

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

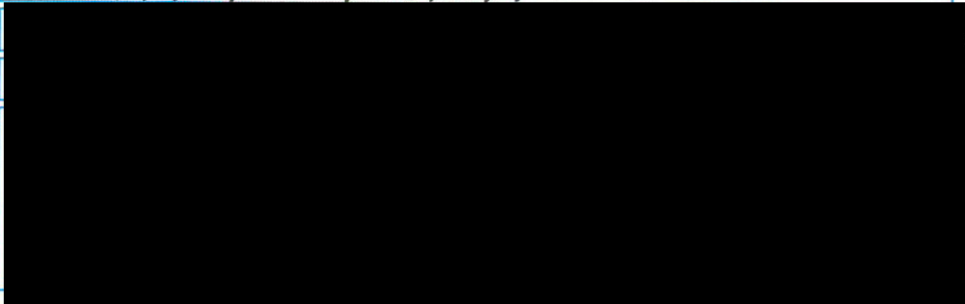
Jeffrey Phillips

Email:

Phone number:

Postal address:

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



6. Address for Correspondence

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

Name/s:

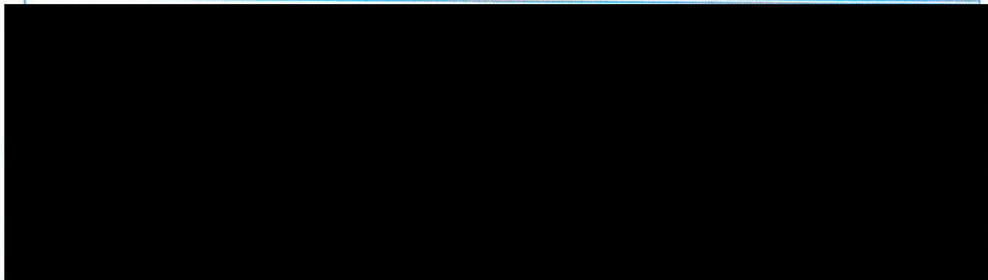
Tohu Consulting Limited (Attn: Nina Pivac)

Email:

Phone number:

Postal address:

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



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

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

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

Name/s:

Jeffrey and Angela Phillips

**Property Address/
Location:**

1 Ocean View Road Cable Bay

Postcode

8. Application Site Details

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

Name/s:	As above	
Site Address/ Location:	<hr/> <hr/> <hr/> <p style="text-align: right;">Postcode</p>	
Legal Description:	Lot 11 DP 173236	Val Number:
Certificate of title:		

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please Phone before coming onto the Property.

9. Description of the Proposal:

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

Controlled subdivision in Residential Zone creating one additional allotment.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Jeffrey Phillipps

Email:

Phone number:

Work

Postal address:

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

Postcode

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Jeffrey Phillipps

Signature:

(signature of bill payer)

Date 4-12-2024

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Nina Diver

Signature:

A signature

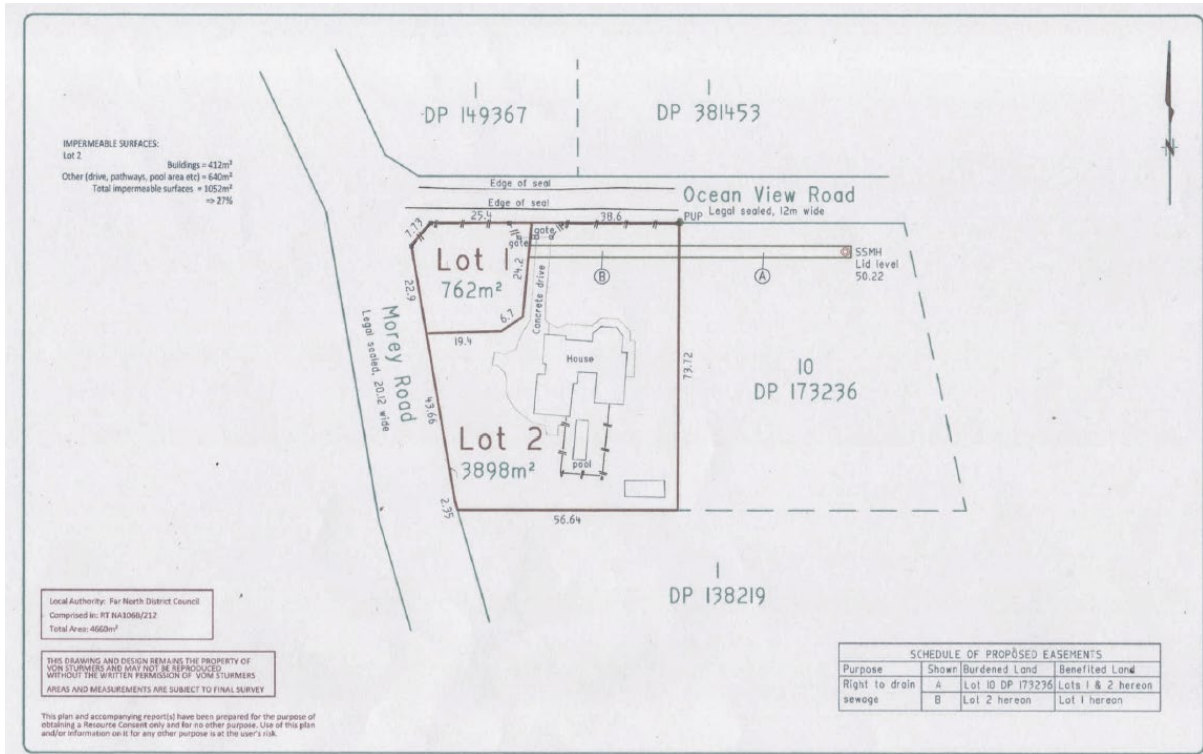
made by electronic means

Date 3 February 2025

Checklist (please tick if information is provided)

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

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



CONTROLLED SUBDIVISION APPLICATION

1 Ocean View Road, Cable Bay
 LOT 11 DP 173236

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
 JEFFREY PHILLIPS

1 February 2025
 REV A



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Appendix A – Scheme Plan

Appendix B – Certificate of Title

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Appendix D - Written Approval

Appendix E – IAMs Correspondence

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	1 Ocean View Road, Cable Bay
Applicant's name:	Jeffrey John Phillips
Address for service:	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 11 DP 173236
Site area:	4660m ²
Site owner:	Jeffrey John Phillips Angela Lauren Phillips
Operative District Plan zoning:	Residential Zone
Operative District Plan overlays/resource areas:	Nil
Proposed District Plan zoning:	General Residential Zone
Proposed District Plan overlays/resource areas:	Nil
Brief description of proposal:	To undertake a subdivision in the Residential Zone, to create one additional allotment as follows: <ul style="list-style-type: none"> • Lot 1 – 762m² • Lot 2 – 3898m² <p>All necessary easements will be created.</p>
Summary of reasons for consent:	Overall, the proposal is a Controlled Activity

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 1 February 2025

2.0 PROPOSAL

The applicant, Jeffrey Phillips, proposes to undertake a subdivision in the Residential Zone. The proposed subdivision will result in one additional allotment as follows:

- Lot 1 – 762m²
- Lot 2 – 3898m²

All necessary easements will be created, and all relevant written approvals have been obtained.

Overall, the proposal is a Controlled Activity under the Operative District Plan.

A Site Suitability Report has been prepared in support of this application, see **Appendix C**.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site is situated at 1 Ocean View Road, Cable Bay and is legally described as Lot 11 DP 173236 (NA106B/212). The site has a current land area of 4660m². A copy of the relevant Certificate of Title (CT) and Consent Notice D036144.2 is attached as **Appendix B**.



Figure 1: Map showing subject site and surrounds (Premise)

The subject site is zoned Residential under the ODP, and General Residential under the PDP.

In terms of existing built development, proposed Lot 2 contains an existing dwelling as per previous Council approvals.

Access to proposed each lot is currently gained via separate vehicle crossing off Ocean View Road which are formed to an adequate standard.

Council reticulated services including sewer are available to the site, as confirmed by Council's IAM Department (see **Appendix E**).

The site does not contain any areas of significant indigenous vegetation or fauna.



Figure 2: View of the subject site from Ocean View Road (Google Streetview)

4.0 DISTRICT PLAN RULES ASSESSMENT

SUBDIVISION:

Industrial Zone	Relevant Standards	Compliance
Rule 13.7.2.1(v) Subdivision in the Residential Zone (minimum lot sizes)	Controlled: 3000m ² (unsewered) and 500m ² (sewered)	With a minimum lot size of 723m ² , the proposed subdivision is able to meet the controlled activity standards. Controlled

LANDUSE:

An assessment of all relevant landuse provisions has been undertaken where they relate to the existing dwelling within proposed Lot 2:

Residential Zone	Relevant Standards	Compliance
7.6.5.1.1 RELOCATED BUILDINGS	Not applicable	Not applicable
7.6.5.1.2 RESIDENTIAL INTENSITY	Sewered: one unit per 600m ² Unsewered: 3000m ²	Each lot will have a minimum of 600m ² net site area Permitted
7.6.5.1.3 SCALE OF ACTIVITIES	Not applicable	Not applicable. Only residential activities proposed.
7.6.5.1.4 BUILDING HEIGHT	Maximum building height of 8m	The existing dwelling is less than 8m in height. Permitted
7.6.5.1.5 SUNLIGHT	2m + 45 degree recession plane	All existing built development will remain compliant with this recession plane. Permitted
7.6.5.1.6 STORMWATER MANAGEMENT	Maximum impermeable surface area of 50%	Existing impermeable surfaces within proposed Lot 2 equates to approximately 1052m ² (27%) which falls well below the permitted threshold. Permitted
7.6.5.1.7 SET BACK FROM BOUNDARIES	No setback required for a maximum total length of 10m along any one boundary, otherwise 1.2m setback required. No less than 50% of a 2m wide strip along the road boundary shall be landscaped .	All existing built development will remain compliant with all setback requirements. Planting along the road boundary will be provided. Permitted
7.6.5.1.8 SCREENING FOR NEIGHBOURS - NON-RESIDENTIAL ACTIVITIES	Not applicable	Not applicable
7.6.5.1.9 OUTDOOR ACTIVITIES	Not applicable	Not applicable
7.6.5.1.10 VISUAL AMENITY	Not applicable	Not applicable
7.6.5.1.11 TRANSPORTATION	Two onsite parking spaces and adequate manoeuvring area to be provided per unit.	Each lot will have ample parking and manoeuvring area.

Residential Zone	Relevant Standards	Compliance
	Each lot has a separate vehicle crossing which are formed to an adequate standard.	Permitted
7.6.5.1.12 SITE INTENSITY - NON-RESIDENTIAL ACTIVITIES	Not applicable	Not applicable
7.6.5.1.13 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES	Not applicable	Not applicable
7.6.5.1.14 KEEPING OF ANIMALS	Not applicable	Not applicable
7.6.5.1.15 NOISE	Not applicable	Not applicable
7.6.5.1.16 HELICOPTER LANDING AREA	Not applicable	Not applicable
7.6.5.1.17 BUILDING COVERAGE	Maximum building coverage of 45%	Existing building coverage within proposed Lot 2 equates to 10.56% which falls well within the permitted threshold. Permitted

Overall, the proposal requires resource consent as a **Controlled Activity** under the Far North District Plan.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Table 2 – Rule 13.7.3 Controlled (subdivision) activities: other matters to be taken into account

Criteria	Comment
13.7.3.1 Property Access	Access to the site is currently gained via separate vehicle crossings (adjacent to each other) off Ocean View Road. Both are considered to be formed to a reasonable standard. However, the applicant accepts that minor upgrades may be required.
13.7.3.2 Natural and Other Hazards	The site has not been mapped as susceptible to any natural hazards.
13.7.3.3 Water Supply	Connections to Council's reticulated water supply is not available to this site. Water supply will be achieved by way of roofwater collection.

Criteria	Comment
13.7.3.4 Stormwater Disposal	Specific stormwater management for each lot will be designed in accordance with Council's Engineering Standards at the time of building consent. The Site Suitability Report confirms that adequate stormwater management can be achieved. The applicant accepts that the recommendations made within the report will form a consent notice condition.
13.7.3.5 Sanitary Sewage Disposal	The subject site is in an AoB for sewer. Connections are available as per IAMs correspondence attached as Appendix E . A sewer easement will be created over proposed Lot 2 and the neighbouring property, being Lot 10 DP 173236, in favour of proposed Lot 1. All relevant parties have provided written approval.
13.7.3.6 Energy Supply	Top Energy has been contacted in regard to the proposed development. No response has been received as yet. This will be emailed through once received.
13.7.3.7 Telecommunications	Wireless telecommunication connections are available to the site.
13.7.3.8 Easements for any purpose	As per the scheme plan, all necessary easements will be provided.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape and land set aside for conservation purposes.	Not applicable. The site does not contain any such features.
13.7.3.10 Access to reserves and waterways	Public access to reserves and waterways will not be affected by the proposal.
13.7.3.11 Land use compatibility	<p>Surrounding properties to the north and east of the subject site are similarly zoned Residential. Adjacent properties to the west and south are zoned Rural Residential.</p> <p>The proposal is not considered to set a precedent in terms of lot sizes as the surrounding area is largely characterised by residential development.</p> <p>Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects. The proposal will not result in degradation of the character of the surrounding residential environment.</p>
13.7.3.12 Proximity to airports	Not applicable

6.0 STATUTORY CONSIDERATIONS

NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NESCS. 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 land use.

Based on a search of Council records and historic aerial images, along with discussions with the applicants who have owned the property for generations, there is no evidence to suggest that a HAIL activity has been undertaken on the subject site. Therefore, no further assessment is required under the NES Contaminated Soils.

NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

As the site is zoned Residential, the NPSHPL is not applicable in this instance.

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

NEW ZEALAND COASTAL POLICY STATEMENT

The New Zealand Coastal Policy Statement is not relevant to this application.

