



Our Reference: 10596.1 (FNDC)

6 December 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed subdivision around existing development, SH 10 Kaeo – G Hoult Limited

I am pleased to submit application on behalf of G Hoult for a proposed subdivision around existing development on land zoned Industrial at SH 10 Kaeo. No additional vacant lot is proposed with all three lots proposed already containing development. The application is a discretionary activity.

The application fee of \$2,967 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD



Office Use Only Application Number:
--

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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:

Gavin Hoult

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:

Lynley Newport

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:

as per item 5 above

**Property Address/
Location:**

Postcode _____

8. Application Site Details

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

Name/s:	Gavin Hoult		
Site Address/ Location:	139, 141 & 149 State Highway 10		
	KAEO		
	Postcode		0478
Legal Description:	Part Paponga 305N Block	Val Number:	00133-04301
Certificate of title:	NA596/97		

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.

contact gavin Bus. Hrs 094050570
or email info@northpart.co.nz

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.

Subdivision around existing development, to create a total of three allotments, on land zoned Industrial in the Far North Operative District Plan. Subdivision application includes waiver of esplanade reserve requirements.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Garvin Frederick Hoult

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Garvin Frederick Hoult

Signature:

(signature of bill payer)

Date 5-12-2024

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)

Gavin Frederick Hunt

Signature:

[Redacted Signature]

Date 5-12-2024

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

Checklist (please tick if information is provided)

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

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

Gavin Hoult

PROPOSED SUBDIVISION

requiring consent pursuant to the

Far North District Plan

139, 141 & 149 State Highway 10, Kaeo

PLANNING REPORT AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicant proposes to carry out a subdivision of their property at 139, 141 & 149 State Highway 10, Kaeo, to create two residential allotments around existing residential development, plus a larger balance Lot 3 supporting an existing light industrial use. All land use on the site is existing, with no vacant lot being proposed. Three property addresses are assigned to the three different land use activities on the site – 139 & 141 being residential homes, and 149 being the light industrial use. The property is zoned Industrial under the Operative District Plan (ODP) and is a sewered site.

Lots 1 & 2, each containing existing residential development, are proposed to be 580m² and 630m² respectively. The larger Lot 3 is proposed to be 6850m² in area. Scheme plans are attached in Appendix 1. With reference to Scheme Plan(s), there are two tiny triangular shaped pieces of land identified as Lots 4 & 5. These are only 115m² and 165m² respectively. They already exist and it is proposed to amalgamate them with Lot 3 as one title.

Approval will be needed for the following Amalgamation Condition wording:

"That Lots 3, 4 and 5 are to be held in the same certificate of title".

Lots 1-3 have existing frontage and access directly to State Highway 10, with no need for any shared entranceways or access easements. All three lots have existing connection to a Council reticulated sewage system (Kaeo).

A location map is attached in Appendix 2.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent under the District Plan for a subdivision as a discretionary activity – refer to section 5.0 Activity Status. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Subdivision property

Location:	139, 141 & 149 State Highway 10, Kaeo
Legal description:	Pt Pakonga 305N Block
Record of Title:	NA596/97 (copy of title attached in Appendix 3).

3.0 SITE DESCRIPTION

3.1 Site characteristics.

The site is on the south western side of the State Highway, approximately 610m northwest of the SH 10 / Omaunu Road intersection. The site is nestled between the highway and the Kaeo River. The site is long and narrow, with a gross area of approximately 8353m². It is almost entirely covered by built development with only small grassed lawn areas around the dwellings and riparian vegetation along the river bank behind the development.

The current use is described earlier. The light industrial use on proposed Lot 3 is best described as a scrap yard (automotive dismantling and wrecking yard). The site has connections to the Council's Kaeo wastewater system but not to any Council reticulated water or stormwater reticulation network/system.

The site is level with a lengthy frontage and wide berm to the state highway. The two residential dwellings, both old, appear to encroach into the state highway road reserve to a minor degree (refer to section 6.8 for further discussion on this aspect).

The site is zoned Industrial in the ODP and proposed to be zoned Light Industrial in the PDP. Land on all boundaries (including across state highway and across the river) is zoned Rural Production in the ODP and the Council proposes to carry that zoning over in the PDP.

The entire site is mapped as River Flood Hazard Zone (10 year ARI Event), with the north western third also mapped as Coastal Flood (Zone 3: 100 year + Rapid Sea Level Rise Scenario).

The site, specifically proposed Lot 3, is an identified HAIL site and a Preliminary Site Investigation has been commissioned accordingly. This is attached to the application as Appendix 5.

3.2 Legal Interests

The principal application site has no legal interests of relevance to the application other than the gazette notice taking parts for road (State Highway) in 1972.

3.3 Consent History

The Far North District Council's Property File for the application site, lists the following consent history:

Reference	Date issued	Description & Applicant / Owner
BP58672	1966	Garage (Bay of Islands Transport Co)
BP2047658	1969	Carport (Bay of Islands Co-op Dairy Co Ltd)
BP3025194	1971	Carport (Bay of Islands Co-op Dairy Co Ltd)
RCWROAJ4	1974	Application only – no record on the property file of any consent issued – to use property as a plant for the purchase, processing and distribution of fish and the manufacture of ice. Applicant – Jaybel Nichimo Ltd
BP884489	1977	Workshop and storshed for Kaeo Transport vehicles(Bay of Islands Co-op Dairy Co Ltd)
BP66901	1988	Canopy (43m ²) (Sanford Ltd)
BC-1996-1220	1996	Building Statement of Fitness – Commercial Fish Packing House (Hikurangi Fisheries Ltd)
BC-1999-189	1998	Ice Plant (Hikurangi Fisheries Ltd)
BC-1999-2644	2000	Upgrade & Extend Oyster Processing Plant (Sanford Ltd)
BC-2002-165	2001	New shed (Hikurangi Fisheries Ltd)
RC-2000261-RMALUC	1999	Resource consent issued for extensions to existing factory building, provision of a new parking area and access, erection of security fencing and landscaping – associated with BC-1999-2644 above (Sanford Ltd)

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 above and 5 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.

<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site. The application is for subdivision pursuant to the Operative District Plan.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<p><i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i></p> <p><i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i></p>	Refer to Sections 5 & 7 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	
<p><i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i></p> <p><i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p><i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>Refer sections 3 and 5. The site supports two existing residential dwellings. These are both less than 3m from road boundary and in fact one encroaches over the road boundary (and possibly the other). However, this is an existing situation, with both dwellings having been in place for some considerable time. Both dwellings are also less than 30m from the river, however again this is an existing situation. The existing buildings comply with the required setback distance from proposed <u>new</u> boundaries between lots.</p> <p>The application is not affected by section 124 or 165ZH(1)(c).</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 4: Additional information required in application for subdivision consent

<i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i>	
<i>(a) the position of all new boundaries; (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan; (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A; (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A); (g) the locations and areas of land to be set aside as new roads.</i>	Refer to Scheme Plans in Appendix 1.

Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	The site contains an existing HAIL site (scrap yard). There is no proposed change to this use or to the boundaries of this use. The existing dwellings on site are not within the piece of land regarded as a HAIL site.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The subdivision does not involve any discharge of contaminant.
<i>(e) a description of the mitigation</i>	Refer to Section 6 of this planning report.

<i>measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8 of this planning report.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6. The proposed activity will have no adverse effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6. The proposal will result in no adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 6, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is subject to natural hazards (flooding), however all lots are already developed and the proposed subdivision will not exacerbate any flooding hazard in regard to the adjacent properties or the environment. The HAIL activity is

	existing and the subdivision does not introduce any new hazardous installation.
--	---

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The property is zoned Industrial and is a sewered site. No Resource features apply. The controlled activity minimum lot size in the Industrial Zone for a sewered site is 500m². All three lots are in excess of 500m². The activity is therefore a **controlled** subdivision activity in terms of minimum lot sizes.

Relevant Zone Rules:

7.8.5.1.2 Visual Amenity and Environmental Protection – The rule applies along boundaries adjoining any zone other than the Commercial & Industrial Zone. It will therefore not apply between lots. However, Lot 1 will share a boundary with a small parcel zoned Rural Production and Lot 3's north western boundary is also with land zoned Rural Production. The rule is therefore applicable on these boundaries. It is not applicable on road or river boundary because the Industrial zoning would extend to at least the mid way point of these features.

The existing dwelling to be in Lot 1 does not include any non residential activities and so complies with part (a) of the rule. Parts (b) and (c) do not apply for the reasons outlined above. The existing scrap yard activity has an existing use right and should not therefore be required to meet the requirements of part (a) of Rule 7.8.5.1.2. Having said that, however, there is already vegetative screening on the north western boundary of the property.

7.8.5.1.3 Noise Mitigation for Residential Activities – the existing residential activities to be within Lots 1 & 2 have existing use rights and have no need to comply with the requirements of Rule 7.8.5.1.3. The rule clearly states that it applies to any "new" residential activity, not existing.

7.8.5.1.6 Noise – activities are existing. Residential uses within the site are highly unlikely to breach an Industrial Zone noise threshold and the scrap yard enjoys existing use rights in any event.

7.8.5.1.7 Setback from Boundaries – The rule requires a minimum building setback from State Highways and arterial roads of 2m. This is not achieved for either residential dwelling, nor for a portion of the building associated with the scrap yard activity. However, this is an existing scenario with no new boundary proposed. The Council has, in the past, not regarded such a situation as a breach of zone rule. NZTA has been advised of the existing situation and has provided its approval.

7.8.5.1.9 Stormwater - This rule reads:

"The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that the activity is within an existing consented urban stormwater management plan or discharge consent."

I am not aware that the site is within an area covered by an existing consented urban stormwater management plan or discharge consent, as required by Rule 7.8.5.2.3. But neither is there any additional impermeable surface proposed as part of this proposal. The rule refers to “new” buildings and “new” impervious surfaces. The rule is therefore not relevant.

Relevant District Wide Rules:

No consent is required under any of the following sections of Chapter 12:

- 12.1 (outstanding landscape);
- 12.2 (clearance of indigenous vegetation);
- 12.4 (coastal hazards as mapped in the ODP); or
- 12.5 (heritage and cultural values).

12.3.6.1.3 Excavation and/or Filling – Zone provides for up to 200m³ in any 12 month period. This will not be exceeded by any site works. There will be no cut/fill face higher than 1.5m.

Rule 12.7.6.1.1 requires a setback of 20m from a river for any building or impermeable surface. This is not achieved by existing buildings and impermeable surfaces. However, the activities are existing and have existed for some considerable time and I believe can rely on existing use rights to be where they are without requiring additional consent.

Because the site is connected to a reticulated sewage network, rule 12.7.6.1.4 relating to human sewage effluent discharge is complied with (refer to part (a) of the rule).

Rule 14.6.1 Esplanade Areas – part (a) (i) of this rule requires an esplanade reserve or strip where lots less than 4ha are created along the bank of a river. It is not physically possible to provide an esplanade reserve or strip along the entire river bank behind the property because of the existing built development and stop bank, particularly within the larger Lot 3. Neither would it be practical to provide for esplanade within an Industrial zoned site supporting a scrap yard. **Consent is sought to breach 14.6.1 (a) (i) and not provide for esplanade reserve at all in this instance.**

Rules in Chapter 15.1 Traffic, Parking and Access:

There will be no change to existing access off State Highway for any lot. NZTA had provided its written approval for existing crossings to remain in place. These are existing crossings and NZTA has required no upgrading. I have not identified any breaches of rules in Chapter 15.1 as a result of the subdivision.

Summary of land use consent requirements:

Due to the breach of Rule 14.6.1 (a)(i) the application becomes a discretionary activity.

5.2 Proposed District Plan (PDP) Assessment

Under the PDP, the property is proposed to be part of the Light Industrial Zone. I have examined the Light Industrial Zone rules and none have legal effect.

In regard to district wide considerations in the PDP, the only rules in the Subdivision chapter that are marked as having immediate legal effect are those pertaining to Environmental Benefit Subdivisions (not applicable in this instance); Subdivision of a site within a heritage area overlay (again not applicable); Subdivision of a site that contains a scheduled heritage resource (again not applicable); Subdivision of a site containing a scheduled site and area of significance to Maori (not applicable); and Subdivision of a site containing a scheduled SNA (not applicable).

There are two earthworks rules and associated standards relating to observance of the ADP, and G05 Erosion and Sediment Control standards. The subdivision requires nil earthworks.

Other district wide rules in the PDP with immediate legal effect are those related to indigenous vegetation clearance (none proposed) and heritage (none present).

In summary, I have not identified any rules in the PDP that have immediate legal effect and must therefore be considered in determining activity status for this proposal.

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES CS)

As a confirmed HAIL site, the NES CS is a relevant planning instrument under which to assess this subdivision application. A Preliminary Site Investigation (PSI) and Report was commissioned and this is attached in Appendix 5 of this application. The PSI concludes that based on the available information "it is highly unlikely that there will be risk to human health or the environment if the activity (i.e. subdivision and change of use) is done to the piece of land". No consent is therefore required under the NES CS.

The report does also refer to the requirements under the NES CS should there be any future soil disturbance activities (if any) on the piece of land (in this case Lot 3 only). The PSI does not address soil disturbance because there is none required as part of this subdivision.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment Sizes and Dimensions

All lots are developed and the site is connected to a Council reticulated sewerage system. With reference to Scheme Plan in Appendix 1, there are two tiny triangular shaped pieces of land identified as Lots 4 & 5. These are only 115m² and 165m² respectively. They already exist and it is proposed to amalgamate them with Lot 3 as one title. Lots 4 & 5 are unusable / unable to be 'occupied'.

6.2 Natural and Other Hazards

The site is mapped as being subject to both coastal flooding and river flooding hazard. The Subdivision Site Suitability Report (SS report) provided with the application as Appendix 6, assesses flood hazard in its section 3.2.

The site is recorded as being susceptible to coastal and river flood inundation under all modelled scenarios (10%, 2% and 1% AEP). Summary of flood hazard potential is contained in

Table 2 of the SS Report, with finished level assessment in section 3.4 of that report. It should be noted that any recommendations in the SS report apply solely to future development or redevelopment on the lots. The proposed subdivision comprises existing buildings and dwellings with no new construction or earthworks proposed. As such the subdivision will not adversely cause any extra flooding for any neighbouring properties upstream or downstream.

Section 8 of the SS Report assesses the flood and other hazards in the more generic sense as might be required under s106 of the Act. Table 6 within Section 8 provides a summary, identifying only the two types of hazard that might be applicable – flooding/ inundation and sea level rise. It considers the latter to be a minor hazard with less than minor effect on surrounding property. It refers the reader back to the report's section 3 in regard to flooding and inundation risk.

6.3 Water Supply

Refer to SS Report in Appendix 6. It is recommended that roof runoff water tanks are adopted for potable water supply. This will require the installation of tanks for the two existing dwellings as these currently rely on roof water collection off Lot 3. There is existing conveyance of water supply achieved via a private piped system from Lot 3 to Lots 1 & 2.

It is proposed that each of the dwellings on Lots 1 & 2 install a 25,000l tank apiece. It is intended to retain the existing conveyance from Lot 3 to Lots 1 & 2 as well as a secondary/emergency supply. A condition at s223 stage could be the inclusion of any necessary easement for water supply conveyance.

In the absence of any public water supply or fire hydrants within the State Highway 10, on lot roof water supply tanks will be used for fire fighting purposes. Supply should be in accordance with SNZ PAS4509:2008.

6.4 Energy Supply & Telecommunications

All existing activities are serviced.

6.5 Stormwater Management and Disposal

The SS Report contains a stormwater assessment in its Section 5. As there is no proposed overall increase in impervious surface area, there will be no increased stormwater runoff. No additional or modified stormwater management system is proposed or required. Future impermeable surface should be attenuated to pre-development peak run-off conditions for the design storm event which has been designated as the 10% AEP event.

6.6 Sanitary Sewage Disposal

The SS Report contains a wastewater assessment in its Section 4. No additional connections are proposed, with all three existing uses already connected. There is an existing 150mm dia. public pipe running in a south easterly direction towards a public pump station, before connecting to a 40mm dia. rising main. A capacity assessment has not been carried out given that no additional connections are proposed.

6.7 Easements for any purpose

Refer to Scheme Plan(s) in Appendix 1. This does not show any easements however, should the existing situation continue where water is conveyed from Lot 3 to Lots 1 & 2, an appropriate water conveyance easement will need to be added.

6.8 Property Access

Access is off State Highway. Consultation has been carried out with NZTA and approval obtained – refer to correspondence contained in Appendix 4. This approval notes the existing activities and their crossings and requires no access upgrades due to there being no increased traffic generation. The correspondence notes that any change to land use will likely require upgrades to the existing vehicle accesses.

The historical encroachment of existing buildings is also noted. NZTA see no adverse risk as a result of that encroachment, but has advised of the need to obtain an encroachment licence in order to establish a formal record.

NZTA's approval also requires that any vehicles within the state highway corridor will need to be removed and placed within the private property boundary line.

6.9 Effects of Earthworks

No earthworks is required to give effect to the subdivision.

6.10 Building Locations

Buildings are existing on all lots. Should any lot be re-developed, then any new buildings will need to be carefully planned. New structure/buildings should be elevated above ground level in a way that allows flood water to flow freely underneath and maintains the floodplain's storage capacity. The SS Report recommends minimum finished floor levels for such future development.

6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

The site being subdivided is zoned Industrial in the ODP with no resource feature overlays. It contains no features mapped in the Regional Policy Statement as having any high or outstanding landscape or natural values and no mapped biodiversity wetlands. There is no land set aside for conservation purposes within the application site.

Vegetation/habitat

The application site contains no areas of significant indigenous vegetation or habitat. The site is industrial and urban. Riparian margins immediately adjacent to the river are outside the property boundaries and control of the applicant and it is not possible, because of the existing development within Lot 3, to provide for any additional riparian plantings.

Fauna

The site is urban with no restrictions on cats or dogs on any titles in the area that I am aware of. No restriction on the keeping of cats or dogs on the lots is considered necessary.

Heritage/Cultural

There are no listed or mapped Sites of Significance to Maori on the application site, nor any historic buildings, sites, notable trees or archaeological sites as mapped and/or listed in the District Plan or Far North Maps.

6.12 Soil

The site is urban with no expectation to be utilised for productive use.

6.13 Access to, and protection of, waterbodies

The site is adjacent to the Kaeo River with no intervening marginal strip or esplanade reserve in place. The proposal does not include any Esplanade Reserve as there is simply no room to accommodate it due to the existing development within the lots. Neither would it be practical or advisable to encourage pedestrian access along this stretch of the Kaeo River behind an existing industrial zoned site.

There is currently no scope for public access along the river adjacent to the application site and the subdivision therefore does not adversely affect public access. Whilst it is appreciated that the consent authority has the ability to seek public access to and along the banks of a river, this needs to be assessed as to whether such access is practicable, safe, justified, or reasonable. In this instance I do not believe public access to be a desirable outcome.

The proposal will not adversely affect water quality because all lots are already developed (no additional impermeable surfaces proposed as part of the subdivision) and the site has connection to the Council's reticulated wastewater system.

6.14 Land use compatibility (reverse sensitivity)

The site is zoned Industrial to reflect its historic usage for industrial activities. This has been long standing since the site's early days (in the 1960's) when it was utilised as the BOI Transport Co and then BOI Co-op Dairy Co garage and workshop areas. In the 1990's its use changed to fish packing; oyster processing and ice plant before changing to its current use. As far as I can ascertain the two residential houses were also established very early on in the site's use. The subdivision around existing uses does not create any additional land use incompatibility issues.

6.15 Proximity to Airports

The site is outside of any identified buffer area associated with any airport.

6.16 Natural Character of the Coastal Environment

The site is not within the Coastal Environment.

6.17 Effects on Character and Amenity

The character and amenity of the area is an industrial site set amongst rural land with some nearby residences. This does not change as a result of the subdivision which simply separates existing uses. The site has 'character' but very little 'amenity' values exist because of the zoning and use. The subdivision around existing uses creates no effect on existing character and amenity values.

6.18 Other Matters

Cumulative Effect:

There will be no cumulative effect because the subdivision does not create any additional vacant lot on which additional development might be established.

Precedent Effect:

The proposal is a discretionary activity and precedent effects are generally only a consideration when assessing non complying activities.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 13 (Subdivision); and 7.6 (Residential Zone) of the Operative District Plan (ODP). These are listed and discussed below where relevant to this proposal.

Subdivision Objectives & Policies

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities

This is an enabling objective. The Industrial Zone is described as including existing areas of industrial activity, and that is the case in this instance. The presence of two residential dwellings adjacent to a light industrial use is an existing long standing situation. To enable the subdivision around those existing activities is, I believe, promoting sustainable management.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

The Assessment of Environmental Effects, and supporting technical reports conclude that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated. No reverse sensitivity effects will result from the subdivision. The subdivision itself does not create or accelerate natural hazards.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. By proposing development on land that is none of these things, the proposal is consistent with these objectives as the proposal will not create any adverse effects on the values and character outlined in the two objectives.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

The existing activities will continue to provide for their on-site water storage needs. No new or changed impervious surfaces are proposed.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

This objective is likely intended to encourage Management Plan applications, and does not have a lot of relevance to this proposal.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

And related Policy

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The site adjoins the Kaeo River but the subdivision is around existing development and impermeable surfaces, with no new or additional activities proposed. The site is a sewered site and zoned for light industrial use. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

Power supply is existing.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

Objective 13.3.9 is not overly relevant given that development is existing on all lots.

The subdivision is around existing activities and as such promotes the efficient provision of infrastructure (13.3.10).

Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;*
- (b) ecological values;*
- (c) landscape values;*
- (d) amenity values;*
- (e) cultural values;*
- (f) heritage values; and*
- (g) existing land uses.*

The values outlined above have been discussed earlier in this report. Of most relevance is the acknowledgement of existing land uses on all three proposed lots.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties. And

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

Access to the site is off an existing public road (sealed state highway), with approval received from NZTA. No physical works are required.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

The site is subject to flood hazard and this has been taken into account to the degree required, noting that all development on the site is existing.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

No additional connections are required.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

The site contains some riparian vegetation, restricted primarily to Lots 1 & 2.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or*
- (b) result in increased demand for esplanade areas; or*
- (c) involve adverse effects on riparian areas; or*

(d) depend on the assimilative capacity of the environment external to the site.

The subdivision is around existing development with no new vacant lots created and therefore no increased demands and no increased effects on riparian areas.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

This is discussed earlier.

Policies 13.4.9 and 13.4.10 are not discussed further. The former relates to bonus development donor and recipient areas, which are not contemplated in this proposal; whilst the latter only applies to subdivision in the Conservation Zone.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

The application is not lodged as a Management Plan application.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to **s6 matters**. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

S6 matters (National Importance) are addressed later in this report.

In addition:

- (a) The proposal is to subdivide an industrial zoned site around three separate activities within the site and does not create any additional vacant lot(s);
- (b) The proposal has little impact on natural character, indigenous vegetation, landforms or wetlands;
- (c) Because the site is already developed and no new impermeable surface is proposed, and the site is sewered, I do not believe the subdivision will adversely affect the nearby river ecosystem;

-
- (d) The site is not in the coastal environment.
 - (e) The proposal is not believed to negatively impact on the relationship of Maori with their culture.
 - (f) There is no existing significant habitat or areas of significant indigenous vegetation.
 - (g) There are no identified heritage values.
 - (h) Whilst the site is subject to natural hazards, no new development is proposed as part of the subdivision. Recommendations have been made in regard to future development or re-development.

