoff from future buildings shall be collected where possible at the building consent stage and discharged towards the northwestern corner of the property, via a stormwater dispersal device to return concentrated stormwater back to sheet flow.

Under no circumstances shall uncontrolled stormwater be discharged over the steep to very steep slopes adjacent to the eastern boundary.

9.5.2 Lot 2

Stormwater runoff from future buildings shall be collected where possible at the building consent stage and discharged to the watercourse located towards the centre of Lot 2. Energy dissipating and erosion prevention methods shall be used at the outlet structure, subject to specific assessment at the building consent stage.

10.0 Conclusions

RS Eng Ltd concludes that the identified building areas are suitable provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes, in terms of Section 106 of the Resource Management Act 1991, and subject to the recommendations of this report that:

- a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by slippage, subsidence or inundation from any source; and
- b) Repealed.

11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Codie Hay
Technician

Reviewed by:



David Platt
Geotechnical Team Leader
NZDE(Civil), MEngNZ

Approved by:



Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



- CAUTION:**
1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
 4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 5. DO NOT SCALE OFF DRAWINGS.
 6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION
 PURSUANT TO SECTION 220 (1)(b)(iii) OF THE RMA 1991
 THAT LOT 3 HEREON AND SECTION 56 BLK VII
 HOKIANGA SD (RT NA75B/86) BE HELD IN THE SAME
 RECORD OF TITLE.

SUB'D AREA: 8.2670 Ha
 TOTAL AREA: 33.7670 Ha
 COMPRISED IN: RT NA75B/86
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS
 ARE THUS: 10m FROM ALL SITE BOUNDARIES.

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| A | 03.04.24 | FIRST ISSUE - JH/MW |

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

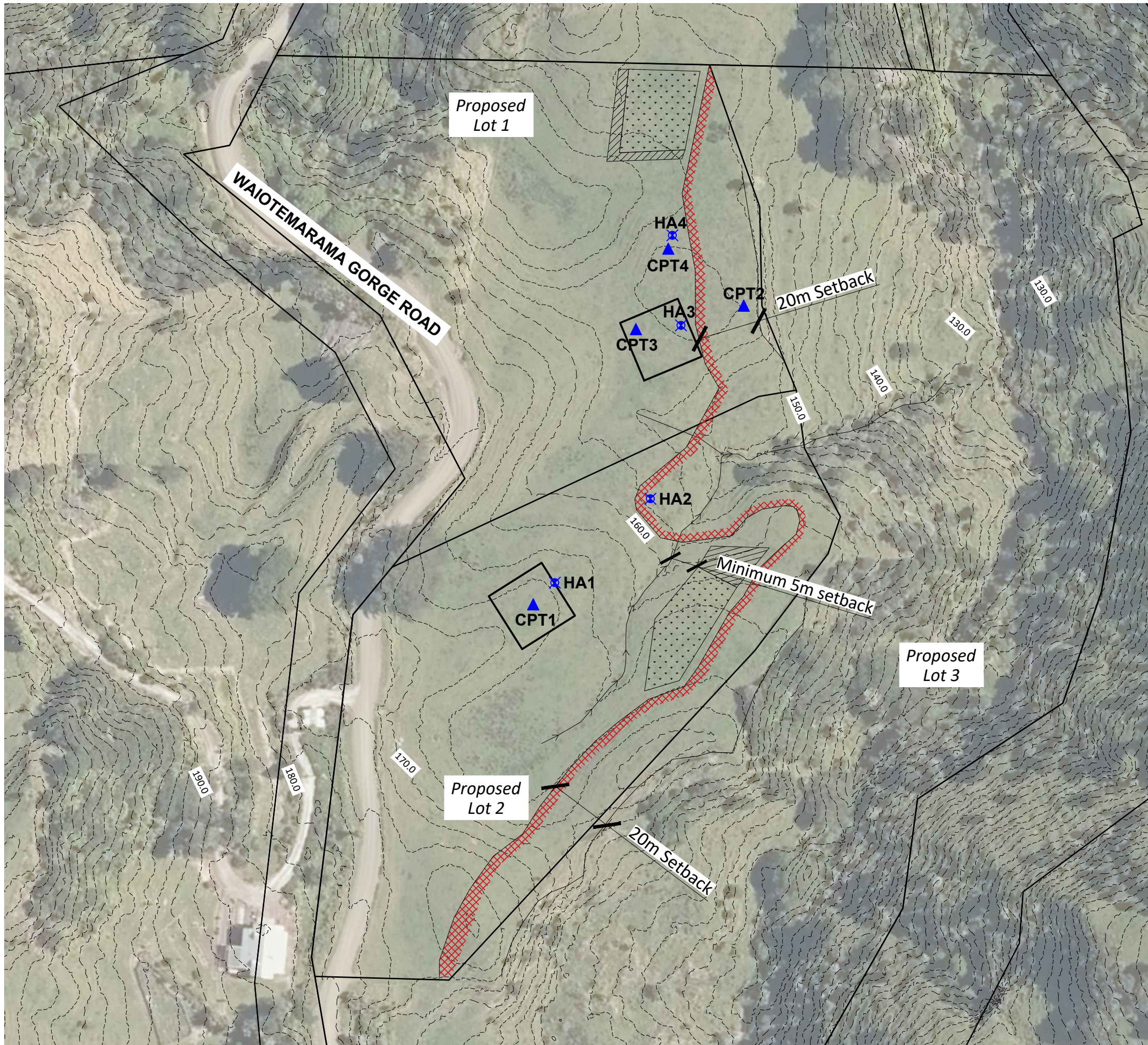
CLIENT
JASON & PENELOPE BILL FAMILY TRUST
 WAIOTEMARAMA GORGE ROAD,
 WAIMAMAKU KAIKOHE

TITLE
**PROPOSED SUBDIVISION OF
 SECTION 58
 BLK VII HOKIANGA SD**

| | | | |
|--------------|------------|-------|------------|
| DATE | APRIL 2024 | SCALE | 1:2500 @A3 |
| DRAWING REF. | S17962 | SHEET | 01 OF 01 |
| REV | A | | |

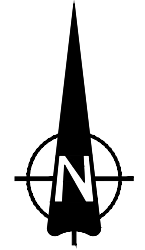
Appendix B

Drawings



NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.



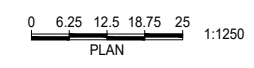
KEY

- Hand Auger Location
- Cone Penetration Test Location
- Identified Building Area
- Identified Wastewater Disposal Area
- Identified Effluent Reserve Area Available
- 20m Setback Restriction for Future Buildings

Contours are shown at 2.0m crs.
Contours are derived from LiDAR (2018) and are shown at NZVD2016 Vertical Datum.

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office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

| | | | |
|---|----------|----------------|-------|
| Title | | | |
| SUBDIVISION SUITABILITY REPORT PROPOSED SUBDIVISION SITE PLAN | | | |
| Client | | | |
| JASON & PENELOPE BILL FAMILY TRUST | | | |
| Location | | | |
| WAIOTEMARAMA GORGE ROAD WAIMAMAKU | | | |
| | | | |
| | | | |
| 25/07/2024 | A | ORIGINAL ISSUE | |
| Date | Rev | Notes | |
| | | | |
| Scale | Original | Rev | |
| 1:1250 | A3 | A | |
| Drawn | Approved | File # | Sheet |
| CH | MJ | 19095 | 1 |



Appendix C

Subsurface Investigations



RS Eng Ltd
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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations

JOB NO.:
19095

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638805mE, 6069352mN

ELEVATION: 167.6m

START DATE: 30/05/2024
END DATE: 30/05/2024
LOGGED BY: CH

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | | | | | | | | | VANE SHEAR STRENGTH (kPa) Vane: GEO3616 | | | | WATER | | |
|---|--|-----------|-----------|--------|-------------------------------------|---|---|---|----|----|----|----|----|----|---|-----|-----|--------|-------|--|-----|
| | | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | 50 | 100 | 150 | 200 | Values | | | |
| TS | TOPSOIL. | | 0.0 - 0.2 | TS | | | | | | | | | | | | | | | | | |
| Tangihua Complex | Clayey SILT, with trace sand and gravel; dark brown, grey. Firm; moist; high plasticity; gravel, fine, subangular, highly weathered. | | 0.2 - 0.4 | TS | | | | | | | | | | | | | | | | | 153 |
| | Clayey SILT, with trace sand and gravel; dark brown, grey. Firm; moist; high plasticity; gravel, fine to medium, subangular, highly weathered. | | 0.4 - 0.6 | TS | | | | | | | | | | | | | | | | | 68 |
| | Clayey SILT, with minor gravel, with trace sand; dark brown, grey. Firm; moist; high plasticity; gravel, fine to medium, subround, highly weathered. | | 0.6 - 0.8 | TS | | | | | | | | | | | | | | | | | 70 |
| | | | 0.8 - 1.0 | TS | | | | | | | | | | | | | | | | | 17 |
| | Clayey SILT, with minor gravel, with trace sand; dark brown, grey. Firm; moist; high plasticity; gravel, fine to coarse, subround, highly weathered. | | 1.0 - 1.2 | TS | | | | | | | | | | | | | | | | | 130 |
| | Silty GRAVEL; grey, brown. Loose; moist; non-plastic; gravel, fine to medium, subangular. | | 1.2 - 1.6 | TS | | | | | | | | | | | | | | | | | 32 |
| Clayey SILT, with some gravel, with trace sand; dark brown, grey. Firm; moist; high plasticity; gravel, fine to coarse, subround, highly weathered. | | 1.6 - 1.8 | TS | | | | | | | | | | | | | | | | | | |
| SILT, with minor clay; light grey. Stiff; moist; low plasticity. End Of Hole: 2.00m | | | 1.8 - 2.0 | TS | | | | | | | | | | | | | | | | | UTP |
| | | | 2.0 - 2.2 | | | | | | | | | | | | | | | | | | |
| | | | 2.2 - 2.4 | | | | | | | | | | | | | | | | | | |
| | | | 2.4 - 2.6 | | | | | | | | | | | | | | | | | | |
| | | | 2.6 - 2.8 | | | | | | | | | | | | | | | | | | |
| | | | 2.8 - 3.0 | | | | | | | | | | | | | | | | | | |
| | | | 3.0 - 3.2 | | | | | | | | | | | | | | | | | | |