OPERATIVE FAR NORTH DISTRICT PLAN

Relevant ODP objectives and policies are those contained within the subdivision, transportation, Urban Environment and Residential Zone chapters. As a controlled activity, the proposed activity is considered to be consistent with all relevant objectives and policies of the Far North District Plan.

PROPOSED FAR NORTH DISTRICT PLAN

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and General Residential Zone Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- GRZ-01 to GRZ-06
- GRZ-P1 to GRZ-P8

7.0 NOTIFICATION

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. The proposal is a controlled activity. Public notification is therefore precluded.

Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. The proposed boundary adjustment is a controlled activity. Limited notification is therefore precluded.

In respect of this application, an assessment of effects on the environment has concluded that in all potential effects it can be concluded that adverse effects are less than minor.

Section 95C relates to the public notification after a request for further information which does not apply to this application.

Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from this proposal would not be more than minor.

8.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a controlled subdivision in the Residential Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

All relevant written approvals have been obtained.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

Prior to the issue of any decision for this consent, it is requested that all draft conditions are forwarded to the agent for review and comment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 1 February 2025

Appendices:

Appendix A – Scheme Plan

Appendix B – Certificate of Title

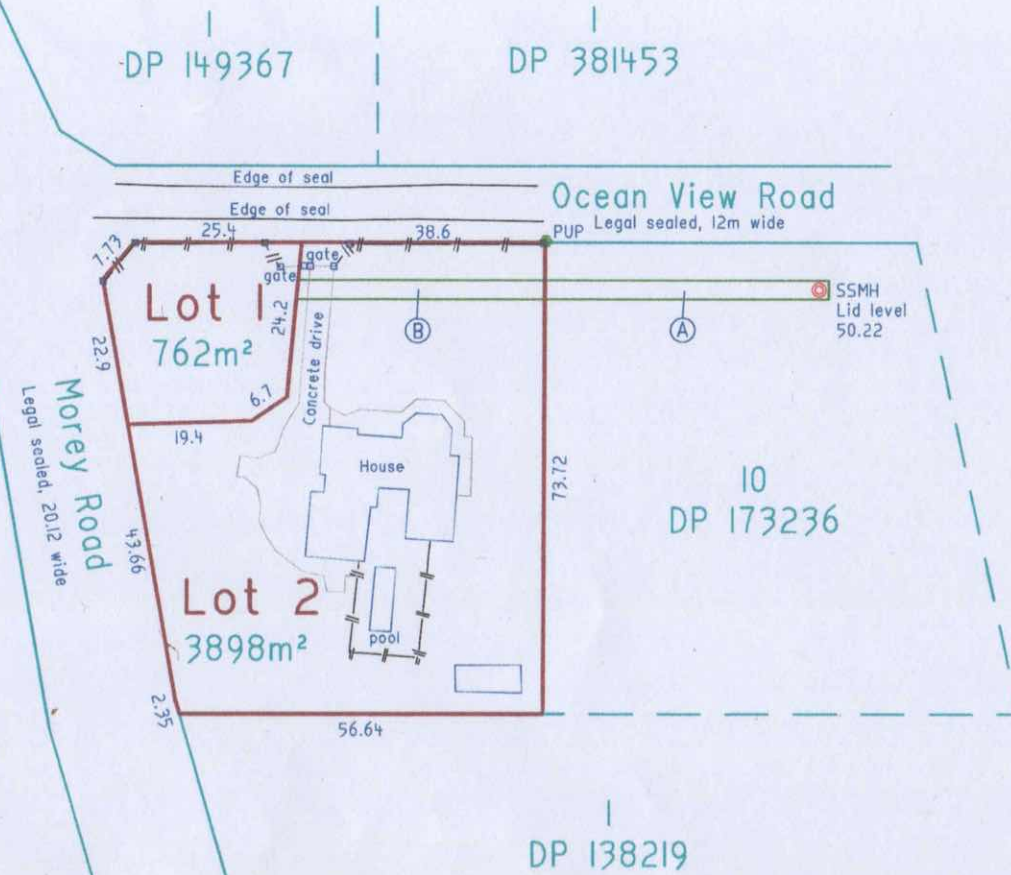
Appendix C – Site Suitability Report

Appendix D – NZTA Approval

Appendix E – IAMs Correspondence

Appendix A – Scheme Plan

IMPERMEABLE SURFACES:
 Lot 2 Buildings = 412m²
 Other (drive, pathways, pool area etc) = 640m²
 Total impermeable surfaces = 1052m²
 => 27%



Local Authority: Far North District Council
 Comprised in: RT NA1068/212
 Total Area: 4660m²

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
 VON STURMERS AND MAY NOT BE REPRODUCED
 WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of
 obtaining a Resource Consent only and for no other purpose. Use of this plan
 and/or information on it for any other purpose is at the user's risk.

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to drain	A	Lot 10 DP 173236	Lots 1 & 2 hereon
sewage	B	Lot 2 hereon	Lot 1 hereon



VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 408 6000
 Email: kaitia@saps.co.nz
 131 Commerce Street,
 Kaitia

PROPOSED SUBDIVISION OF LOT 11 DP 173236 & EASEMENT OVER LOT 10 DP 173236

PREPARED FOR: J & A PHILLIPPS

Name	Date	SCALE	ORIGINAL SHEET SIZE
Survey			
Design	TY Dec 2024		
Drawn	SH 18-12-2024	1:750	A3
Rev			

Surveyors
 Ref. No:
15496
 Series
 Sheet of

Appendix B – Certificate of Title



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

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




R. W. Muir
Registrar-General
of Land

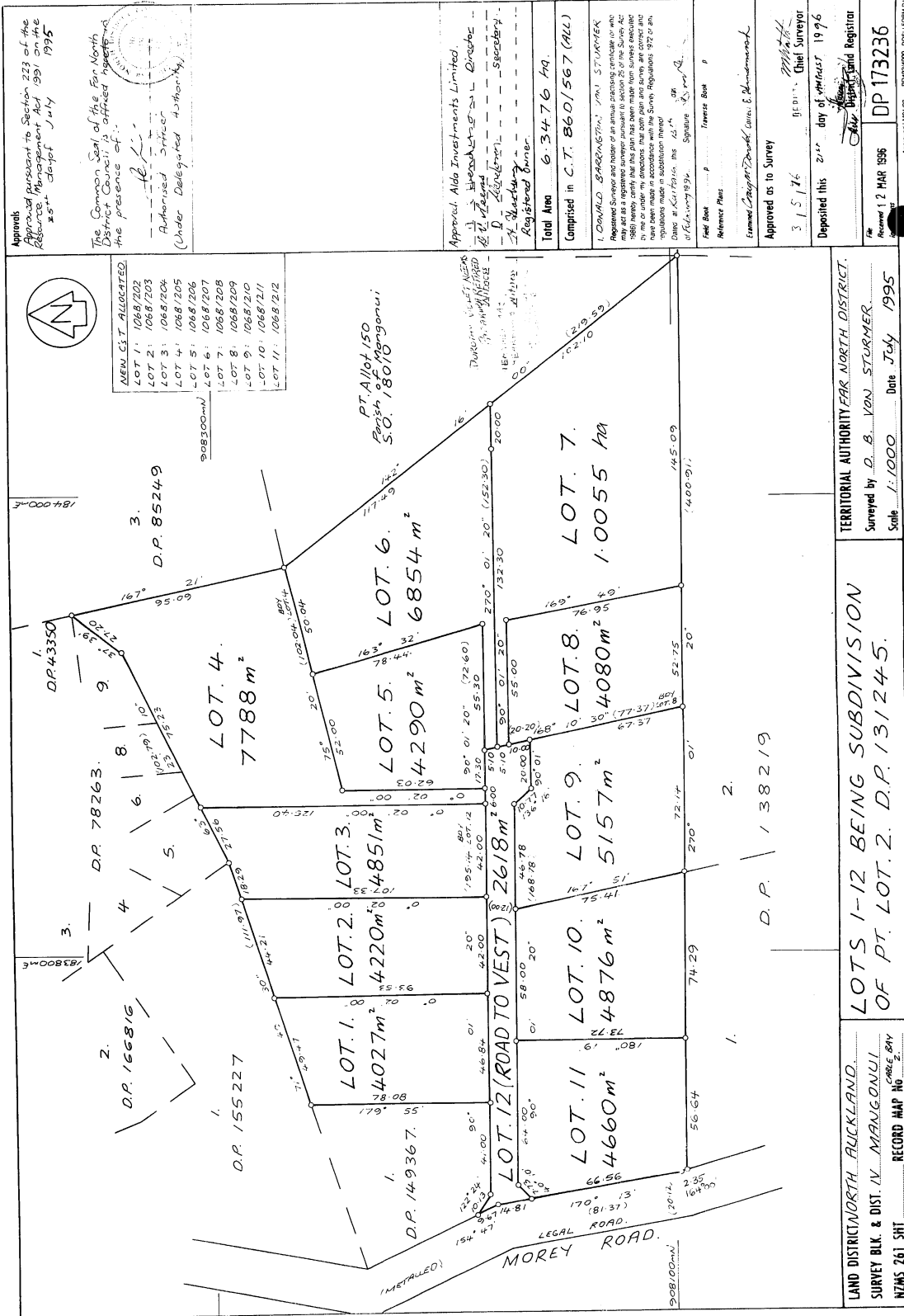
Identifier **NA106B/212**
Land Registration District **North Auckland**
Date Issued 21 August 1996

Prior References
NA86D/567

Estate Fee Simple
Area 4660 square metres more or less
Legal Description Lot 11 Deposited Plan 173236

Registered Owners
Jeffrey John Phillipps and Angela Lauren Phillipps

Interests
D036144.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 21.8.1996 at 1.19 pm
11294833.3 Mortgage to ASB Bank Limited - 30.11.2018 at 12:05 pm



LAND DISTRICT/NORTH RUCKLAND
 SURVEY BLK. & DIST. IN MANGONUI
 NZMS 261 SH1 RECORD MAP NO. 21

LOTS 1-12 BEING SUBDIVISION
 OF PT. LOT. 2. D.P. 131245.

TERRITORIAL AUTHORITY FAR NORTH DISTRICT.
 Surveyed by D. B. VON STURMER
 Scale 1:1000 Date July 1995

W.A. ROBERTSON, DIRECTOR GENERAL SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



27 AUG 1996

D036144.2 CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of Part Lot 2 DP 131245
North Auckland Registry

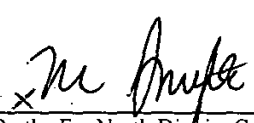
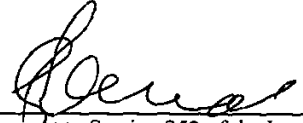
PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (i) None of the new allotments on the subdivision plan may be transferred, leased or otherwise disposed of until such time as the Far North District Council [by way, at least, of an approved development plan and a statutory declaration that the prospective purchaser intends to carry out such development within a specified time] is satisfied that a prospective purchaser for any of the said lots has a bona fide proposal to establish a permitted, controlled or discretionary Rural A zone activity [subject in some cases to prior granting of discretionary consents], as required by Rule 6.1.6 of the Mangonui Council Section of the Operative Far North District Plan.
- (ii) That a building line restriction of 10 metres [or such lesser distance as may be certified by the Registered Proprietor's Engineer] in respect of the eastern boundaries of Lots 4 and 6 be imposed.

SCHEDULE 2

- (i) Lots 1 to 11 D.P. 173236 being Certificates of Title 106B/202, 106B/203, 106B/204, 106B/205, 106B/206, 106B/207, 106B/208, 106B/209, 106B/210, 106B/211, 106B/212.
- (ii) Certificates of Title 106B/205 and 106B/207.

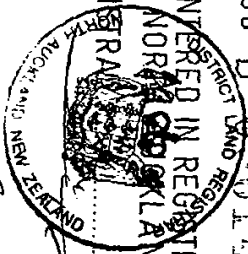
SIGNED:  
 By the Far North District Council - Pursuant to Section 252 of the Local Government Act 1974

DATE: 13/8/96

SIGNED by ALDA INVESTMENTS)
LIMITED as registered proprietors)
 in the presence of:)
 D Fleming (D.F. LEANING)
 SOLICITOR)
 MANGONUI)

A.H. Henderson (Director)
 P. O'Connell (Secretary)
 D.F. LEANING
 SOLICITOR
 MANGONUI

1.19 21.AUG96 D 0361AA.2
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH ISLAND
ASST. LAND REGISTRAR



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Appendix C – Site Suitability Report

SITE	1 Ocean View Road, Cable Bay
LEGAL DESCRIPTION	Lot 11 DP 173236
PROJECT	2-Lot Residential Zoned Subdivision (1 Lot for Assessment)
CLIENT	Jeff Phillips
REFERENCE NO.	137963
DOCUMENT	Geotechnical Assessment Report
STATUS/REVISION NO.	Final – Issued for Resource Consent
DATE OF ISSUE	13 December 2024

Report Prepared For	Attention	Email
Jeff Phillips C/- TOHU Consulting Limited	Nina Pivac	phillipsnz@gmail.com nina@tohuconsulting.nz

Authored by	S. Page <i>Pt NZDE (Civil)</i>	Engineering Technician	shaun@wjl.co.nz	
Reviewed by	J. Mitchell <i>Pt NZDE (Civil)</i>	Engineering Technician	justin@wjl.co.nz	
Approved by	A. Asadi <i>PhD (Geotech), CMEngNZ, CPEng</i>	Senior Geotechnical Engineer	afshin@wjl.co.nz	