I consider the proposal to be consistent with Policy 13.4.13.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

The subdivision has had regard to the underlying zone's objectives and policies – see below.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following: (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use

The above policy is not overly applicable given that development is existing.

Policy 13.4.16 is not considered relevant as it only relates to the National Grid.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

Residential Zone Objectives and Policies

Objective:

7.8.3.1 To avoid, remedy or mitigate adverse effects of new industrial activities on existing activities in the Industrial zone, and on activities on adjoining land, and on the natural and physical resources of the District.

The proposal does not involve any "new industrial activity".

And policies

7.8.4.1 That the Industrial Zone be applied to those areas in which industry is a significant activity and where expansion or intensification of the industrial character can be accomplished without damage to the environment.

7.8.4.2 That the range of activities provided for in the Industrial zone be limited only by the acceptability of the effects generated by the particular activity in relation to other activities in the zone.

7.8.4.3 That standards be applied that protect visual and environmental amenity within the Industrial zone, and the amenity of adjacent zones.

The above policies are of limited relevance because (a) it is the Council that applies a zone, not a land owner (7.8.4.1); (b) the proposal does not involve any new activity (7.8.4.2); and (c) it is the council that applies standards to protect visual and environmental amenity, not a land owner (7.8.4.3). Be that as it may, in regard to 7.8.4.3, the only non residential activity within the site with a boundary with a zone other than commercial or industrial, is the storage area within the larger Lot 3 and this is already screened from the adjacent rural production zoned land by vegetation.

7.8.4.4 All activities should provide for a stormwater disposal system incorporating Low Impact Design principles, particularly for car park and landscaped areas.

7.8.4.5 That stormwater disposal systems do not result in suspended solids, industrial by-products, oil, or other contaminated substance or waste entering the stormwater collection system in concentrations that are likely to pose an immediate or long term hazard to human health or the environment.

No new impervious surfaces are required or proposed.

7.2 Proposed District Plan Objectives and Policies

PDP Subdivision Objectives:

SUB-O1 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

The proposed subdivision is consistent with all parts of SUB-O1.

SUB-O2 Subdivision provides for the:

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

None of the features listed in a) or b) above are present on the application site.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

The subdivision is around existing activities reliant on existing services.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying water bodies.

The subdivision does not provide for esplanade where the land adjoins the Kaeo River. The reasons for this have been given earlier in this report.

SUB-P1 Enable boundary adjustments

N/A.

SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.

N/A.

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The subdivision is consistent with all parts of SUB-P3.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

No new or vacant lots are created in this instance. All development is existing within the lots.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zoneto provide for safe, connected and accessible environments by

N/A.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

No new infrastructure is required.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

The proposal cannot consistent with this policies for the reasons outlined earlier in this report.

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

N/A.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision inthe Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

N/A.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from

principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

N/A.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

As the proposal does not require consent under the PDP, this policy is of limited relevance. In any event, I believe the proposal has adequately taken into account all of the matters listed above that are relevant.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision with the exception of objectives and policies relating to the provision of esplanade areas.

The site is zoned Light Industrial in the PDP. The overview for this zone describes the zone as one that "facilitates a range of activities which contribute to the district's economic well being" and one that "provides for a range of industrial activities that are unlikely to produce offensive or objectionable environmental effects but may generate some adverse effects, including those associated with odour, dust or noise."

Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities.

The existing light industrial use within the site is consistent with the above.

Light Industrial Zone Objectives:

LIZ-O1

The Light Industrial zone is utilised for the efficient operation of light industrial activities and is managed to ensure its long-term protection, including from:

- a. land fragmentation;
- b. land sterilisation; and
- c. reverse sensitivity effects

LIZ-O2

The Light Industrial zone accommodates a range of light industrial activities that:

- a. efficiently use the physical resources of the zone;
- b. are characterised largely by light manufacturing, contractor depots, automotive and marine repair and service industries;
- c. are not unreasonably constrained by surrounding activities, and
- d. avoid compromising the operation of future light industrial activities within the zone.

LIZ-O3

Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.

LIZ-O4

The adverse environmental effects generated by light industrial activities are managed, in particular at zone boundaries.

LIZ-O5

The Light Industrial zone accommodates a limited range of commercial activities which either support light industrial activities or are not anticipated in the Mixed Use zone.

It is beyond doubt that the existing light industrial use on the site is consistent with the above objectives. Whilst the residential activities on the site may not be, these are existing activities and will not constrain the ability of Lot 3 to continue to be used for light industrial purposes.

Light Industrial Zone Policies:

LIZ-P1

Enable development and operation of light industrial activities in the Light Industrial zone

Not relevant to the subdivision noting existing development.

LIZ-P2

Require all subdivision in the Light Industrial zone to provide the following reticulated services to the boundary of each lot:

- a. telecommunications:
 - i. fibre where it is available;
 - ii. copper where fibre is not available;
 - iii. copper where the area is identified for future fibre deployment.
- b. local electricity distribution network; and
- c. wastewater, potable water supply and stormwater where they are available.

Site already developed and serviced with 3 waters where available.

LIZ-P3

Avoid the establishment of activities that do not support the function of the Light Industrial zone, including:

- a. heavy industrial activities;
- b. residential activities;
- c. community facilities;
- d. retirement villages;
- e. education facilities; and
- f. sport and recreation facilities. .

Whilst residential activities are listed as not supporting the function of the light industrial zone, these are existing activities within the site. The subdivision will actually separate them from the light industrial activity rather than being within the same site.

LIZ-P4

Allow commercial activities in the Light Industrial zone that:

- a. are complementary to and support light industrial activities; or
- b. require larger sites and may not accommodate amenity values anticipated in the Mixed Use zone.

N/A.

LIZ-P5

Ensure that built form is of a scale and design that is:

Proposed Subdivision

-
- a. consistent with the amenity of the Light Industrial zone; and
 - b. complementary to the character and amenity of adjoining zones.

N/A.

LIZ-P6

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone;
- b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading;
- c. for non-industrial activities:
 - i. scale and compatibility with industrial activities;
 - ii. potential reverse sensitivity effects on industrial activities.
- d. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. any adverse effects on the character and amenity of adjacent zones.
- e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:
 - i. opportunities for low impact design principles;
 - ii. management of three waters infrastructure and trade waste such as industrial by-products.
- f. managing natural hazards;
- g. the adequacy of roading infrastructure to service the proposed activity;
- h. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
- i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The proposal does not require resource consent under the PDP. LIZ-P6 deals primarily with land use activities, which in this instance are existing, rather than subdivision.

7.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

The relevant parts of Section 6 are (a) (rivers and their margins); (d) (public access) and (h) management of significant risks from natural hazards. The natural character of the Kaeo River in this location is somewhat compromised by the presence of existing built development and by the State Highway following the river's course. This subdivision around existing uses, is considered entirely appropriate. There is no existing public access along the near bank of the Kaeo River, and no space to accommodate any. In regard to the hazard risk, this is considered to be adequately managed in terms of the proposed subdivision.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship;
- (b) the efficient use and development of natural and physical resources;
- (ba) the efficiency of the end use of energy;
- (c) the maintenance and enhancement of amenity values;
- (d) intrinsic values of ecosystems;
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment;
- (g) any finite characteristics of natural and physical resources;
- (h) the protection of the habitat of trout and salmon;
- (i) the effects of climate change;
- (j) the benefits to be derived from the use and development of renewable energy.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". The subdivision is around existing development and is an efficient use and development of natural and physical resources.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Environmental Standards

The NES CS is addressed earlier in this report (section 5.3). No consent is required pursuant to this NES. No consent is required under the NES Freshwater either due to the presence of existing development on the lots and no need for additional impermeable surfaces; vegetation clearance or earthworks.

7.5 National and Regional Policy Statements

I have not identified any national policy statements relevant to this proposal. In regard to the NPS on Urban Development 2020 – Updated May 2022 (NPS UD), the Far North District Council is neither a Tier 1 nor Tier 2 local authority. Notwithstanding this, the NPS UD's objectives and policies focus on improving housing affordability and enabling more people to live close to amenities in urban centres, in a variety of homes, along with the necessary infrastructure planning to be carried out. Creating separate titles around two existing residential sites would be consistent with this intent.

The site being subdivided is not subject to the NPS for Highly Productive Land because it is not zoned general rural or rural production.

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

The SS Report in Appendix 6 to this planning report, makes reference to the NRC's hazard mapping and assessments. The RPS for Northland contains objectives and policies in regard to the management and mitigation of risk from natural hazards, with a focus on finished floor levels and ensuring earthworks on sites do not adversely affect adjacent sites. No earthworks is proposed. No new development is proposed as part of the subdivision. In the event of re-development of lots in the future, the SS Report recommends finished floor levels and further flood hazard assessment. I consider the recommendations to be consistent with the RPS' objectives and policies.

8.0 s95A-E ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist and public notification is not mandatory. Step 2 of s95A specifies the circumstances that preclude public notification. None of these exist, and public notification is therefore not precluded. Step 3 of s95A must then be considered. This specifies that public notification is required in certain circumstances. These include:

- (a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- (b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. No such circumstances exist.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such groups or persons exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and therefore limited notification is not precluded.

Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, specifically:

- (7) *In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*
- (8) *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

The application is not for a boundary activity. Refer to the s95E assessment below in regard to the determination of affected persons.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. No such circumstances exist.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor. As such public notification is not required.

8.4 S95E Affected Persons & Consultation

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The subdivision does not create any new vacant lot, and as such no additional development. The subdivision is around existing development, in this case two homes and a light industrial land use. It is a case of 'no change' in terms of effects, for all adjacent properties. I have not identified any affected persons.

Due to State Highway frontage and access, consultation has been carried out with NZTA, and their approval letter is attached in Appendix 4.

The site does not contain any heritage or cultural sites or values, nor any areas of significant indigenous vegetation or habitat. As such, no pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, or Department of Conservation.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are, I believe, capable of remedy and mitigation through conditions of consent, such that they will be no more than minor. The proposal is considered consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and relevant objectives and policies of the National and Regional Policy Statements, and consistent with Part 2 of the Resource Management. There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified.

It is requested that the Council give favourable consideration to this application and grant consent.



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Date 6th December 2024

10.0 LIST OF APPENDICES

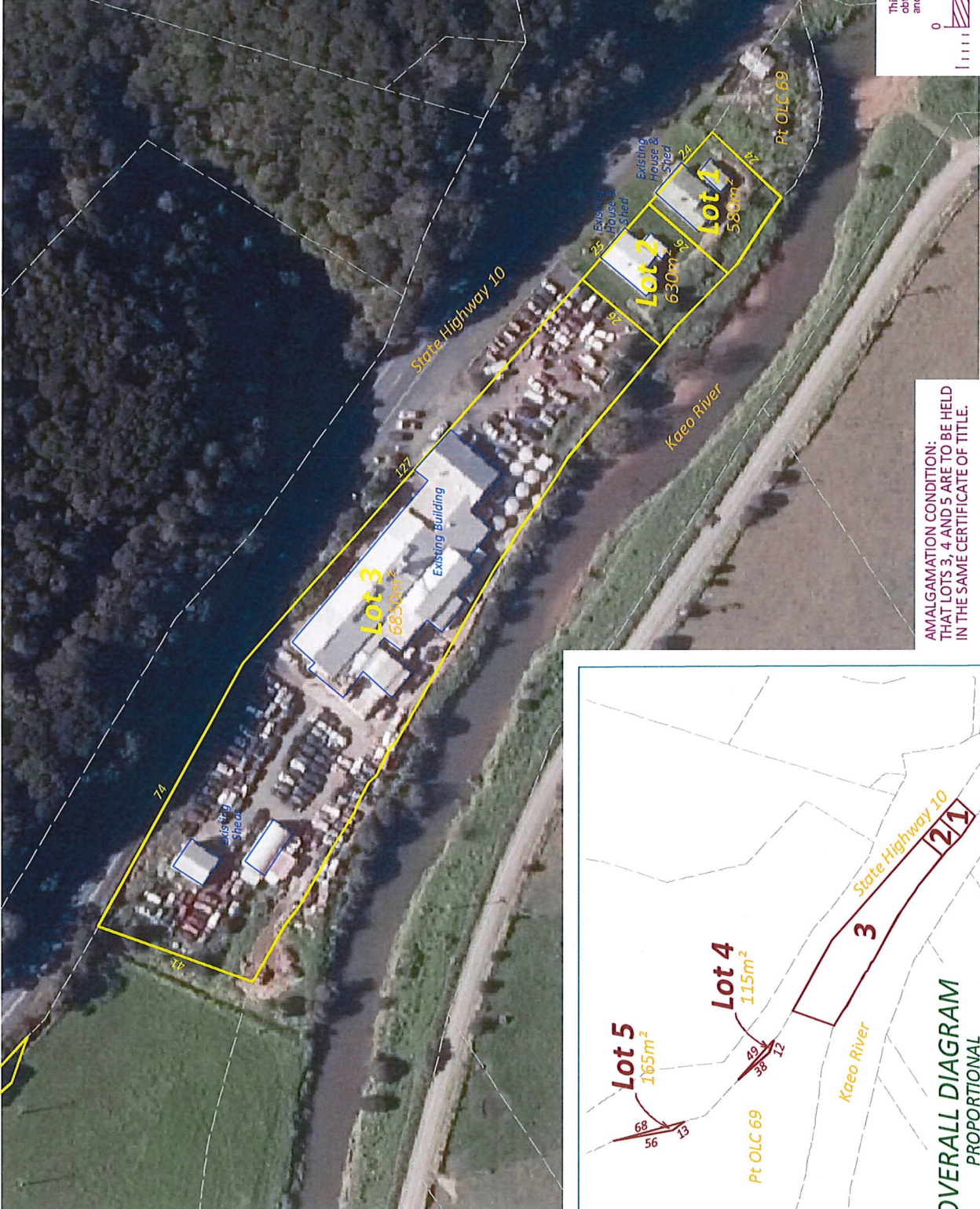
Appendix 1	Scheme Plan(s)
Appendix 2	Locality Plan
Appendix 3	Record of Title & Relevant Instruments
Appendix 4	Consultation with NZTA
Appendix 5	Preliminary Site Investigation Report
Appendix 6	Subdivision Site Suitability Report

Appendix 1

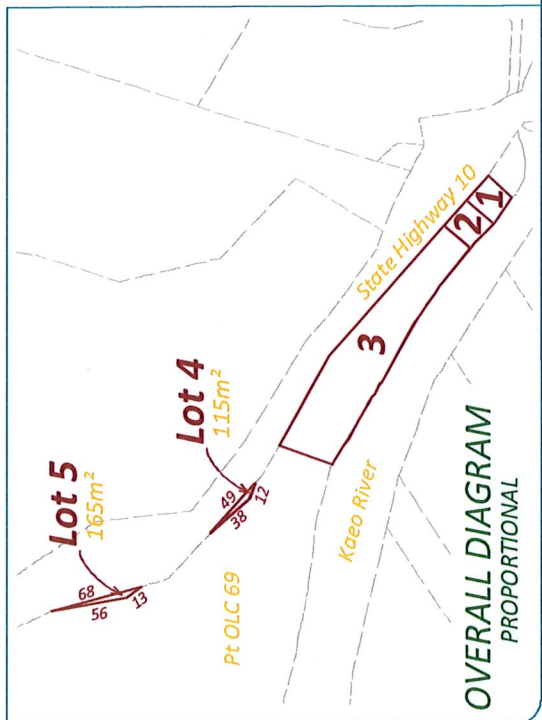
Scheme Plan(s)

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource Features: NIL



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.



AMALGAMATION CONDITION: THAT LOTS 3, 4 AND 5 ARE TO BE HELD IN THE SAME CERTIFICATE OF TITLE.

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	KY	02.02.24	1:1000	A3
Approved				
Rev				

10596 Scheme

Survivors Ref. No: 10596
 Sheet 1 of 1

PROPOSED SUBDIVISION OF PT PAKONGA 305N BLOCK

149 STATE HIGHWAY 10, KAEO

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

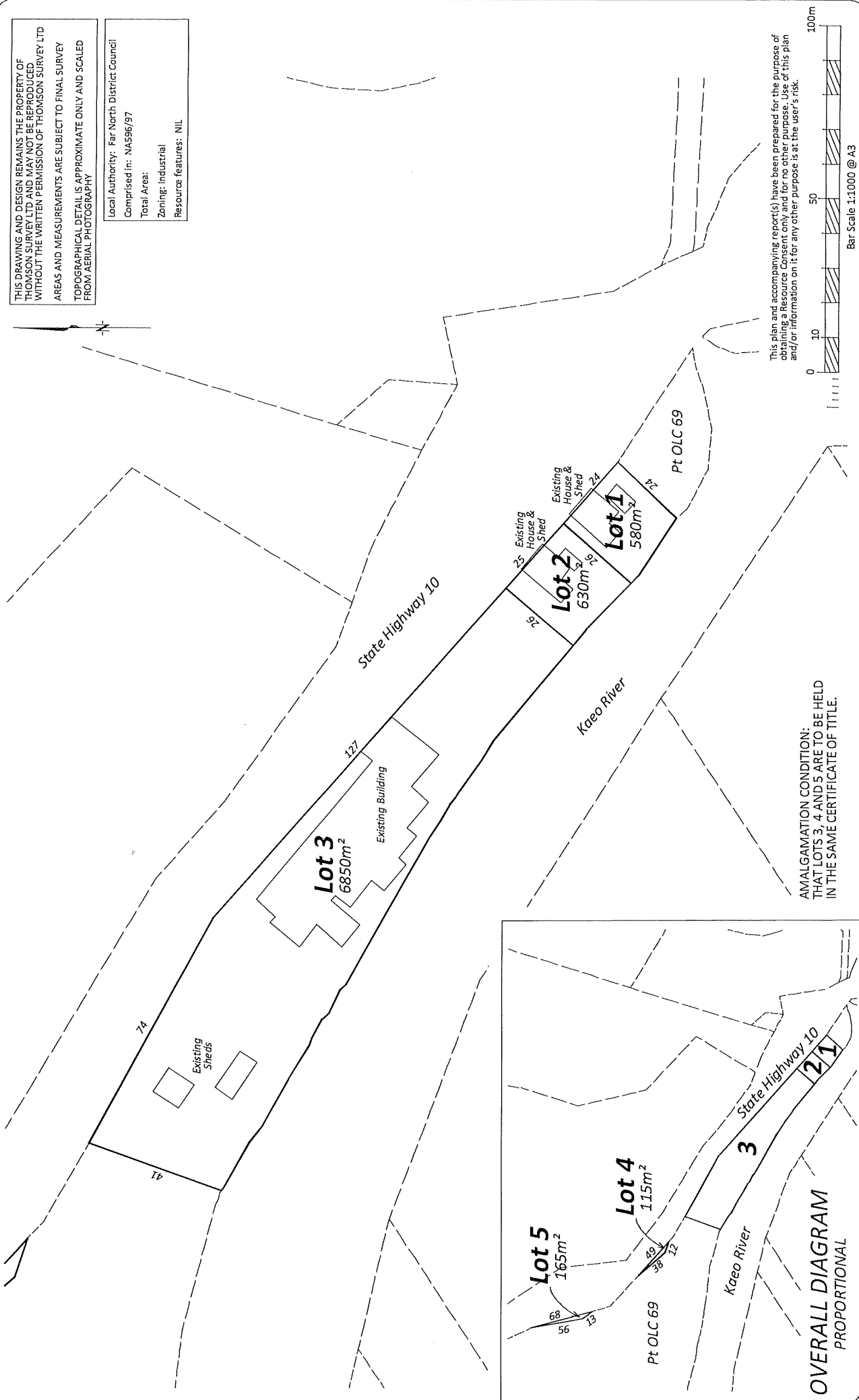
THOMSON SURVEY
 LIMITED

Registered Land Surveyors, Planners & Land Development Consultants

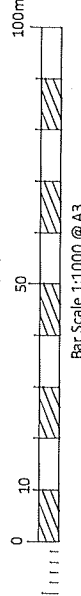
PREPARED FOR: G. HOULT

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource Features: NIL



This plan and accompanying report(s) have been prepared for the purpose of obtaining 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.



AMALGAMATION CONDITION:
 THAT LOTS 3, 4 AND 5 ARE TO BE HELD
 IN THE SAME CERTIFICATE OF TITLE.

Surveyors
 Ref. No:
10596
 Sheet 1 of 1

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	07.02.24	1:1000
Approved			SHEET SIZE
Rev.			A3

10596 Scheme

**PROPOSED SUBDIVISION OF
 PT PAKONGA 305N BLOCK**
 149 STATE HIGHWAY 10, KAEO
 PREPARED FOR: G. HOULT

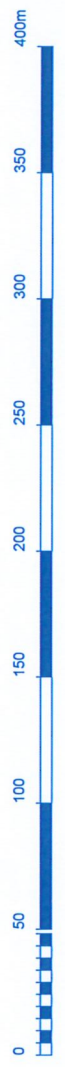
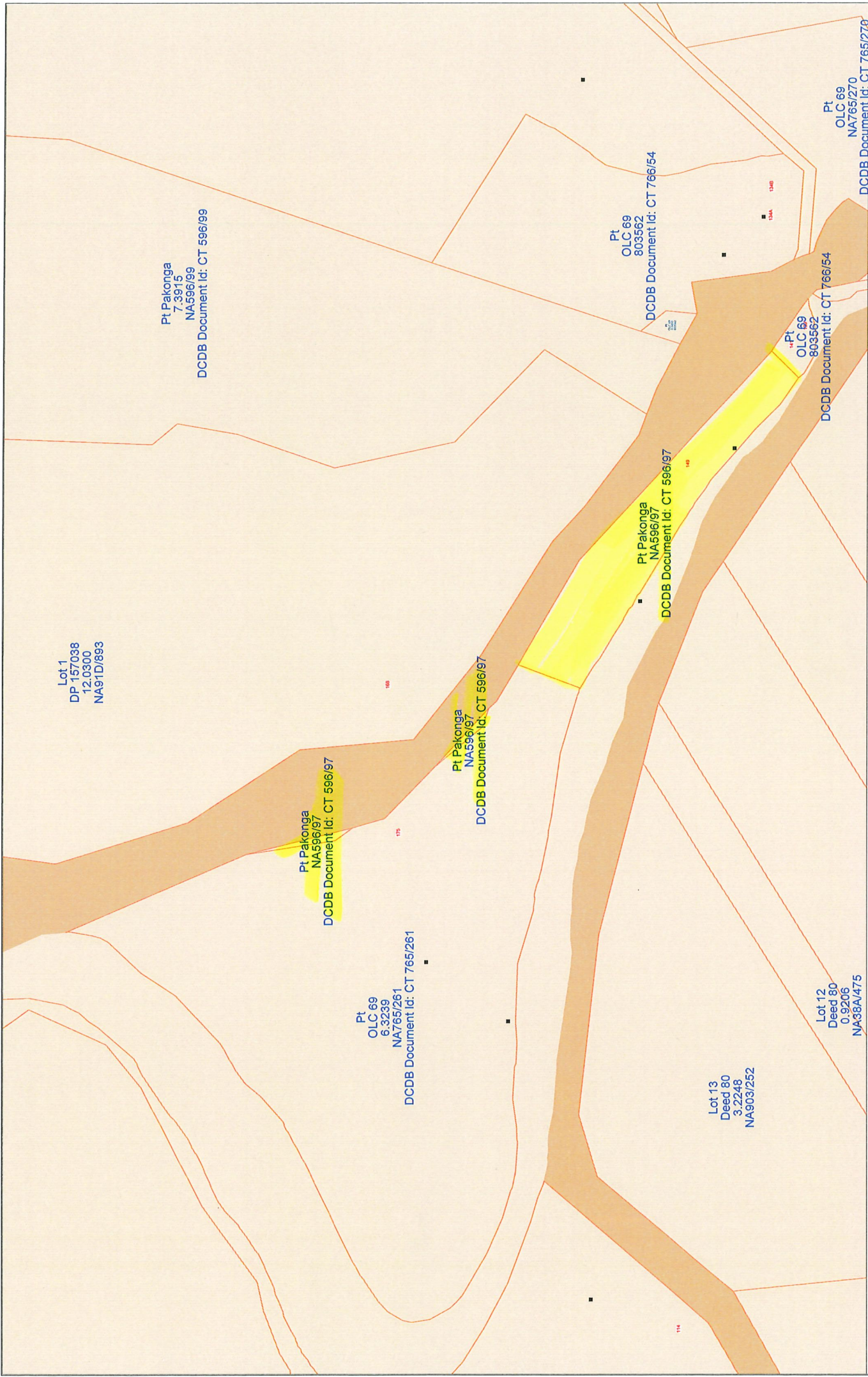
THOMSON SURVEY
 Limited
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

**OVERALL DIAGRAM
 PROPORTIONAL**

Appendix 2

Locality Plan



Any person wishing to rely on the information shown on this map must independently verify the information
 Scale 1:3000 Topographical and Cadastral map derived from LINZ data. Printed: 03-Dec-2024 02:09.