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations

JOB NO.:
19095

SITE LOCATION: Waiotemarama Gorge Road
CO-ORDINATES: 1638827mE, 6069370mN

ELEVATION: 163.1m

START DATE: 30/05/2024
END DATE: 30/05/2024
LOGGED BY: CH

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | | | | | | | | | VANE SHEAR STRENGTH (kPa) Vane: GEO3616 | | | | WATER | | | |
|------------------|--|-----------|-----------|--------|-------------------------------------|---|---|---|----|----|----|----|----|----|---|-----|-----|--------|-------|-----|-----|--|
| | | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | 50 | 100 | 150 | 200 | Values | | | | |
| TS | TOPSOIL. | | 0.0 - 0.2 | TS | | | | | | | | | | | | | | | | | | |
| Tangihua Complex | Silty CLAY; grey, brown, yellow, orange mottling. Firm to stiff; moist; high plasticity. | | 0.2 - 0.4 | TS | | | | | | | | | | | | | | | | | 116 | |
| | Silty CLAY, with some gravel; dark grey, brown, yellow, orange mottling. Firm to stiff; moist; high plasticity; gravel, fine, subangular and subround, highly weathered. | | 0.4 - 0.8 | TS | | | | | | | | | | | | | | | | | 34 | |
| | SILT, with minor clay; greyish. Stiff to very stiff; moist; non-plastic. | | 0.8 - 1.0 | TS | | | | | | | | | | | | | | | | | UTP | |
| | SILT, with some clay, with minor gravel; greyish. Stiff to very stiff; moist; low plasticity; gravel, fine, subangular. | | 1.0 - 1.4 | TS | | | | | | | | | | | | | | | | | | |
| | Silty CLAY, with some gravel; brownish, grey. Firm to stiff; moist; high plasticity; gravel, fine, subangular and subround. | | 1.4 - 1.6 | TS | | | | | | | | | | | | | | | | | 130 | |
| | | | 1.6 - 1.8 | TS | | | | | | | | | | | | | | | | | 20 | |
| | | | 1.8 - 2.0 | TS | | | | | | | | | | | | | | | | | 184 | |
| | Silty CLAY, with some gravel; brownish, grey. Firm to stiff; wet; high plasticity; gravel, fine, subangular and subround. | | 2.0 - 2.2 | TS | | | | | | | | | | | | | | | | | 68 | |
| | | 2.2 - 2.4 | TS | | | | | | | | | | | | | | | | | | | |
| | | 2.4 - 2.6 | TS | | | | | | | | | | | | | | | | | | | |
| | | 2.6 - 2.8 | TS | | | | | | | | | | | | | | | | | | | |
| | | 2.8 - 3.0 | TS | | | | | | | | | | | | | | | | | 123 | | |
| | | 3.0 - 3.2 | TS | | | | | | | | | | | | | | | | | | | |
| | End Of Hole: 3.00m | | 3.0 | | | | | | | | | | | | | | | | | UTP | | |

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA03

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations

JOB NO.:
19095

SITE LOCATION: Waitotemarama Gorge Road
CO-ORDINATES: 1638845mE, 6069438mN

ELEVATION: 157.8m

START DATE: 30/05/2024
END DATE: 30/05/2024
LOGGED BY: CH

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | | | | | | | | | VANE SHEAR STRENGTH (kPa) Vane: GEO3616 | | | | WATER | | |
|------------------|---|-----------|-----------|--------|-------------------------------------|---|---|---|----|----|----|----|----|----|---|-----|-----|--------|-------|-----|-----|
| | | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | 50 | 100 | 150 | 200 | Values | | | |
| TS | TOPSOIL. | | 0.0 - 0.2 | TS | | | | | | | | | | | | | | | | | |
| Tangihua Complex | Silty CLAY, with minor sand and gravel; yellow, orange, brown mottling. Very stiff; moist; high plasticity; sand, fine, gravel, fine. | | 0.2 - 0.4 | TS | | | | | | | | | | | | | | | | | 147 |
| | Silty CLAY, with minor sand; light brwon, orange. Very stiff; moist; high plasticity; sand, fine. | | 0.4 - 0.6 | TS | | | | | | | | | | | | | | | | | 104 |
| | | | 0.6 - 0.8 | TS | | | | | | | | | | | | | | | | | |
| | Silty CLAY, with minor sand, with trace organics; light brwon, orange. Very stiff; moist; high plasticity; sand, fine. | | 0.8 - 1.0 | TS | | | | | | | | | | | | | | | | | 153 |
| | | | 1.0 - 1.2 | TS | | | | | | | | | | | | | | | | | 53 |
| | Silty CLAY, with minor sand, with trace gravel; light brown, orange. Firm; wet; high plasticity; sand, fine; gravel, fine. | | 1.2 - 1.4 | TS | | | | | | | | | | | | | | | | | |
| | | | 1.4 - 1.6 | TS | | | | | | | | | | | | | | | | | 167 |
| | | | 1.6 - 1.8 | TS | | | | | | | | | | | | | | | | | 70 |
| | | | 1.8 - 2.0 | TS | | | | | | | | | | | | | | | | | 135 |
| | | | 2.0 - 2.2 | TS | | | | | | | | | | | | | | | | | 49 |
| | | | 2.2 - 2.4 | TS | | | | | | | | | | | | | | | | | |
| | | 2.4 - 2.6 | TS | | | | | | | | | | | | | | | | | 153 | |
| | 2.6 - 2.8 | TS | | | | | | | | | | | | | | | | | 51 | | |
| | 2.8 - 3.0 | TS | | | | | | | | | | | | | | | | | 135 | | |
| | End Of Hole: 3.00m | | 3.0 | TS | | | | | | | | | | | | | | | | 37 | |
| | | | 3.2 | | | | | | | | | | | | | | | | | | |

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Jason & Penelope Bill Family Trust
PROJECT: Geotechnical Investigations

JOB NO.:
19095

SITE LOCATION: Waitotemarama Gorge Road
CO-ORDINATES: 1638851mE, 6069459mN

ELEVATION: 158.5m

START DATE: 30/05/2024
END DATE: 30/05/2024
LOGGED BY: CH

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | | | | | | | | | VANE SHEAR STRENGTH (kPa) Vane: GEO3616 | | | | WATER | |
|------------------|--|---------|-----------|--------|-------------------------------------|---|---|---|----|----|----|----|----|----|---|-----|-----|--------|-------|--|
| | | | | | 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16 | 18 | 50 | 100 | 150 | 200 | Values | | |
| TS | TOPSOIL. | | 0.0 - 0.2 | TS | | | | | | | | | | | | | | | | |
| Tangihua Complex | Silty CLAY, with minor sand; yellow, orange, brown mottling. Very stiff; moist; high plasticity; sand, fine. | | 0.2 - 1.0 | X | | | | | | | | | | | | | | | | |
| | End Of Hole: 1.00m | | 1.0 - 3.2 | | | | | | | | | | | | | | | | | |

PHOTO(S)



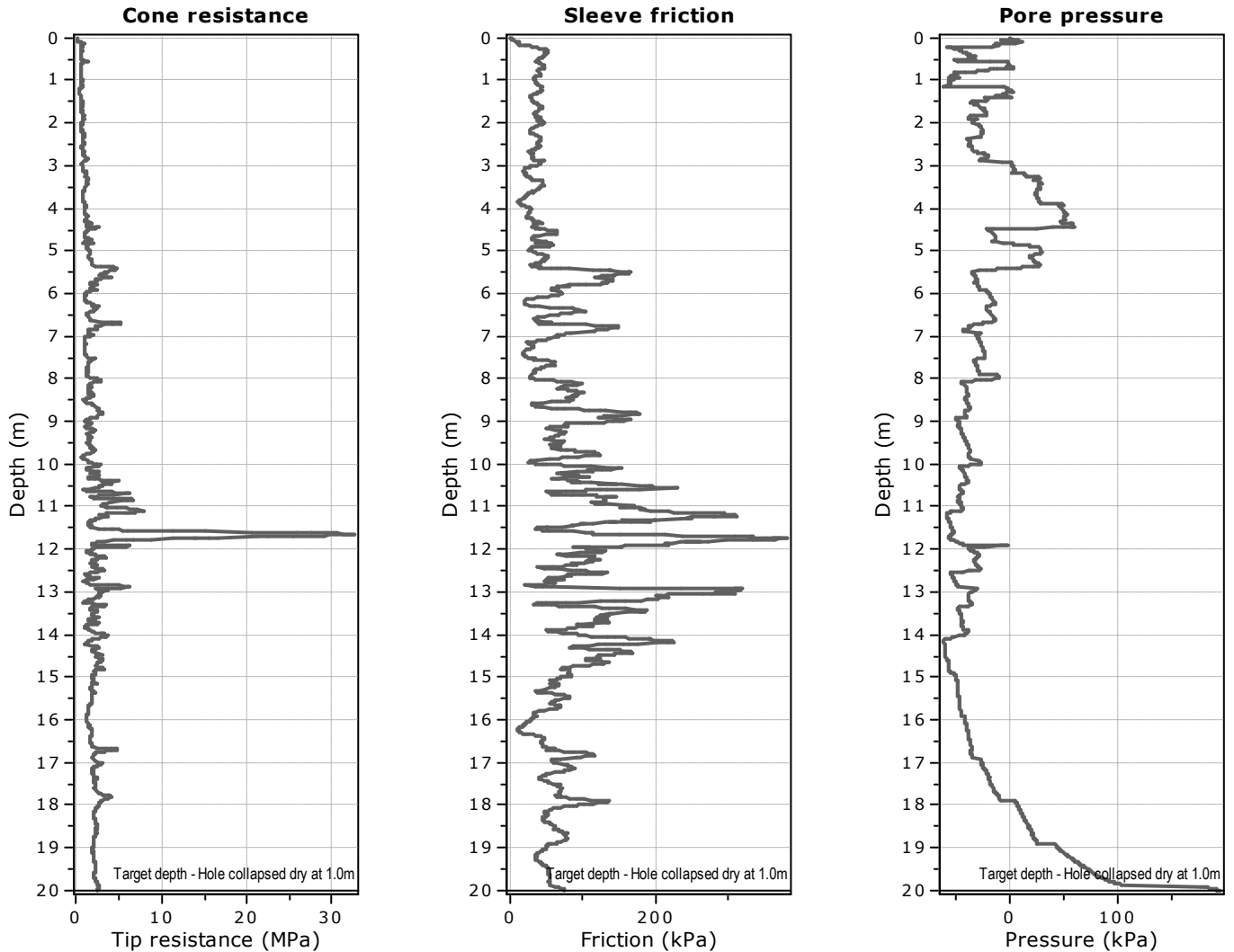
REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