1 EXECUTIVE SUMMARY

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

Development Type:	2-Lot Subdivision (1 Lot for Assessment).
District Plan Zone:	Residential.
Development Proposals Supplied:	Yes – Sketch Plan of the proposed Subdivision.
Proposed Lot Sizes:	Unknown. Subject Lot for assessment will be approximately 900m ² .
Geology Encountered:	Awhitu Group Alluvium. Undifferentiated Tangihua Complex Basalt in Northland Allochthon.
Fill Encountered:	No.
Overall Site Gradient:	Broad, flat across the proposed allotment.
Natural Hazards:	<p>Stability: Overall Low Risk of deep-seated global instability within the proposed allotment – refer to Section 8.1.</p> <p>Liquefaction: Negligible risk of liquefaction susceptibility within the proposed allotment - refer to Section 8.2.</p>
Foundations:	<p>To utilise the uniformity of the shallow Hard Pan and minimise footing excavations, we recommend future structures utilise a raft slab foundation system founded atop the Hard Pan.</p> <p>For any proposed slab-on-grade with perimeter strip footings or timber subfloor suspended on bored, timber pile-type foundations, it is recommended test footings and/or trenches are excavated by machine to ensure that both the Hard Pan can be practically penetrated and that the underlying cohesive soils are not exposed at foundation levels. If cohesive soils are exposed, the expansive soil classification given above will require a revision assessment.</p>
Foundation Bearing Capacity:	Geotechnical Ultimate Bearing Capacity = 300kPa.
NZBC B1 Expansive Soil Classification :	Class A (Non-Expansive).
NZS1170.5:2004 Site Subsoil Classification:	Class C – Shallow Soil stratigraphy.
Earthworks:	At this preliminary stage, it is generally only a minor remove and level earthworks operation in the order of approximately 0.30m to 0.50m will be required to create suitable building platform for a raft slab foundation system. All subsoil material overlying the shallow Hard Pan must be removed from the beneath building footprint and to a minimum of 1.0m beyond.
Further Geotechnical Review of Development Proposals Required:	Any revision of the finalised Subdivision Scheme Plan that differs from the supplied Sketch Plan should be referred to us for review. This report is not intended to support any Building Consent application regarding future residential construction without review of final development and foundation drawings. Such a review may also require further site-specific Geotechnical assessments depending on the intended foundations for use.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by **Jeff Phillips** (the client), to undertake a Geotechnical site assessment of ground conditions at the above site, where we understand, it is proposed to subdivide the existing residential zoned property into two individual allotments. The development essentially comprises the creation of a smaller allotment at the north-western corner of the site, with the existing residential development and remaining surrounding land to be contained within a separate Lot.

The primary purpose of this report is to provide Geotechnical assessments and preliminary recommendations pertaining to future residential construction within the proposed smaller allotment. It is our understanding that this report will be submitted as part of a Resource Consent application for the proposed subdivision.

Our scope does not include any:

- Environmental assessments of site subsoils or groundwater, or
- Civil assessments, including flooding.

2.2 SUPPLIED INFORMATION

Our assessment is based on a supplied on a singular sketch plan of the proposed subdivision, overlaid onto a Google Earth aerial image. No architectural drawings or plans regarding future residential construction have been provided.



Figure 1: Screenshot of the supplied Sketch Plan.

Any revision of the finalised Subdivision Scheme Plan that differs from the supplied Sketch Plan (see Figure 1) should be referred to us for review. This report is not intended to support any Building Consent application regarding future residential construction without review of final development and foundation drawings. Such a review may also require further site-specific Geotechnical assessments depending on the intended foundations for use.

3 SITE DESCRIPTION

The subject 4,660m² residential zoned, almost rectangular shaped property covers the area of land adjacent to the Ocean View Road and Morey Road intersection, on the southern outskirts of the Cable Bay residential environment. Ocean View Road and Morey Road respectively border the northern and eastern boundaries.

Current access to the property is at the central northern boundary, via a paved driveway that traverses to the central area of the site.

The property is depicted on our appended Site Plan (ref: 137963-G600) and in Figure 2 below.



Figure 2: Screenshot aerial view of the subject site and surrounding influential land from the Far North District Council (FNDC) on-line GIS Property and Land Map. Property is highlighted in cyan. 1.0m contours are overlaid.

Topographically speaking, the property is located atop the broad crest that covers the south-western tip of Ocean View Road. The site is set around a minor elevated crest across the south-eastern quarter, falling to broad, flat ground across the northern half, and gentle inclinations across the south-western quarter. Existing ground levels across the site essentially range between approximately 59m (southeast) to 56m (northeast and southwest) New Zealand Vertical Datum (NZVD).

Built development on-site comprises of a centrally located residential development. Remaining ground cover generally comprises of lawn with trees lining the driveway and a gardened area at the south-western corner of the property. Additionally, shelterbelt hedges bound the perimeter of the property.

At the time of preparing this report, we note the FNDC on-line GIS Water Services Map indicates the existing dwelling has a service connection to a gravity main wastewater line. No water or stormwater connections are mapped.

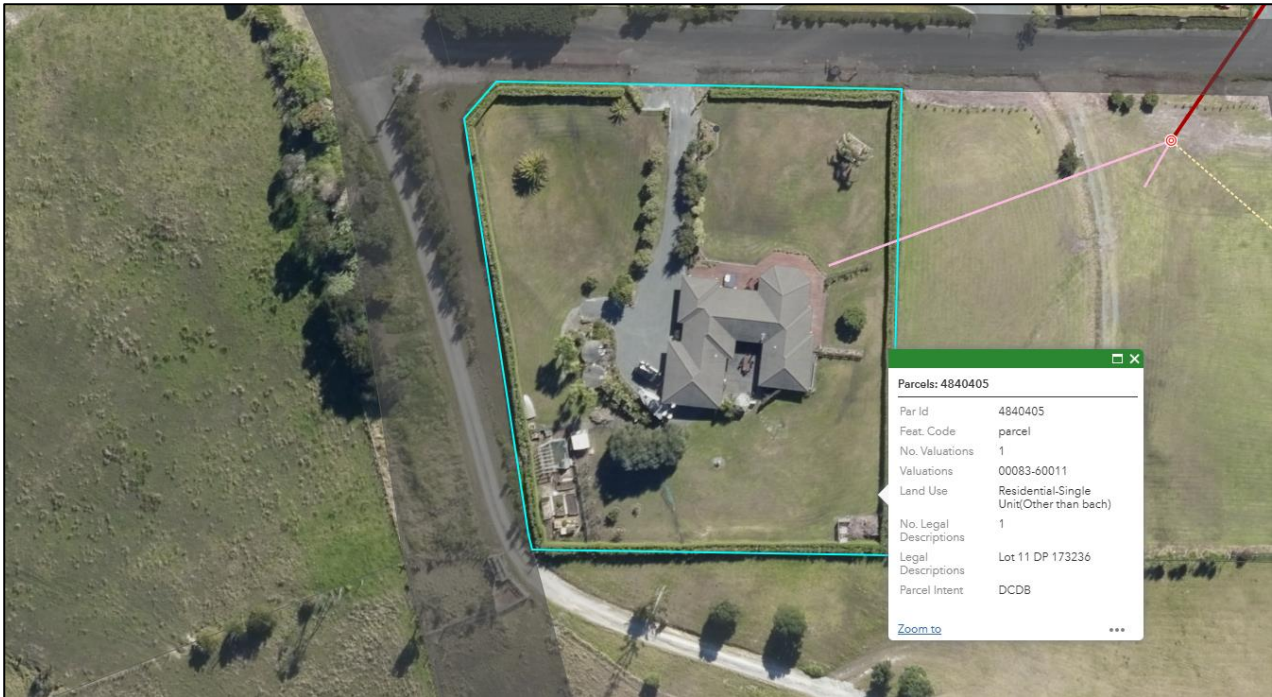


Figure 2: Screenshot aerial view of the subject site from the FNDC on-line GIS Water Services Map. Property is highlighted in cyan.

4 PROPOSAL

In reviewing the supplied Sketch Plan of the Subdivision, it is our understanding that the client intends to create a small allotment of some 900m² that will encompass the area of land covering the flat, north-western quarter of the property. A vast area of flat land is available for future residential construction. There is an existing farm gate that provides vehicular access at the north-eastern boundary of the proposed Lot. We are unsure if any upgrades are required to the existing vehicle crossing formation.

The existing residential development and remaining surrounding land are to be contained within a separate Lot.



Figure 3: Site photograph of the proposed north-western Lot (northeast direction). Orange cones approximately depict vast area of flat land available for future residential construction.



Figure 4: Site photograph of the existing driveway and farm gate access to the proposed Lot (southwest direction).

5 DESKTOP STUDY

5.1 PUBLISHED GEOLOGY

Aside from the north-eastern corner, geology across the remaining area of the property and surrounding local spur crest to the northwest and southeast, is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Awhitu Group Alluvium**. These deposits are approximately 1 to 4 million years in age and described as; *“Partly consolidated sandstone and mudstone of high terraces”* (ref: GNS Science Website).

Referring to the above mapping source, geology across the north-eastern corner of the property and wider surrounding land to the northeast is noted as; **Undifferentiated Tangihua Complex Basalt in Northland Allochthon**. These deposits are approximately 56 to 146 million years in age and described as; *“Basaltic pillow lava and pillow breccia, with sills and dikes of basalt and dolerite.”*

Additionally, a northwest to southeast aligned, relic geological fold boundary is indicated approximately 90m to 100m northeast of the property. The fold boundary extends to the western end of the Cable Bay tidal environment, before approximately traversing a further 2.4km offshore and ceasing near the western end of Taipa Bay.



Figure 5: Screenshot aerial view of the subject site and wider surrounding land from the New Zealand Geology Web Map. Blue marker depicts north-eastern corner of the property. Dashed line depicts relic geological fold boundary.

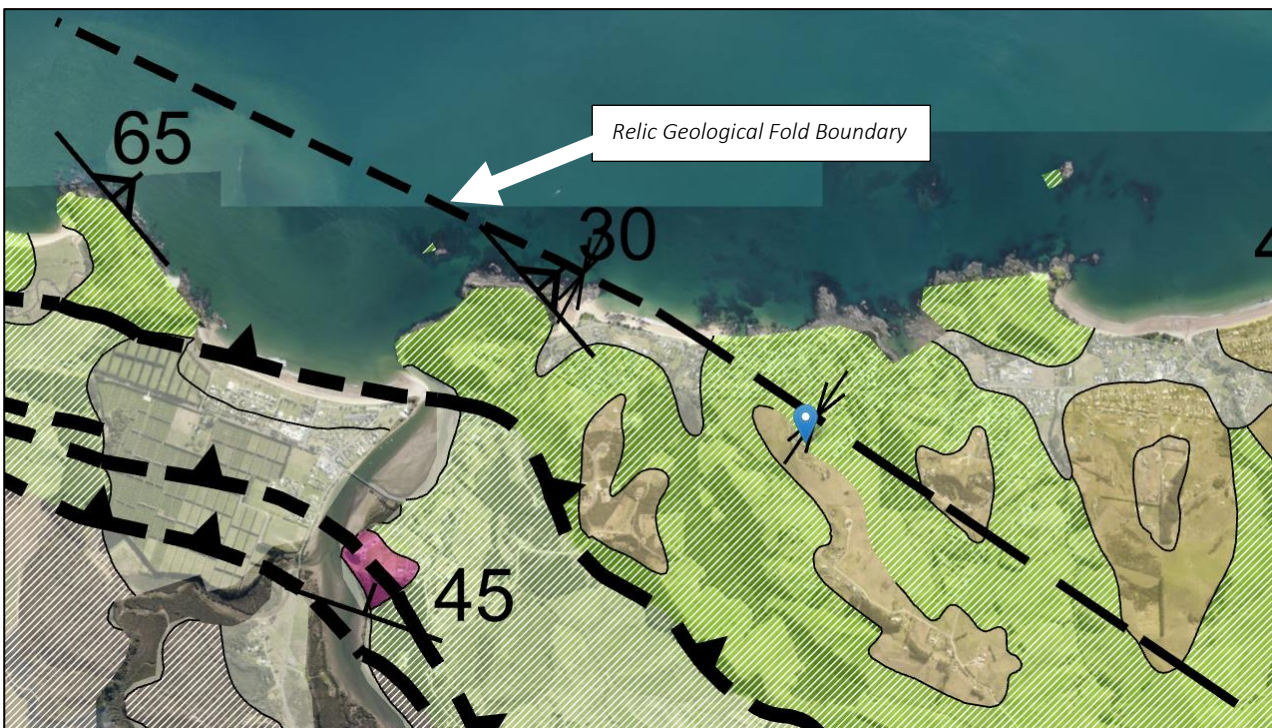


Figure 6: Screenshot aerial view of the subject site and wider southern Doubtless Bay area from the New Zealand Geology Web Map. Blue marker depicts north-eastern corner of the property.

5.2 HISTORICAL AERIAL PHOTOGRAPHY REVIEW

A review of historical aerial photography, sourced from the Retrolens website and Google Earth Pro, has been undertaken to evaluate any instability features or changes in landform across the property and surrounding influential land. Aerial images from 1966 have been reviewed and compared to the present-day conditions (refer Figures 7 and 8 below).

There were no visible significant geomorphological changes in the landscape, indicating a period of stable ground conditions between 1966 and December 2024.

In 1966, the property and surrounding influential land was cleared and displays what appears to be uniformity in terrain (see Figure 7). The existing residential development appears to have been constructed at some point in between 1981 and 2003 (see Figure 8).



Figure 7: Historical aerial photograph from 1966 (sourced from Retrolens). Red circle approximately depicts property location.



Figure 8: Historical aerial photograph from 2003 (sourced from Google Earth Pro). Red marker depicts existing residential development.

6 GEOTECHNICAL INVESTIGATION

WJL carried out a Geotechnical investigation on 11 December 2024. Our subsoil testing involved drilling four hand auger boreholes (HA01 to HA04 inclusive) of 50mm diameter to refusal depths ranging between 0.30m to 0.40m below existing ground level (BEGL). All four HAs were supplemented with Dynamic Cone - Scala Penetrometer Tests (DCP) which were ultimately extended to refusal depths ranging between 0.40m to 0.60m BEGL.