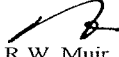
Appendix 3

Record of Title & Relevant Instruments



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA596/97
Land Registration District North Auckland
Date Issued 07 May 1937

Part-Cancelled

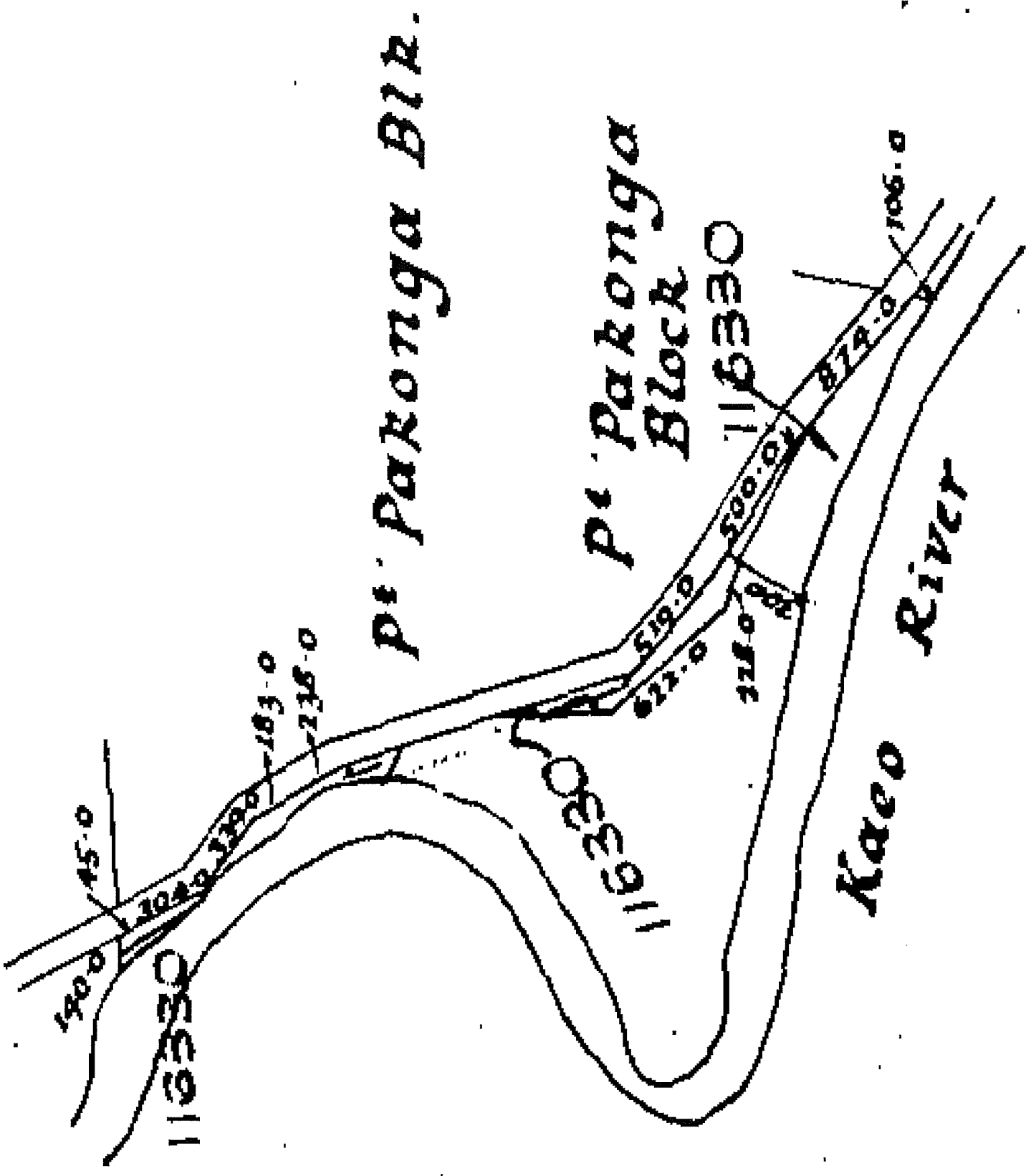
Prior References
DI 1H.318

Estate Fee Simple
Legal Description Part Pakonga 305N Block

Registered Owners
Gavin Frederick Hoult

Interests

116330 Gazette Notice taking parts (1-26.1) for road - 25.9.1972 at 1:37 pm
9503821.2 Mortgage to ASB Bank Limited - 30.9.2013 at 5:01 pm
10671506.2 Statutory Land Charge pursuant to Section 36 Legal Services Act 2011 - 10.1.2017 at 10:42 am



Pakonga Block.

Pakonga
Block

Kaeo River

116330

116330

116330

45.0

100.0

183.0

236.0

519.0

522.0

550.0

879.0

106.0

Appendix 4

Consultation with NZTA

NZ Transport Agency Waka Kotahi Reference: 2023-0356

16th May 2024

Lynley Newport
C/- Thomson Survey Ltd
315 Kerikeri Road,
Kerikeri 0320

Sent via Email: lynley@tsurvey.co.nz

Dear Lynley,

Subdivision separating dwellings from business activity – 149 State Highway 10, Kaeo, Northland – G. Hoult

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- Subdivision of lot title 'Part Pakonga 305N Block' held under Record of Title NA596/97 (as seen in Attachment 1).
- The proposed results in three additional lots (two additional):
 - Lot 1 – 580m² – will contain the existing house and shed.
 - Lot 2 – 630m² – will contain the existing house and shed.
 - Lot 3 – 6850m² – will contain the existing building/ light industrial activity

Assessment

In assessing the proposed activity, NZTA notes the following:

- The proposal results in no new land use and is intended to separate existing dwellings from the existing business activity on site.
- The proposed lots are accessed via:
 - Lot 1 – Access via vehicle crossing located at 1670302.71, 6116309.94 NZTM
 - Lot 2 – Access via vehicle crossing located at 1670291.92, 6116316.5 NZTM
 - Lot 3 – Access via vehicle crossings located at:
 - 1670188.09, 6116402.53 NZTM
 - 1670216.03, 6116379.8 NZTM
 - 1670239.53, 6116362.7 NZTM
- NZTA note that no access upgrades are required as there will be no increased traffic generation. Any change to land use at the subject lots will likely require upgrades to the existing vehicle accesses.
- A historical corridor encroachment issue has been identified in the review of this application (see attachment 2). The existing buildings breach the boundary line as do a number of vehicles associated with the onsite business. NZTA see no adverse risk to the state highway in regard to the buildings, however, an encroachment licence will need to be obtained via NZTA Property Team. NZTA require the vehicles outside the private property boundary to be moved to within the boundary line and out of the state highway corridor.

Conditions

In discussion with NZTA your client has agreed to include the following conditions as part of your client's resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the conditions and approval.

1. The applicant shall obtain an Encroachment Licence from NZTA Property Manager to establish formal record of building encroachment within the state highway corridor. To do so please contact Property@nzta.govt.nz.

2. Any vehicles within the state highway corridor shall be removed and placed within the private boundary line and to the satisfaction of the New Zealand Transport Agency Network Manager.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that all cars associated with onsite business, have been removed from the state highway corridor.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



Vonnie Veen-Grimes
Planner

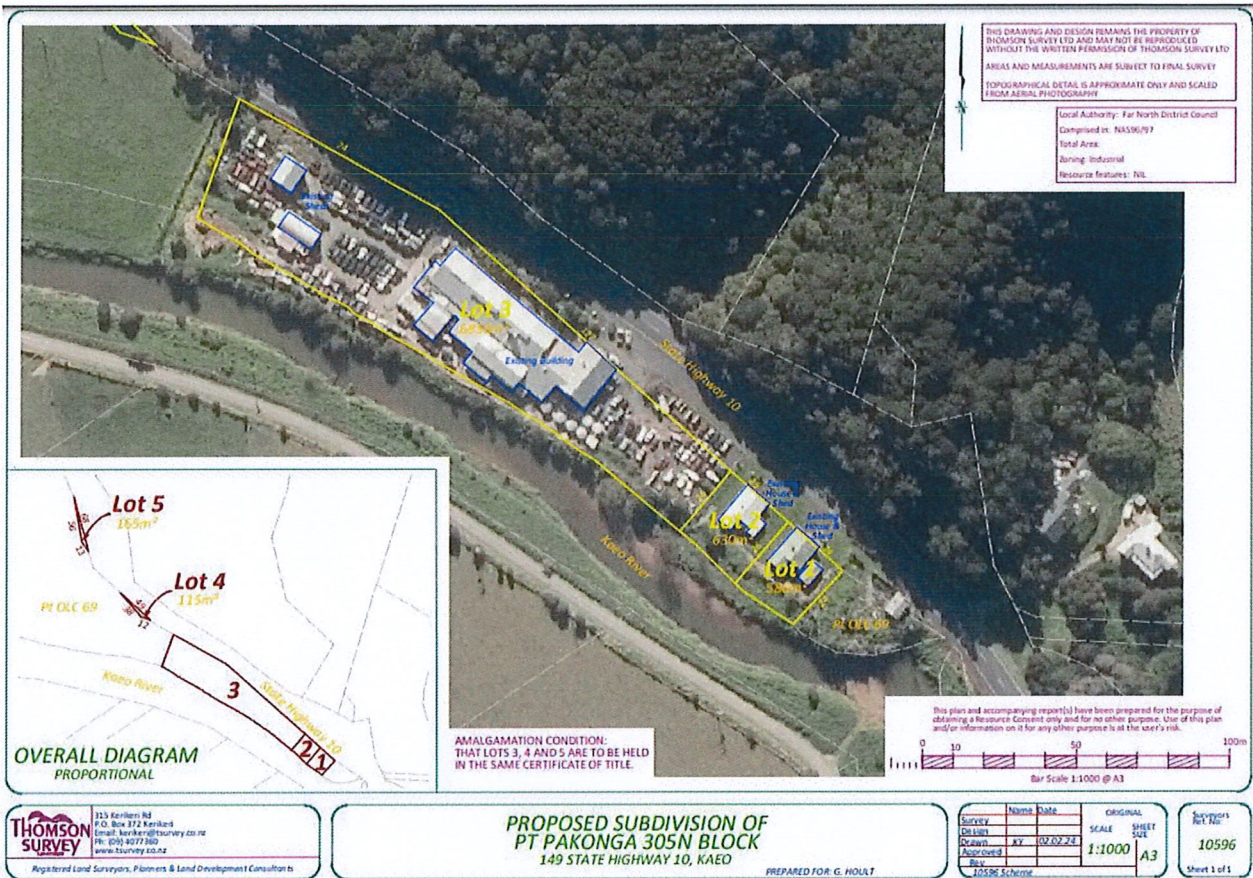
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

cc: Property@nzta.govt.nz

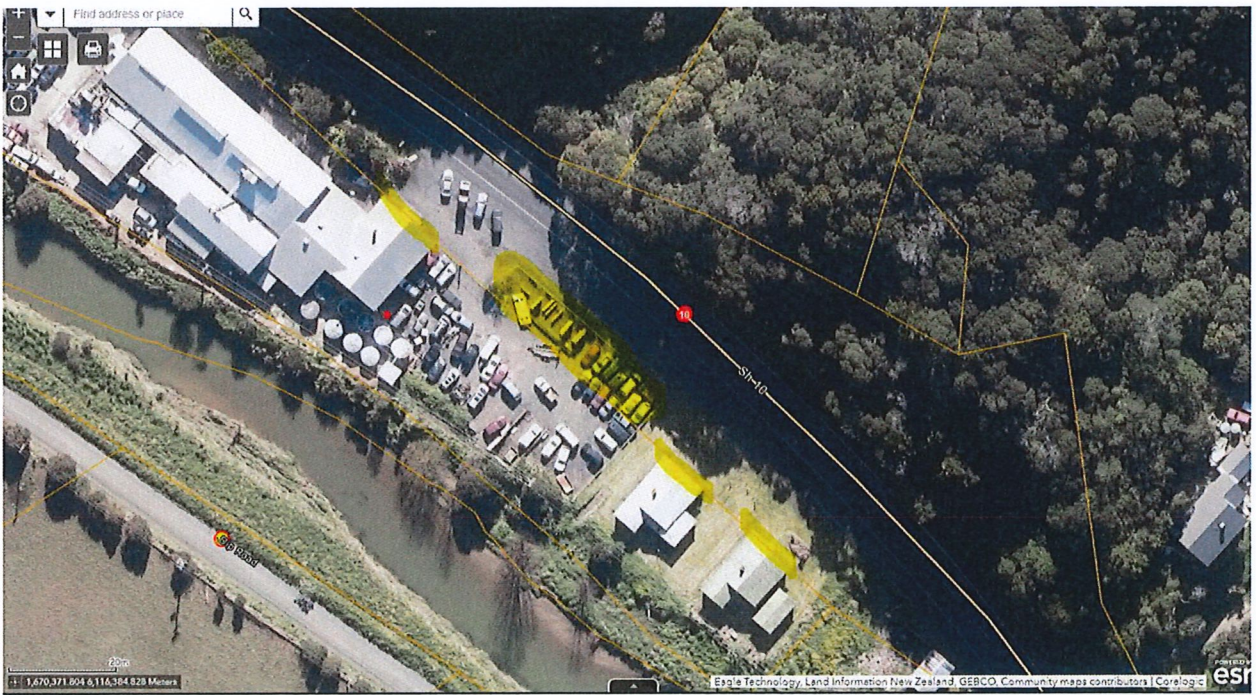
Enclosed:

- > Attachment 1: Proposed Scheme Plan
- > Attachment 2: Aerial Showing Encroachment

ATTACHMENT 1: Proposed Scheme Plan



ATTACHMENT 2: Aerial Showing Encroachment



Appendix 5

Preliminary Site Investigation Report



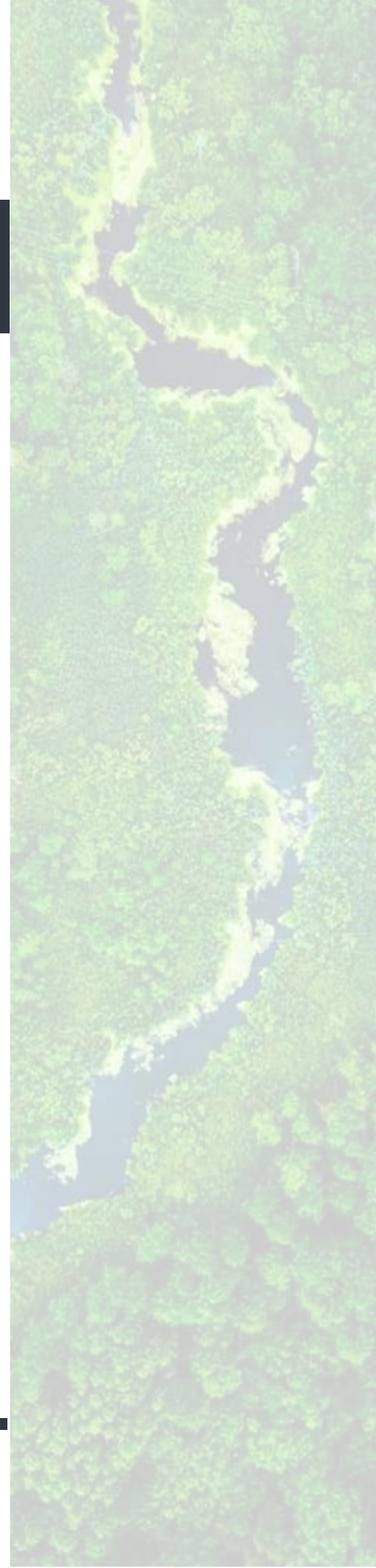
geologix
consulting engineers

PRELIMINARY SITE INVESTIGATION

149 STATE HIGHWAY 10, KAEO


GAVIN HOULT

**C0501-E-01
JUNE 2024
REVISION 01**





DOCUMENT MANAGEMENT

Document Title	Preliminary Site Investigation Report
Site Reference	149 State Highway 10, Kaeo
Client	Gavin Hoult
Geologix Reference	C0501-E-01
Issue Date	26 June 2024
Revision	01
Prepared by	Dr Naz Tavasoli Environmental Scientist, PhD, MSc, BSc (Hons) 
Reviewed by	Ray Mayor Senior Environmental Consultant, BEng (Env) 
Approved by	Edward Collings Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ
File Reference	<i>Projects\C0500-C0599\C0501 - 149 State Highway 10, Kaeo\06 - Reports\Environmental\C0501-E-01.docx</i>

REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
June 2023	First Issue – For Consent	NT	RM	EC



TABLE OF CONTENTS

1	INTRODUCTION AND PURPOSE	5
1.1	BACKGROUND AND OBJECTIVES	5
1.2	SCOPE OF WORKS	5
2	SITE INFORMATION/ DESCRIPTION	6
2.1	SITE IDENTIFICATION	6
2.2	CURRENT LAND USE	7
2.3	SURROUNDING LAND USES	7
2.4	ENVIRONMENTAL SETTING/ ECOLOGICAL RECEPTORS.....	7
2.5	GEOLOGY	8
3	HISTORICAL SITE USE.....	8
3.1	COUNCIL INFORMATION	8
3.2	HISTORICAL AERIAL PHOTOGRAPHS	11
3.3	ACTUAL/ POTENTIAL HAIL ACTIVITIES.....	12
3.4	POTENTIAL CONTAMINANTS OF CONCERN.....	13
4	RISK ASSESSMENT	13
4.1	CONCEPTUAL SITE MODEL	13
4.2	QUANTIFICATION OF RISK AND DISCUSSION.....	14
5	REGULATORY CONSIDERATIONS (CONTAMINATED LAND)	15
5.1	NATIONAL ENVIRONMENTAL STANDARDS	15
5.2	NORTHLAND REGIONAL PLAN	15
5.3	FNDC DISTRICT PLAN	15
6	CONCLUSIONS	16
7	LIMITATIONS	17
8	REFERENCES	18
	APPENDIX A	19
	APPENDIX B.....	22
	APPENDIX C.....	40
	STATEMENT OF QUALIFICATION.....	42



FIGURES

FIGURE 1: SITE LOCATION.....	7
FIGURE 2: MAPPED FLOOD HAZARD AND ENVIRONMENTAL RECEPTORS.	8
FIGURE 3: PIECE OF LAND AS DETERMINED FROM ACTUAL AND POTENTIAL HAIL ACTIVITIES.....	13

TABLES

TABLE 1: SITE DETAILS AND SUMMARY OF PROPOSED SCHEME	6
TABLE 2: CONCEPTUAL SITE MODEL.....	14

1 INTRODUCTION AND PURPOSE

This Preliminary Site Investigation (PSI) has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Gavin Hoults as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

This investigation was to assist with Resource Consent application in relation to the proposed subdivision and change of use of an industrial site, currently a mixed-use property (i.e., commercial/ industrial and residential land use) located at 149 State Highway 10, Kaeo (herein, referred to as the 'site', Figure 1, Section 2.1).

1.1 Background and Objectives

A proposed scheme plan was provided to Geologix at the time of writing, prepared by Thomson Survey and is presented within Appendix A. It is understood that the Client proposes to subdivide the site (Part Pakonga Block) into five separate lots including two residential lots (proposed Lots 1 and 2) and three commercial/ industrial lots (proposed Lots 3-5) as outlined in Table 1 (Section 2.1).

In addition, the proposed scheme plan indicates an amalgamation condition being that Lots 3, 4 and 5 are to be held in the same Certificate of Title (CT). It should be noted that proposed Lots 4 and 5 are currently existing unutilised commercial/ industrial land (empty lots).

It is understood that the current site use is not anticipated to change following the proposed subdivision, i.e., proposed Lot 3 will remain as commercial/ industrial use and Lots 1 and 2 as rural residential. Proposed future development activities are currently unknown as no future development plans were supplied to Geologix at the time of writing.

The Ministry for the Environment (MfE) Resource Management Regulations 2011 (NES:CS) applies to all site activities which trigger the NES:CS which are defined by Regulation 5 Subclauses (2) to (6). When one or more of these activities occur within a piece of land for which an activity or industry described by the Hazardous Activities and Industries List (HAIL) is either being undertaken, has previously been undertaken or is more likely than not to have occurred, the NES:CS is enacted.

The objective of this investigation was to:

- Identify potentially contaminating (HAIL) activities or potential sources of contamination that might have occurred or exist at the site.
- Determine the applicability of the NES:CS to the site.
- Determine suitability of the site for proposed subdivision.

1.2 Scope of Works

The following scope of works was undertaken in accordance with the staged process defined

by the MfE Contaminated Land Management Guidelines (CLMG) No. 1 – *Reporting on Contaminated Site in New Zealand*. Ministry for the Environment, Wellington, New Zealand, Revised in 2021 (MfE 2011b).

- Desktop review of:
 - Far North District Council (FNDC) and Northland Regional Council (NRC) property information.
 - Historical aerial photography available on the Local Government Geospatial Alliance’s (LGGA’s) Retrolens webpage as well as the NRC.
- Preparation of this report in general accordance with current contaminated land guideline documents by a Suitably Qualified and Experienced Practitioner (SQEP) as defined by the NES:CS.

2 SITE INFORMATION/ DESCRIPTION

2.1 Site Identification

The site is located at 149 SH 10, Kaeo, on the southwestern side of SH 10, approximately 610 m northwest of the SH 10 and Omaunu Road intersection. The site is listed as a light industrial zone under the proposed district plan. Details of the site are listed in Table 1 below.