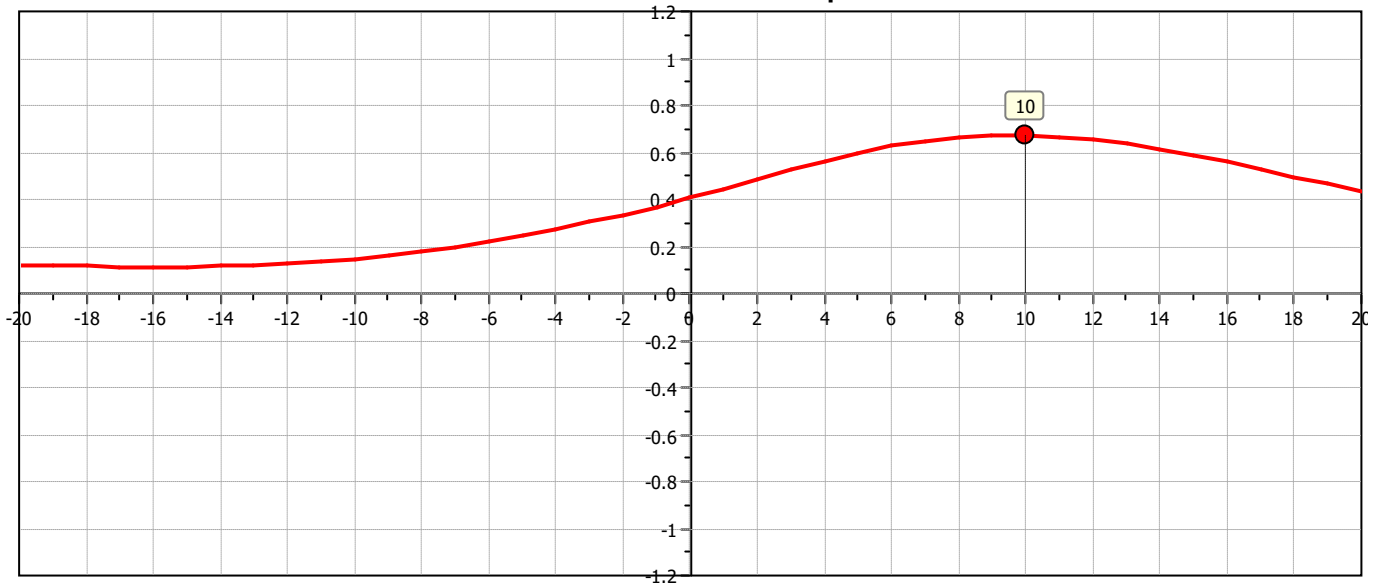
INVESTIGATION TYPE

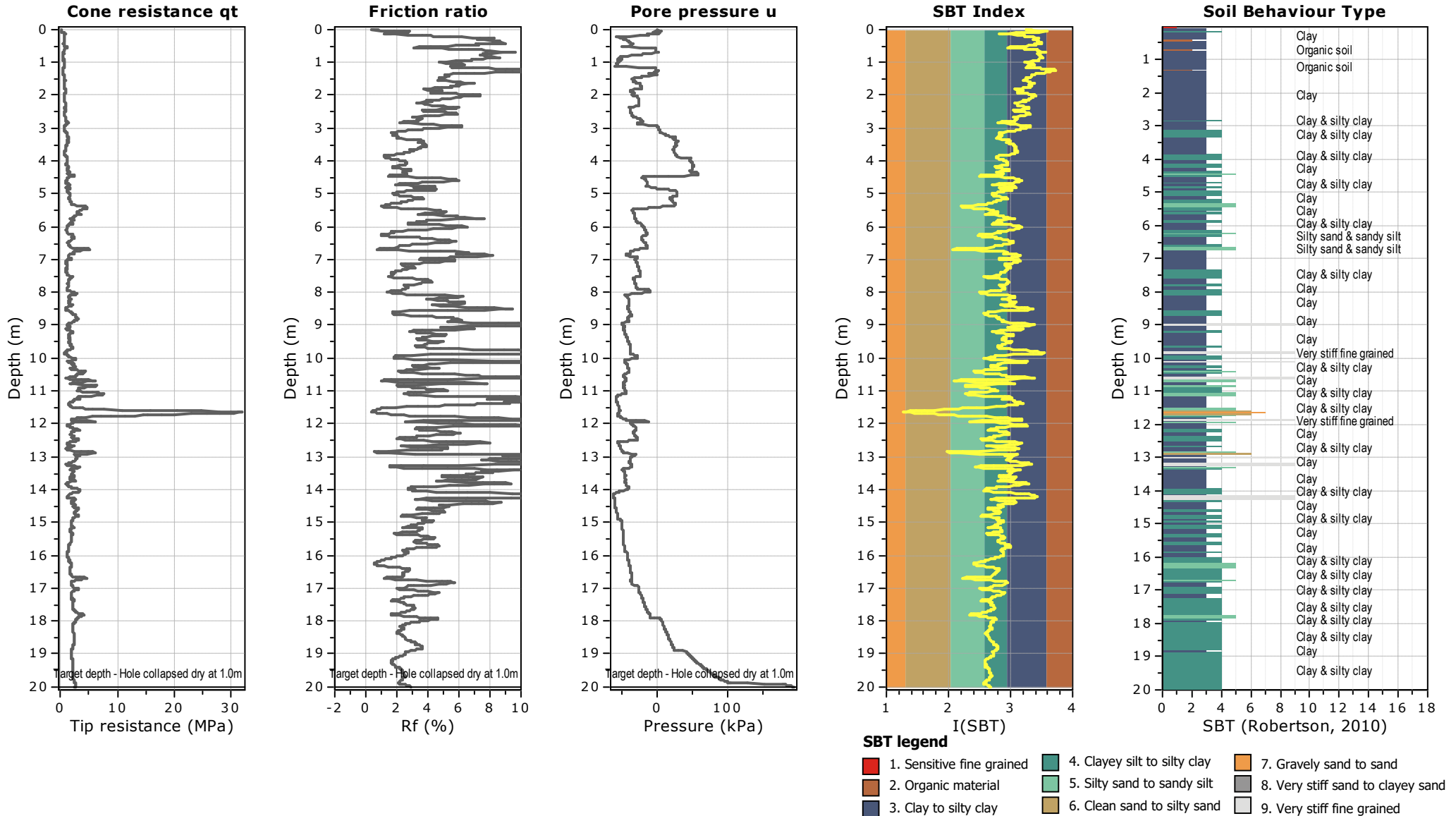
- Hand Auger
- Test Pit

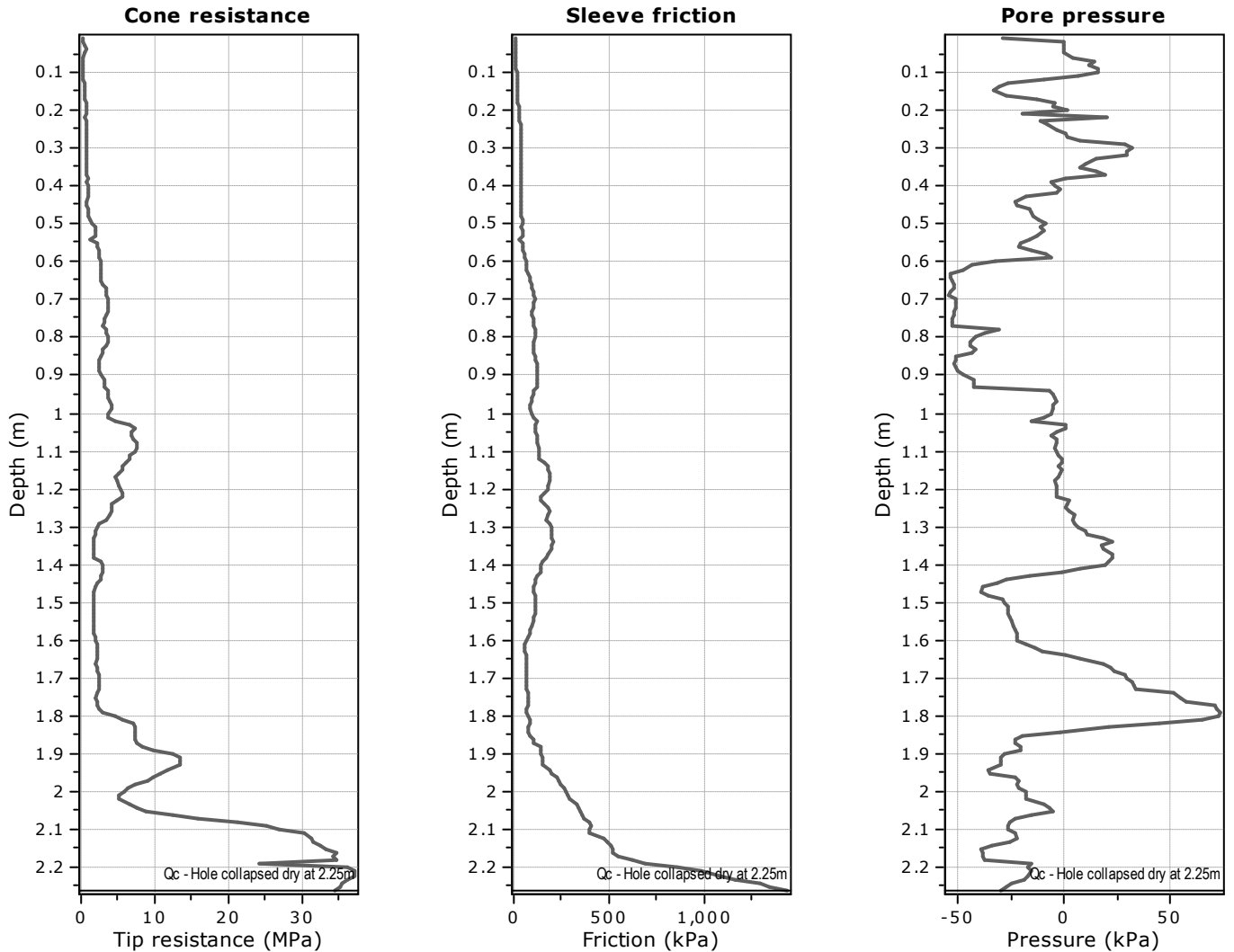


The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