The soil sample arisings from the HAs was logged in accordance with the "Field Description of Soil and Rock", NZGS, December 2005.

The approximate locations of the HAs are depicted on our appended Site Plan.

7 GEOTECHNICAL FINDINGS

The following is a summary of the ground conditions encountered in our investigation. Please refer to the appended logs for greater detail.

7.1 TOPSOIL

Surficial sandy topsoil layers of 0.10m to 0.25m thickness were overlying all four HA's.

7.2 NATURAL GROUND

The underlying natural deposits encountered on-site were consistent with our expectations of Awhitu Group Alluvium deposits.

The site consists of a thin veneer of very stiff Sandy SILT, overlying a very dense Hard Pan present from shallow depths of 0.30m to 0.50m BEGL. The pan comprises of cemented silts and sands and based on DCP's (see below), will likely be a minimum of 0.30m to 0.40m thickness. Based on the topographical positioning and elevation of the site, it is generally assumed competent Undifferentiated Tangihua Complex Basalt in Northland Allochthon deposits will be underlying the Awhitu Group Alluvium cap at depth.

Below surficial topsoil, DCP's recorded blow counts per 0.10m of ground penetration ranging between 7 and 20, ultimately refusing on greater than 20 blows within 0.40m to 0.60m BEGL.



Figure 9: Site photograph of the typical HA soil arisings encountered on-site.

7.3 GROUNDWATER

Groundwater was not encountered within any of our HAs which was to be expected considering the topographical positioning and elevation of the site.

Due to the denseness of the underlying Hard Pan, it should be noted that there is a potential for perched groundwater levels during earthworks. It is imperative that excavations are appropriately shaped to allow run-off to direct away from the site and not pond atop the Hard Pan.

8 GEOTECHNICAL ASSESSMENT

8.1 SITE STABILITY

Based on:

- No obvious evidence of instability at the proposed allotment or wider surrounding influential land,
- The broad, flat nature of the proposed allotment and surrounding influential land, and
- The presence of a very dense Hard Pan from shallow depths ranging between 0.40m to 0.60m BEGL, which provides suitable bearing capacities,

we consider that the risk of deep-seated global slope instability impacting on a building site within the proposed allotment to be significantly low.

In the long-term, provided that all of the recommendations within this report, are adhered to, then we do not anticipate any significant risk of instability either within, or immediately beyond a building site within the proposed allotment.

8.2 LIQUEFACTION

Liquefaction is a natural phenomenon where a loss of strength of sand-like soils is experienced following cyclic induced stress, which is typically a result of prolonged seismic shaking and the resultant increase in pore water pressure of saturated soils. Recent examples of this were experienced in Christchurch and the greater Canterbury Region during the Canterbury Earthquake Sequence between 2010-2011.

Cyclic loading during prolonged seismic shaking induces an increase in pore water pressure, which in turn decreases the effective stress of a sand-like soil deposit. Excess pore water pressure (EPWP) can build to such an extent that the effective stress of the underlying soil is reduced to near zero, whereby the soils no longer carry shear strength and behave as a semi solid/fluid. In such a scenario, excess pore water pressures will follow the path of least resistance to eventual dissipation, which can lead to the migration of liquefied soils towards the surface, or laterally towards a free-face (edge of slope, riverbank, etc.) or layers that have not yet undergone liquefaction.

At the time of preparing this report, we note that the FNDC on-line GIS Liquefaction Vulnerability Map indicates that the property and wider surrounding land lies within an 'Unlikely' zone.

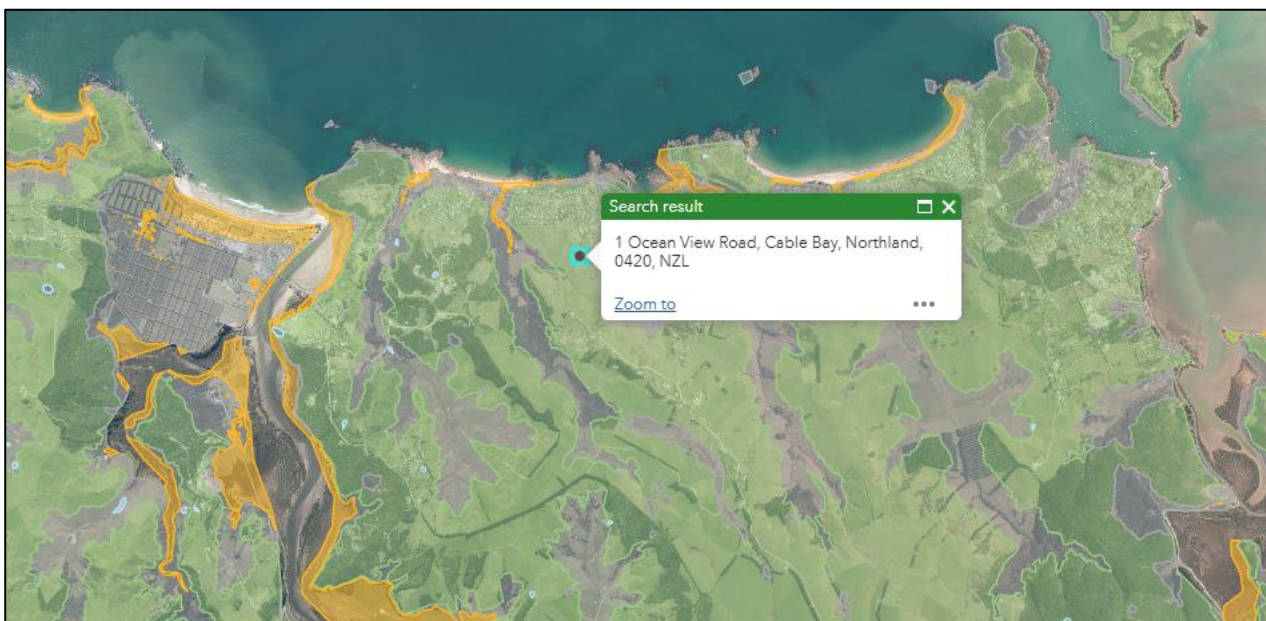


Figure 9: Screenshot of the wider southern Doubtless Bay area from the FNDC on-line GIS Liquefaction Vulnerability Map. Black dot and cyan square depict property location.

A screening procedure based on geological criteria was adopted to examine whether the proposed allotment may be susceptible to liquefaction, with observations as follows:

- There are no known active faults traversing through the proposed allotment or wider surrounding land,
- There is no historical evidence of liquefaction at the proposed allotment,
- The proposed allotment is situated on an elevated location, set no less than approximately 56m NZVD, with good water-shedding characteristics,
- The presence of a very dense Hard Pan from shallow depths ranging between 0.40m to 0.60m BEGL, which in turn will be underlain by competent cohesive subsoil deposits at depth, all of which are not generally considered susceptible to liquefaction,
- Lack of severely elevated groundwater evidence within our HA's, and
- The age of the underlying subsoil deposits, being no less than 1 to 4 million years in age, and 56 to 46 million years in age at depth, allowing for adequate consolidation in comparison to Holocene age material (10,000 years).

Based on the above, we conclude that the subsoils across the proposed allotment have a negligible risk of liquefaction susceptibility and liquefaction damage is therefore considered to be unlikely.

9 CONCLUSIONS AND RECOMMENDATIONS

Based on our fieldwork investigation, subsoil testing results, walkover inspection and stability commentary as described above, we consider on reasonable grounds that this report can be submitted to the Territorial Authority in support of a Resource Consent application for subdividing the subject site, substantiating that in terms of section 106 of the Resource Management Act and its current amendments, either

- a) No land in respect of which the consent is sought, nor any structure on that land, is, nor is likely to be subject to material damage by erosion, falling debris, subsidence, or slippage from any source, or
- b) No subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, or slippage from any source,

unless the Territorial Authority is satisfied that sufficient provision has been made or will be made in accordance with section 106(2).

Under section 106(2), the Territorial Authority may grant a subdivision consent if it is satisfied that the effects described above will be avoided, remedied, or mitigated by one or more of the following:

- (a) Rules in the district plan:
- (b) Conditions of a resource consent, either generally or pursuant to section 220(1)(d):
- (c) Other matters, including works.

And we are therefore satisfied that proposed allotment should be generally suitable for future residential construction in terms of NZS3604:2011, subject to review of final development and foundations drawings. Such a review may also require further site-specific Geotechnical assessments depending on the intended foundations for use.

9.1 FOUNDATIONS

To utilise the uniformity of the shallow Hard Pan and minimise footing excavations which will likely prove problematic due to the denseness of the pan, we recommend future structures utilise a raft slab foundation system founded atop the Hard Pan. Only approximately 0.30m to 0.50m of subsoil stratum will need to be removed and levelled with engineered hardfill. It is recommended a minimum of 0.10m of hardfill is placed beneath any raft slab foundation system and to a minimum of 1.0m beyond.

Based on the above preliminary methodology, subsoils at foundation levels may be assessed as having a primary classification of **Class A - Non-Expansive** as defined in clause 7.5.13.1.2, as introduced to NZS3604 by Amendment 19 of NZBC Structure B1/AS1.

For any proposed slab-on-grade with perimeter strip footings or timber subfloor suspended on bored, timber pile-type foundations, it is recommended test footings and/or trenches are excavated by machine to ensure that both the Hard Pan can be practically penetrated and that the underlying cohesive soils are not exposed at foundation levels. If cohesive soils are exposed, the expansive soil classification given above will require a revision assessment.

9.2 SHALLOW FOUNDATION BEARING CAPACITY

The following bearing capacity values are considered to be appropriate for the design of a raft slab foundation system, subject to founding directly on the very dense, shallow Hard Pan and/or engineered hardfill, for which careful Geo-Professional inspections of the subgrade should be undertaken to check that underlying ground conditions are in keeping with our expectations:

Geotechnical Ultimate Bearing Capacity	300 kPa
ULS Dependable Bearing Capacity ($\Phi=0.5$)	150 kPa

9.3 NZS1170.5:2004 SITE SUBSOIL CLASSIFICATION

We consider the proposed allotment to be underlain with a Class C – Shallow Soil stratigraphy.

9.4 EARTHWORKS

At this preliminary stage, it is generally only a minor remove and level earthworks operation in the order of approximately 0.30m to 0.50m will be required to create suitable building platform for a raft slab foundation system. All subsoil material overlying the shallow Hard Pan must be removed from the beneath building footprint and to a minimum of 1.0m beyond.

All future earthworks should be undertaken in accordance with the following standards:

- NZS4431:2022 “Code of Practice for Earth Fill Residential Development”,
- Section 2 “Earthworks & Geotechnical Requirements” of NZS4404:2010 “Land Development and Subdivision Infrastructure”, and
- Chapter 2 “Site Development Suitability (Geotechnical and Natural Hazards” of the Far North District Council Engineering Standards, (Version 0.6 issued May 2023).

9.5 HARDFILL COMPACTION

The compaction of engineered hardfill should be undertaken using either a heavy plate compactor or a steel wheeled roller with low frequency dynamic compaction. Hardfill layers should not exceed 0.15m at a time, and where the total depths exceed 0.6m, there is likely to be a Building Consent condition for observation/testing of the hardfill by a Geo-Professional. We recommend achieving the following compacted target values, with equivalence testing using either a Clegg Impact Hammer or DCP.

Foundation Support Type	CBR	Equivalent Clegg Impact Value (CIV)	Equivalent DCP-Scala Penetrometer Blows
Foundation Footings & Beams (Over a depth of no less than twice the foundation width)	≥ 10%	Minimum 20 Average 25	≥5 blows/100mm (NZS3604)
Floor Slabs	≥ 7%	Minimum 18 Average 20	≥3.5 blows/100mm (NZS3604)

9.6 GENERAL SITE WORKS

We stress that any and all works should be undertaken in a careful and safe manner so that Health & Safety is not compromised, and that suitable Erosion & Sediment control measures should be put in place. Any stockpiles placed should be done so in an appropriate manner so that land stability and/or adjacent structures are not compromised.

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015,
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate,
- **The location of all services should be verified at the site prior to the commencement of construction,**
- The Contractor is responsible at all times for ensuring that all necessary precautions are taken to protect all aspects of the works, as well as adjacent properties, buildings and services, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

9.7 STORMWATER & SURFACE WATER CONTROL

Uncontrolled stormwater flows must not be allowed to run onto or over site slopes, or to saturate the ground, so as to adversely affect foundation conditions. It is imperative that excavations are appropriately shaped to allow run-off to direct away from the building site and not pond atop the Hard Pan.

All stormwater run-off from new roof and paved areas, should be collected in sealed pipes and be discharged to a stable disposal point that is well clear of future building sites and be discharged to a Council approved stormwater system

Under no circumstances should concentrated overflows from any source discharge into or onto the ground in an uncontrolled fashion.

10 UNDERGROUND SERVICES

Underground services, public or private, mapped, or unmapped, of any type could be present. It is recommended to stay on the side of caution during the commencement of any future works.