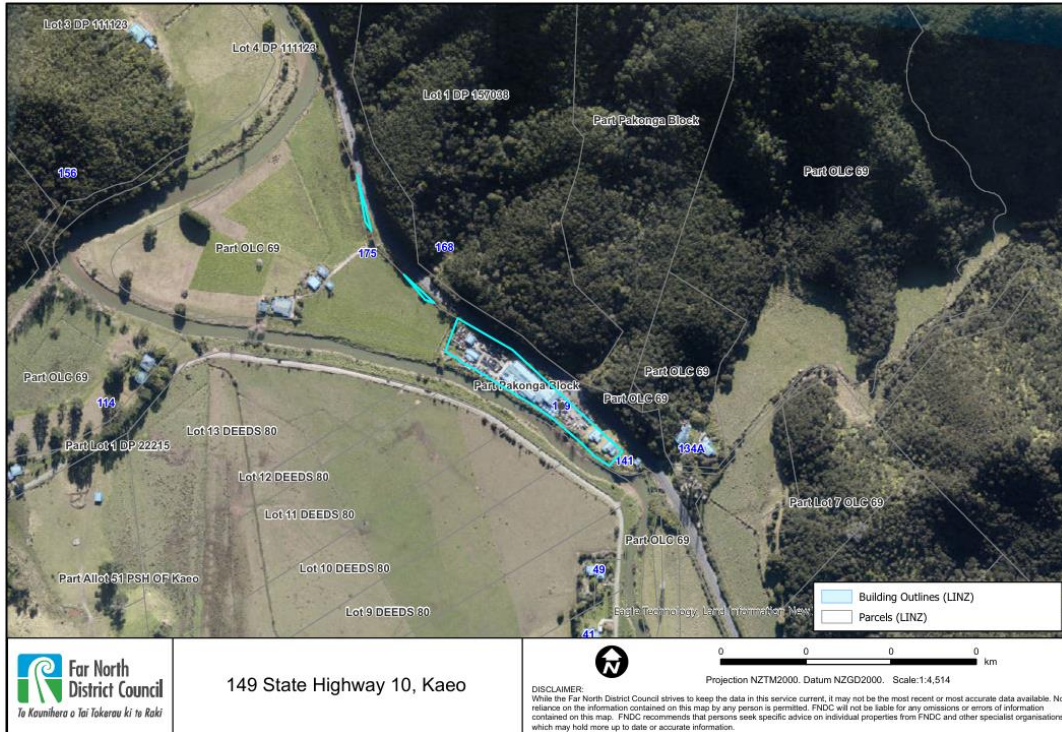
Table 1: Site details and summary of proposed scheme

Legal Description	Area (m ²)	Purpose
Existing lots		
Part Pakonga Block Parcel: 4705026	8,353 m ²	Existing commercial/ industrial and residential land use
Proposed new lots		
Proposed new Lot 1	580 m ²	Existing residential land use
Proposed new Lot 2	630 m ²	Existing residential land use
Proposed new Lot 3	6,850 m ²	Existing commercial/ industrial land use
Proposed new Lot 4	115 m ²	Existing unutilised land
Proposed new Lot 5	165 m ²	Existing unutilised land

The site is irregular in shape with a gross site area of approximately 8,353m². The property is presented schematically below with the centre of the site approximately at geographical position NZTM (NZGD200): E 1670241, N 6116339



Figure 1: Site location.



2.2 Current Land Use

The site is listed as light industrial zone under the proposed and operative district plans; however, the current site use is a mix of commercial/ industrial and residential land use.

The future use of the site is not anticipated to change following the proposed subdivision and change of use, just separating the existing commercial/ industrial use land area (proposed Lots 3-5) from the existing residential land use area (proposed Lots 1 and 2).

2.3 Surrounding Land Uses

This site is surrounded by rural production land. A natural open space zone is located approximately 160 m to the northwest of proposed Lot 5 and a mixed-use zone approximately 590 m to the southeast of proposed Lot 1 associated with the Kaeo Township.

2.4 Environmental Setting/ Ecological Receptors

Environmental and ecological receptors either within or within close proximity to the site boundaries are as follows:

- Available GIS information shows the Kaeo River flowing along the southern boundary of the site with a southeast to northwest flow direction.
- The site is located within the River Flood zone and as indicated, the Kaeo River is subject



to flood hazards under all modelled scenarios (refer to Figure 3).

- Our desktop review indicates there are no further potential ecological receptors within an influencing distance of the site.

In relation to this consent application i.e., subdivision only, environmental receptors would not be impacted.

Figure 2: Mapped flood hazard and environmental receptors.



2.5 Geology

Available geological mapping (GNS Science, 2022) indicates the site to be underlain by river deposits of the Tauranga Group. This group is characterised by Unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins.

3 HISTORICAL SITE USE

3.1 Council Information

A summary of relevant property information available from the FNDC and NRC (supplied by Thomson Survey Limited) is provided below, and relevant property information is provided in Appendix B.

3.1.1 Far North District Council Property File

The property file contained a series of permits, plans and consenting information. A summary of the relevant consent history includes:

- 1966, Bay of Islands Transport Co: Construct a garage.
- 1969 and 1971, Bay of Islands Co-op Dairy Co Ltd: Construct a carport.



- 1974, Jaybel Nichimo Ltd: use property as a plant for the purchase, processing and distribution of fish and the manufacture of ice.
 - Application only, no consent noted.
- 1977, Bay of Islands Co-op Dairy Co Ltd: workshop and store shed for Kaeo Transport vehicles.
- 1988, Sanford Ltd: Erect a canopy.
- 1996 and 1998. Hikurangi Fisheries Ltd: Commercial fish packing house and ice plant respectively.
- 2000, Sanford Ltd: Upgrade and extend oyster processing plant.
- 2001, Hikurangi Fisheries Ltd: New shed.

No information regarding NRC consents were available within the FNDC property information.

3.1.2 Northland Regional Council

A review of the NRC's selected land-use register (SLUR) was undertaken in May 2024. The following verified HAIL activities were identified:

- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

An email request by Thomson Survey Limited (Thomson) to NRC requesting any Information regarding the sites HAIL activities was received from NRC via email on 11 March 2024. Additional information not provided above included:

- *This is the site of an automotive dismantling, wrecking yard. Historically the site has been occupied by Sanford Fisheries and possibly the Kaeo Co-operative Dairy Company Ltd. Two underground diesel tanks were removed from the site in 2000.*
- *Site has since the 1970s been a seafood processing plant operated by Sanfords. Oyster processing has been carried out for at least the last 10 years. The only chemicals involved in the process are used for sanitation purposes. Wastewater from the cleaning operation is discharged into the stream. Also on site is a BP truck stop supplying diesel via an underground tank. The site is soon to undergo major expansion and the truckstop will have the tanks removed. Ammonia will be carried on site for use as a refrigerant.*

The two 9000L tanks were removed in September 2000, a report was received from URS



detailing the tank pull and associated soil tests. A letter was sent by Jerry Nelson confirming that the land met Tier 1 Soil Criteria.”

- *Site is now a specialist 4X4 wrecking yard supplying parts for a variety of makes and models of 4X4's.*
- *HAIL activity A17 removed and F7 added to reflect that the fuel tanks were part of a truck stop.*
- *There are 12 environmental incidents recorded on the property:*
 - *2000: Burning and smoke nuisance (burning of waste building products) and Hazardous substances spills and refuse (small oil spill).*
 - *2003: Grey coloured discharge coming from a pipeline near the oyster processing factory.*
 - *2005: Hazardous substances spills and refuse (oil spill from seafood processing plant).*
 - *2006: Hazardous substances spills and refuse (oil spill).*
 - *2016: Two hazardous substances spills and refuse (concerns regarding car wrecking close to River)*
 - *2019: Two burning and smoke nuisance.*
 - *2020: Possible contaminant runoff.*
 - *2023: Two coastal discharges (Discharge of contaminants to waterway.)*
- *There are no active resource consents recorded on the property.*

The email from NRC indicated that a copy of the URS report as well as several aerial images (1993, 2000, 2007 and 2015) and was available on request. This information as well as the consent history was requested by Geologix on 9 and 10 May 2024 respectively. The response from NRC received on 15 May 2024 indicated the following:

- The consent history relates to water take and water discharge only.
- The URS tank pull report indicates the removal of the tanks and that *“results for soil remaining on site comply with the applicable Oil Industry Guidelines Tier 1 Soil Acceptance Criteria for commercial/ industrial land use”*.
 - Laboratory results confirm soil remaining on site comply with commercial/ industrial land use criteria.
 - Photos, within the report confirm removal of tanks.



- A summary of the provided 1993, 2000, 2007 and 2015 aerial photographs from NRC have been provided in Section 3.2 below.

3.2 Historical Aerial Photographs

Historical aerial photographs of the site and the surrounding area taken between 1944 and 2021 were sourced from the LGGAs Retrolens and the NRC. However, it should be noted that the majority of available historical aerial photographs are of poor resolution/ quality.

Our review comprises visually evident land-use activities within the site boundaries or upon adjacent land within a conservative influencing distance of the site which may pose a risk to human or environmental receptor health. Land-use history activities relevant to the site are summarised as follows:

LGGAs Retrolens

- **1944:** The site appears to be a mix of commercial/ industrial and residential use, larger potential commercial/ industrial buildings are observed on the north-western side of the site (proposed Lot 3) and smaller, potential residential buildings on the south-eastern portion (proposed Lots 1 and 2).

The surrounding land use includes dense bush to the north-east, north-eastern side of SH 10. Pasture/ grazing land adjacent to the north-west boundary, south-east of the site and on the south-western side of the Kaeo River, adjacent to the south-western site boundary.

- **1950:** No significant changes are observed within or surrounding the site since the previous historical aerial photograph.
- **1966:** Although the quality/ resolution is poor, it appears that additional commercial/ industrial buildings have been constructed within the commercial industrial portion of the site (proposed Lot 3). No change to the residential portion of the site (south-eastern portion - proposed Lots 1 and 2) is observed.
- **1970:** Due to the poor quality/ resolution, no additional observations can be made.
- **1977:** Although the quality/ resolution is poor, the site appears similar to the 1966 aerial image.
- **1981:** Due to the poor quality/ resolution, no additional observations can be made.

The review of the

NRC Supplied Images

It should be noted as observed on these provided aerial photographs, the site use occurs beyond the established north-eastern site boundary.



- **1993:** Commercial/ industrial buildings are present within the central portion of the site (proposed Lot 3). A shed type of structure (proposed Lot 3) and two residential dwellings (proposed Lots 1 and 2) are observed on the south-eastern portion of the site.
- **2000:** Additional alterations have occurred (within proposed Lot 3) on the commercial/ industrial buildings present within the central portion of the site, and additional commercial/ industrial buildings are observed on the north-western portion of the site.
- **2007:** Additional alterations have occurred on the commercial/ industrial buildings present within the central portion and north-western portion of the site. The shed type structure has been removed with this area now in use for parking (proposed Lot 3). Site use appears to have been officially defined by way of the NRC's SLUR; the commercial/ industrial use on the majority of the site (proposed Lot 3) appears to have been separated out from the residential land use (proposed Lots 1 and 2) located on the south-eastern portion of the site.
- **2015:** The site (commercial/ industrial portion – proposed Lot 3) appears to be in use for vehicle wrecking and or vehicle sales yard. The buildings/ layout appears similar to the previous aerial photograph.
- **2017 and 2023:** No significant changes are observed since the previous 2015 historical aerial photograph.

Historical aerial photographs are available on request.

In summary, the site may have been in use for commercial/ industrial and residential land use since prior to 1944. The available aerial photographs suggest that the commercial/ industrial land use (proposed Lot 3) has been kept separate from the residential land use (proposed Lots 1 and 2) located on the south-eastern portion of the site since prior to 1944 to date.

3.3 Actual/ Potential HAIL Activities

Based on the historical review of the site, it is considered that the site (commercial/ industrial land use portion) has potentially been impacted by the following actual and or potential HAIL categories:

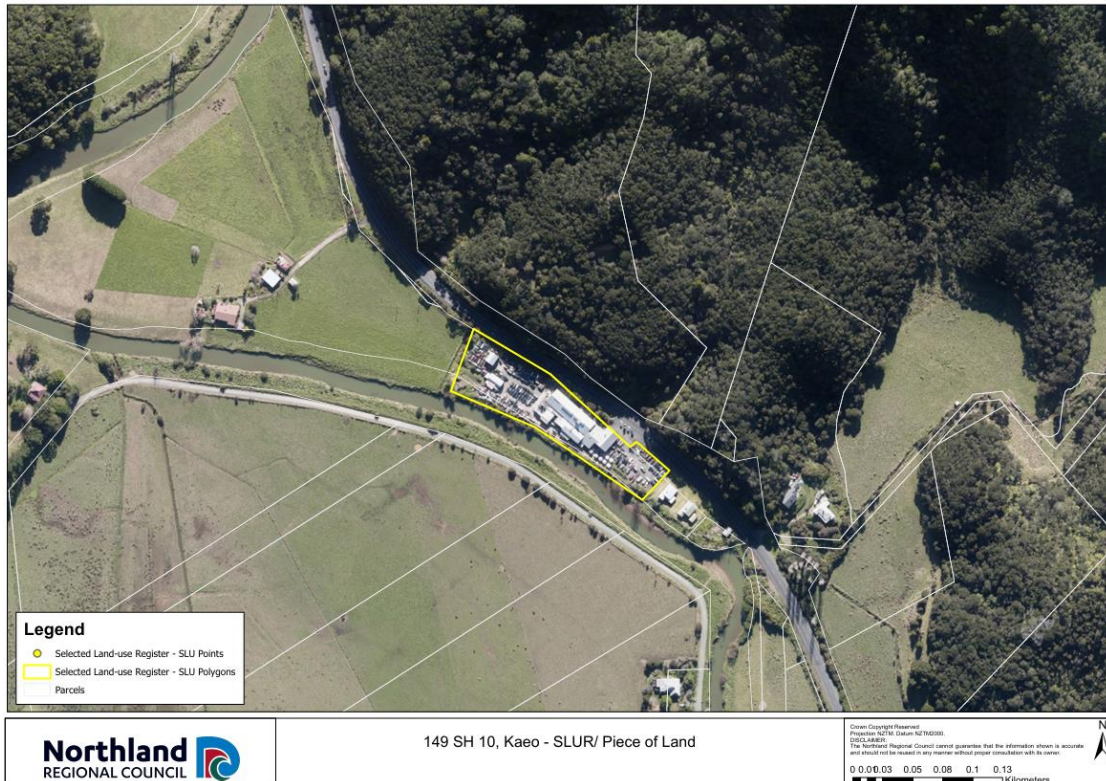
- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category A17: Storage tanks or drums for fuel, chemicals or liquid waste,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

Due to the above HAIL activities identified; a portion of the site (proposed Lot 3, approximately 6,850 m²) can be determined as a 'piece of land' according to the definitions

of the NES:CS. The piece of land (HAIL area) is provided on Figure 3 below and Drawing 700 in Appendix C.

It should be noted that the HAIL area is approximately 7,850 m², which considers associated site activities beyond the defined/ legal site boundary.

Figure 3: Piece of land as determined from actual and potential HAIL activities.



3.4 Potential Contaminants of Concern

Based on the above information and from our experience, it is expected that contaminants of concern (CoC) would include a wide range of contaminants including heavy metals, total petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAHs) resulting from the historic and current commercial/ industrial activities.

4 RISK ASSESSMENT

Based on the information presented in this report, a quantitative risk assessment of contamination potential to cause an effect upon human and/ or ecological receptors has been made. This is further developed into a regulatory assessment for Consent.

4.1 Conceptual Site Model

This Conceptual Site Model (CSM) has been developed based on the following assumptions:



- The desktop study has confirmed that part of the site is defined as a piece of land under the NES:CS Regulations as follows:
 - The piece of land is approximately 6,850 m² in area (proposed Lot 3) comprising commercial/ industrial land use, historically, from approximately 1944 to date, this area has/ is subject to commercial/ industrial activities such as seafood processing and packaging plant, BP truck stop and automotive sales and dismantling/ wrecking yard. The piece of land is clearly shown on Figure 3 (Section 3.3) and Drawing 700 in Appendix C.
- The existing house sites (proposed Lots 1 and 2) are located outside (southeast) of the piece of land.
- No commercial/ industrial activities have occurred on proposed Lots 4 and 5.
- The Kaeo River at the south-western boundary is an ecological receptor which is potentially susceptible to activities outlined on the HAIL.
- No analytical testing has been commissioned within this investigation.

The following Conceptual Site Model (CSM) has been developed for the potentially complete contaminant pathways at the site.

Table 2: Conceptual site model

Source	Pathway	Receptor
Heavy metals, TPH and PAHs associated within proposed Lot 3 only	• Incidental soil ingestion	• Earthworks contractors during any future redevelopment
	• Inhalation of dusts	• Future site users – only in any soft landscaped areas
	• Dermal absorption	• Kaeo River
	• Leaching to groundwater/ surface water	

For an exposure pathway to be complete and subsequently cause a risk, there must be a contamination source, a contaminant transport mechanism (pathway) and a receptor, typically human or ecological.

4.2 Quantification of Risk and Discussion

The actual and potential HAIL activities undertaken (refer to Section 3.3) on site and the developed CSM detailed above identifies a potential low risk to human health (depending on the activity) on the majority of the site (proposed Lot 3 only) from heavy metals and hydrocarbons in soils which has been determined from a desk top review.

As such, and due to contaminant concentrations on site complying with the applicable Oil Industry Guidelines Tier 1 Soil Acceptance Criteria for commercial/ industrial land use (as indicated in the URS tank pull report), a low risk is applied to long-term human health exposure to the continued use for commercial/ industrial purposes (proposed Lot 3) if these soils are to remain on site.



In addition, as the actual and potential HAIL activities have been identified within proposed Lot 3 only (the piece of land), it is highly unlikely that there is a risk to human health associated with proposed Lots 1 and 2 historically and currently in use for residential purposes should the proposed activity (i.e., subdivision) be undertaken.

5 REGULATORY CONSIDERATIONS (CONTAMINATED LAND)

Based on the findings of this investigation, the NES:CS regulations apply only to a 6,850 m² area (within the defined/ legal site boundary, proposed Lot 3), as shown on Figure 3 (Section 3.3) and Drawing 700 in Appendix C. This section provides clarification of consent conditions against national, regional and local standards and regulations in regard to subdivision only.

5.1 National Environmental Standards

The NES:CS regulation applies to activities of subdivision where HAIL activity is being / has been / more likely than not to have been undertaken. The results of the historical review indicated that, under subclause (7) the NES:CS applies to the site due to the following HAIL Categories:

- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category A17: Storage tanks or drums for fuel, chemicals or liquid waste,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

The land is located within a light industry zone and has been used for commercial/ industrial (proposed Lot 3) and residential activities outside of the piece of land (proposed Lots 1 and 2), however, in relation to the proposed subdivision, it is highly unlikely that there will be a risk to human health if the activity is done to the site. Therefore, the activity of subdivision is considered to be a permitted activity.

5.2 Northland Regional Plan

In accordance with the definitions of the proposed regional plan, the area of proposed Lot 3 will be considered as 'potentially contaminated land' based on the existing HAIL activities. However, it is our professional opinion that in relation to the proposed northland regional plan, the site is suitable for the proposed subdivision.

5.3 FNDC District Plan

The FNDC Operative District Plan defines a contaminated site as a site which contains contaminants at concentrations above background levels, and where assessment indicates an immediate or long-term hazard to human health or to the environment. Based on the available information, a portion of the site (proposed Lot 3) does meet the definition of a contaminated site.

The FNDC Operative District Plan Rule 13.7.3.2(viii) defines contaminated land as a natural or other hazard. Provided the recommendations of this report are adhered to and the assumptions made remain true, the soil contamination hazard is suitably mitigated in relation to the subdivisions due to the residential area located outside of the piece of land. However, until a point when analytical testing confirms otherwise, a potential for soil contamination will exist within the defined piece of land area (proposed Lot 3) outlined on Figure 3 above and in Drawing 700 in Appendix C.

6 CONCLUSIONS

This PSI report has been prepared in support of the Resource Consent application for proposed subdivision and change of use of the site from one lot (Part Pakonga Block) into five separate lots including two residential lots (proposed Lots 1 and 2) and three commercial/ industrial lots (proposed Lots 3-5), as outlined in Table 1 (Section 2.1) and the proposed scheme plan (Appendix A).

The proposed scheme plan indicates an amalgamation condition being that Lots 3, 4 and 5 are to be held in the same Certificate of Title (CT) and as previously mentioned, proposed Lots 4 and 5 are currently existing unutilised commercial land (empty lots).

A review of available background information confirms that historically and currently, a portion of the site has been subject to commercial/ industrial land-use since potentially prior to 1944. Commercial/ industrial activities detailed by the HAIL activities under categories A4, A17, F7 and G4 were more likely than not performed across a portion of the site area (proposed Lot 3 only).

The proposed subdivision area equates to approximately 8,353 m², however, a portion (approximately 6,850 m²) of the site area (proposed Lot 3) used for commercial/ industrial land use to be classed as a piece of land under the NES:CS. Refer to Drawing 700 in Appendix C.

Based on the available information, it is highly unlikely that there will be a risk to human health or the environment if the activity (i.e., subdivision and change of use) is done to the piece of land. Therefore, provided that the assumptions of this report remain relevant, the proposed activity of subdivision and change of use has been assessed as a Permitted Activity in relation to the NES:CS.

However, prior to any future soil disturbance activities (if any), a detail site investigation should be undertaken to confirm contaminant levels that may be present within the site and to inform management and/ or disposal requirements.

It should be noted that this investigation was undertaken to support the proposed subdivision only, therefore, any proposed future redevelopment and/ or change of use will require further investigation.

7 LIMITATIONS

This report has been prepared for Gavin Hault as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provide by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report.



8 REFERENCES

Far North District Council, Far North Maps, <https://www.fndc.govt.nz/Our-services/Far-North-Maps>. Accessed May 2024.

GNS Science, 2022. New Zealand Geology Webmap, Scale 1:250,000, <http://data.gns.cri.nz/geology/>. Accessed May 2024.

Ministry for the Environment, Contaminated Land Management Guidelines No. 1, Reporting on Contaminated Sites in New Zealand, Revised 2021.

Ministry for the Environment, Hazardous Activities and Industries List, 2011.

Proposed Regional Plan for Northland, October 2023

Retrolens Historical Image Resource. <https://retrolens.co.nz/>. Accessed May 2024.

Users' guide, 2012: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. April 2012.