Cross correlation between qc & fs

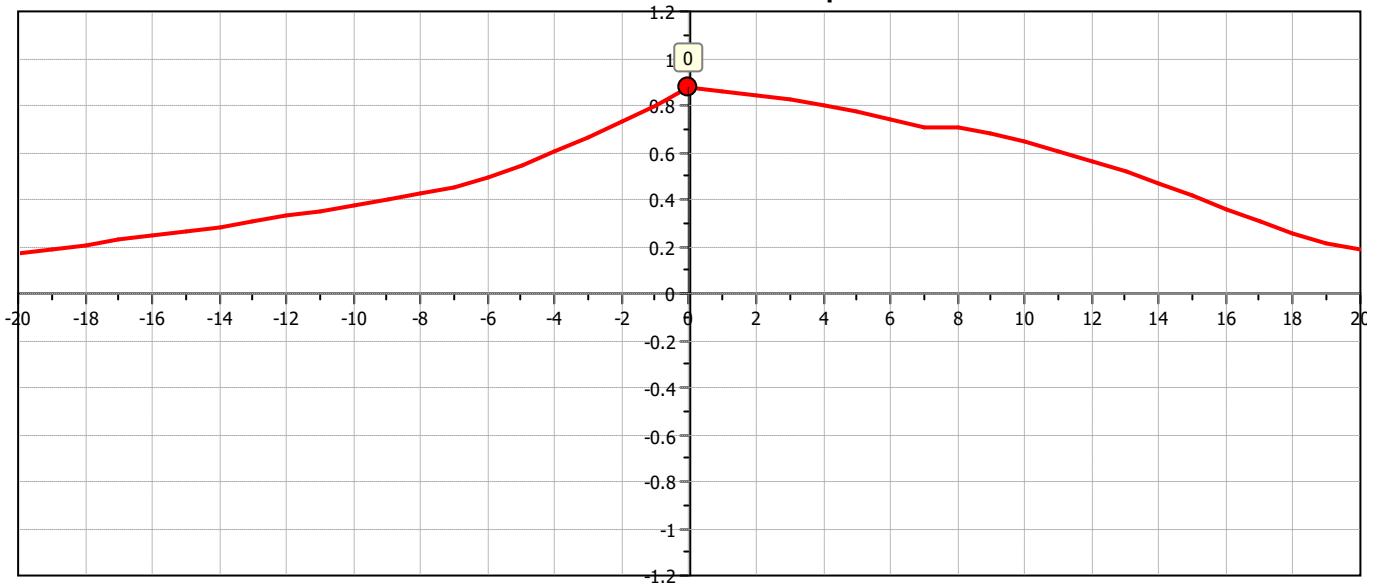


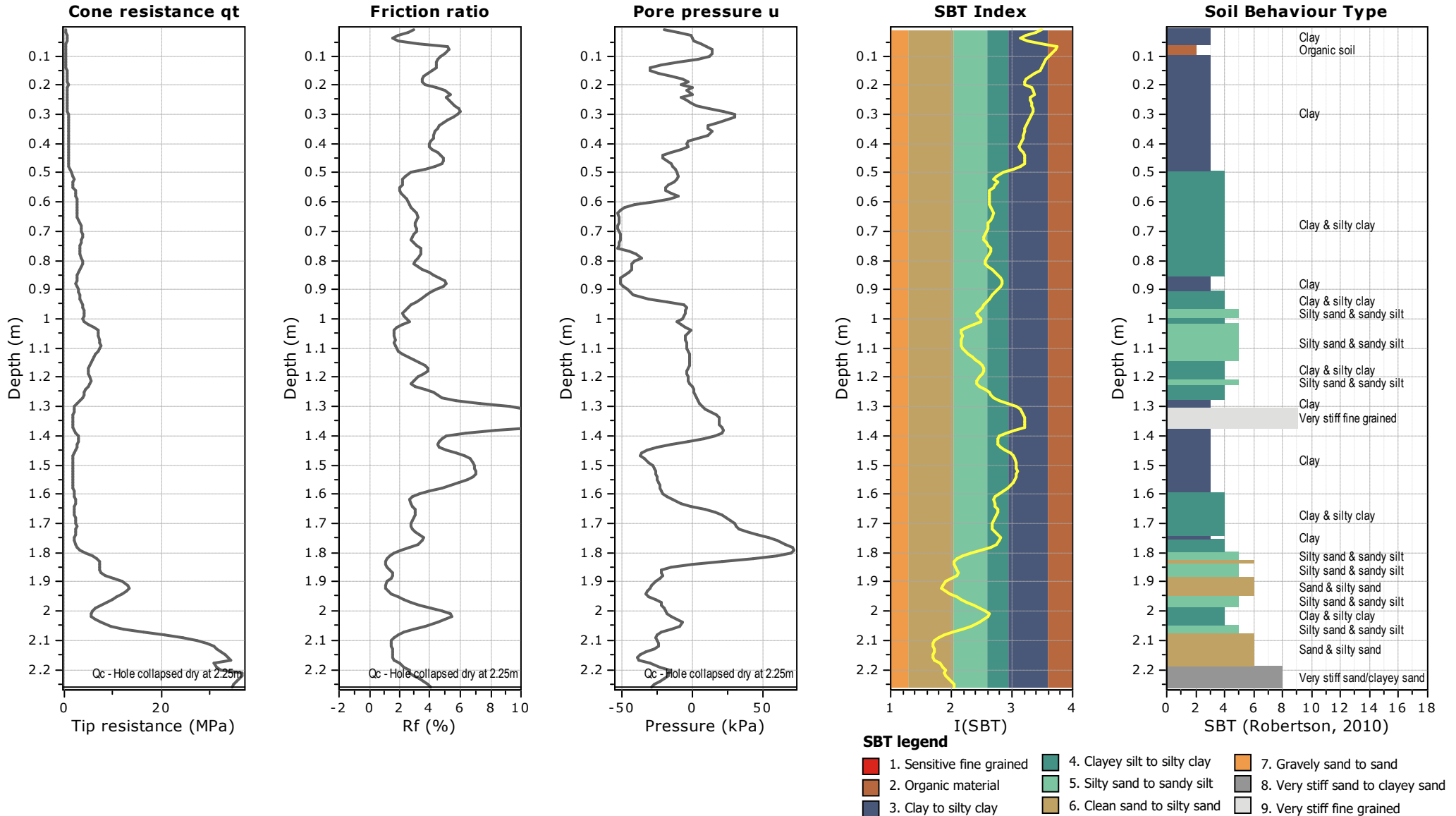


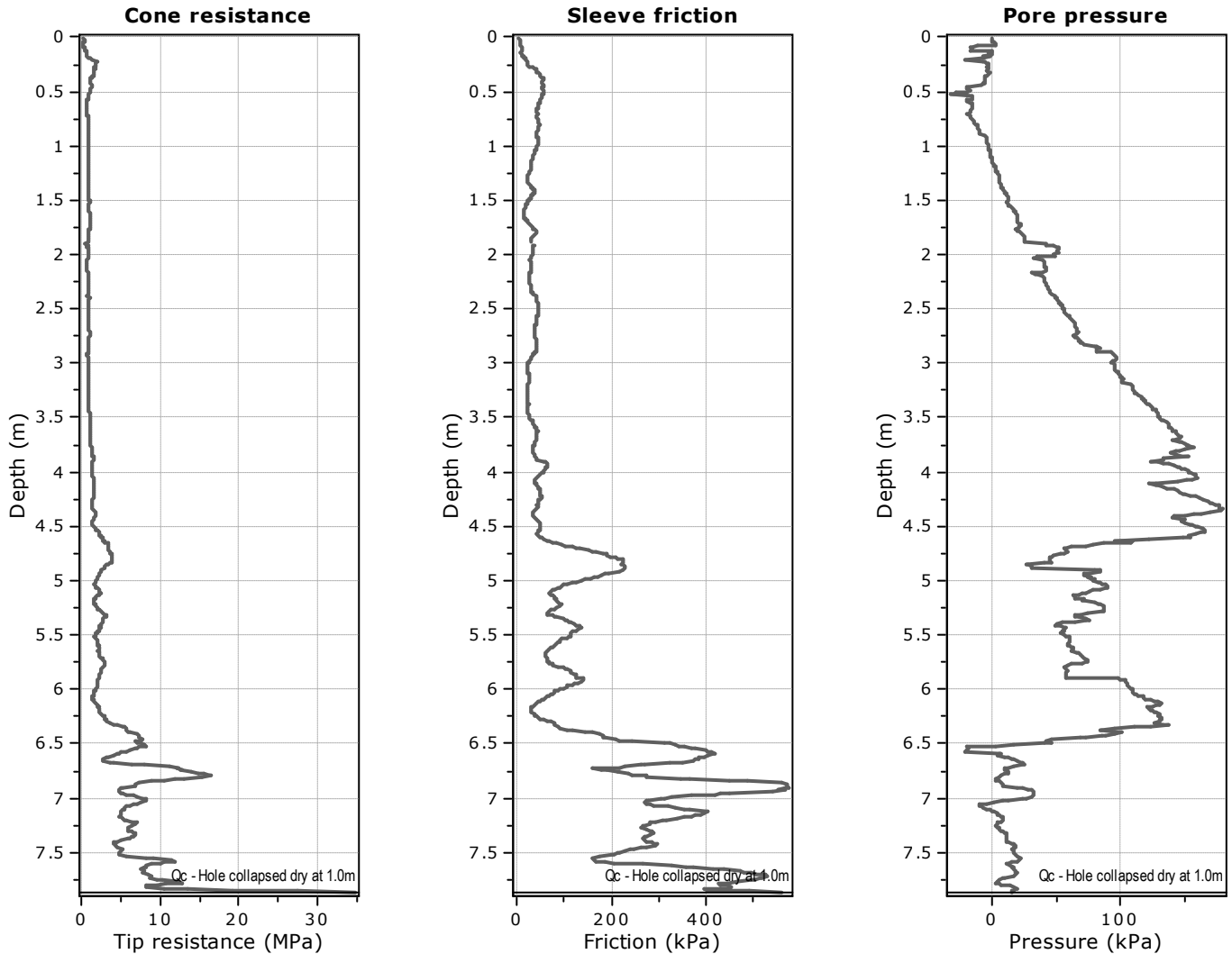


The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

Cross correlation between qc & fs