11 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our Client, **Jeff Phillips**, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with WJL, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other geotechnical aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

The recommendations provided in this geotechnical report are in accordance with the findings from our shallow investigation. However, it is important to acknowledge that additional refinement of the investigation and analysis may be necessary to meet the specific requirements set by the Far North District Council.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Appendices:

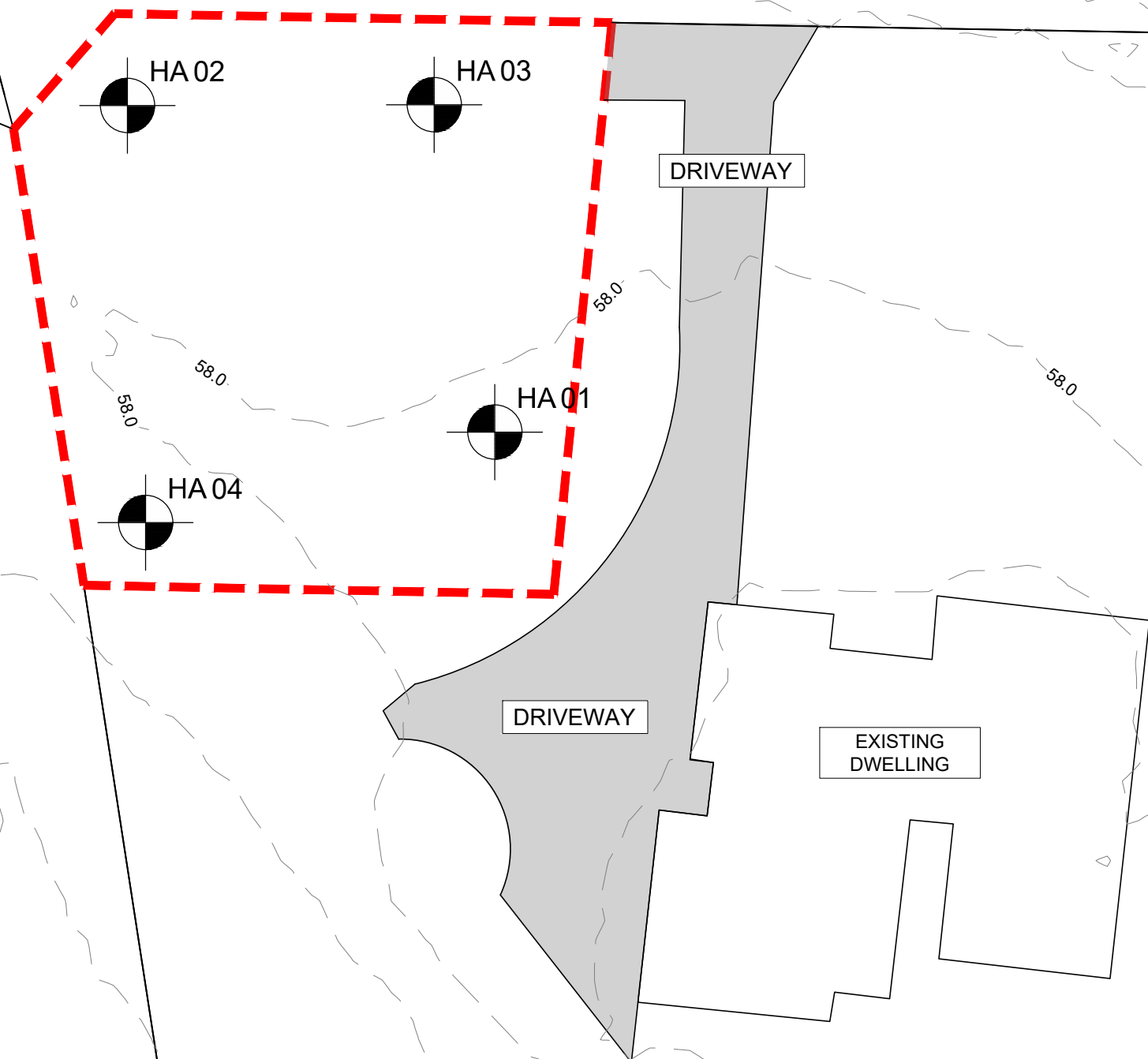
WJL Site Plan (1 sheet)

Hand Auger Borehole Records (4 sheets)



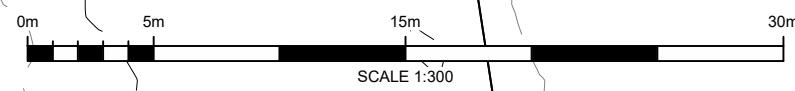
Ocean View Road

Morey Road



SITE LOCATION

IMAGE SOURCE:
NORTHLAND REGIONAL COUNCIL MAPS



SYMBOL KEY	
	HAND AUGER LOCATIONS
	CROSS SECTION LOCATION
	LOT BOUNDARY

- GENERAL NOTES**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
 3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.

WILTON JOUBERT
Consulting Engineers

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	DEC 2024	JB	ISSUED WITH GEOTECHNICAL REPORT

DESIGNED BY: JB
DRAWN BY: JB
CHECKED BY: SJP
SURVEYED BY: N/A

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

GEOTECHNICAL
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
PROPOSED NEW LOT

PROJECT TITLE:
**LOT 11 DP 173236
1 OCEAN VIEW ROAD
CABLE BAY
NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: KERIKERI
DRAWING SCALE: 1:300	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 137963-G600	ISSUE: A
COPYRIGHT - WILTON JOUBERT LIMITED	

HAND AUGER : HA01

JOB NO.: 137963 SHEET: 1 OF 1

START DATE: 11/12/2024 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Jeff Phillips
PROJECT: 2-Lot Subdivision (1 Lot for Assessment)


SITE LOCATION: 1 Ocean View Road, Cable Bay

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
Awahitu Group Alluvium	Sandy TOPSOIL, dark brown & greyish brown, dry to moist.		0.0 - 0.2	Groundwater Not Encountered				1	
	NATURAL: Slightly Sandy SILT, brown, very stiff, dry, no plasticity.		0.2 - 0.4					4	
	EOH: 0.40m - Too Hard To Auger (Hard Pan)		0.4 - 0.6					20	
			0.6 - 0.8						

REMARKS
End of borehole @ 0.40m (Target Depth: 5.00m)

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

LOGGED BY: SJP ▼ Standing groundwater level
CHECKED BY: ANA ▼ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 08-945 4188
Email: jobs@wj.com.nz
Website: www.wiltonjoubert.co.nz
Consulting Engineers

Generated with CORE-GS by Gericoc - WJL - Hand Auger v2 - 11/12/2024 5:20:12 pm

HAND AUGER : HA02

JOB NO.: 137963 SHEET: 1 OF 1

START DATE: 11/12/2024 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Jeff Phillips
PROJECT: 2-Lot Subdivision (1 Lot for Assessment)

SITE LOCATION: 1 Ocean View Road, Cable Bay

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS	
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY			
Awhitu Group Alluvium	Sandy TOPSOIL, dark brown and greyish brown, dry to moist.		0.0 - 0.2	Groundwater Not Encountered				2		
			0.2 - 0.3						5	
	NATURAL: Slightly Sandy SILT, grey and white, hard, dry, no plasticity.		0.3 - 0.4						7	
	0.3m: Becoming light brown and white with some brown.		0.4 - 0.5						7	
	EOH: 0.40m - Too Hard To Auger (Hard Pan)		0.5 - 0.6						13	
			0.6 - 0.7						20	
			0.7 - 0.8							
			0.8 - 0.9							

REMARKS

End of borehole @ 0.40m (Target Depth: 5.00m)

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

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: ANA

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 08-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

HAND AUGER : HA03

JOB NO.: 137963 SHEET: 1 OF 1

START DATE: 11/12/2024

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT: Jeff Phillips
PROJECT: 2-Lot Subdivision (1 Lot for Assessment)

SITE LOCATION: 1 Ocean View Road, Cable Bay

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
Awhitu Group Alluvium	Sandy TOPSOIL, dark brown and greyish brown, dry to moist.		0.0 - 0.2	Groundwater Not Encountered				1	
	NATURAL: Slightly Sandy SILT, brown, hard, dry, no plasticity.		0.2 - 0.3					6	
	0.2m: Becoming brown and white.		0.3 - 0.35					10	
EOH: 0.30m - Too Hard To Auger (Hard Pan)		0.35 - 0.5					20		
		0.5 - 0.6							
		0.6 - 0.7							
		0.7 - 0.8							
		0.8 - 0.9							
		0.9 - 1.0							
		1.0 - 1.1							

REMARKS
End of borehole @ 0.30m (Target Depth: 5.00m)

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

LOGGED BY: SJP ▼ Standing groundwater level

CHECKED BY: ANA ▽ GW while drilling



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Consulting Engineers

Generated with CORE-GS by Geric - WJL - Hand Auger v2 - 11/12/2024 5:20:15 pm

HAND AUGER : HA04

JOB NO.: 137963 SHEET: 1 OF 1

START DATE: 11/12/2024 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Jeff Phillips
PROJECT: 2-Lot Subdivision (1 Lot for Assessment)

SITE LOCATION: 1 Ocean View Road, Cable Bay

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
Awhitu Group Alluvium	TOPSOIL, dark brown and greyish brown, dry to moist.	TS	0.0 - 0.2	Groundwater Not Encountered				3	
	NATURAL: Slightly Sandy SILT, white, dry, hard, no plasticity.	S	0.2 - 0.3					16	
	EOH: 0.30m - Too Hard To Auger (Hard Pan)	E	0.3 - 0.4					20	
			0.4 - 0.8						

REMARKS

End of borehole @ 0.30m (Target Depth: 5.00m)

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

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: ANA



▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
Phone: 08-945 4188
Email: jobs@wj.co.nz
Website: www.wiltonjoubert.co.nz

SITE	1 Ocean View Road, Cable Bay
LEGAL DESCRIPTION	Lot 11 DP 173236
PROJECT	2-Lot Residential Zoned Subdivision
CLIENT	Jeff Phillips
REFERENCE NO.	137964
DOCUMENT	Civil Site Suitability Report
STATUS/REVISION NO.	01 – Resource Consent
DATE OF ISSUE	18 December 2024

Report Prepared For	Email
Jeff Phillips	phillipsnz@gmail.com

Authored by	G.M. Brant <i>(Be (Hons) Civil)</i>	Civil Engineer	gustavo@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

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

Legal Description:	Lot 11 DP 173236
Lot Sizes:	Proposed Lot A – ~900m ² (TBC) Proposed Lot B – ~3,760m ² (TBC)
Development Type:	2-Lot Residential Subdivision
Scope:	Civil Site Suitability Investigation: <ul style="list-style-type: none">- Wastewater Assessment- Stormwater Assessment- Potable Water- Access Assessment
Development Proposals Supplied:	Not supplied
Associated Documents:	WJL Geotechnical Site Suitability Report Ref. 137963
District Plan Zone:	Residential Zone
Wastewater:	<p>Lot A – new 100mmØ connection extended from existing wastewater manhole (GIS ID: SP3810) to the east.</p> <p>Lot B – existing sewer connection to continue to be utilised.</p> <p>Recommendations for wastewater are provided in Section 5, Site Plan (137964-C001) and Wastewater Longsection (137964-C310).</p>
Stormwater Management – District Plan Rules:	<p>Permitted Activity: 7.6.5.1.6 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.</p> <p>Controlled Activity: 7.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², whichever is the lesser.</p>
Stormwater Management:	<p>To comply with the parameters of the Permitted Activity Rule (7.6.5.1.6), Lots A & B must not exceed an impermeable area of 50% of the proposed site areas.</p> <p>Future development of Lot A is expected to fall within the Permitted/Controlled activity range, and the existing development within Lot B is considered a Discretionary Activity.</p> <p>Any future development of the proposed lots which does not comply with Permitted Activity Rule (7.6.5.1.6) will require a stormwater report, including a District Plan Assessment.</p> <p>Water Quality Volume Control attenuation should be provided for runoff resulting from impermeable areas exceeding the Permitted coverage to mitigate the adverse effects of runoff on the receiving stream.</p>

Stormwater mitigation recommendations are provided in Section 6.

Access:

- Existing vehicle crossing to be utilised for Lots A & B,
- Existing access point compliant with FNDC's Sight Distance requirements.

Further access recommendations provided in Section 8.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater, stormwater, potable water & access assessment) to support a 1-into-2 lot subdivision of Lot 11 DP 173236.

At the time of report writing, no architectural subdivisional plans have been supplied to WJL, nor any future development plans.



Figure 1: Screenshot of Sketch Plan.

A Geotechnical Site Suitability Report (WJL Ref. 137963) has been prepared by WJL for the subject site which should be read in conjunction with this report.

Any revision of the supplied drawings and/or development proposals with wastewater, stormwater, potable water and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater, stormwater, potable water and/or access assessments herein, should be referred to us for review.

3 SITE DESCRIPTION

The subject 4,660m² residential zoned, almost rectangular shaped property covers the area of land adjacent to the Ocean View Road and Morey Road intersection, on the southern outskirts of the Cable Bay residential environment. Ocean View Road and Morey Road respectively border the northern and eastern boundaries.

Current access to the property is at the central northern boundary, via a paved driveway that traverses to the central area of the site.

Topographically speaking, the property is located atop the broad crest that covers the south-western tip of Ocean View Road. The site is set around a minor elevated crest across the south-eastern quarter, falling to broad, flat ground across the northern half, and gentle inclinations across the south-western quarter. Existing ground levels across the site essentially range between approximately 59m (southeast) to 56m (northeast and southwest) New Zealand Vertical Datum (NZVD).

Built development on-site comprises of a centrally located residential development. Remaining ground cover generally comprises of lawn with trees lining the driveway and a gardened area at the south-western corner of the property. Additionally, shelterbelt hedges bound the perimeter of the property.

At the time of preparing this report, we note the FNDC on-line GIS Water Services Map indicates the existing dwelling has a service connection to a gravity main wastewater line. No water or stormwater connections are mapped.