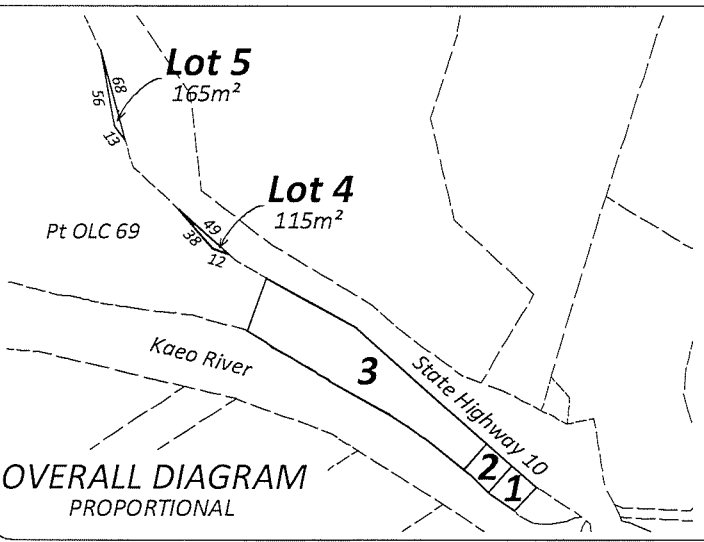
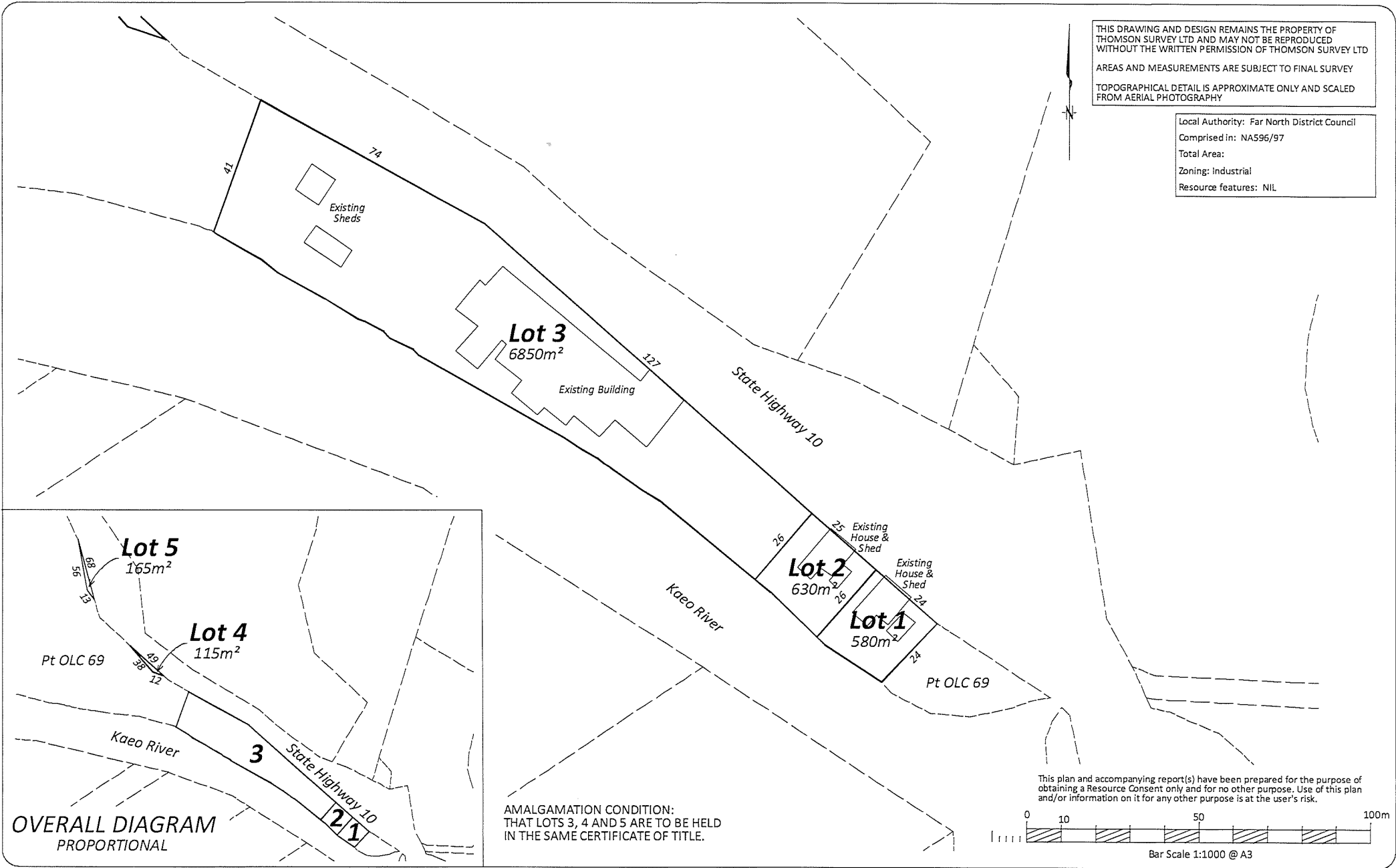
geologix
consulting engineers

APPENDIX A

Proposed scheme plan

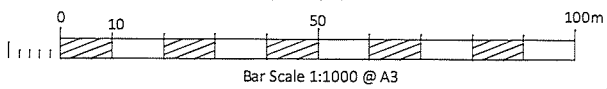
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource features: NIL



AMALGAMATION CONDITION:
 THAT LOTS 3, 4 AND 5 ARE TO BE HELD
 IN THE SAME CERTIFICATE OF TITLE.

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.



THOMSON SURVEY LIMITED
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 PT PAKONGA 305N BLOCK**
 149 STATE HIGHWAY 10, KAEO
 PREPARED FOR: G. HOULT

Name	Date	ORIGINAL
Survey		SCALE SHEET SIZE
Design		1:1000 A3
Drawn	KY 02.02.24	
Approved		
Rev		
10596 Scheme		

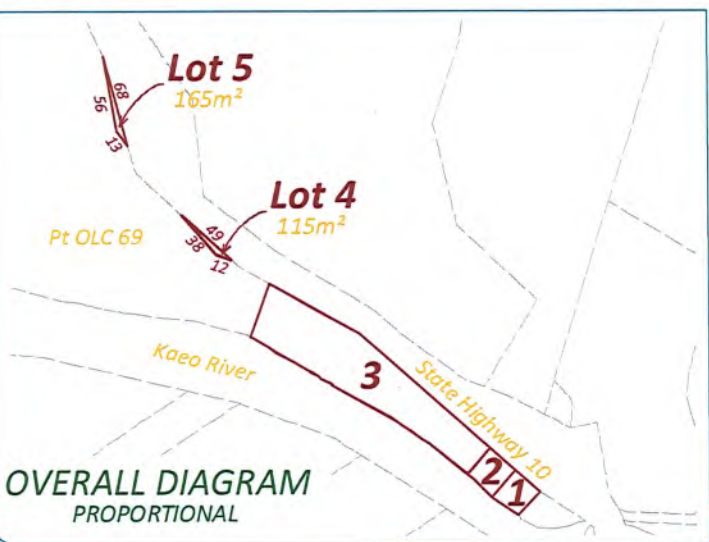
Surveyors Ref. No:
10596
 Sheet 1 of 1

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

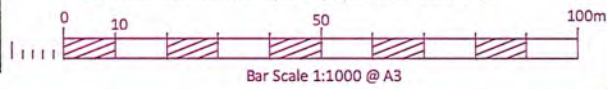
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource features: NIL



AMALGAMATION CONDITION:
 THAT LOTS 3, 4 AND 5 ARE TO BE HELD
 IN THE SAME CERTIFICATE OF TITLE.

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.



THOMSON SURVEY
 LIMITED

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
 PT PAKONGA 305N BLOCK**
 149 STATE HIGHWAY 10, KAEO

PREPARED FOR: G. HOULT

Name	Date	ORIGINAL	SCALE	SHEET SIZE
Survey			1:1000	A3
Design				
Drawn	KY 02.02.24			
Approved				
Rev				

10596 Scheme

Surveyors
 Ref. No:
10596
 Sheet 1 of 1



geologix
consulting engineers

APPENDIX B

Relevant Property File Information

Selected Land-use Register



About



Legend



Layers



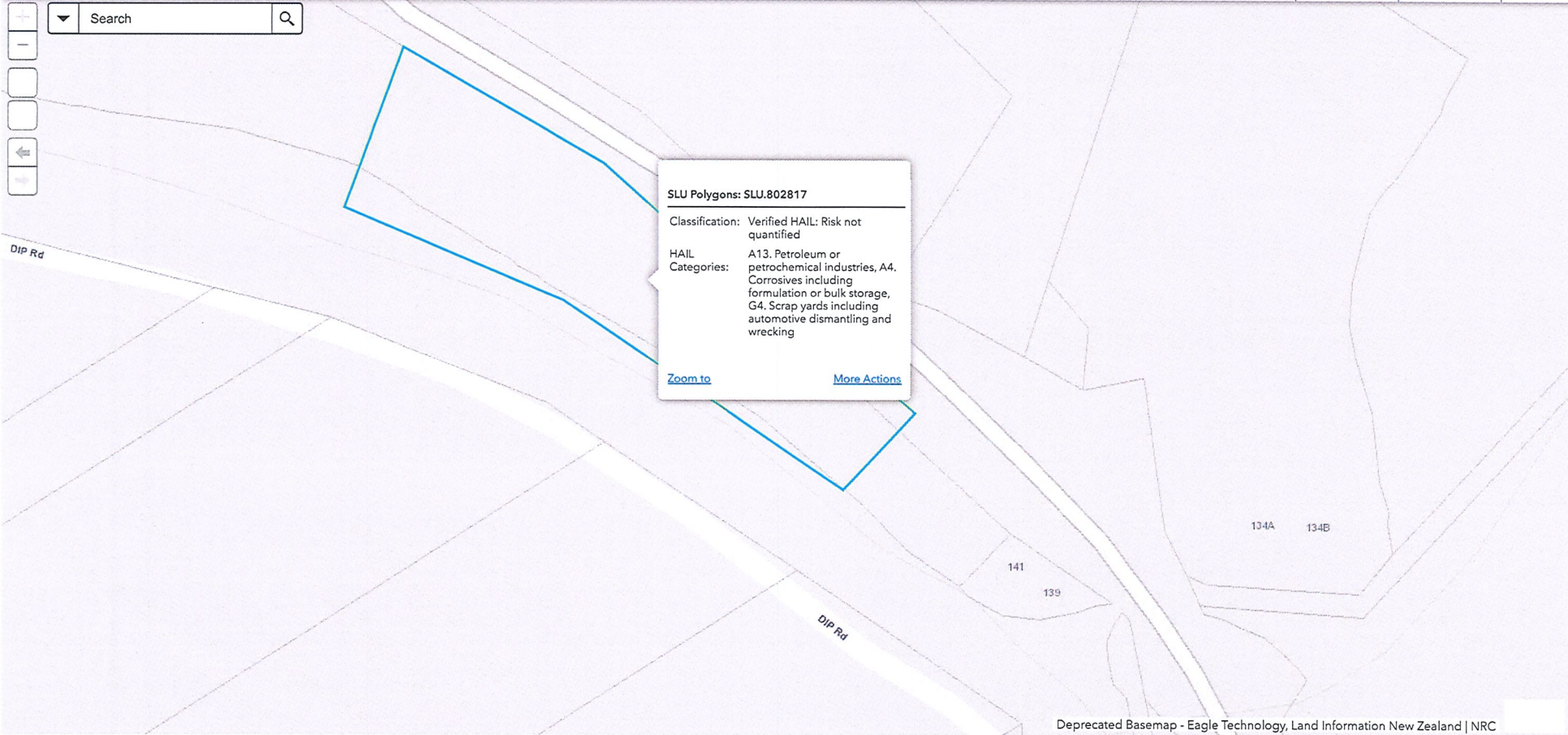
Add Data



More

Search

+
-
□
□
←
→



SLU Polygons: SLU.802817

Classification: Verified HAIL: Risk not quantified

HAIL Categories: A13. Petroleum or petrochemical industries, A4. Corrosives including formulation or bulk storage, G4. Scrap yards including automotive dismantling and wrecking

[Zoom to](#) [More Actions](#)

Deprecated Basemap - Eagle Technology, Land Information New Zealand | NRC

Part of the property that you have enquired about is listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities as follows.

Site ID: SLU.802817

Site Name: Industrial site - State Highway 10, Kaeo

Site Description: 149 State Highway 10, Kaeo. This is the site of an automotive dismantling, wrecking yard.

Historically the site has been occupied by Sanford Fisheries and possibly the Kaeo Co-operative Dairy Company Ltd.

Two underground diesel tanks were removed from the site in 2000.

Site Classification: Verified HAIL: Risk not quantified

HAIL Activities: A4. Corrosives including formulation or bulk storage; F7. Service stations including retail or commercial refuelling facilities; G4. Scrap yards including automotive dismantling, wrecking or scrap metal yards;

Filenotes:

19/05/2023

"Site has since the 1970s been a seafood processing plant operated by Sanfords . Oyster processing has been carried out for at least the last 10 years. The only chemicals involved in the process are used for sanitation purposes They are Iodophors HC62 (An alkaline based cleaner), XY12 chlorine and Stirbak. Waste water from the cleaning operation is discharged into the stream. Also on site is a BP truck stop supplying diesel via an under ground tank. The site is soon to under go major expansion and the truckstop will have the tanks removed. Ammonia will be carried on site for use as a refrigerant.(Data entry 10/12/99)

The two 9000L tanks were removed in September 2000, a report was received from URS detailing the tank pull and associated soil tests. A letter was sent by Jerry Nelson confirming that the land met Tier 1 Soil Criteria. (last data entry 1/12/00) Category A site. Category V site. Last data entry 6 June 2008."

08/08/2012

"URS decommissioning report dated 26 September 2000 in docs."

16/06/2016

"Site is now a specialist 4X4 wrecking yard supplying parts for a variety of makes and models of 4X4's. See docs for image."

03/11/2020

"Record reviewed and updated as part of National Data Consistency Project. Previous site name: Northpart 4X4 parts. Previous description: Previously Kaeo Co-Operative Dairy Company / Sanford Fisheries Kaeo Co-Operative Dairy Company and before that, Sanford Fisheries (09) 405 0088. Previous legal description: LOTS 8 9 DP 58772 BLK VII WHANGAROA SD"

11/03/2024

"HAIL activity A17 removed and F7 added to reflect that the fuel tanks were part of a truck stop."

A copy of the URS UPSS Decommissioning report from September 2000 is available if required.

There are 12 environmental incidents recorded on the property – please refer to attached spreadsheet for summary details. Further information is available if requested, please quote the IRIS ID.

There are no active resource consents recorded on the property.

NRC has aerial images of the site for the following years that can be provided upon request: 1993, 2000, 2007 and 2015.

As per Rule C.6.8.1 of the [Proposed Regional Plan for Northland](#), copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation. Reports can be sent to contamination@nrc.govt.nz

Kind regards,
Heather

Ngā mihi

Heather Giles

Environmental Monitoring Officer – Waste Management
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

P 09 470 1210 ext 9212
M 027 615 3952



P 0800 002 004 » W www.nrc.govt.nz



Disclaimer

Unless specifically included in the response above, council warns that information is not available about building materials that can cause land contamination at any property, including, but not limited to, wood that has been chemically treated, lead-based paint and asbestos containing materials. Caution is advised with regard to these materials, including undertaking a comprehensive due diligence investigation to establish whether these materials are or have been present at any time, past and present.

The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Records only, unless otherwise specified. Council may hold information about the site in other registers or databases. A full search of council records will need to be undertaken to determine if this is the case, and which the requestor must specifically request this, and cover council's reasonable costs. The information supplied in this email should not be solely relied upon for determining whether there is contamination at a site, for remediation of the site or any other purpose. Compliance with R6.2 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES') requires that territorial authority records are searched, and any information supplied in this e-mail is required to form part of that search. If contamination is confirmed, there may be contaminant guideline values that apply to the land, in addition to the NES soil contamination guidelines. We cannot accept any liability arising from the absence of information from our registers. We advise clients to engage the services of a suitably qualified and experienced contaminated land specialist where uncertainty exists.

From: Clark Ehlers <clarke@nrc.govt.nz>
Sent: Wednesday, February 28, 2024 4:03 PM
To: Contaminated Land Management Team <contamination@nrc.govt.nz>
Cc: lynley <lynley@tsurvey.co.nz>
Subject: FW: SLU.802817; 149 SH 10, Kaeo

Please see request for information regarding 149 State Highway 10, Kaeo, below.

Ngā mihi

Clark Ehlers
Compliance Monitoring Manager – Coast and Land use

M 027 208 1351



Disclaimer

Users are reminded that Northland Regional Council data is provided in good faith and is valid at the date of publication. However, data may change as additional information becomes available. For this reason, information provided here is intended for short-term use only. Users are advised to check figures are still valid for any future projects and should carefully consider the accuracy/quality of information provided before using it for decisions that concern personal or public safety. Similar caution should be applied for the conduct of business that involves monetary or operational consequences. The Northland Regional Council, its employees and external suppliers of data, while providing this information in good faith, accept no responsibility for any loss, damage, injury in value to any person, service or otherwise resulting from its use. All data provided is in NZ Standard Time. During daylight saving, data is one hour behind NZ Daylight Time.

From: Lynley Newport <lynley@tsurvey.co.nz>
Sent: Wednesday, February 28, 2024 12:51 PM
To: Clark Ehlers <clarke@nrc.govt.nz>
Subject: FW: SLU.802817; 149 SH 10, Kaeo



Woodward Clyde
Dames & Moore

Jerry

MAR 802817

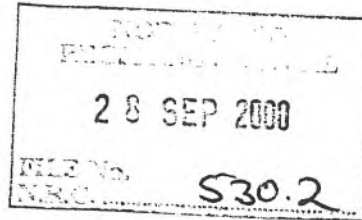
26 September 2000

Project No. AW23040177.1W

Waste Management Officer
Northland Regional Council
Private Bag 9021
Northland

2269

Attention: Jerry Nelson



	Action	Info
Chair		
G.M.		
Cons. M.		
C.S.M.		
E.M.O.		
F.M.		
L.O.M.		
Mar M.		
Mon M.	✓	
M.P.P.		
Sec.		

sent

Dear Jerry,

Subject: UPSS DECOMMISSIONING AT SANFORD FISHERIES

This letter and the accompanying tank pull report have been prepared by URS New Zealand Limited (URS) for BP Oil New Zealand Limited (BP). It documents the decommissioning/removal of two underground storage tanks (USTs) and associated soil sampling, undertaken at Sanford Fisheries, SH10, Kaeo.

All sample analytical results for soil remaining on site comply with the applicable Oil Industry Guideline Tier 1 Soil Acceptance Criteria for commercial/industrial land use.

BP respectfully requests your written confirmation that the Council agrees that the contamination conditions detailed above are acceptable for commercial/industrial use and that no further environmental investigation works and /or clean-up works are required. Please send this conformation to the following addressee:

Sarah Schiess
Environmental Engineer
BP Oil New Zealand Limited
PO Box 892
Wellington 1

Yours sincerely,
URS NEW ZEALAND LTD
(formerly Woodward Clyde New Zealand Ltd)

Karen Sannazzaro
Karen Sannazzaro
Environmental Scientist

Scott Purdue
Scott Purdue
Environmental Scientist

URS New Zealand Ltd
Level 3, Hayman Centre
24 Johnston Street
Wellington, New Zealand
PO Box 3367 Wellington
Tel: +64 4 496 3750
Fax: +64 4 496 3755





Woodward Clyde
Dames & Moore

Jerry Nelson
Northland Regional Council
Page 2

cc: Sarah Schiess, BP Oil New Zealand Ltd

Attachment: UPSS Decommissioning Report

BP UPSS DECOMMISSIONING - SANFORD FISHERIES, KAEO

REQUESTED BY: RETAIL/COMMERCIAL

INVESTIGATION DETAILS	
Site address:	SH10, Kaeo (PO Box 142)
Legal Description (Lot & DP) and Zoning:	> PT Pakonga 205N BLK PT0LC 69 BL*, PT Pakonga 30 5N industrial portion, PT Pakonga 30 5N PT 0LC 69 BLKS ii iii Kaeo SD-BAL > Business 4
New Zealand Topographical Map Reference:	NZMS 260 T04 810.783
URS representative on site:	Tim Cobb
Date on-site:	6 April 2000
Purpose of investigation and Site future <i>*If ongoing BP site, and all new tanks, complete RR form.</i>	> <input checked="" type="checkbox"/> Complete tank pull <input type="checkbox"/> Partial tank pull > <input type="checkbox"/> BP Operated <input type="checkbox"/> Non BP Operated (new company) <input checked="" type="checkbox"/> Closed
Description of site investigation methodologies:	As per standard BP and URS procedures
Names of contractors and their responsibilities:	Northland Fuel Installations – tank removal and reinstatement Winstone Aggregates – contaminated soil removal
Name of Dangerous Goods Inspector (DGI), and the date and time that she/he was on site:	Brian Hodges, Far North District Council, not onsite.
When did contractor notify the DGI of the tank pull?	Unknown
Photographs taken:	<input checked="" type="checkbox"/> Yes, appended <input type="checkbox"/> No
Weather conditions:	Fine/showers.

SITE AND ENVIRONS DESCRIPTION							
<ul style="list-style-type: none"> Site use prior to tank removal (type of site) No. of tank pits No. of tanks Site ground surface covering Site surface runoff patterns/collection Are there underground services present? Could they affect migration? Lithology, soil type, description 	> <input type="checkbox"/> Service Station <input type="checkbox"/> Workshop <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Truckstop <input type="checkbox"/> Other > 1 > 2 > Basecourse gravels > Site soakage, run-off toward estuary/river. > <input type="checkbox"/> Yes (If yes, indicate on site plan) <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known > <input type="checkbox"/> Yes <input type="checkbox"/> No <table border="1"> <thead> <tr> <th>Depth (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>0.0 – 1.0</td> <td>Clayey SAND</td> </tr> <tr> <td>1.0 – 4.0</td> <td>Silty CLAY</td> </tr> </tbody> </table>	Depth (m)	Description	0.0 – 1.0	Clayey SAND	1.0 – 4.0	Silty CLAY
Depth (m)	Description						
0.0 – 1.0	Clayey SAND						
1.0 – 4.0	Silty CLAY						
<ul style="list-style-type: none"> Neighbouring land uses: Topography Nearby surface water bodies and distance to: Surface water use: Was groundwater encountered at the site ? Are there any wells on the site? <ul style="list-style-type: none"> If yes, have they been: <ul style="list-style-type: none"> Checked for separate phase? Sampled? Likely regional groundwater flow direction Distance to bores or wells outside the site boundaries 	> North – State Highway 10, then scrub-clad hills > East – Residential > South – Estuary/river > West – Paddock > Flat > Kaeo River <input type="checkbox"/> <100m <input checked="" type="checkbox"/> >100m (Approximately: 20 m to South) > <input type="checkbox"/> Shipping <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Irrigation <input type="checkbox"/> Aquaculture <input type="checkbox"/> Recreation <input type="checkbox"/> Drinking <input checked="" type="checkbox"/> Not utilised <input type="checkbox"/> Not known > <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No > <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No > <input type="checkbox"/> Yes <input type="checkbox"/> No > <input type="checkbox"/> Yes <input type="checkbox"/> No > South toward estuary/river. > Not identified as part of this investigation.						