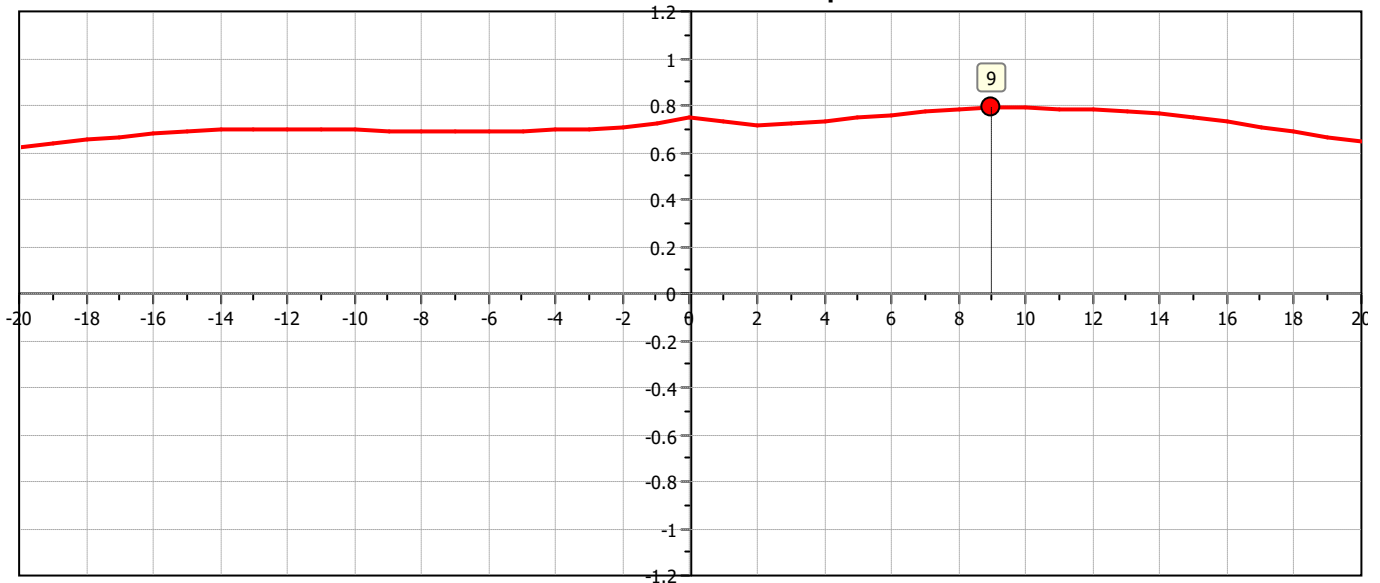


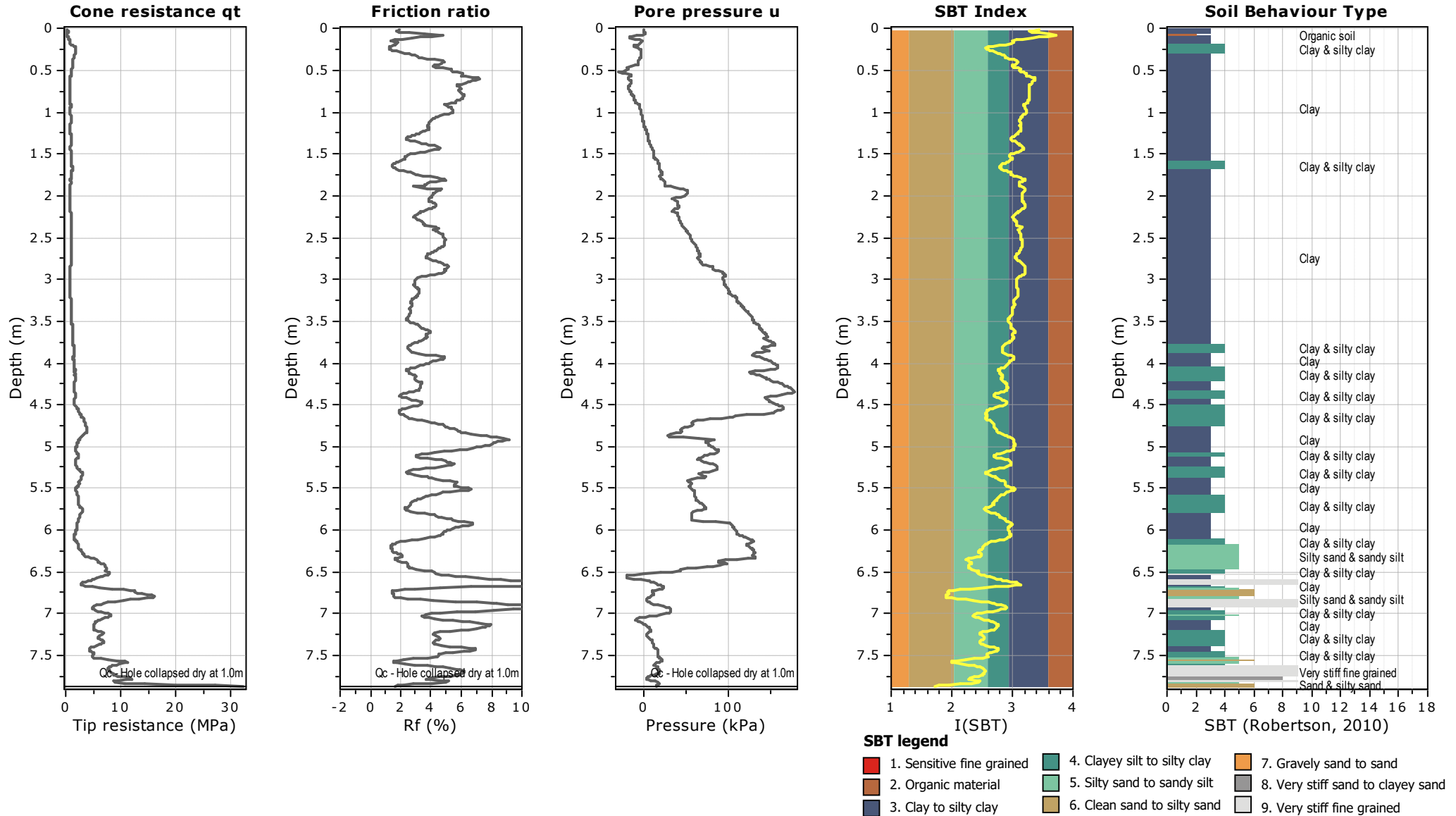


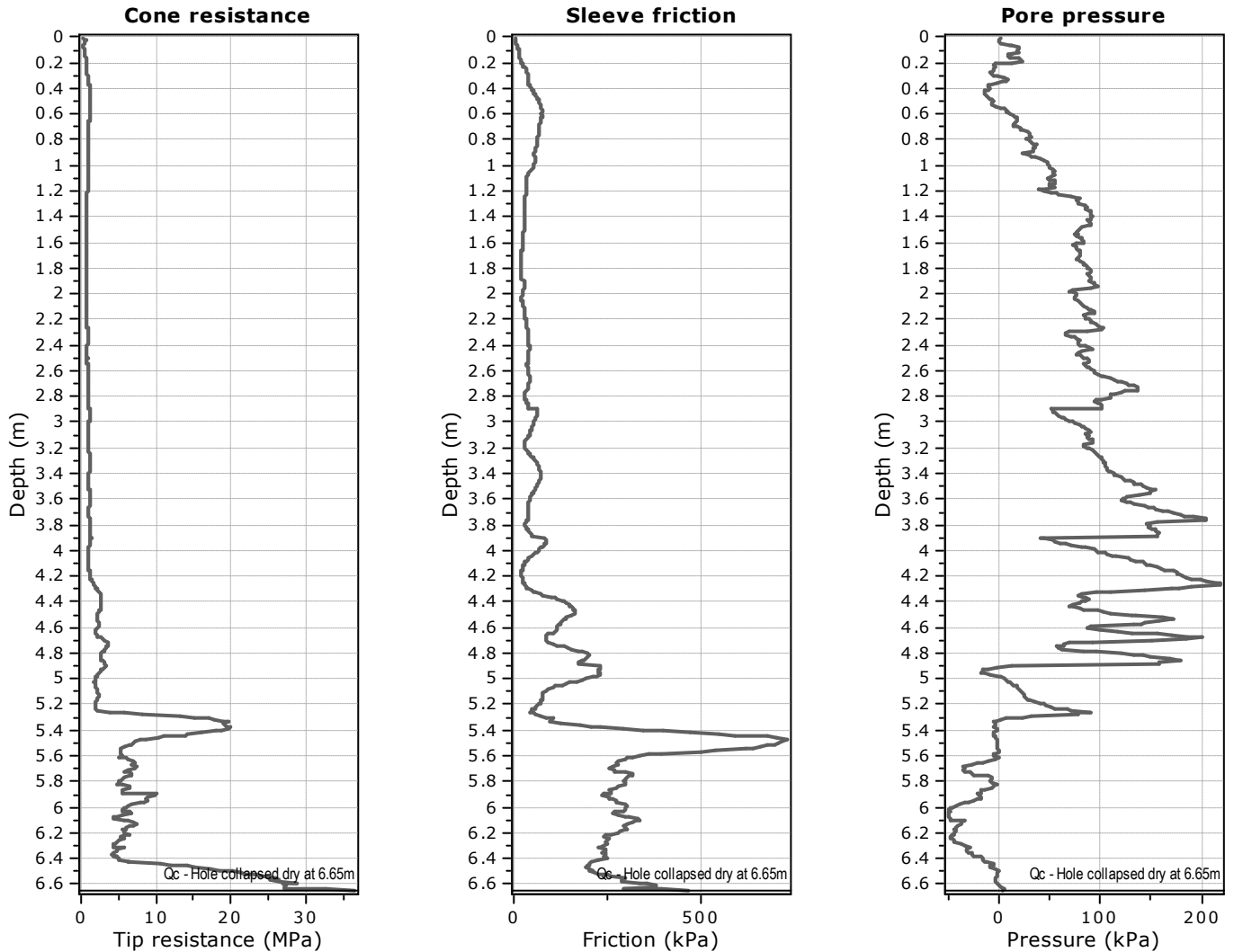


The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

Cross correlation between qc & fs