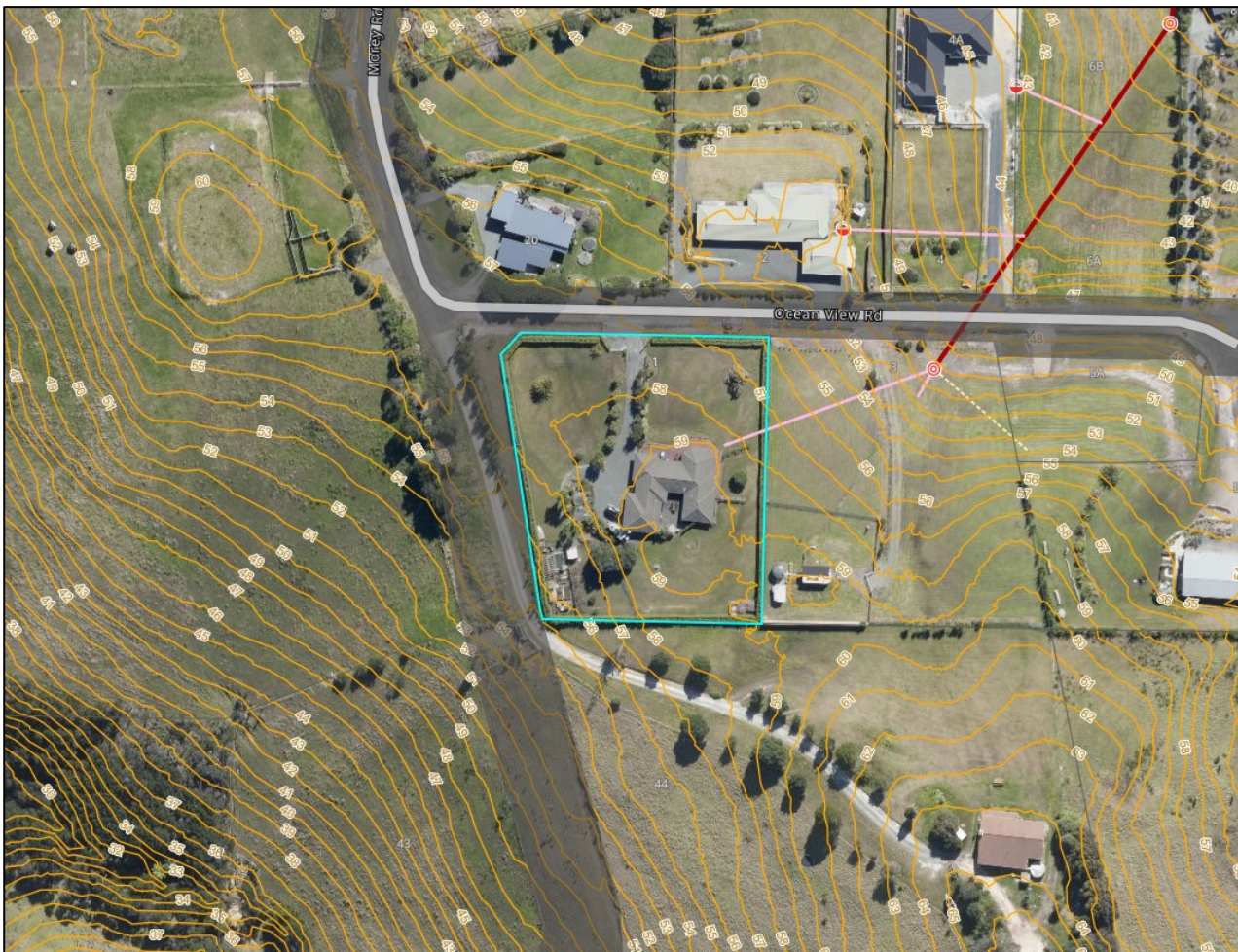


Figure 2: Snip from FNDC GIS Maps Showing Parent Lot's Boundaries (cyan), 1m Contours (orange) and Public Wastewater (red).

4 PROPOSAL

It is our understanding that the client intends to create a small allotment of approximately 900m² that will encompass the area of land covering the flat, north-western quarter of the property. A vast area of flat land is available for future residential construction. There is an existing farm gate that provides vehicular access at the north-eastern boundary of the proposed Lot.

The existing residential development and remaining surrounding land are to be contained within a separate lot. For the purposes of this assessment the new ~900m² lot shall be referred to as Lot A and the lot containing the existing development shall be referred to as Lot B.



Figure 3: Site Photograph of Northwestern Section of Lot A (photo taken from northeast). Orange Cones Approximately Depict Vast Area of Flat Land Available for Residential Development.

5 WASTEWATER

Lot A

A new private 100mmØ sewer connection must be installed to service proposed Lot A. The proposed sewer connection is recommended to be extended from the existing manhole (GIS ID: SP3810) located within neighbouring Lot 10 DP 173236. To avoid deep trenches a non-access chamber/manhole may be required to be installed.

The new connection, pipeline and any necessary non-access chambers/manholes must be designed and constructed in accordance with the Far North District Council Engineering Standards (2023).

A concept sewer extension design is shown in the appended Site Plan (137964-C001) and Wastewater Longsection (137964-C310) to show feasibility only. A detailed design will be required by FNDC.

The proposed sewer extension must be installed within a new easement from neighbouring Lot 10 DP 173236 and through Lot B. The client has confirmed that they have received written approval for the proposed works from the affected neighbours of Lot 10 DP 173236.

Lot B

The existing dwelling located within Lot B is currently serviced by a sewer connection extending from the existing manhole (GIS ID: SP3810) located within neighbouring Lot 10 DP 173236.

It is recommended that Lot B continue to utilise this existing sewer connection.

6 STORMWATER MANAGEMENT

6.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As below, the site resides in a Residential Zone.

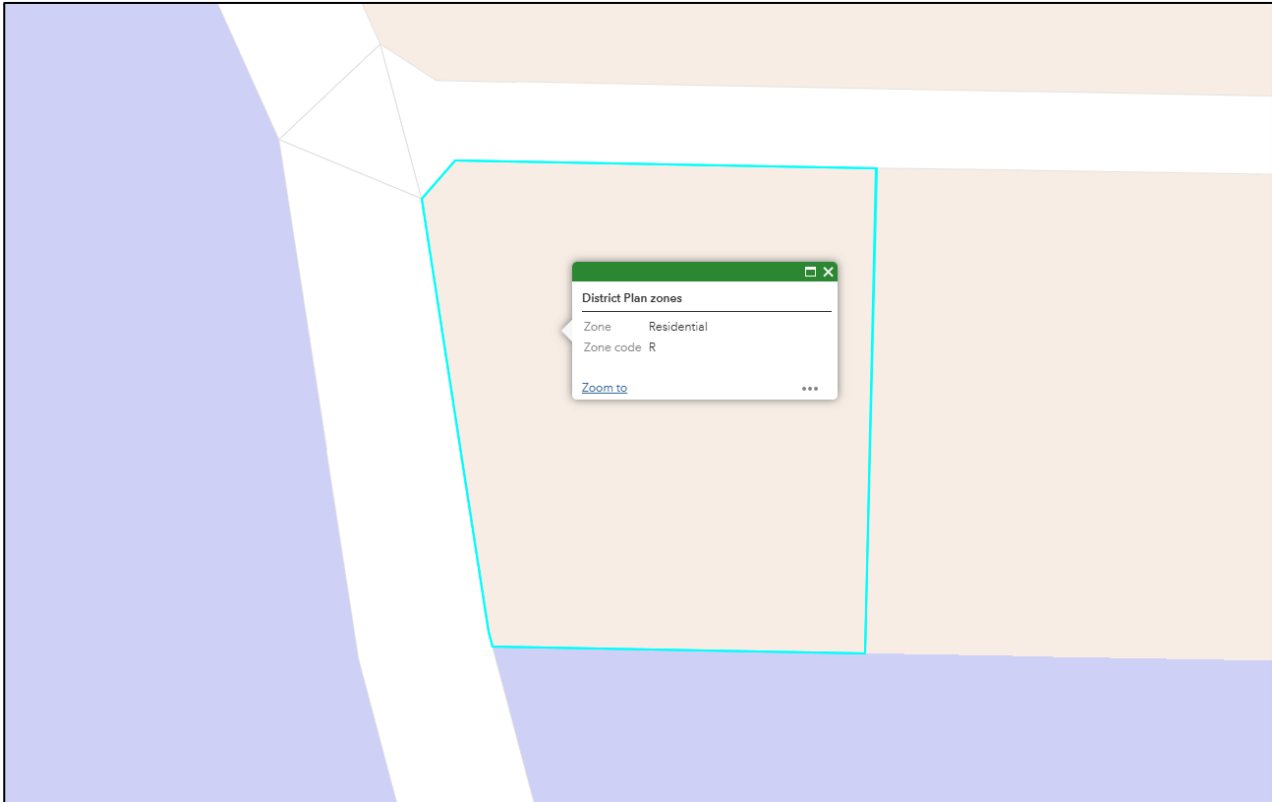


Figure 4: Snip of FNDC Maps Showing Site in Rural Production Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 7.6.5.1.6 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Controlled Activity: 7.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (7.6.5.1.6), Lots A & B must not exceed an impermeable area of 50% or 600m². The maximum permitted impermeable area for Lots A & B are 50% of the site area and 600m² respectively.

Given the above permitted impermeable areas, future development of Lot A is expected to fall within the Permitted/Controlled activity range, and the existing development within Lot B is considered a Discretionary Activity.

Water Quality Volume Control attenuation should be provided for runoff resulting from impermeable areas exceeding the Permitted coverage to mitigate the adverse effects of runoff on the receiving stream.

In accordance with Table 4-1 of the Engineering Standards, Water Quality Volume (WQV) control is to cater for the 90th percentile of the 24-hour storm event. Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site, with TP108 methodology utilised in WQV Control calculations for a predevelopment 90th percentile rainfall value of 25mm.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations for Lot A are provided below.

6.2 PRIMARY STORMWATER

6.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to rainwater tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

6.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas toward the existing roadside channel along the southern side of Ocean View Road and/or the eastern side of Morey Road via even sheet flow, well clear of any structures. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales as specified below to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, the driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to the potable water tanks.

6.2.3 Stormwater Runoff Discharge Point

Lot A

Runoff from rainwater tanks and hardstand areas (where applicable in accordance with 6.2.2 above) should be directed to an outlet in the existing roadside drain along the southern side of Ocean View Road or the existing roadside drain along the eastern side of Morey Road via sealed pipes. Where appropriate, it is recommended to install appropriately sized riprap directly downstream of the discharge point to mitigate against scour and erosion.

Permission should be sought from Council for any works outside the property boundary.

Lot B

Existing discharge point to be located and confirmed if it is compliant with the FNDC standards. If existing discharge point found to be unsuitable, then a new discharge setup will be required.

6.2.4 Water Quality Volume Attenuation Feasibility

If Lot A's Permitted impermeable coverage is exceeded by future development, on-site runoff attenuation will be required in accordance with the criteria outlined in Section 6.1 of this report. It is recommended that attenuation is provided via a detention volume in the upper section of the site's potable water tanks.

Lot B will require attenuation in accordance with the criteria outlined in Section 6.1 this report for the areas exceeding the permitted threshold.

The below detention configurations have been provided to demonstrate that on-site attenuation in compliance with the applicable criteria is feasible.

The below configurations assume that the detention volume is contained within 2 x 25,000L rainwater tanks of 3500mmØ or greater. Refer to the appended calculations for clarification.

Impermeable Coverage Scenario Detention Setups

	Permitted Coverage Exceedance			
	100m ²	150m ²	200m ²	250m ²
Detention Orifice Diameter (mm)	15	15	15	15
Orifice height below Overflow Outlet Invert (mm)	>120	>180	>230	>290
Total Detention Volume Provided (m ³)	2.2	3.3	4.4	5.5

The above coverage scenarios are only intended to demonstrate the feasibility of on-site attenuation via rainwater tanks and are not an indication of anticipated future development coverage.

GIS measurements suggests that Lot B will have approximately 225m² of impermeable areas exceeding the permitted threshold. Assuming 2 x 25,000L existing rainwater tanks can be utilised, we recommend installed a 15mmØ orifice outlet at >260mm below the overflow.

6.3 SECONDARY STORMWATER

Where required, overland flows and similar runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

6.4 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

13.10.4 – Stormwater Disposal

<i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i>	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
<i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i>	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009.

<p><i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i></p>	<p>The application is deemed compliant with the Far North District Council Strategic Plan - Drainage.</p>
<p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p>	<p>Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p>	<p>As above. Runoff from new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a discharge outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p>	<p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to existing planted roadside channels via sheet flow planted swale acts as bio-filter strips to filter out entrained pollutants.</p>
<p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p>	<p>No alteration to waterways is proposed.</p>
<p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p>	<p>No applicable.</p>
<p><i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i></p>	<p>Not applicable.</p>
<p><i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i></p>	<p>Not applicable.</p>

<i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i>	Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
<i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i>	Not applicable.
<i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i>	Not applicable.
<i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i>	Not applicable.
<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.
<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

7 POTABLE WATER SUPPLY

For future development at the proposed lots, potable rainwater tanks should be provided in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage. The type of tank and volume is for the client to confirm.

8 ACCESS AND VEHICLE CROSSING

8.1 GENERAL

A basic access and vehicle crossing assessment for proposed Lot A has been completed with recommendations provided in this section.

It is our understanding that it is proposed for Lot A to utilise the existing vehicle crossing currently in use by Lot B. Access to Lot A is proposed to be from where the farm gate is currently located.