TANK INVENTORY									
Tank/Pit Id	Status	Reason for removal	Capacity (litres)	Contents (Product)	AST or UST	Age (years)	Construction	Condition	Tank pit construction (lined/unlined)
1/1	Removed	Decommissioned	9,000	Diesel	UST	22	Steel	Good	Unlined
2/2	Removed	Decommissioned	9,000	Diesel	UST	22	Steel	Good	Unlined

PETROLEUM HYDROCARBON IMPACTS							
In relation to UPSS elements	Element Visually observed		PID reading		Samples taken		Evidence of contamination in the area of the exposed element (odour, staining, etc)
	Yes	No	Yes	No	Yes	No	
• In walls of tank pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	> Diesel odour at base of both tank pits and under pumps.
• Tank pit bedding material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	>
• Groundwater in pit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Under pumps	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	> Soils a blue-green colour.
• Around dispensing lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Around remote fills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Around fill lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Around vent lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Other(i.e. subsurface utilities)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	>
• Signs of surface staining				> <input checked="" type="checkbox"/> Yes (soils beneath pumps) <input type="checkbox"/> No			
• Condition of vegetation around the site				> Good			
• Was impacted soil/bedding material removed from site? If so, state quantity and where it went to.				> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Approximately 12 m ³ removed to Greenmount Landfill.
SAMPLE DESCRIPTIONS							
Sample ID	Date sampled	Sample location	Depth (m)	Sample description		Remaining /removed	
				Soil type	Odour		
1W-1	6 April 00	Base of pit 1	3.5	Sand	Strong odour	Removed	
1W-2	6 April 00	W wall of pit 1	2	Sand	Moderate odour	Remaining	
1W-3	6 April 00	S wall of pit 1	2	Silty Clay	No odour	Remaining	
1W-4	6 April 00	E wall of pit 1	2	Clayey Sand	No odour	Remaining	
1W-5	6 April 00	Backfill of pit 1*	2.0 – 3.5	Sand	Moderate odour	Remaining	
1W-1A	6 April 00	Base of pit 1	3.5	Silty Clay	No odour	Remaining	
1W-7	6 April 00	Base of pit 1	3.5	Silty Clay	No odour	Remaining	
1W-8	6 April 00	W wall of pit 1	2	Sand	Slight odour	Remaining	
1W-9	6 April 00	E wall of pit 1	2	Clayey Sand	No odour	Remaining	
1W-10	6 April 00	Base of pit 2	3.5	Silty Clay	Slight odour	Removed	
1W-11	6 April 00	W wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-12	6 April 00	E wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-13	6 April 00	N wall of pit 2	2	Silty Clay	Strong odour	Removed	
1W-14	6 April 00	Backfill of pit 2	-	Sand	Strong odour	Removed	
1W-15	6 April 00	Base of pit 2	3.5	Silty Clay	No odour	Remaining	
1W-16	6 April 00	W wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-17	6 April 00	Beneath pumps	1.5	Silty Clay	No odour	Remaining	
1W-10A	6 April 00	Base of pit 2	3.5	Silty Clay	Strong odour	Removed	
1W-13A	6 April 00	Beneath pumps	1.5	Silty Clay	Slight odour	Remaining	
* Backfill was placed back into pit 1 (2.0 - 3.5 m depth), and the remainder of the pit was filled with clean fill material.							
DATA FOR TIER 1 RISK ASSESSMENT							
• Site land use after tank removal	> <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum Handling						
• Adjoining land uses	> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum Handling						
• Possible future site land use	> <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum Handling						
• Groundwater use	> <input type="checkbox"/> Potable <input type="checkbox"/> Stocking <input type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Not used <input type="checkbox"/> Unknown						
• Soil type (Guideline categories which most closely approximate site soils)	> <input checked="" type="checkbox"/> SAND, sandy loams, silty sands <input type="checkbox"/> SANDY SILT, silt, silty loams, clayey sands <input checked="" type="checkbox"/> SILTY CLAY, clay loam, sandy clay <input type="checkbox"/> CLAY <input type="checkbox"/> PUMICE <input type="checkbox"/> PEATS AND HIGHLY ORGANIC SOILS <input type="checkbox"/> FRACTURED BASALT* <input type="checkbox"/> GRAVELS* *Considered only for groundwater inhalation pathway;						
• Depth of contamination	> <input type="checkbox"/> < 1m <input checked="" type="checkbox"/> 1-4 m <input type="checkbox"/> > 4 m						
• Depth to groundwater (m)	> <input type="checkbox"/> ≤2 m <input checked="" type="checkbox"/> ≤4 m <input type="checkbox"/> ≤8 m <input type="checkbox"/> >8m <input type="checkbox"/> Unknown						
LABORATORY RESULTS AND COMPARISON WITH GUIDELINE TIER 1 ACCEPTANCE CRITERIA							
Refer to Table 1 attached.							

HUMAN HEALTH RISK ASSESSMENT SUMMARY				
Land Use	Exposure Pathways	Lab results comply with Guidelines	Exposure Pathway Status Incomplete/Complete - Reasoning	Acceptable Hydrocarbon Residual
Site - Current (post removal) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum handling <input type="checkbox"/> Other	Inhalation of vapours from soil Soil ingestion Dermal absorption Produce ingestion Maintenance/excavation workers Groundwater usage Inhalation of vapours from water	Yes Yes Yes Yes Yes Yes Yes	Complete Complete Complete Incomplete - land use Complete Incomplete - no groundwater use Complete	Yes Yes Yes Yes Yes Yes Yes
Site - Future <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum handling <input type="checkbox"/> Other	Inhalation of vapours from soil Soil ingestion Dermal absorption Produce ingestion Maintenance/excavation workers Groundwater usage Inhalation of vapours from water	Yes Yes Yes Yes Yes Yes Yes	Complete Complete Complete Incomplete - land use Complete Incomplete - no groundwater use Complete	Yes Yes Yes Yes Yes Yes Yes
Neighbouring Properties <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Petroleum handling <input type="checkbox"/> Other	Inhalation of vapours from soil Soil ingestion Dermal absorption Produce ingestion Maintenance/excavation workers Groundwater usage Inhalation of vapours from water	N/A	Incomplete – no offsite migration noted Incomplete – no offsite migration noted Incomplete – no offsite migration noted Incomplete – no offsite migration noted Incomplete – migration off site unlikely Complete - groundwater use unknown Complete	Yes Yes Yes Yes Yes Yes Yes
Notes:				
ECOLOGICAL RISK ASSESSMENT				
Any significant receptors? Describe:	No Impact <input checked="" type="checkbox"/>	Limited Impact <input type="checkbox"/>	Significant Impact <input type="checkbox"/>	
AESTHETIC ASSESSMENT				
Criteria	No Impact	Limited Impact	Significant Impact	
Odour	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Discolouration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CLOSURE				
Findings: All soil sample analytical results representing soil remaining on site comply with the applicable Tier 1 Soil Acceptance Criteria for commercial/industrial land use. Please refer to the covering letter for a discussion of the results.				
APPLICABILITY				
<ul style="list-style-type: none"> This investigation relates only to those areas of the site that were exposed as part of the tank removal operation and to which access was made available to URS New Zealand Limited during our time on site. Consideration has not been given to extraordinary costs associated with off-site disposal of contaminated soils. The services performed by URS New Zealand Limited have been conducted with the level of quality and skill, which is consistent with the standard expected of members of its profession. No warranty or guarantee of site condition is intended. This report has been prepared solely for the use of BP Oil New Zealand Limited and any reliance of this report by third parties shall be at such party's sole risk as the report may not contain sufficient information for the purposes of other parties. This report shall only be presented in full and may not be used to support any other objectives than those set out in the report, except with the express permission of URS New Zealand Limited. URS New Zealand Limited have performed our services for this project in accordance with our Standard Agreement for Consulting Services and with current professional standards for environmental site assessments; no guarantees are either expressed or implied. 				
REFERENCES				
<ol style="list-style-type: none"> Ministry for the Environment "Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand", June 1999. Department of Occupational Safety and Health "Guidelines for the Design, Installation and Operation of Underground Storage Tanks", 1992 				
Prepared by: Karen Sannazzaro <i>KS</i>		Approved for issue by: Scott Purdue <i>SP</i>		Issue date: 26 September 2000
Distribution List: BP Oil: <input checked="" type="checkbox"/> Environmental Engineering, <input type="checkbox"/> Others URS: <input checked="" type="checkbox"/> Auckland <input checked="" type="checkbox"/> Wellington <input type="checkbox"/> Christchurch				
Appended: <input checked="" type="checkbox"/> Locality plan <input checked="" type="checkbox"/> Site plan <input type="checkbox"/> Bore logs <input type="checkbox"/> Pit logs <input checked="" type="checkbox"/> Photographs <input checked="" type="checkbox"/> Laboratory report & sample chain of custody.				
NB: Ensure sampling positions are recorded with regard to depth & position. Where relevant, show position on site plan of fill points (direct or remote) for UST.				

Table 1: Comparison of Soil Sample Laboratory Analytical Results with Oil Industry Guideline Acceptance Criteria

		Sample Analysis Results					Oil Industry Guidelines ¹				
All results and criteria are mg/kg dry weight											
URS Sample Reference		1W-1	1W-2 1W-8 (Dup)	1W-3	1W-4 1W-9 (Dup)	1W-5	1W-1A 1W-7 (Dup)	All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³	All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³
Laboratory Sample Reference		302268	302269 302275	302270	302271 302276	302272	302273 302274				
Sample Soil Type		Sand	Sand	Silty Clay	Clayey Sand	Sand	Silty Clay	Sand	Sand	Silty Clay	Silty Clay
Sample Depth (m, bgl)		3.5	2	2	2	2 - 3.5	3.5	Contamination depth : Surface (<1m)/1m-4m/ Groundwater = 4m			
Sample of soil remaining or removed		Removed	Remaining	Remaining	Remaining	Remaining	Remaining				
Sample Location		Base TP1	W Wall TP1	S Wall TP1	E Wall TP1	Backfill TP1	Base TP1				
Total Petroleum Hydrocarbons (TPH)											
C ₇ -C ₉		510	103	<15	<15	90	<15	120 (m)/ 120 (m)	NA/NA	8800 (v), 20,000 (m)	NA/NA
C ₁₀ -C ₁₄		9407	1455	<15	<15	1830	126	(1500) (x)/ (1900) (x)	NA/NA	1900 (x), 8900 (x)	NA/NA
C ₁₅ -C ₃₆		24,205	7131	<15	<15	9460	100	NA/ NA	NA/NA	NA, NA	NA/NA
Total hydrocarbons (C ₇ - C ₃₆)		34,117	8689	<15	<15	11379	226	-	-	-	-
Polycyclic Aromatis Hydrocarbons (PAHs)											
	Toxic Equivalency Factor										
Naphthalene	-	-	0.56	-	<0.05	-	<0.05	(190) (v), (230) (v)	53/3.7	(230) (v), (1100) (v)	NA/NA
Non-carc. (Pyrene)	-	-	0.32	-	<0.05	-	<0.05	NA, NA	NA/NA	NA, NA	NA/NA
Benzo(a)pyrene	1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(a)anthracene	0.1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(b)fluoranthene	0.1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(k)fluoranthene	0.1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Chrysene	0.01	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Dibenzo(a,h)anthracene	1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Indeno(1,2,3,c,d)pyrene	0.1	-	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(a)pyrene eq.	-	-	0.1205	-	0.1205	-	0.1205	(11) (d), (25) (m)	NA/NA	(11) (d), (25) (m)	NA/NA

Notes:

Bold - exceeds guideline value.

1 MIE 1999, Oil Industry Environmental Working Group, Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand

2 Values taken from Tables 4.11 and 4.14 of the guidelines.

3 Values taken from Table 4.20 of the guidelines.

NA - Indicates contaminant no limiting as estimated health-based criterion is significantly higher than that likely to be encountered on site (ie 20,000 mg/kg for TPH, 10,000 mg/kg for other contaminants).

The following notes indicate the limiting pathway for each criterion:

v - volatilisation, s - soil ingestion, d - dermal exposure, p - produce ingestion, m - maintenance/excavation worker exposure, x - PAH surrogate.

Brackets denote values exceed threshold likely to correspond to formation of residual separate phase hydrocarbons.

Table 1 continued: Comparison of Soil Sample Laboratory Analytical Results with Oil Industry Guideline Acceptance Criteria

		Sample Analysis Results						Oil Industry Guidelines ¹				
All results and criteria are mg/kg dry weight									All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³	All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³
URS Sample Reference	Laboratory Sample Reference	1W-10	1W-11 1W-16 (Dup)	1W-12	1W-13	1W-14	1W-10A 1W-15 (Dup)	1W-13A 1W-17				
		302277	302278 302283	302279	302280	302281	302285 302282	302286 302284				
Sample Soil Type		Silty Clay	Silty Clay	Silty Clay	Silty Clay	Sand	Silty Clay	Silty Clay	Sand	Sand	Silty Clay	Silty Clay
Sample Depth (m, bgl)		3.5	2	2	2	-	3.5	1.5	Contamination depth : Surface (<1m)/1m-4m/ Groundwater = 4m			
Sample of soil remaining or removed		Removed	Remaining	Remaining	Removed	Removed	Remaining	Remaining				
Sample Location		Base TP2	W wall TP2	E Wall TP2	N Wall TP2	Backfill TP2	Base TP2	Beneath Pump				
Total Petroleum Hydrocarbons (TPH)												
C ₇ -C ₉		18	<15	<15	26	186	<15	<15	120 (m)/ 120 (m)	NA/NA	8800 (v), 20,000 (m)	NA/NA
C ₁₀ -C ₁₄		415	64	83	414	10009	84	38	(1500) (x)/ (1900) (x)	NA/NA	1900 (x), 8900 (x)	NA/NA
C ₁₅ -C ₃₆		903	114	131	737	41315	70	63	NA/ NA	NA/NA	NA, NA	NA/NA
Total hydrocarbons (C ₇ - C ₃₆)		1337	178	215	1178	51511	154	101	-	-	-	-
Polycyclic Aromatic Hydrocarbons (PAHs)												
	Toxic Equivalency Factor											
Naphthalene	-	-	<0.05	-	-	-	<0.05	<0.05	(190) (v), (230) (v)	53/3.7	(230) (v), (1100) (v)	NA/NA
Non-carc. (Pyrene)	-	-	<0.05	-	-	-	<0.05	<0.05	NA, NA	NA/NA	NA, NA	NA/NA
Benzo(a)pyrene	1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(a)anthracene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(b)fluoranthene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(k)fluoranthene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Chrysene	0.01	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Dibenzo(a,h)anthracene	1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Indeno(1,2,3,c,d)pyrene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(a)pyrene eq.	-	-	0.1205	-	-	-	0.1205	0.1205	(11) (d), (25) (m)	NA/NA	(11) (d), (25) (m)	NA/NA

Notes:

Bold - exceeds guideline value.

1 MfE 1999, Oil Industry Environmental Working Group, Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand

2 Values taken from Tables 4.11 and 4.14 of the guidelines.

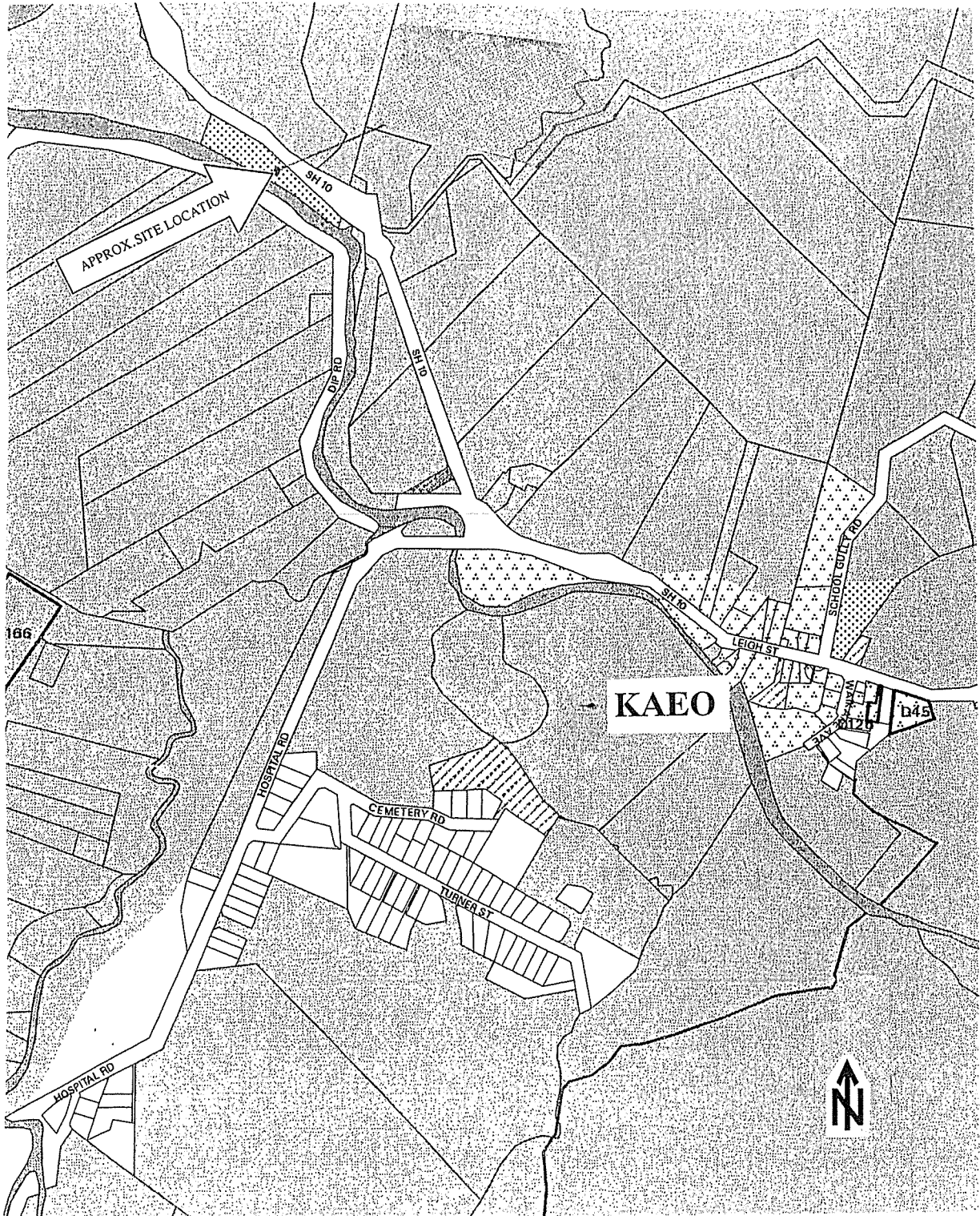
3 Values taken from Table 4.20 of the guidelines.

NA - Indicates contaminant no limiting as estimated health-based criterion is significantly higher than that likely to be encountered on site (ie 20,000 mg/kg for TPH, 10,000 mg.kg for other contaminants).

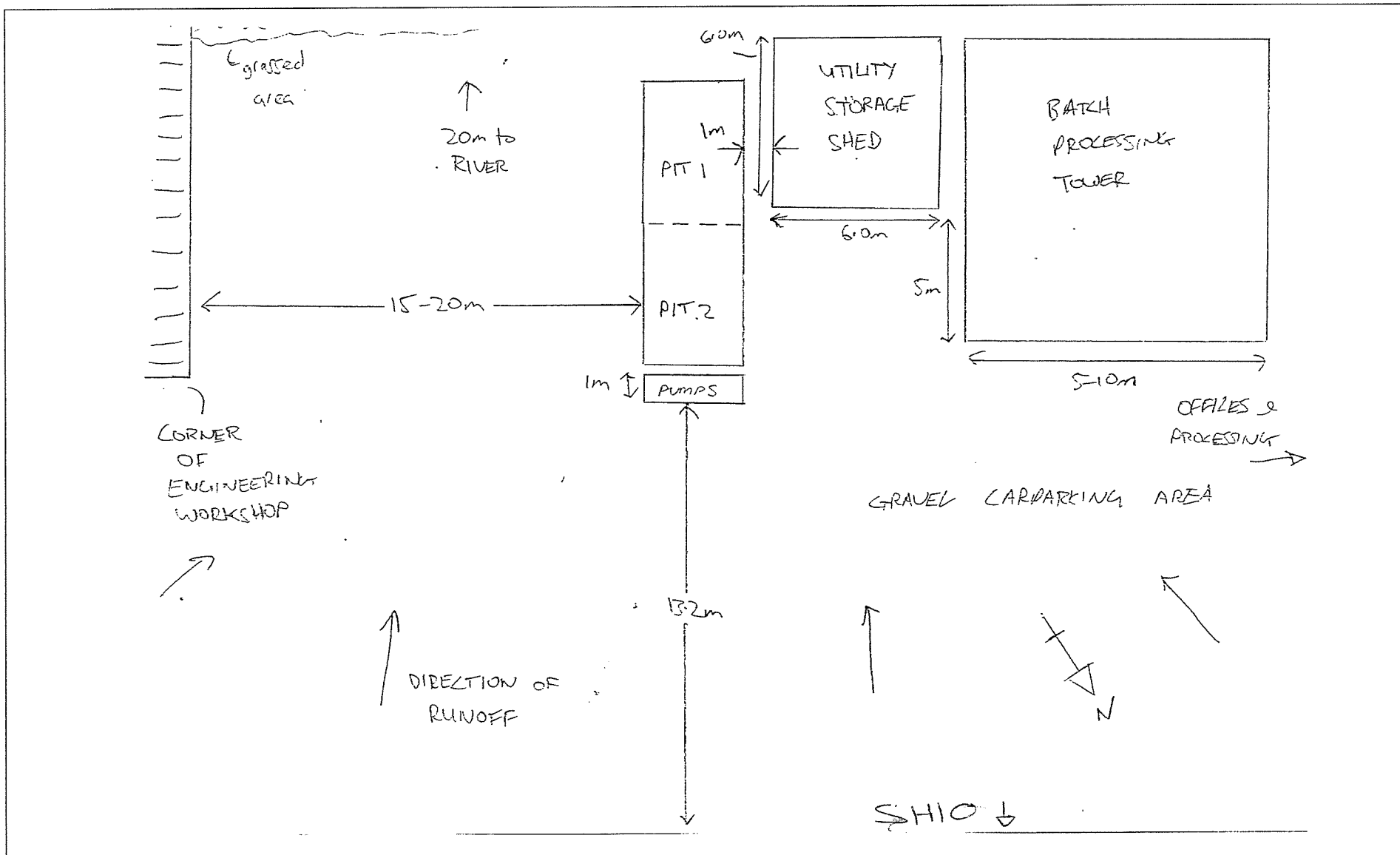
The following notes indicate the limiting pathway for each criterion:

v - volatilisation, s - soil ingestion, d - dermal exposure, p - produce ingestion, m - maintenance/excavation worker exposure, x – PAH surrogate.

Brackets denote values exceed threshold likely to correspond to formation of residual separate phase hydrocarbons.



DRAWN: KLS	URS Woodward Clyde Dames & Moore URS New Zealand Limited Level 3, Hayman Centre 24 Johnston Street PO Box 3367 Wellington, New Zealand www.urscorp.co.nz Tel: +64 4 496 3750 Fax: +64 4 496 3755	CLIENT: BP OIL NEW ZEALAND LTD	SITE: SANFORD FISHERIES
DATE: 11-May-00		PROJECT: AW23040177.1W	FIGURE 1: SITE LOCATION PLAN



		URS Woodward Clyde Dames & Moore	
DRAWN: TC	URS New Zealand Limited Level 3, Hayman Centre 24 Johnston Street PO Box 3367 Wellington, New Zealand www.urscorp.co.nz Tel: +64 4 496 3750 Fax: +64 4 496 3755	CLIENT: BP OIL NEW ZEALAND LTD	SITE: SANFORD FISHERIES
DATE: 6-Apr-00		PROJECT: AW23040177-1W	FIG' 2: SITE LAYOUT (Not to scale)



Photo 1: View of the tank-pits. Estuary to left/rear of photo, SH10 to the right.



Photo 2: The first 9,000 litre diesel tank (TP1). SH10 in background.



Photo 3: The second 9,000 litre diesel tank (TP2).



Photo 4: The tank-pit after removal of the first tank, showing the base material that was subsequently removed.



Photo 5: The tank-pit after removal of the second diesel tank. The pumps were located at the end of the pit, and the dark soils beneath them were removed.