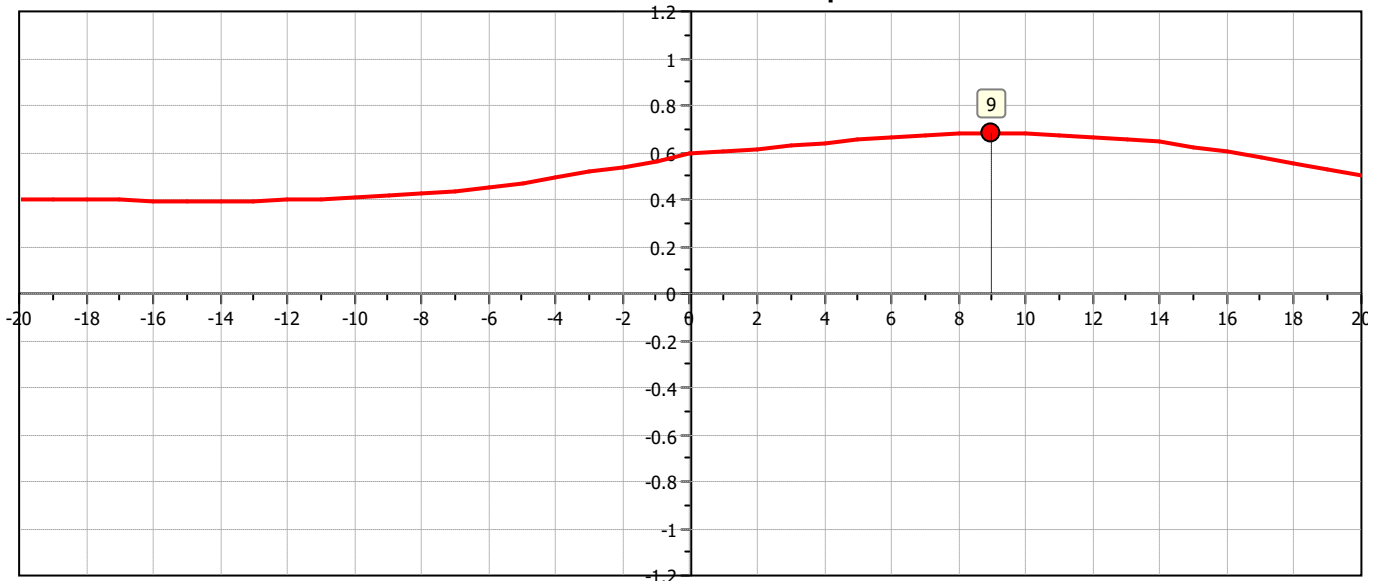


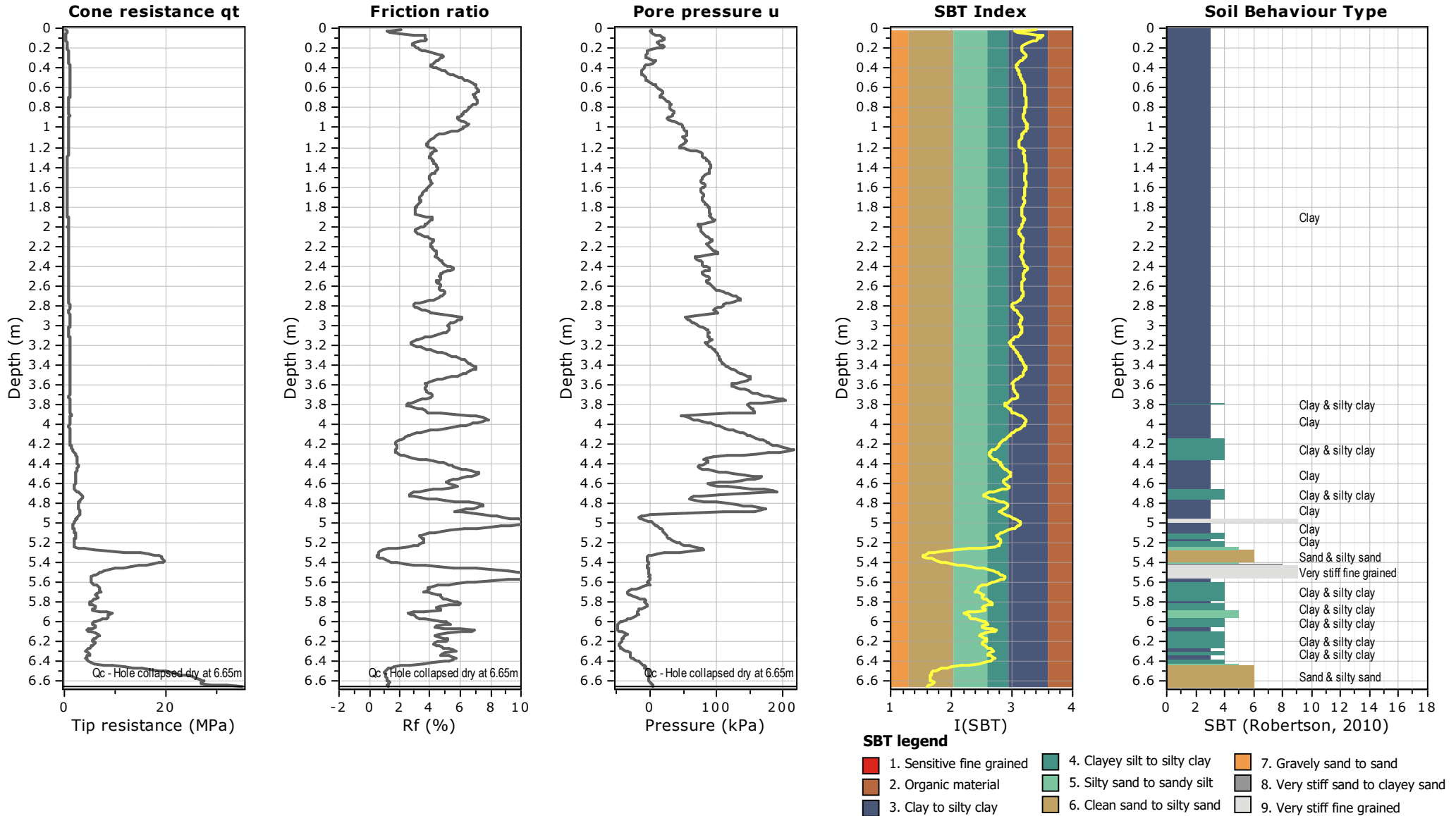




The plot below presents the cross correlation coefficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two successive CPT measurements).