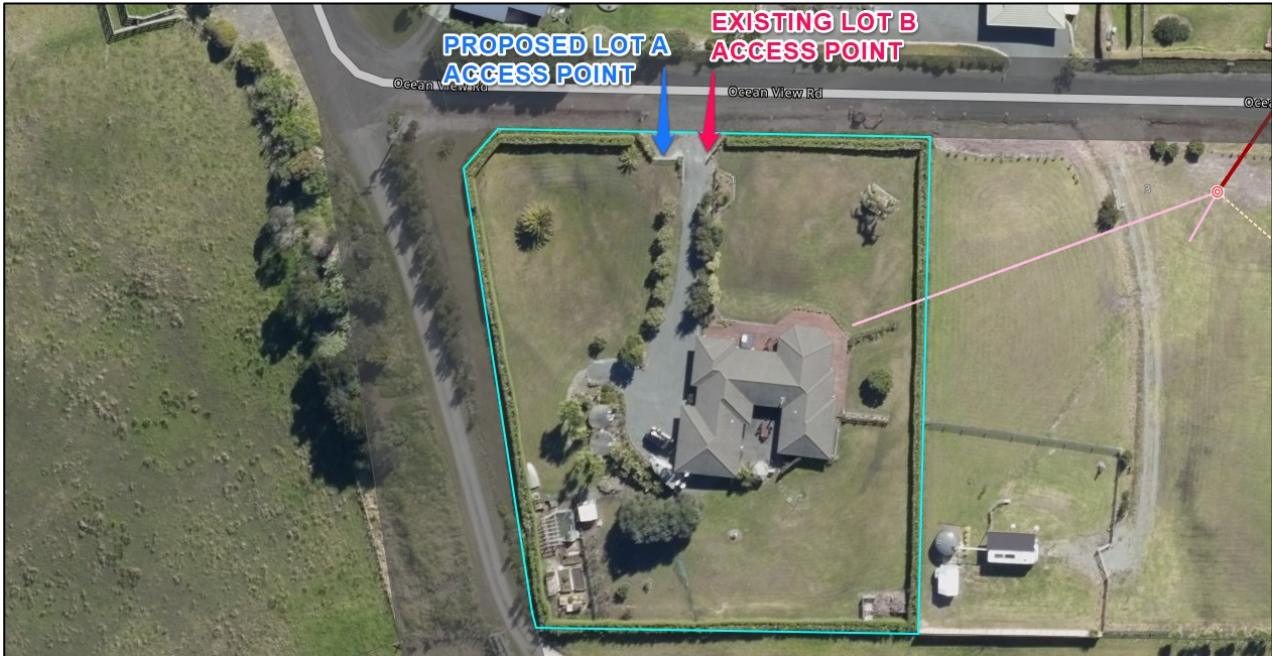


Figure 5: Snip of FNDC Maps Showing Site Existing & Proposed Access Points.

8.2 VEHICLE CROSSINGS

The existing vehicle crossing which is proposed to service Lots A & B has been constructed in general compliance with the Far North District Council Engineering Standards (2009) Sheet FNDC / S. As such, upgrade of the existing vehicle crossing is not considered necessary.



Figure 6: Annotated Sketch of Existing Vehicle Crossing – Google Maps.

8.3 SIGHT DISTANCES

Ocean View Road has a general operating speed of 50km/hr (NZTA National Speed Limits Register). The Far North District Council Engineering Standards (2009) – Sheet FNDC / S / 6 notes that the minimum required sight distance is 65m.

In compliance with the above sight distance requirements, the existing access point allows for >65m of sight distance to the east and allows for sight distance to the end of Ocean View Road to the west.



Figure 7: Existing Access Point on Ocean View Road Facing East, >65m Sight Distance Available.



Figure 8: Existing Access Point on Ocean View Road Facing West, ~45m Sight Distance Available to End of Street.

9 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our client, **Jeff Phillips**, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

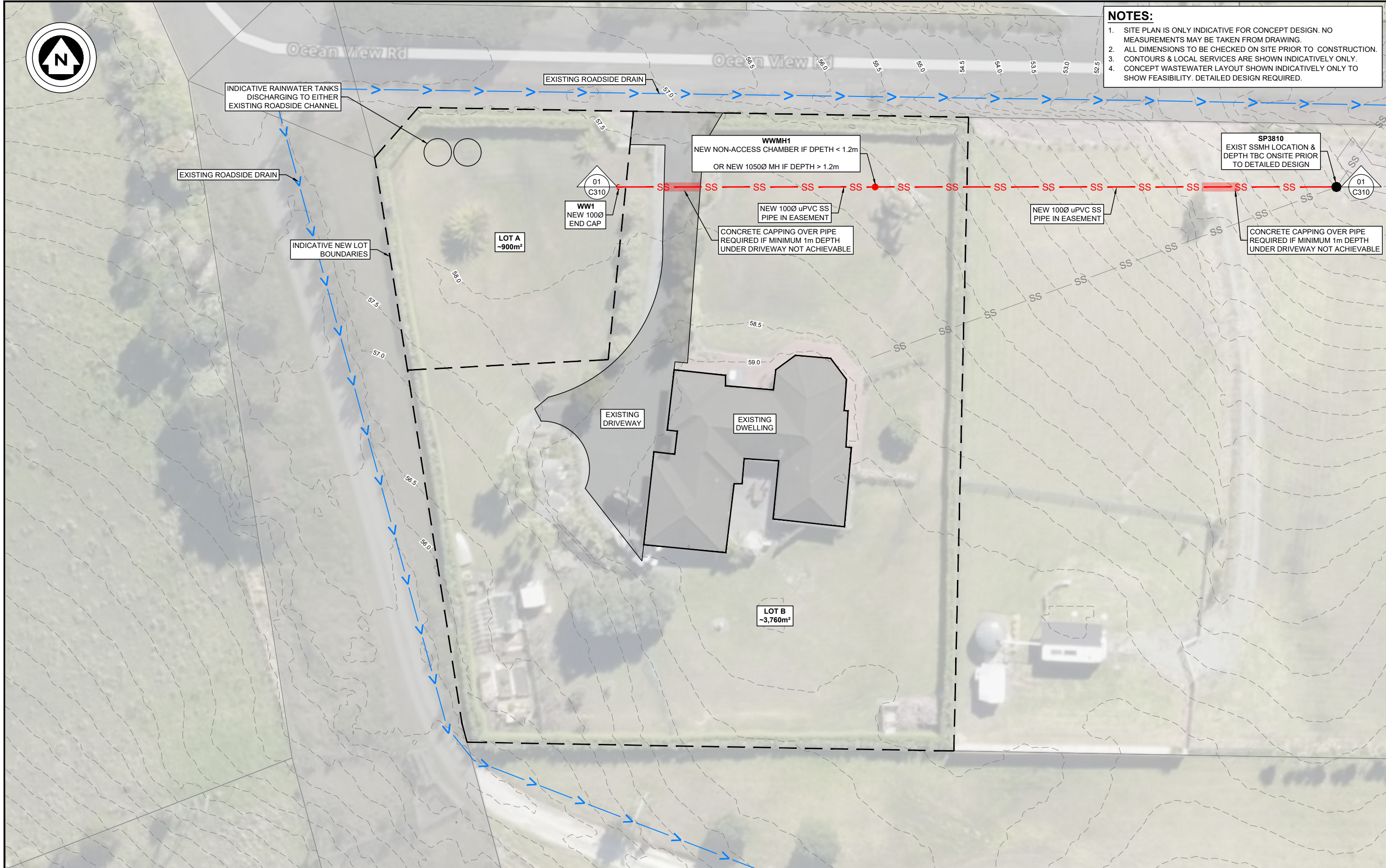
Enclosures:

- Site Plan – C001 (1 sheet)
- Wastewater Longsection – C310 (1 sheet)
- WQV Attenuation Calculation Sheets (5 sheets)



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.
4. CONCEPT WASTEWATER LAYOUT SHOWN INDICATIVELY ONLY TO SHOW FEASIBILITY. DETAILED DESIGN REQUIRED.



WILTON JOUBERT
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Wanaka: 03 443 6209
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	DEC '24	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

SERVICES NOTE
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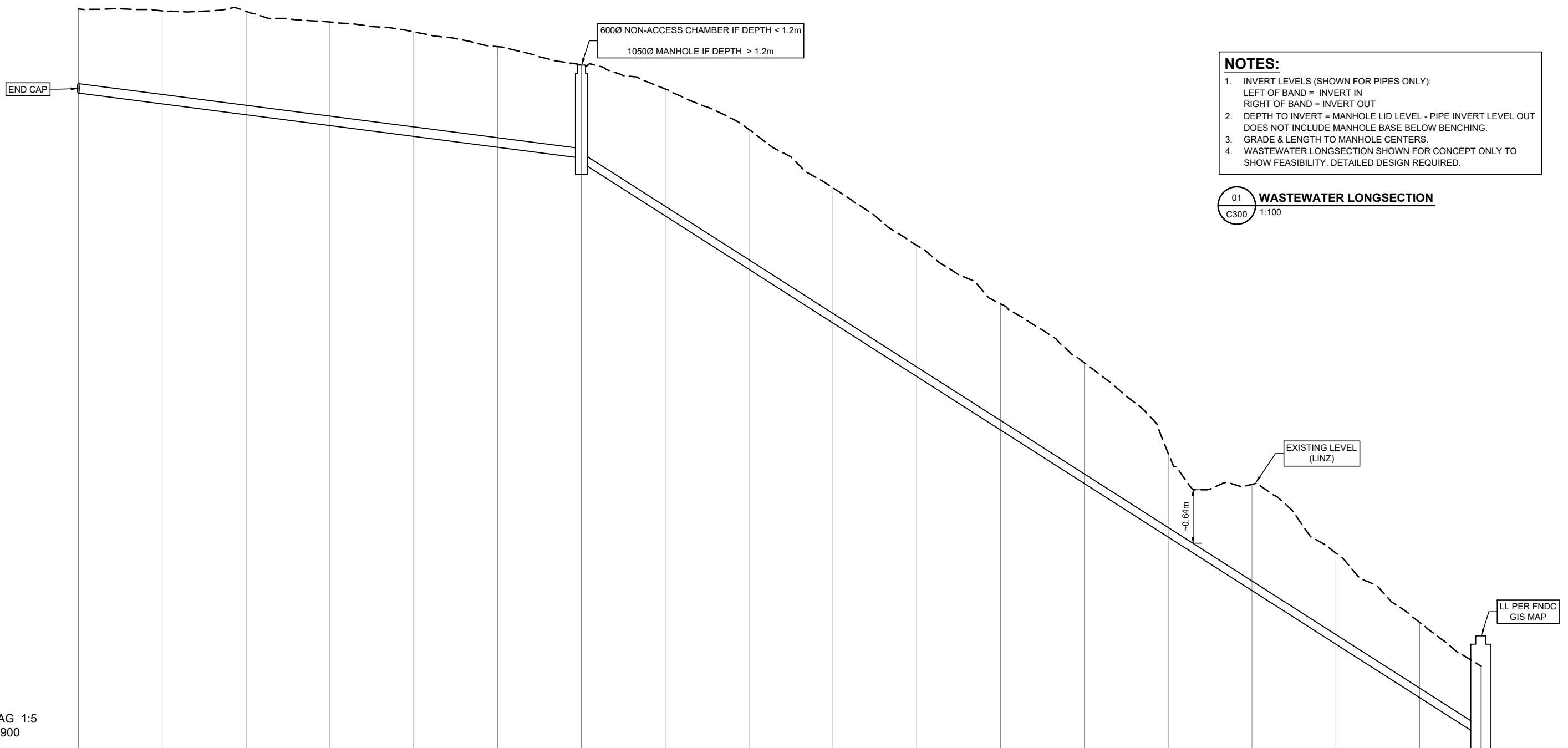
RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 10 DP 173236 1 OCEAN VIEW ROAD CABLE BAY NORTHLAND

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:400	CO-ORDINATE SYSTEM: NZTM
DRAWING NUMBER: 137964-C001	ISSUE: 01
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NOTES:

1. INVERT LEVELS (SHOWN FOR PIPES ONLY):
LEFT OF BAND = INVERT IN
RIGHT OF BAND = INVERT OUT
2. DEPTH TO INVERT = MANHOLE LID LEVEL - PIPE INVERT LEVEL OUT
DOES NOT INCLUDE MANHOLE BASE BELOW BENCHING.
3. GRADE & LENGTH TO MANHOLE CENTERS.
4. WASTEWATER LONGSECTION SHOWN FOR CONCEPT ONLY TO SHOW FEASIBILITY. DETAILED DESIGN REQUIRED.

01 **WASTEWATER LONGSECTION**
C300 1:100

VERT EXAG 1:5
Datum 48.900

PIPE DETAILS	WW1	100MM UPVC	WWMH1	100MM UPVC	SP38 10
DEPTH TO INVERT	1.000		1.108 1.158		1.200
LID LEVEL			57.157		50.350
INVERT LEVEL	56.824		56.049 55.999		49.150
GRADE & LENGTH	← 2.58% 30.000m			12.77% 53.648m →	

EXISTING IL & DTI ASSUMED. TBC ON-SITE FOR DETAILED DESIGN



ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	DEC '24	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

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

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
WASTEWATER LONGSECTION (CONCEPT ONLY)

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
**PROPOSED SUBDIVISION OF LOT 10 DP 173236
1 OCEAN VIEW ROAD
CABLE BAY
NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:250	CO-ORDINATE SYSTEM: NZTM
DRAWING NUMBER: 137964-C310	ISSUE: 01
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WQV Control Calculations - 100m² Exceedance

Job Number 137964
 Address 1 Ocean View Road
 Cable Bay

Date: 18.12.2024
 Initials: GMB
 Revision 1

Catchment Information For Pre-Development Conditions

100	m ²	0.0001	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
100	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
100	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.37	m ³	Volume		

Catchment Information For Post-Development Conditions

100	m ²	0.0001	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
100	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
100	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
2.56	m ³	Volume		

Total Detention Volume Required: **2.19** m³



WQV Control Calculations - 150m² Exceedance

Job Number 137964
 Address 1 Ocean View
 RoadCable Bay

Date: 18.12.2024
 Initials: GMB
 Revision 1

Catchment Information For Pre-Development Conditions

150	m ²	0.00015	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
150	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
150	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.55	m ³	Volume		

Catchment Information For Post-Development Conditions

150	m ²	0.00015	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
150	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
150	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
3.84	m ³	Volume		

Total Detention Volume Required: **3.29 m³**



WQV Control Calculations - 200m² Exceedance

Job Number 137964
 Address 1 Ocean View
 RoadCable Bay

Date: 18.12.2024
 Initials: GMB
 Revision 1

Catchment Information For Pre-Development Conditions

200	m ²	0.0002	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
200	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
200	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.73	m ³	Volume		