INDEPENDENT PETROLEUM LABORATORY LTD
Specialists in Fuels and Environmental Analysis

P.O.Box 3 Ruakaka.
 Email: laboratory@ipl.co.nz

Phone: 09 432 8567
 Fax: 09 432 6326

IPL Test Report 20000413A
Total Petroleum Hydrocarbons (TPH) in Soil

HUB2186Data Storage c:\Gc\Varian 3600\Tph\Reports\Estph1\20000203\20000413A.xls

Calibration Ref: TPH2000.020

Sample type: SOIL

File Ref: ESTPH1

Client Contact: Jamie Natusch (WWC Auckland)

Date Drawn: 6/04/00

No. of Samples: 13 for TPH (total 19)

Date Received: 7/04/00

Ref/Job #: AW23040177.IW

Date Analysed: 11/04/00

CHARGE TO BP

DATE REPORTED 13/04/00

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Lab Sample No.	Total Petroleum Hydrocarbon Content				Dry Matter (kg/100 kg)
		Carbon Banded			Total	
		C7-C9 (mg/kg) Dry Wt	C10-C14 (mg/kg) Dry Wt	C15-C34+ (mg/kg) Dry Wt	by IPL GC2 (mg/kg) Dry Wt	
IW-1 ACL	302268	577	10,745	25,889	37,211	88.9
1W-2	302269	103	1,455	7,131	8,689	94.3
IW-3	302270	<15	<15	<15	<15	77.4
IW-4	302271	<15	<15	<15	<15	78.7
IW-5	302272	90	1,830	9,460	11,379	91.1
IW-1A	302273	<15	126	100	226	71.0
IW-10	302277	18	415	903	1,337	75.7
IW-11	302278	<15	64	114	178	73.6
IW-12	302279	<15	83	131	215	71.3
IW-13	302280	26	414	737	1,178	72.4
IW-14 ACL	302281	116	9,425	38,574	48,115	91.8
IW-10A	302285	<15	84	70	154	67.7
IW-13A	302286	<15	38	63	101	69.6

ACL: Above Calibration Limits (approximate values only)

The results above calibration limits will be available within 1 working day.

Methods of Analysis

TPH by IPL GC2 - sonification extraction, GC-FID quantification, Detection Limit = 15 mg/kg dry wt

Dry Matter by IPL GC2 - soils dried in oven at 105C for 12+hr

Analyst's Comments

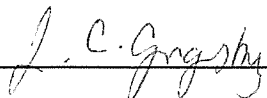
The result in this report relates specifically to the sample as received by the IPL Laboratory.

Silica extraction not performed on any samples.

Sample extracts are stored for seven days and are available for re-analysis.

This report must not be altered, or reproduced except in full.

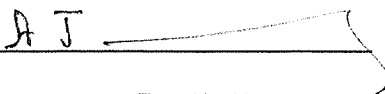
Written By:



Date: 13/04/00

Jocelyn Grigsby
 IPL Environmental Chemist

Checked By:



Date: 13/04/00

Tony Hockings
 IPL Environmental Manager

INDEPENDENT PETROLEUM LABORATORY LTD
Specialists in Fuels and Environmental Analysis

P.O. Box 3 Ruakaka.
 Email: laboratory@IPL.co.nz

Phone: 09 432 8567
 Fax: 09 432 6326

IPL Secondary Analysis

Test Report 20000414Cdil Total Petroleum Hydrocarbons (TPH) in Soil

Reissue of results from Test Report 20000413A which were above calibration limits

HUB2186Data Storage c:\Gc\Varian 3600\Tph\Reports\Estph1\20000203\20000414Cdil.xls

Calibration Ref:	TPH2000.020	File Ref:	ESTPH1
Sample type:	SOIL	Date Drawn:	6/04/00
Client Contact:	Jamie Natusch (VWV Auckland)	Date Received:	7/04/00
CHARGE TO	BP Environmental	Date Analysed:	11/04/00
No. of Samples:	13 for TPH (total 19)	DATE REPORTED	14/04/00
Ref/Job #:	AW23040177.IW		

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Lab Sample No.	Hydrocarbon Content Carbon Band Numbers			TPH Content by BPONZ GC2 (mg/kg) Dry Wt	Dry Matter (kg/100 kg)
		C7-C9 (mg/kg) Dry Wt	C10-C14 (mg/kg) Dry Wt	C15-C34+ (mg/kg) Dry Wt		
IW-1	302268	510	9,402	24,205	88.9	
IW-14	302281	186	10,009	41,315	91.8	

Methods of Analysis

TPH by IPL GC2 - sonification extraction, GC-FID quantification, Detection Limit = 15 mg/kg dry wt

Dry Matter by IPL GC2 - soils dried in oven at 105C for 12+hr

Analyst's Comments

Due to the nature of analysis, results quoted above C26 are only semi-quantitative.

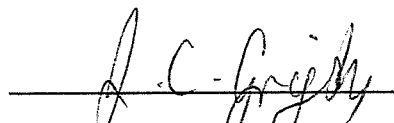
The result in this report relates specifically to the sample as received by the IPL.

Silica extraction not performed on any samples.

Sample extracts are stored for seven days and are available for re-analysis.

This report must not be altered, or reproduced except in full.

Signature:


 J C Grigsby

Date:

14/04/00

20 APR 2000

IPL Environmental Chemist

INDEPENDENT PETROLEUM LABORATORY LTD
Specialists in Fuels and Environmental Analysis

P.O.Box 3 Ruakaka.
Email: laboratory@ipl.co.nz

Phone: 09 432 8567
Fax: 09 432 6326

IPL Test Report 20000417D
Poly Aromatics (PAH) in Soil

2188Data Storage c:\Gc\Varian 3600\Outsourced\Pah\20000417D.xls

Sample type: **SOIL**
Client Contact: Jamie Natusch
No. of Samples: 6 for PAH (total 19)
Ref/Job #: AW23040177.IW
CHARGE TO BP

File Ref: **ESPAH**
Date Drawn: 6/04/00
Date Received: 7/04/00
Date Despatch: 12/04/00
DATE REPORTED 17/04/00
IPL Order Number **1075**

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Units	IW-7	IW-8	IW-9	IW-15	IW-16	IW-17
Lab Sample No.		302274	302275	302276	302282	302283	302284
Poly Aromatic in Soil by SIM							
Naphthalene	(mg/Kg, dry wt)	<0.050	0.560	<0.050	<0.050	<0.050	<0.050
2-methylnaphthalene	(mg/Kg, dry wt)	<0.050	2.1	<0.050	<0.050	<0.050	<0.050
Acenaphthylene	(mg/Kg, dry wt)	<0.050	0.056	<0.050	<0.050	<0.050	<0.050
Acenaphthene	(mg/Kg, dry wt)	<0.050	0.13	<0.050	<0.050	<0.050	<0.050
Fluorene	(mg/Kg, dry wt)	<0.050	0.76	<0.050	<0.050	<0.050	<0.050
Phenanthrene	(mg/Kg, dry wt)	<0.050	0.33	<0.050	<0.050	<0.050	<0.050
Anthracene	(mg/Kg, dry wt)	<0.050	0.25	<0.050	<0.050	<0.050	<0.050
Fluoranthene	(mg/Kg, dry wt)	<0.050	0.078	<0.050	<0.050	<0.050	<0.050
Pyrene	(mg/Kg, dry wt)	<0.050	0.32	<0.050	<0.050	<0.050	<0.050
Benzo [a] anthracene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Chrysene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [b] fluoranthene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [k] fluoranthene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [a] pyrene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Indeno (1,2,3-c,d) pyrene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Dibenzo [a,h] anthracene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [g,h,i] perylene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050

Methods of Analysis

Analysis conducted by Allan Aspell

Dry Matter: Dried at 103 C gravimetric

Poly Aromatics in Soil by Super-critical fluid extraction, methanol solvent modifier.

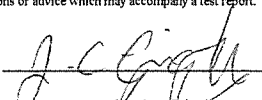
(USEPA Method 3561) GC-MS, SIM mode.

Analyst's Comments

The result in this report relates specifically to the sample as received by the IPL.

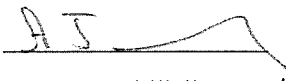
The IPL accepts no legal liability for comments, interpretations or advice which may accompany a test report.

Written By:


Jocelyn Grigsby
IPL Environmental Chemist

Date: 17/04/00

Checked By:


A J Hockings
IPL Environmental Manager

Date: 17/04/00



geologix
consulting engineers

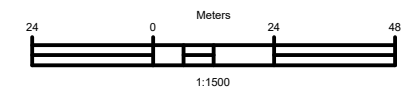
APPENDIX C

Drawing 700

GENERAL NOTES

1. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.
2. FEATURES PRESENTED ARE INDICATIVE AND HAVE NOT BEEN VERIFIED.
3. DO NOT SCALE FROM THIS DRAWING.

— PIECE OF LAND
 — SITE BOUNDARY



A	CONSENT	25/06/2024
Revision	Issue	Date

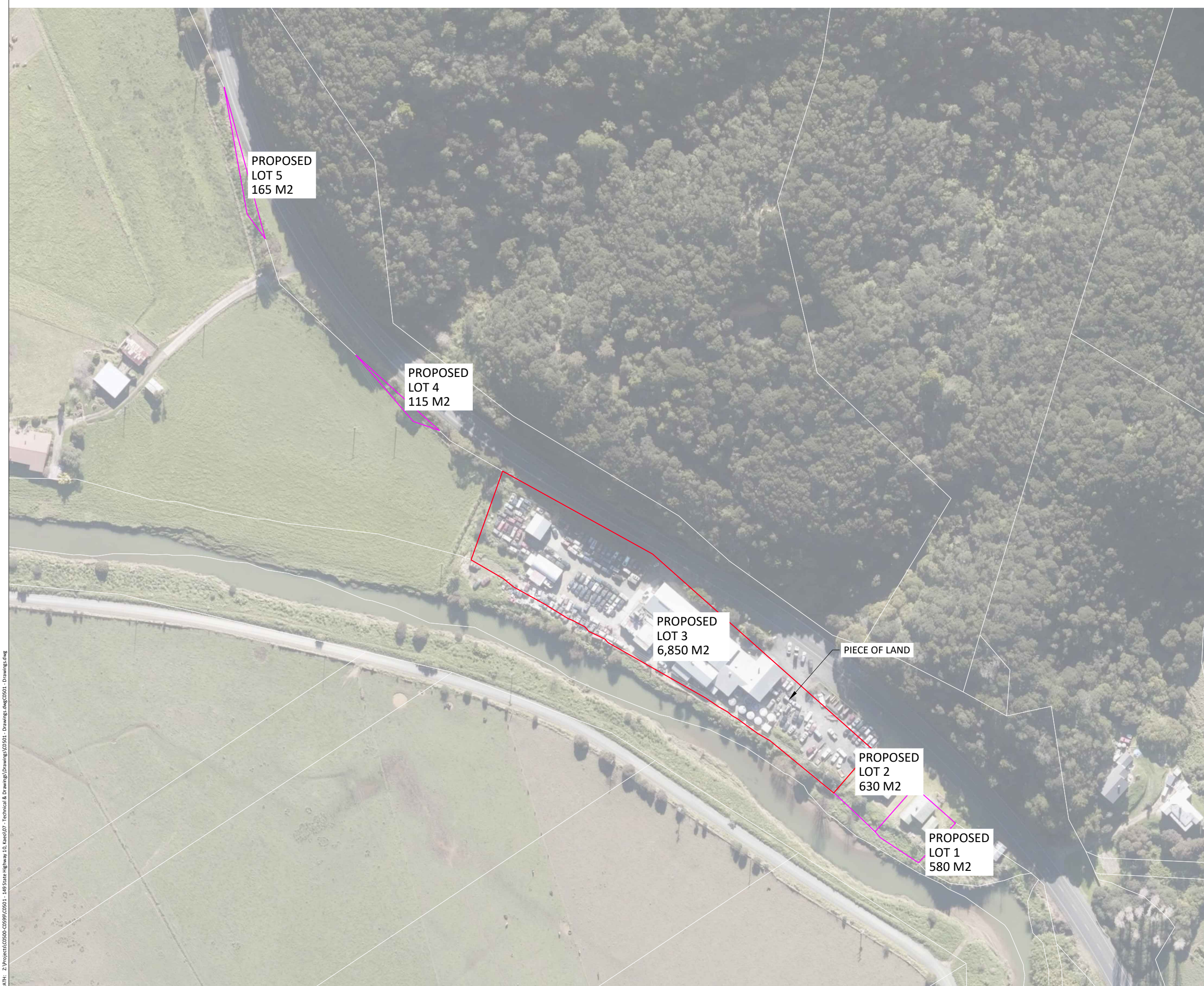


Project Name and Address
**149 STATE HIGHWAY 10
 KAEO
 PART PAKONGA BLOCK**

Project **C0501** Drawn By

Client
 Sheet Title
ENVIRONMENTAL SITE PLAN

Sheet
700



FILE PATH: Z:\Projects\C0500-C0599\C0501 - 149 State Highway 10, Kaero\07 - Technical & Drawings\Drawings\C0501 - Drawings.dwg

PLOTED: 05/06/2024



STATEMENT OF QUALIFICATION

I Edward John Collings of Geologix Consulting Engineers Ltd certify that:

1. This Preliminary Site Investigation with limited sample meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES:CS) because it has been:
 - a. Prepared and certified by a suitably qualified and experienced practitioner registered under the Certified Environmental Practitioner Scheme (Registration Number 0861) and Engineering New Zealand Chartered Professional Engineer (Registration Number 1033153).
 - b. The Consultant has over 16 years post graduate experiencing practicing as an environmental consultant with a tertiary education qualification equivalent to a Master of Science with supporting evidence from Engineering New Zealand that the Consultant has equivalent knowledge to Washington Accord equivalence.
 - c. Reported on in accordance with the current edition of Contaminated Land Management Guidelines No. 1 – Reporting on contaminated sites in New Zealand, 2021.
2. This preliminary site investigation concludes that:
 - a. For activities under Regulation 8(4) of the NES:CS, this preliminary site investigation concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.
 - b. The activity to be undertaken as defined in Regulation 5(5) and Regulation 5(6) of the NES:CS is described on page 5, Section 1.1 of this preliminary site investigation.

Evidence of the qualification and experience of the suitably qualified and experienced practitioner is available upon request.

Signed:

Dated: 26 June 2024



Role	Name	Relevant Experience
Project Manager	Ray Mayor Unitec New Zealand, 2010, Bachelor of Engineering (Environmental) Unitec New Zealand, 2007, Diploma in Environmental Technology	Ray is a Senior Environmental Consultant with more than 15 years' experience on contaminated sites. His project experience includes conducting site assessments, compliance monitoring, managing environmental risk and remediation across numerous sites including residential, industrial and commercial developments as well as New Zealand Defence Force sites.
Project Support	Dr Naz Tavasoli Ph.D, Ecology, Massey University, 2022 Master of Biosystematics, Ferdowsi University, 2012 Bachelor of Biology, University of Sistan and Baluchestan, 2009	Naz is an Environmental Consultant with more than 1.5 years' experience in developing, implementing, and monitoring contaminated land investigations, assessments of environmental and ecological impacts, environmental management systems, and compliance monitoring across residential, industrial and commercial developments.
Senior Technical Reviewer	Edward Collings MPhys (Hons) Physical Geography Certified Environmental Practitioner Chartered Professional Engineer	Edward is a Principal Engineer and Managing Director with more than 16 years' experience on geotechnical design and contaminated land remediation on a variety of residential, commercial and critical infrastructure projects in the UK and New Zealand. Edward attained recognition as a Certified Environmental Practitioner in 2016 in Australia and New Zealand with specialist knowledge in contaminated land and groundwater remediation and wastewater design. In recent years Edward has provided professional engineering assessments for prospective candidates to the scheme.

Appendix 6

Subdivision Site Suitability Report



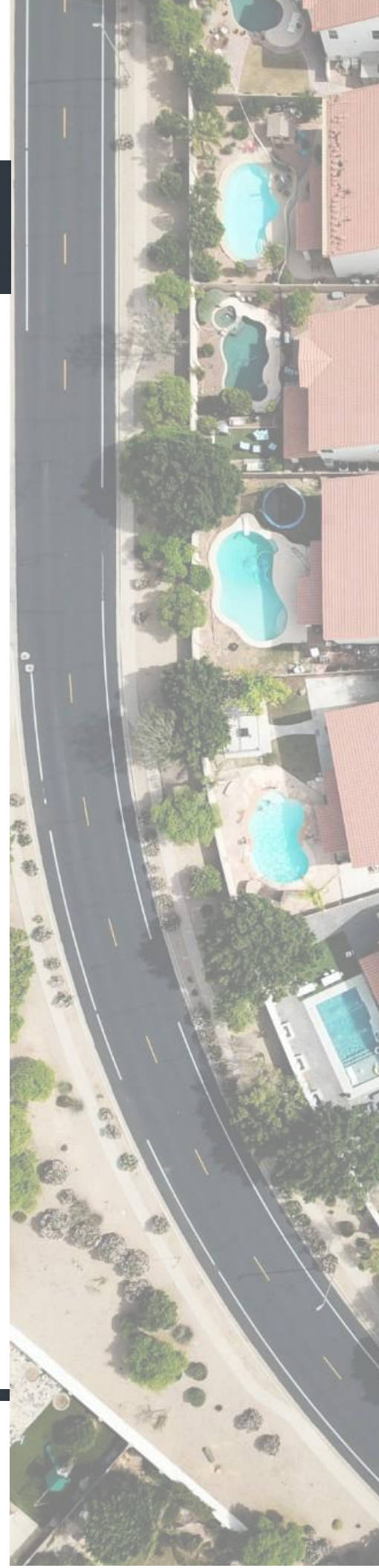
geologix
consulting engineers

SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

149 STATE HIGHWAY 10, KAEO

GAVIN HOULT

C0501-S-02-R01
NOVEMBER 2024
REVISION 1





DOCUMENT MANAGEMENT

Document Title Subdivision Site Suitability Engineering Report

Site Reference 149 State Highway 10, Kaeo

Client Gavin Hault

Geologix Reference C501-S-02-R01

Issue Date 28 November 2024

Revision 01

Prepared by Sander Derks
Graduate Civil Engineer, Dip. Engineering (Civil)

p.p.

Reviewed Sebastian Hicks
Principal Civil Engineer, BSc Eng (Hons), CPEng Reg. 1168062,
IntPE(NZ) /APEC Engineer, CMEngNZ

Approved by Edward Collings
Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ

REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
November 2024	First Issue	SD	SH	EC



TABLE OF CONTENTS

1	INTRODUCTION	5
1.1	PROPOSAL.....	5
2	DESKTOP APPRAISAL	5
2.1	EXISTING RETICULATED NETWORKS.....	6
2.2	GEOLOGICAL SETTING.....	7
2.3	EXISTING GEOTECHNICAL INFORMATION	7
3	SURFACE WATER FEATURES AND FLOOD HAZARD	7
3.1	OVERLAND FLOW PATHS.....	7
3.2	FLOOD HAZARD ASSESSMENT	8
3.3	FINISHED LEVEL REQUIREMENTS.....	9
3.4	FINISHED LEVEL ASSESSMENT.....	9
3.5	ASSESSMENT AND MITIGATION	10
4	WASTEWATER ASSESSMENT	10
4.1	EXISTING ON-SITE WASTEWATER SYSTEMS.....	10
4.2	EXISTING WASTEWATER RETICULATED NETWORK	10
5	STORMWATER ASSESSMENT	11
5.1	IMPERVIOUS SURFACES AND ACTIVITY STATUS	11
5.2	STORMWATER MANAGEMENT CONCEPT.....	12
6	POTABLE WATER & FIRE FIGHTING	13
7	EARTHWORKS	14
8	NATURAL HAZARD ASSESSMENT	14
9	INTERNAL ROADING AND VEHICLE CROSSINGS	14
9.1	VEHICLE CROSSINGS.....	15
10	LIMITATIONS	15
	APPENDIX A	16
	APPENDIX B	17
	APPENDIX C	18



TABLES

<i>TABLE 1: SUMMARY OF PROPOSED SCHEME</i>	<i>5</i>
<i>TABLE 2: SUMMARY OF FLOOD HAZARD POTENTIAL</i>	<i>8</i>
<i>TABLE 3: SUMMARY OF MINIMUM FINISHED LEVELS</i>	<i>9</i>
<i>TABLE 4: EXISTING WASTEWATER INFRASTRUCTURE SUMMARY.....</i>	<i>11</i>
<i>TABLE 5: SUMMARY OF IMPERVIOUS SURFACES</i>	<i>12</i>
<i>TABLE 6: SUMMARY OF NATURAL HAZARDS.....</i>	<i>14</i>
<i>TABLE 7: SUMMARY OF PROPOSED VEHICLE CROSSINGS.....</i>	<i>15</i>

1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Gavin Hoult as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

The purpose of this report is to assist with Resource Consent application in relation to the proposed subdivision of an industrial lot at 149 State Highway 10, Kaeo, the 'site' to separate two existing dwellings from the industrial site. Specifically, this assessment addresses engineering elements of natural hazards, wastewater, stormwater and water supply.

1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Thomson Survey¹ and has been reproduced within Appendix A as Drawing No. 100. It is understood that the Client proposes to subdivide the site into five lots.

Lots 1 and 2 will be formed around two existing dwellings located at the eastern end of the site, Lot 3 will encompass the industrial operations present on the site while Lots 4 and 5 will encompass two small strips of land alongside State Highway 10 to the west of the main body of the site. This is summarised in Table 1.

It is noted from the scheme plan that Lots 3, 4 and 5 will be held in the same Certificate of Title. Any amendments to the referenced scheme plan may require an update to the recommendations of this report.

Table 1: Summary of Proposed Scheme

Proposed Lot No.	Size	Purpose
1	580 m ²	Existing dwelling
2	630 m ²	Existing dwelling
3	6,850 m ²	Existing industrial
4	115 m ²	Roadside strip
5	165 m ²	Roadside strip

New or upgraded vehicle crossings provided from State Highway 10 to proposed lots are not required as discussed further in Section 9.1 of this report.

2 DESKTOP APPRAISAL

The site is presented within an industrial zone situated alongside State Highway 10 on the bank of the Kaeo River. The property is legally described with the appellation Part Pakonga 305N Block. The site setting is presented schematically as Figure 1 below.

Topographically the site area is generally flat and level. The CMA is approximately 2.5 km to the north-west of the site.

¹ Thomson Survey, Scheme Plan Ref. 10596, dated 2 February 2024.



Most of the site area is currently impervious with a large building situated in the middle of the site, surrounded by gravel hardstand. At the eastern end of the site are two existing houses surrounded with lawns.

The site is subject to coastal and river flooding hazard due to its close proximity to the Kaeo River and Whangaroa Harbour inlet.

A detailed review of existing watercourses and overland flow paths is presented as Section 3. In brief, the site is generally level with an elevation of approximately 3 -4 m AMSL (NZVD2016). The Kaeo River flows from southeast to northwest, along the southwestern boundary of the site, discharging into the CMA a short distance north-west.

Figure 1: Site Setting²



2.1 Existing Reticulated Networks

Far North District Council (FNDC) GIS mapping indicates that an existing wastewater reticulated network exists in the area with the proposed industrial/ residential site within a benefit area. Stormwater reticulation network servicing the area is minimal and mainly catchpits on the roadway discharging into unlined open channels, therefore on-site management is proposed where it is additionally required. However, reticulated potable water is not available to the specific site.

This report has been prepared with the goal of the subdivision being self-sufficient for the purpose of stormwater, and potable water management.