Cross correlation between qc & fs





Appendix D

SEW1 Form

Appendix B ES-SEW1

Onsite Wastewater Disposal Investigation

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A – Contact Details

1 - Applicant

Name: Jason and Penelope Bill Family Trust

Property Address: Waiotemarama Gorge Road, Waimamaku

Lot/DP Number: Section 2 SO 557381

2 - Consultant / Site Evaluator

Site Evaluator Name: Matthew Jacobson

Company Name: RS Eng Ltd

Postal Address: 2 Seaview Road, Whangarei, 0110

Business Phone: 094383273

Mobile:

Email: matthewj@rseng.co.nz

SQEP Registered²: Yes No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP:

Company Name:

Postal Address:

² It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: _____

Mobile: _____

Email: _____

Part B - Site and Soil Evaluation

1: Desk Study

Requirements (✓ appropriate box) Please complete **all** options. *(If more than one option applies to land under consideration, please clarify with supporting information)*

| ? | FNDC REQUIREMENT | APPLIES TO LOT(S) | COMMENTS |
|-------------------------------------|---|---|--|
| 1 | Hazard maps/GIS hazard layer - stability | | |
| <input checked="" type="checkbox"/> | Low instability risk | | |
| <input checked="" type="checkbox"/> | Medium instability risk | | |
| <input checked="" type="checkbox"/> | High instability risk | | |
| 2 | GIS hazard layer – effluent on slope stability | | |
| <input checked="" type="checkbox"/> | Low disposal potential | | |
| <input checked="" type="checkbox"/> | Moderate disposal potential | | |
| <input checked="" type="checkbox"/> | High disposal potential | | |
| 3 | GIS hazard layer – effluent suitability | | |
| <input checked="" type="checkbox"/> | Medium suitability | | |
| <input checked="" type="checkbox"/> | High suitability | | |
| 4 | GIS hazard layer – flood susceptibility | | |
| <input type="checkbox"/> | Is flood susceptible | | |
| <input checked="" type="checkbox"/> | Is partially flood susceptible | Lot 5 and 6 | Low-lying area mapped flood susceptible, setback away from investigated effluent field |
| <input type="checkbox"/> | Is not flood susceptible | | |
| 5 | GIS land resources layer - streams | | |
| | Are there streams on or adjacent to land under investigation? | <input checked="" type="checkbox"/> Yes | |
| | | <input type="checkbox"/> No | |
| 6 | GIS land resources layer – aquifers at risk | | |
| | Is land situated over or adjacent to aquifer? | <input type="checkbox"/> Yes | |
| | | <input checked="" type="checkbox"/> No | |
| 7 | Annual Rainfall (HIRDS) | | |

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

2: On-Site Evaluation

a. Determination of Soil Category (refer table 4.1.1 AS/NZS 1547:2012) (✓ appropriate box)

| Soil Category | Structure | Applies to lot(s) | Comments |
|-------------------------|---|-------------------|----------|
| 1 Gravels & Sands | <input type="checkbox"/> Structureless (massive) | | |
| 2 Sandy loams | <input type="checkbox"/> Weakly Structured | | |
| | <input type="checkbox"/> Massive | | |
| 3 Loams | <input type="checkbox"/> High/Moderate structured | | |
| | <input type="checkbox"/> Weakly structured or Massive | | |
| 4 Clay loams | <input type="checkbox"/> High/moderate structured | | |
| | <input type="checkbox"/> Weakly structured | | |
| | <input type="checkbox"/> Massive | | |
| 5 Light clays | <input checked="" type="checkbox"/> Strongly structured | All lots | |
| | <input type="checkbox"/> Moderately structured | | |
| | <input type="checkbox"/> Weakly structured or massive | | |
| 6 Medium to heavy clays | <input type="checkbox"/> Strongly structured | | |
| | <input type="checkbox"/> Moderately structured | | |
| | <input type="checkbox"/> Weakly structured or massive | | |

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

On-Site Evaluation Continued

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

| ? | DETAILS | APPLIES TO SITE(S) | |
|-------------|--|--------------------------|--|
| 1 | Flooding potential to proposed field and reserve field (refer note 1 below) | | |
| ✓ | Fields will not flood, or | | |
| | Fields will flood in | | |
| | 20% AEP event | | |
| | 5% AEP event | | |
| | 1% AEP event | | |
| 2 | Surface water separation to proposed field and reserve field (refer note 2 below) | | |
| ✓ | Main/reserve disposal field comply with NRC rules | | |
| | Main/reserve disposal field do not comply with NRC rules | | |
| 3 | Surface water separation to proposed field and reserve field (refer note 2 below) | | |
| ✓ | Main/reserve disposal field comply with NRC rules | | |
| | Main/reserve disposal field do not comply with NRC rules | | |
| 4 | Winter ground water separation to proposed field and reserve field (refer note 3 below) | | |
| ✓ | Main and reserve disposal field comply with NRC rules | | |
| | Main and reserve disposal field do NOT comply with NRC rules | | |
| 5 | Slope of ground of proposed field and reserve field (refer note 4) | | |
| Description | All lots generally between 5° and 12° slope angles at investigated effluent field locations. | | |
| 6 | Shape of ground of proposed field and reserve field (Refer note 5 below) | | |
| | Waxing divergent | <input type="checkbox"/> | Linear divergent <input type="checkbox"/> Waning divergent |
| | Waxing planar | ✓ | Liner planar <input type="checkbox"/> Waning planar |
| | Waxing convergent | <input type="checkbox"/> | Linear convergent <input type="checkbox"/> Waning convergent |
| Comments | | | |

| | | | |
|-------------------------------------|---|--|---------------------------|
| | | | |
| | | | |
| 7 | DETAILS | APPLIES TO SITE(S) | |
| 7 | Intended water supply source | | |
| <input type="checkbox"/> | Public supply | | |
| <input checked="" type="checkbox"/> | Rainwater | All lots | |
| <input type="checkbox"/> | Bore | | |
| 8 | Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below) | | |
| | Description | | |
| | Secondary treatment loading to irrigation line using a loading rate of 2.0L/m ² /day | | |
| | | | |
| | Peak loading factored in (refer note 6 below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | Comments | Not considered a holiday area as Note 6. | |
| | | | |
| 9 | Site exposure (refer note 7 below) | Description | Applies to Site(s) |
| | Site(s) aspect | East and west facing | All lots |
| | Pre-dominant wind direction | | |
| | Presence of shelter belts | | |
| | Presence of topographical features or structures | | |
| 10 | Proximity of water bores (include adjacent to properties) (refer note 9 below) | | |
| | Registered water bore shown on NRC Maps across the Waitemarama Gorge Road, however well setback from the investigated effluent disposal areas over the proposed two lots. | | |
| 11 | Visible evidence of slips / instability (refer note 8 below) | | |
| | Shallow instability and soil creep evident on slopes of the Lots, generally where slopes are >14°. | | |
| | Effluent fields are located on gentler slopes which convey no signs of instability or soil creep. | | |
| 12 | Total suitable area available for type of effluent disposal proposed (including reserve area) | | |
| | >732m ² available for for the effluent disposal field including reserve area. | | |
| | | | |
| 13 | Setback areas proposed (if any) (refer note 10 below) | | |
| | As per NRC Permitted Discharge Compliance, refer to subdivision suitability report. | | |

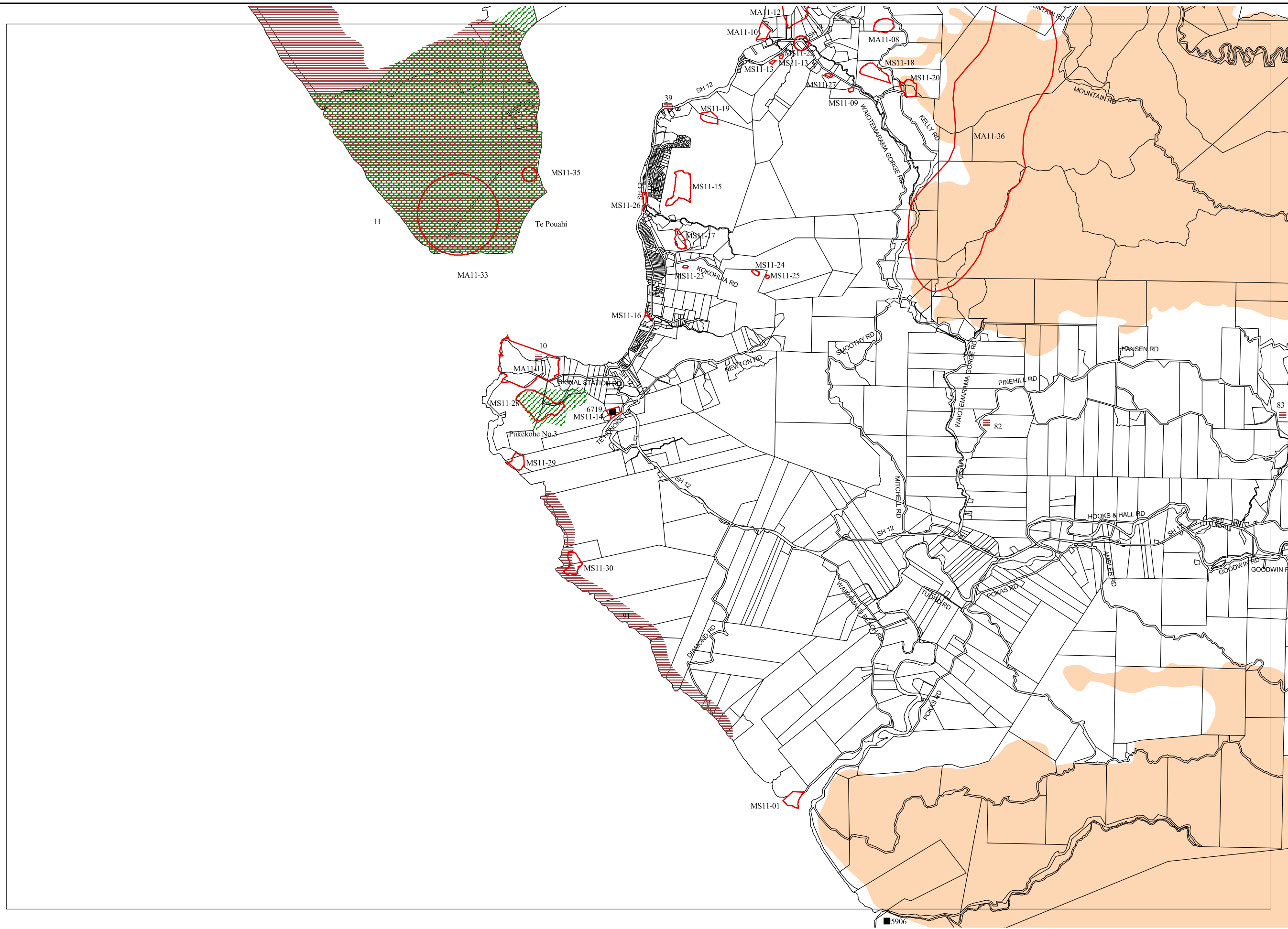
Notes

1. *If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.*
2. *NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.*
3. *Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.*
4. *Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.*
5. *Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.*
6. *The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.*
7. *The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.*
8. *If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.*
9. *If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).*
10. *If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.*