Catchment Information For Post-Development Conditions

200	m ²	0.0002	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
200	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
200	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
5.12	m ³	Volume		

Total Detention Volume Required: **4.38** m³



WQV Control Calculations - 200m² Exceedance

Job Number 137964
 Address 1 Ocean View
 RoadCable Bay

Date: 18.12.2024
 Initials: GMB
 Revision 1

Catchment Information For Pre-Development Conditions

250	m ²	0.00025	km ²	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES		
CN				
250	m ²	74		Pervious
0	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	0		
250	m ² tot	74.00		CN -mean TP108 Eq3.4
5.00	la (mm)	Weighted initial abstraction - la (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q ₂₄ (mm)	Run-Off Depth		
0.92	m ³	Volume		

Catchment Information For Post-Development Conditions

250	m ²	0.00025	km ²	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES		
CN				
0	m ²	74		Pervious
250	m ²	98		Sealed roof(s)
0	m ²	98		Sealed concrete
0	m ²	89		Metal/Gravel
250	m ² tot	98.00		CN -mean TP108 Eq3.4
0.00	la (mm)	Weighted initial abstraction - la (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q ₂₄ (mm)	Run-Off Depth		
6.40	m ³	Volume		

Total Detention Volume Required: **5.48** m³

WQV Control Calculations - Lot B

Job Number 137964
Address 1 Ocean View Road
Cable Bay

Date: 18.12.2024
Initials: GMB
Revision 1

Catchment Information For Pre-Development Conditions

225	m ²	0.000225	km ²
Group C	soil type	see TP108 page 8 section 3.2 for soil designations	
25.00	P ₂₄	90th Percentile Rainfall - Table 4-1 FNDC ES	
CN			
225	m ²	74	Pervious
0	m ²	98	Sealed roof(s)
0	m ²	98	Sealed concrete
0	m ²	0	
225	m ² tot	74.00	CN -mean TP108 Eq3.4
5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)	
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12	
0.02	Tp (hrs)	Time to peak	
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6	
3.662	Q ₂₄ (mm)	Run-Off Depth	
0.82	m ³	Volume	

Catchment Information For Post-Development Conditions

225	m ²	0.000225	km ²
Group C	soil type	see page 8 section 3.2 for soil designations	
30.00	P ₂₄	90th Percentile + 20% CCF - Table 4-1 FNDC ES	
CN			
0	m ²	74	Pervious
225	m ²	98	Sealed roof(s)
0	m ²	98	Sealed concrete
0	m ²	89	Metal/Gravel
225	m ² tot	98.00	CN -mean TP108 Eq3.4
0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)	
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12	
0.01	Tp (hrs)	Time to peak	
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6	
25.580	Q ₂₄ (mm)	Run-Off Depth	
5.76	m ³	Volume	

Total Detention Volume Required: **4.93** m³

Appendix D - Written Approval



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: Jeffrey Phillips

Address of proposed activity: 1 Ocean View Road, Cable Bay

Legal description: Lot 11 DP 173236

Description of the proposal (including why you need resource consent): Proposed subdivision of lot 11, and Easement over lot 10 to drain sewage.



Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

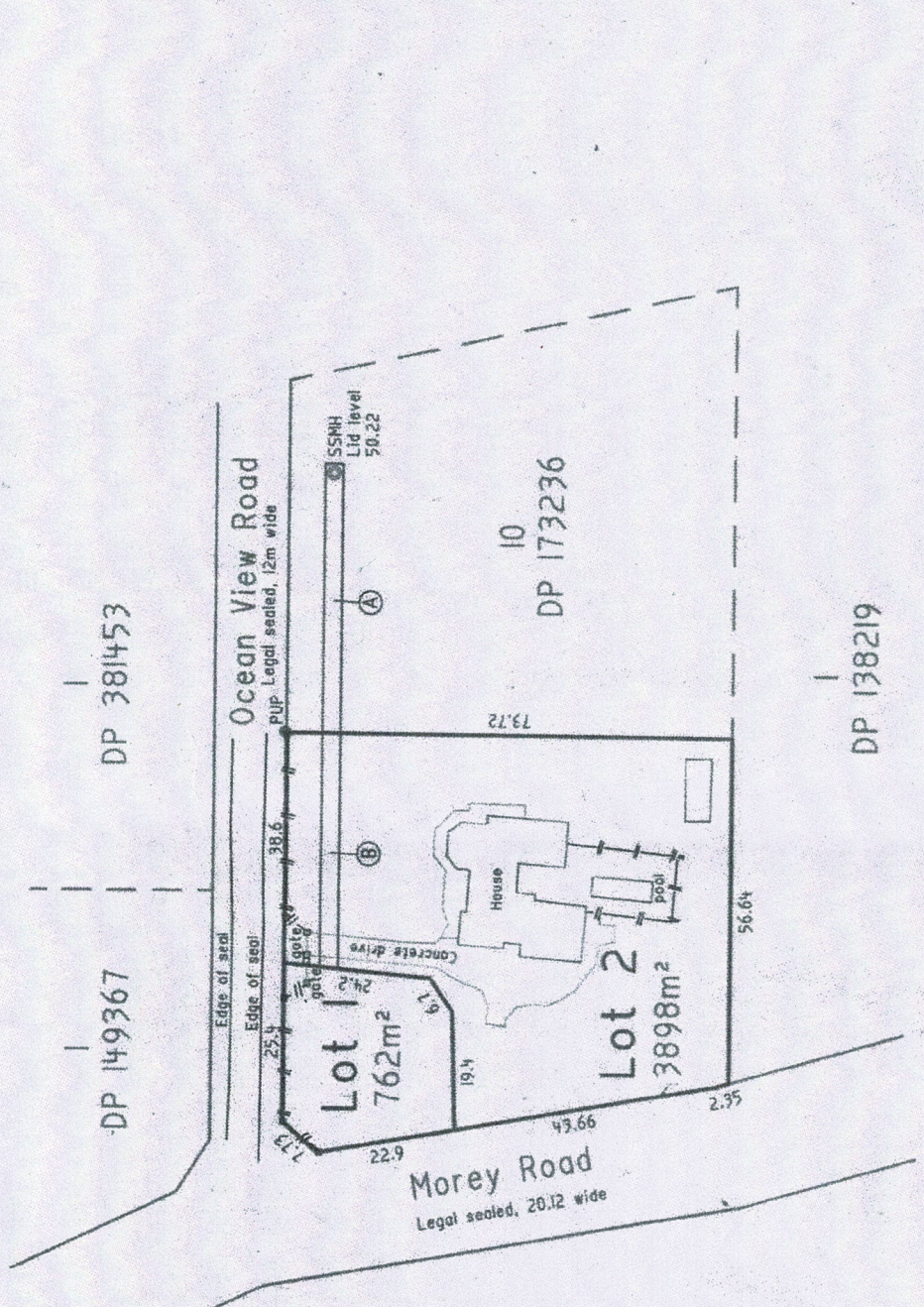
1. Copy of scheme Plan.
2. _____
3. _____
4. _____
5. _____
6. _____

- Notes to Applicant:**
1. Written approval must be obtained from all registered owners and occupiers.
 2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
 2. You should only sign in the place provided on this form and accompanying plans and documents if you fully understand the proposal and if you support or have no opposition to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
 3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval before a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Kathleen Louise Hetherington Aroha Kae Haretuku	
Address of affected property including legal description:	Lot 10	
Contact Phone Number/s and email address:	Daytime: 0271901777	email: <i>aroha-katy@hotmail.com</i>
I am/we are the <u>OWNER(S)</u> / OCCUPIER(S) of the property (circle which is applicable)		
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>		
<ol style="list-style-type: none">1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.		
Signature		Date: 28.1.2025
Signature		Date: 28/01/2025
Signature		Date:
Signature		Date:



DP 149367

DP 381453

Ocean View Road
Legal sealed, 12m wide

Morey Road
Legal sealed, 20.12 wide

DP 173236

DP 138219

IMPERMEABLE SURFACES:
Lot 2
Buildings = 412m²
Other (drive, pathways, pool area etc) = 540m²
Total impermeable surfaces = 1052m²
→ 27%

Proposal easement

Local Authority: For North District Council
Comprising lot: RT 10/108/212
Total Area: 4660m²

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY.

This plan and accompanying reports have been prepared for the purpose of obtaining a resource consent for the purposes stated. Use of this plan and/or information on it for any other purpose is at the user's risk.

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefitted Land
Right to drain	A	Lot 10 DP 173236	Lots 1 & 2 hereon
sewage	B	Lot 2 hereon	Lot 1 hereon

VON STURMERS
Registered Land Surveyor, Planners & Land Development Consultants
Ph: 081 546 800
Email: info@vonsturm.co.nz
131 Commerce Street, Takahā



PROPOSED SUBDIVISION OF LOT 11 DP 173236 & EASEMENT OVER LOT 10 DP 173236
PREPARED FOR: J & A PHILLIPS

Survey	Name	Date	ORIGINAL SHEET SIZE
Design	TV	Dec 2024	1:750 A3
Drawn	SH	18-12-2024	
Rev			


SURVEY Ref: 10/108/212
15496
Sheet of

Appendix E – IAMs Correspondence

From: [Sujeet Tikaram](#)
To: [Nina Pivac](#)
Cc: [Ranjan Khadka](#)
Subject: RE: Proposed subdivision - 1 Ocean View Road, Cable Bay
Date: Friday, 15 November 2024 10:54:06 am
Attachments: [image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Nina,
Yes, that is an option but will involve service locates, TMP requirements, digging across vehicle crossings, etc.

Cheers

 **Sujeet Tikaram**
Development Engineer - Infrastructure
M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz
An alliance between Far North District Council and Ventia

[Pokapū Kōrero 24-hāora](#) | [24-hour Contact Centre 0800 920 029](#)


From: Nina Pivac <nina@tohuconsulting.nz>
Sent: Friday, November 15, 2024 10:18 AM
To: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Cc: Ranjan Khadka <Ranjan.Khadka@fndc.govt.nz>
Subject: Re: Proposed subdivision - 1 Ocean View Road, Cable Bay

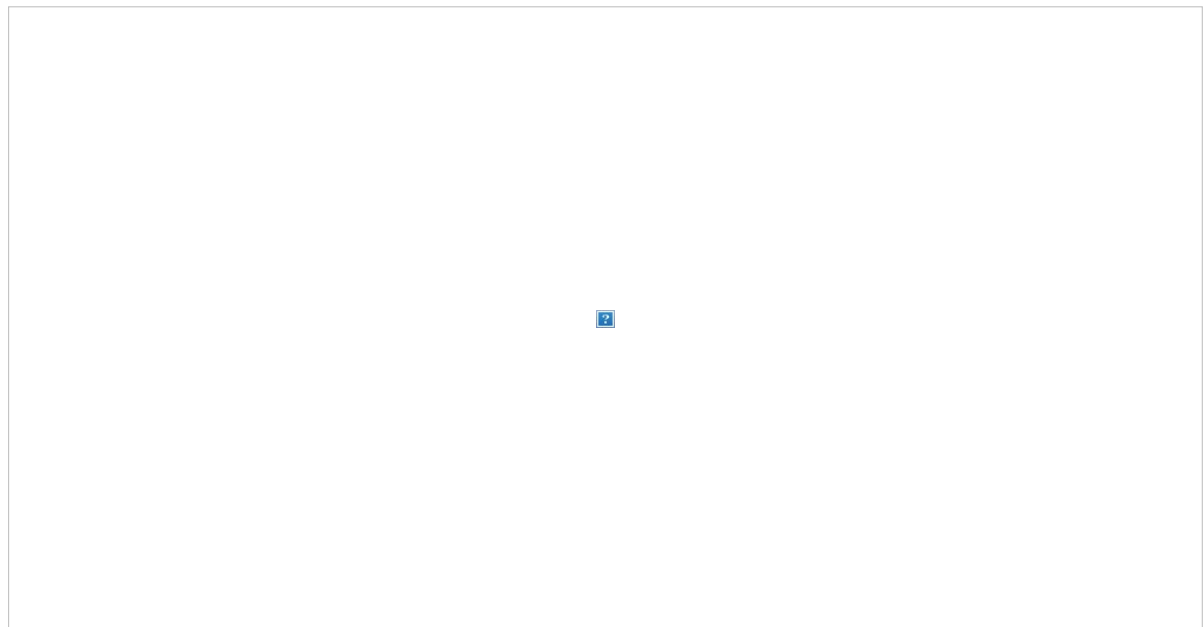
CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.


Great thank you for that confirmation. If it is not possible to secure an easement over the neighbouring property, I am guessing they will need to install a private sewer line along the road boundary is that correct?

Get [Outlook for iOS](#)

From: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Sent: Friday, November 15, 2024 9:47:07 AM
To: Nina Pivac <nina@tohuconsulting.nz>
Cc: Ranjan Khadka <Ranjan.Khadka@fndc.govt.nz>
Subject: RE: Proposed subdivision - 1 Ocean View Road, Cable Bay

Hi Nina,
The additional Lot will be able to connect to sewer as 1 Ocean View Rd is within the wastewater area of benefit.
Cheers



 **Sujeet Tikaram**
Development Engineer - Infrastructure
M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz
An alliance between Far North District Council and Ventia

[Pokapū Kōrero 24-hāora](#) | [24-hour Contact Centre 0800 920 029](#)


From: Nina Pivac <nina@tohuconsulting.nz>
Sent: Friday, November 15, 2024 9:24 AM
To: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Cc: Ranjan Khadka <Ranjan.Khadka@fndc.govt.nz>
Subject: Proposed subdivision - 1 Ocean View Road, Cable Bay

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sujeet, Ranjan,

Our clients want to subdivide their property at 1 Ocean View Road to create one additional 600m2 lot on the north-eastern corner of the site. Can you please confirm whether they will have the ability to connect to sewer? They are looking at creating a sewer easement over the neighbouring property to reach the sewer main.

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