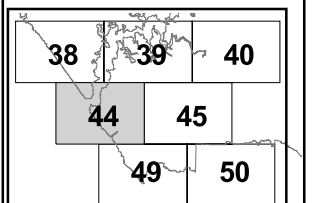
APPENDIX 5

PLANNING MAPS

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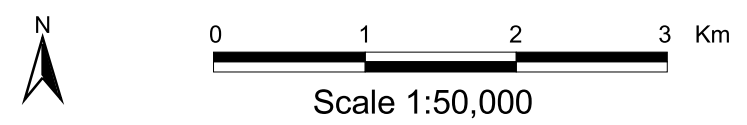


- Resource**
- Outstanding Landscape
 - Outstanding Landscape Feature
 - Outstanding Natural Feature
 - Site of Cultural Significance to Maori
 - Registered Archaeological Site



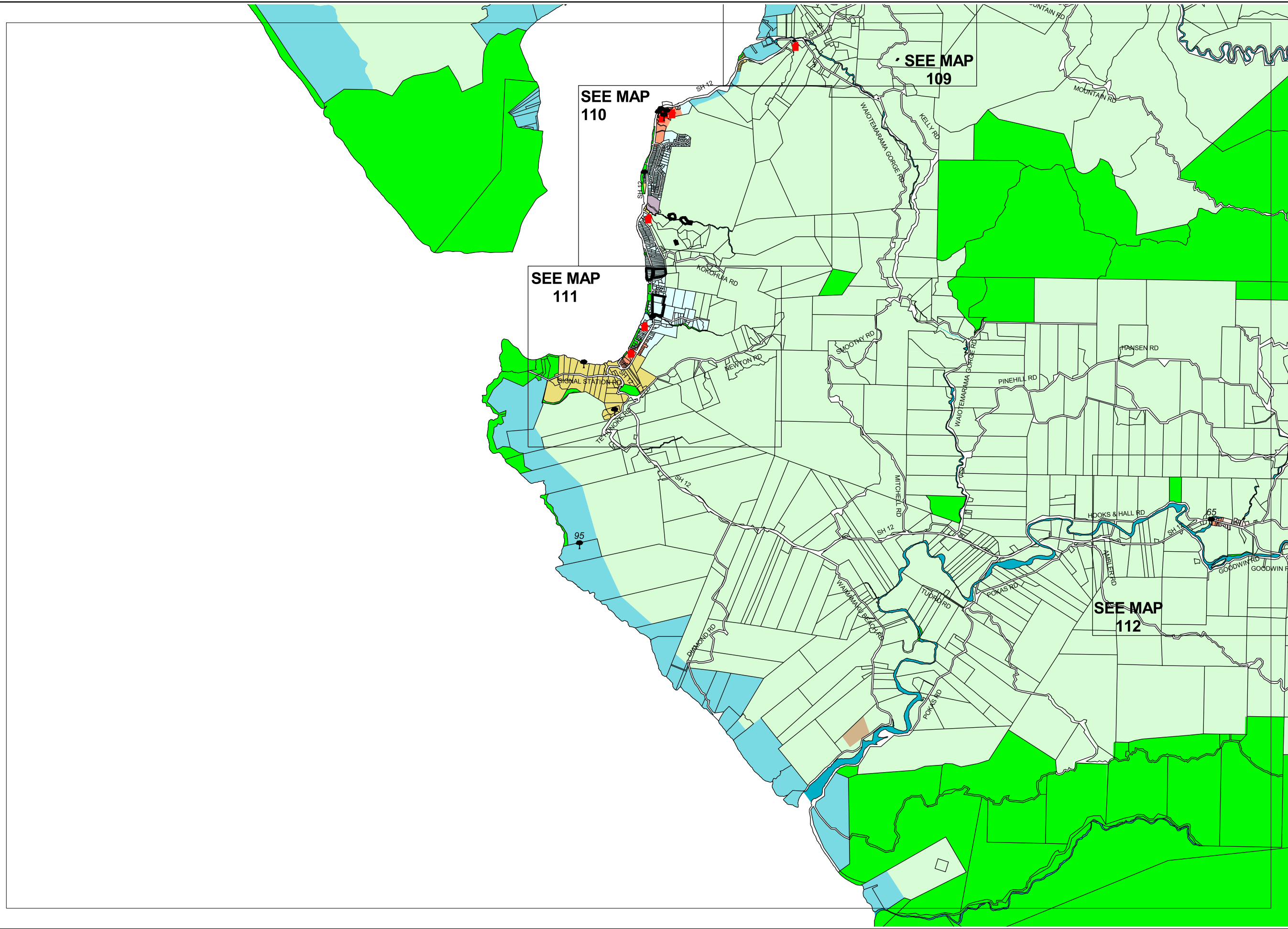
Map Index

Map 44



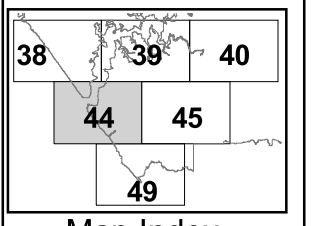
DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.



- Zone**
- Conservation
 - Coastal Living
 - Commercial
 - Coastal Residential
 - General Coastal
 - Lakes and Rivers
 - Minerals
 - Recreational Activities
 - Rural Living
 - Rural Production
 - Road
 - Coastal Marine
 - Designations
 - Historic Site
 - Notable Tree

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

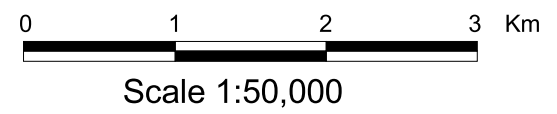


Map Index

Map 44



Far North District Plan - Zone Maps

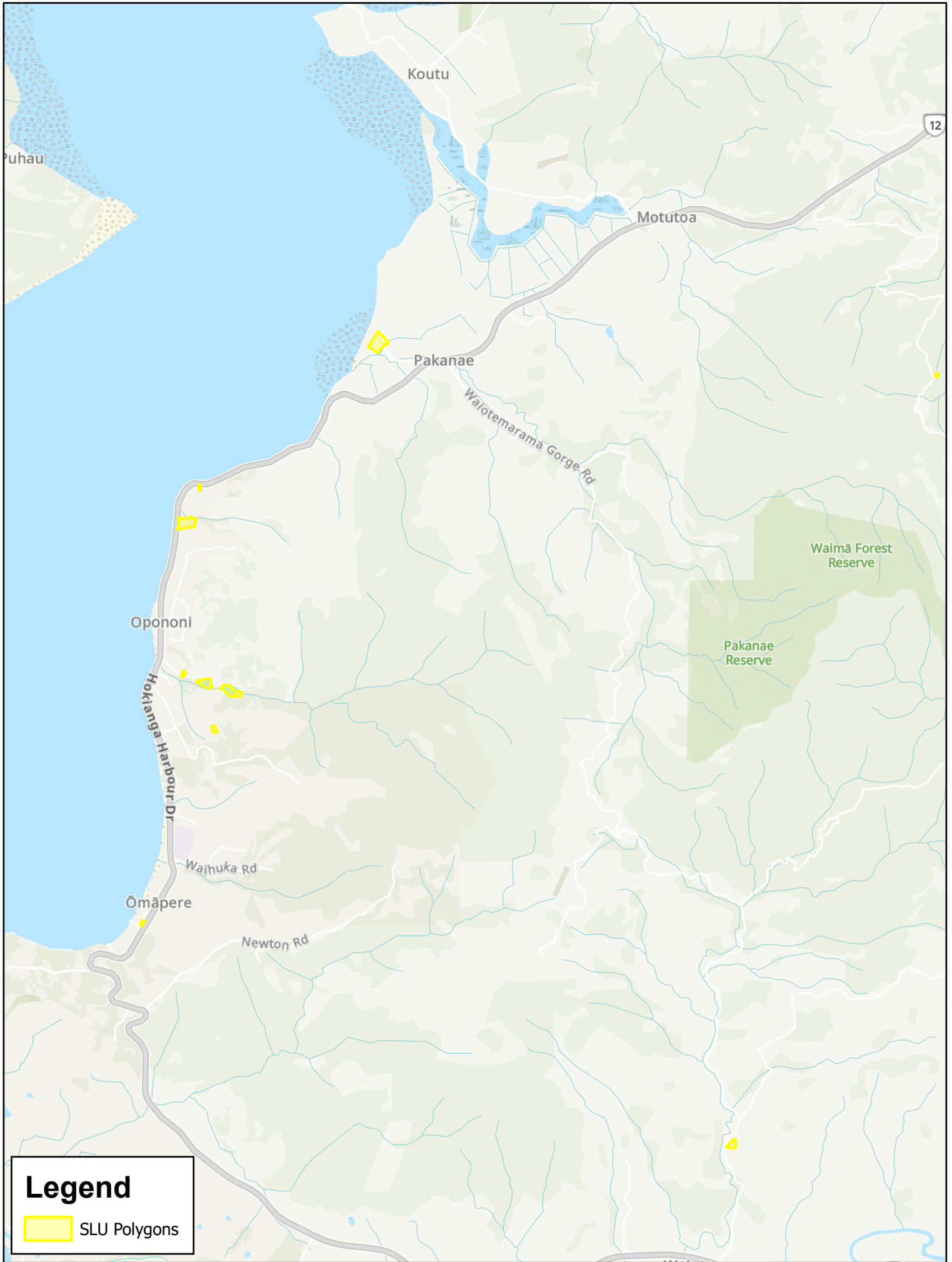


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APPENDIX 6

NRC SELECTED LAND-USE REGISTER



Legend

 SLU Polygons