² Source: <https://app.grip.co.nz/>



2.2 Geological Setting

Available geological mapping³ indicates the site is underlain by Holocene river and swamp deposits of Tauranga Group. Beyond the northwestern boundary across the State Highway, is mainly underlain by Permian to Jurassic sandstone and siltstone deposits of Waipapa Group. Geological units underlain by Holocene river deposits are described as unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins.

The alluvial geology extends away from the site in the western direction around and beyond the sandstone geology directly bordering north of the site, with the mudstone Northland Allochthon Group then extending to the north towards the Coastal Marine Area (CMA).

2.3 Existing Geotechnical Information

Existing subdivision and/ or Building Consent ground investigations were not made available to Geologix at the time of writing. Additionally, a review of available GIS databases, including the New Zealand Geotechnical Database⁴ did not indicate borehole records within 500 m of the site. To improve the NZGD, exploratory records from our ground investigation were uploaded to the system.

3 SURFACE WATER FEATURES AND FLOOD HAZARD

During our desktop appraisal which included review of available LINZ LiDAR data, Geologix have developed an understanding of the surface water features and overland flow paths influencing the site. The developed understanding summarised in the following sections is shown schematically on Drawing No. 100.

It is expected that surface water will flow as sheet flow from the steep ridge on the opposite side of State Highway 10, towards the Kaeo River. This flow will be intercepted by the highway's eastern edge swale, which acts as a cut-off drain from the slope above, and conveys runoff to the Kaeo River either side of the site.

There are constructed stop banks on the south side of the site that offer some buffer to coastal and river flooding. These are raised approximately 1m above the existing ground level and were constructed by the current owner after 2013.

3.1 Overland Flow Paths

No clearly defined overland flow paths are observed within the site boundaries and surrounds, though the site is also bounded by State Highway 10 on its north-east which comprises swale drains to manage overland flow.

³ *Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 1, Kaitaia, 1996.*

⁴ <https://www.nzgd.org.nz/>

3.2 Flood Hazard Assessment

The site is recorded by the NRC natural hazard GIS database⁵ as susceptible to coastal and river flood hazard inundation under all modelled scenarios (10%, 2% and 1% AEP). A desktop assessment of the mapped flood hazard and recommended mitigation measures for the potential future building site are included below.

The GIS database has recorded that in historic major storm events such as January 2011 and July 2014, flooding across the site was experienced. The Kaeo River and much of the Kaeo CBD were inundated in these events too.

Due to the site’s susceptibility to flooding, the owner has constructed stop banks (approximately 1m high) positioned on the Kaeo River bank along the southwest site boundary to provide some protection from flooding. Indeed, these structures may offer some buffer to the site for higher frequency events. However, these flood protection measures are not included in our assessment because their precise location is uncertain and given the relatively low height of these embankments, they would likely be overtopped during lower frequency events such as a 1% Annual Exceedance Probability (AEP) flood event.

The NRC has provided a flood level report that details the specific levels and velocities of the floods for 1% AEP and 10% AEP scenarios. This is included within Appendix C for reference.

A summary of flood potential to the site and the surrounding environment is presented as Table 2 below.

Table 2: Summary of Flood Hazard Potential

Event	Location/ Source	Prediction at Site
River Flood, 10 % AEP+CC	The site is situated within the extensive floodplain created by the Kaeo River flowing from the east to west into Whangaroa Harbour.	Based on the GIS web database ⁶ , the whole site is covered by the floodplain. However, based on the flood level report ⁷ from NRC, the flood level is limited to 3.15-3.44mRL NZVD elevation and the site is only partly covered by the flood, ingress and egress can be achieved. The resultant depths are limited to < 0.3m
River Flood, 2 % AEP+CC		Based on the GIS web database ⁶ , the whole site is covered by the floodplain. The flood level is around 4.8mRL NZVD elevation, ingress and egress cannot be achieved. (The NRC Report provided no further insight) The resultant depths are limited to < 1.8m
River Flood, 1 % AEP+CC*		Based on the flood level report ⁷ from NRC, the whole site will be covered by the floodplain

⁵ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html>

⁶ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b>

⁷ Flood Level Report prepared by Northland Regional Council with the reference No. of 20240918_100608 – Refer Appendix C

		with the flood level up to 5.03-5.43mRL NZVD elevation, ingress and egress cannot be achieved. The resultant depths are limited to < 2.4m
Coastal Flood, current	Inundating from west to east from Whangaroa	The site is not impacted. Ingress and egress can be achieved.
Coastal Flood, 1 % AEP	Harbour backing up drainage and watercourse network(Karo River).	Inundation of lower area of site up to 2.8 m NZVD elevation. The resultant depths are negligible and outside of building footprints. Ingress and egress can be achieved.
Coastal Flood, 1 % AEP & Rapid Sea Level Rise		Inundation of lower area of site up to 3.1 m NZVD elevation. The resultant depths are <0.2m and outside of building footprints. Ingress and egress can be achieved.

The estimated coastal inundation levels presented within Table 2 were derived from available data in the NRC GIS database. A specific coastal inundation hazard model has not been prepared by Geologix within the scope of this work.

3.3 Finished Level Requirements

As the site is subject to coastal and river inundation, deemed to be a natural hazard, specific level requirements of the future residential development within proposed lots will need to be adhered to.

To mitigate against a Section 72 notice under the Building Act 2004, the following requirements must be met.

- Habitable dwellings constructed with a minimum Finished Floor Level (FFL) freeboard of 500 mm above the predicted 1 % AEP event inundation level.
- Non-habitable dwellings and outbuildings/ standalone garages constructed with a minimum FFL freeboard of 200 mm above the predicted 1 % AEP event inundation level.
- Flood waters must not be allowed to enter the building footprints.

3.4 Finished Level Assessment

In order to accommodate the anticipated coastal and river inundation hazard, based upon the available NRC GIS data and reporting, the following minimum finished levels for any future structures within proposed lots are recommended to suit the Building Act as described in Section 3.3.

Table 3: Summary of Minimum Finished Levels

Site	Habitable Dwelling FFL (min.)	Non-habitable Structure FFL (min.)
Proposed Lot 1	5.930 m NZVD	5.63 m NZVD



It is recommended that a notice is applied to the title to ensure that the above levels are verified during construction by a registered Surveyor for all the future building.

3.5 Assessment and Mitigation

The proposed subdivision comprises the existing buildings/dwellings, with no new construction or earthworks proposed. Therefore, this subdivision will not adversely cause any extra flooding for neighbouring properties upstream or downstream.

However, any future development on these subdivided lots must be carefully planned. New structures/buildings should be elevated above ground level in a way that allows flood water to flow freely underneath and maintains the floodplain's storage capacity. Any potential future development will require specific flood impact assessment during the consent stage.

4 WASTEWATER ASSESSMENT

The scope of this wastewater assessment comprised an assessment of existing wastewater infrastructure from proposed industrial lots 1, 2 and 3. No additional connections to the existing reticulation network are proposed. Relevant design guideline documents adopted include:

- FNDC Operative Plan 2009.
- Watercare, Water and Wastewater Code of Practice for Land Development and Subdivision, Version 1.5, dated May 2015.
- FNDC Engineering Standards & Guidelines, 2023 – Revised May 2023.

The District Plan provides for 500 m² seweraged sites within the industrial zone as a controlled activity.

4.1 Existing On-site Wastewater Systems

According to the current site condition, there is no evidence of any existing on-site wastewater treatment systems.

4.2 Existing Wastewater Reticulated Network

As described on the Far North Maps 3 Waters map and shown in Figure 2 below, there is an existing 150mm dia. public pipe (ID: SL2982_2937) running in a south-easterly direction towards a public Pump Station (ID: SP2784), before connecting to a 40mm dia. Rising Main (ID 20180531115208_us).

With only three industrial lots on the existing network and with no additional connections proposed as a result of this subdivision application, a capacity assessment is not required. It is reasonably assumed that there is sufficient capacity in the existing network to continue servicing the current dwellings/developments within the proposed lots.

Figure 2: FNDC 3Waters Maps GIS Image of Existing Services



Table 4: Existing Wastewater Infrastructure Summary

Feature	Construction	Specification	Depth to Invert	Lid Level	Location
Manhole	Concrete	N/A	0.0 m	3.25 m	149 State Highway 10 Ref. SP2785
WW Gravity Main	Concrete	150 mm dia.	N/A	N/A	From 149 State Highway 10 Ref. SL2982_2937
WW Pump Station	N/A	N/A	3.92 m	5.79 m	Southern corner of site Ref. SP2784

1. DTI measurements taken from FNDC Maps

These assumptions and recommendations are indicated schematically as Drawing No. 100 within Appendix A.

5 STORMWATER ASSESSMENT

Considering the nature of subdivision and land development, increased storm water runoff occurs as pervious surfaces such as pasture are converted to impervious features such as roads or future on-lot buildings and driveways.

With no proposed overall increase in impervious area as a result of this subdivision application, an increased storm water runoff will not occur. However, for the purposes of evidencing the activity status associated with this Resource Consent application and the proposal of smaller Lot sizes, an assessment of existing impervious surfaces and activity status has been completed.

5.1 Impervious Surfaces and Activity Status

A summary of the impervious areas of the proposed lots is provided as Table 5 below which has been developed from our observations and the provided Scheme Plan for the three proposed developed lots 1, 2 and 3. Refer Section 5.2.

Within proposed Lot 1 with an impervious area of 430 m², existing parking area/ driveway and buildings, it is calculated that the total impervious area under post-development



conditions will remain the same given the RoW access to Lot 1 is in currently in impervious condition. Thereby this activity remains and also falls under the category of **Permitted Activity**, according to FNDC Operative District Plan Rule 7.6.5.1.6.

The activity status reflected in Table 5 is with respect to Operative FNDC Plan Section 7.6.5.1.6 only. Furthermore, the subdivision stormwater proposal has been assessed in accordance with the Operative FNDC Plan Section 13.7.3.4 on the basis that the overall subdivision is determined to be a Controlled Activity.

Table 5: Summary of Impervious Surfaces

Surface	Proposed Lot 1		Proposed Lot 2		Proposed Lot 3		Proposed Lot 4	Proposed Lot 5
Existing Condition	N/A		N/A		(8,340 m²)		N/A	N/A
Roof					1,939 m ²	23.2 %		
Concrete pavement (yard)					3,803 m ²	45.6 %		
Driveways					15 m ²	0.2 %		
Total impervious					5,757 m ²	69.0 %		
Proposed Condition	(580 m²)		(630 m²)		(6,850 m²)		(115 m²)	(165 m²)
Roof	155 m ²	26.7 %	139 m ²	22.1 %	1,645 m ²	24.0 %	0 m ²	0 m ²
Concrete pavement (yard)	0 m ²	0 %	0 m ²	0 %	3,803 m ²	55.5 %	0 m ²	0 m ²
Driveway	0 m ²	0 %	15 m ²	2.3 %	0 m ²	0 %	0 m ²	0 m ²
Total impervious	155 m ²	26.7 %	154 m ²	24.4 %	5,448 m ²	79.5 %	0 m ²	0 m ²
Activity Status	Permitted		Permitted		N/A		Permitted	Permitted

5.2 Stormwater Management Concept

The stormwater management concept considered in this report has been prepared to meet the requirements of the local and regional consent authorities considering the design storm event as follows:

- **Probable Future Development.** The proposed application includes subdivision formation only. All existing development within the delineated new lots will remain as they currently present.

To comply with the NRC Proposed Regional Plan Rule C6.4.2(2), it is recommended future impermeable surfaces are attenuated to pre-development peak run-off



conditions for the design storm event which has been designated as the 10 % Annual Exceedance Probability (AEP) event.

- **Existing Development, Proposed Lot 1.** Existing residential building comprising of 155 m² roof area and no existing driveway within the lot boundary. There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.
- **Existing Development, Proposed Lot 2.** Existing residential building comprising of 139 m² roof area and 15m² of driveway (Consented). There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.
- **Existing Development, Proposed Lot 3.** Existing industrial primary building/ business with two additional sheds comprising of 1,645 m² roof area and 3,803 m² area of associated concrete courtyard and driveway (Consented). There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.

This is considered appropriate as the existing development will not worsen or increase peak stormwater runoff as a result of the application.

6 POTABLE WATER & FIRE FIGHTING

In the absence of public potable water infrastructure within State Highway 10 or within the site it is recommended that roof runoff water tanks are adopted for potable water supply with appropriate filtration and UV disinfection at point of use. In the existing condition, a means of roof water collection is only provided in proposed Lot 3. There is an existing conveyance of water supply to lots 1 and 2 achieved via a private piped system from the neighbouring commercial Lot 3.

With the intention for Lot 1 and 2 to be self-sustained, it is proposed to provide a new 25,000l tank for each dwelling along with a suitable gutter system. It is recommended that the water tanks are suitably anchored to the ground to prevent uplift during a flood event.

However, the existing conveyance is proposed to be maintained as a secondary/ emergency supply to the lots, by way of a formalised conveyance easement to be incorporated with lodgement of survey plan.

The absence of public potable water infrastructure and fire hydrants within State Highway 10 requires provision of the on-lot roof water supply tanks to be used for firefighting purposes. Specific analysis and calculation for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.

7 EARTHWORKS

There is no proposed development requiring earthworks as a result of the subdivision formation.

8 NATURAL HAZARD ASSESSMENT

To satisfy the Resource Management Act, 1991 the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor. Regulatory assessment of natural hazards at the site location are managed under the jurisdiction of the FNDC District Plan⁸, Northland Regional Council (NRC) Proposed Regional Plan for Northland⁹ and Regional Water and Soil Plan for Northland. Following our ground investigation and considering the measures presented in this report, a summary of the proposed activities against defined natural hazards is presented as Table 6.

Table 6: Summary of Natural Hazards

Natural Hazard	Applicability	Mitigation & Effect on Environment
Erosion	NA	No mitigation required, less than minor.
Overland flow paths, flooding, inundation	Yes	Existing stop banks provide some marginal protection from flooding, refer Section 3. Recommended habitable floor levels and non-habitable structure floor levels are determined – Refer Table 3
Landslip	NA	No mitigation required, less than minor.
Rockfall	NA	No mitigation required, less than minor.
Alluvion	NA	No mitigation required, less than minor.
Avulsion	NA	No mitigation required, less than minor.
Unconsolidated fill	NA	No mitigation required, less than minor.
Soil contamination	NA	No mitigation required, less than minor.
Subsidence	NA	No mitigation required, less than minor.
Fire hazard	NA	No mitigation required, less than minor.
Sea level rise	Yes	Minor hazard to the site. Existing stop banks provide some protection from flooding and cause less than minor effect on surrounding property, refer Section 3.

NA – Not Applicable.

9 INTERNAL ROADING AND VEHICLE CROSSINGS

It should be noted that we are not traffic engineers, and no specific Traffic Impact Assessment is included within the scope of these works.

⁸ Operative District Plan Rule 13.7.3.2.

⁹ Proposed Regional Plan for Northland, Appeals Version, July 2021, Chapter D.6.

9.1 Vehicle Crossings

The crossings to proposed Lot 1 and 2 has been the subject of consultation with NZTA, with a conditional approval issued. NZTA document, reference: 2024-0356 enclosed in Appendix B of this report.

NZTA note that no access upgrades are required as there will be no increased traffic generation. Any change to land use at the subject lots will likely require upgrades to the existing vehicle accesses.

Table 7: Summary of Proposed Vehicle Crossings

Location	Type	Detail	Formation
Lot 1	Vehicle crossing – Residential	Existing crossing not to FNDC Engineering Standards. However, upgrade not required.	N/A
Lot 2	Vehicle crossing – Residential	Existing crossing not to FNDC Engineering Standards. However, upgrade not required.	N/A
Lot 3	Vehicle crossing – Industrial	Existing crossing, assessment not required.	N/A

RCP – Reinforced Concrete Pipe

10 LIMITATIONS

This report has been prepared for Gavin Hault as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.













geologix
consulting engineers

APPENDIX A

Drawings

GENERAL NOTES

1. DRAWING REPRODUCED FROM THOMSON SURVEY LTD PROPOSED SCHEME PLAN REF. 10596, DATED FEBRUARY 2024.
2. HORIZONTAL CO ORDINATE SYSTEM = NZTM.
3. VERTICAL DATUM = NZVD.
4. MAJOR INTERVALS 5.0 m.
5. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.
6. DO NOT SCALE FROM THIS DRAWING.

-  PROPOSED LOT BOUNDARY
-  WATERCOURSE
-  OVERLAND FLOWPATH
-  MANHOLE CHAMBER (EXISTING)
-  WASTEWATER PUMP (EXISTING)
-  RISING MAIN (EXISTING)
-  SW - ROADSIDE SWALE (EXISTING)
-  IMPERVIOUS SURROUND (EXISTING)
-  BUILDING (EXISTING)
-  25,000 LITRE WATER TANK



A	CONSENT	20/09/2024
Revision	Issue	Date



AUCKLAND | NORTHLAND

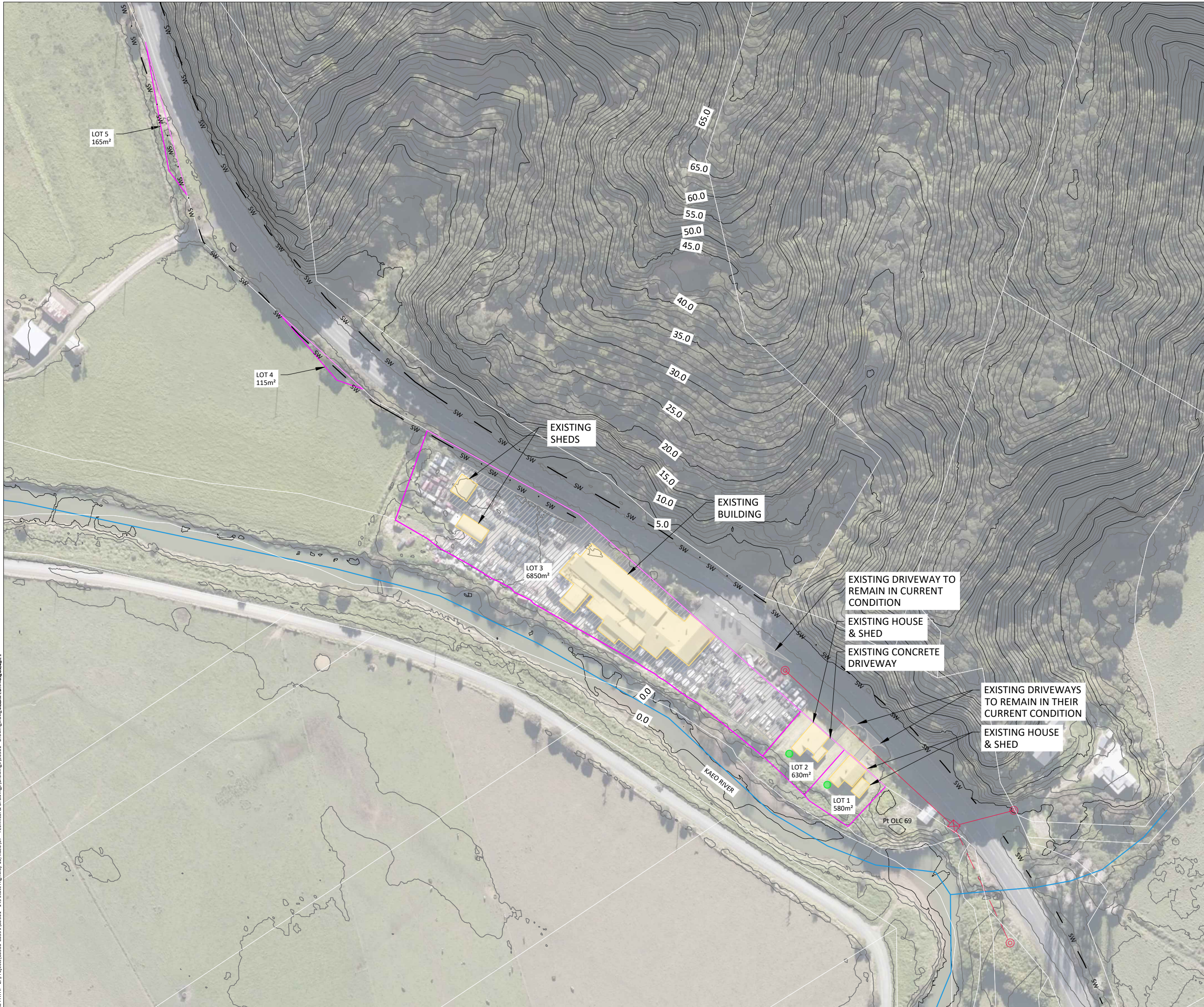
Project Name and Address
**149 STATE HIGHWAY 10
 KAEO
 PART PAKONGA BLOCK**

Project C0501	Drawn By SD
-------------------------	-----------------------

Client
GAVIN HOULT

Sheet Title
INFRASTRUCTURE PLAN

Sheet
100



FILE PATH: Z:\Projects\C0500-C0999\C0501 - 149 State Highway 10, Kaero\07 - Technical & Drawings\Drawings\C0501 - Drawings.dwg\03\SITE\Drawings\04\021



geologix
consulting engineers

APPENDIX B

NZTA Approval Letter

NZ Transport Agency Waka Kotahi Reference: 2023-0356

16th May 2024

Lynley Newport
C/- Thomson Survey Ltd
315 Kerikeri Road,
Kerikeri 0320

Sent via Email: lynley@tsurvey.co.nz

Dear Lynley,

Subdivision separating dwellings from business activity – 149 State Highway 10, Kaeo, Northland – G. Hoult

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- Subdivision of lot title 'Part Pakonga 305N Block' held under Record of Title NA596/97 (as seen in Attachment 1).
- The proposed results in three additional lots (two additional):
 - Lot 1 – 580m² – will contain the existing house and shed.
 - Lot 2 – 630m² – will contain the existing house and shed.
 - Lot 3 – 6850m² – will contain the existing building/ light industrial activity

Assessment

In assessing the proposed activity, NZTA notes the following:

- The proposal results in no new land use and is intended to separate existing dwellings from the existing business activity on site.
- The proposed lots are accessed via:
 - Lot 1 – Access via vehicle crossing located at 1670302.71, 6116309.94 NZTM
 - Lot 2 – Access via vehicle crossing located at 1670291.92, 6116316.5 NZTM
 - Lot 3 – Access via vehicle crossings located at:
 - 1670188.09, 6116402.53 NZTM
 - 1670216.03, 6116379.8 NZTM
 - 1670239.53, 6116362.7 NZTM
- NZTA note that no access upgrades are required as there will be no increased traffic generation. Any change to land use at the subject lots will likely require upgrades to the existing vehicle accesses.
- A historical corridor encroachment issue has been identified in the review of this application (see attachment 2). The existing buildings breach the boundary line as do a number of vehicles associated with the onsite business. NZTA see no adverse risk to the state highway in regard to the buildings, however, an encroachment licence will need to be obtained via NZTA Property Team. NZTA require the vehicles outside the private property boundary to be moved to within the boundary line and out of the state highway corridor.

Conditions

In discussion with NZTA your client has agreed to include the following conditions as part of your client's resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the conditions and approval.

1. The applicant shall obtain an Encroachment Licence from NZTA Property Manager to establish formal record of building encroachment within the state highway corridor. To do so please contact Property@nzta.govt.nz.

2. Any vehicles within the state highway corridor shall be removed and placed within the private boundary line and to the satisfaction of the New Zealand Transport Agency Network Manager.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that all cars associated with onsite business, have been removed from the state highway corridor.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



Vonnie Veen-Grimes
Planner

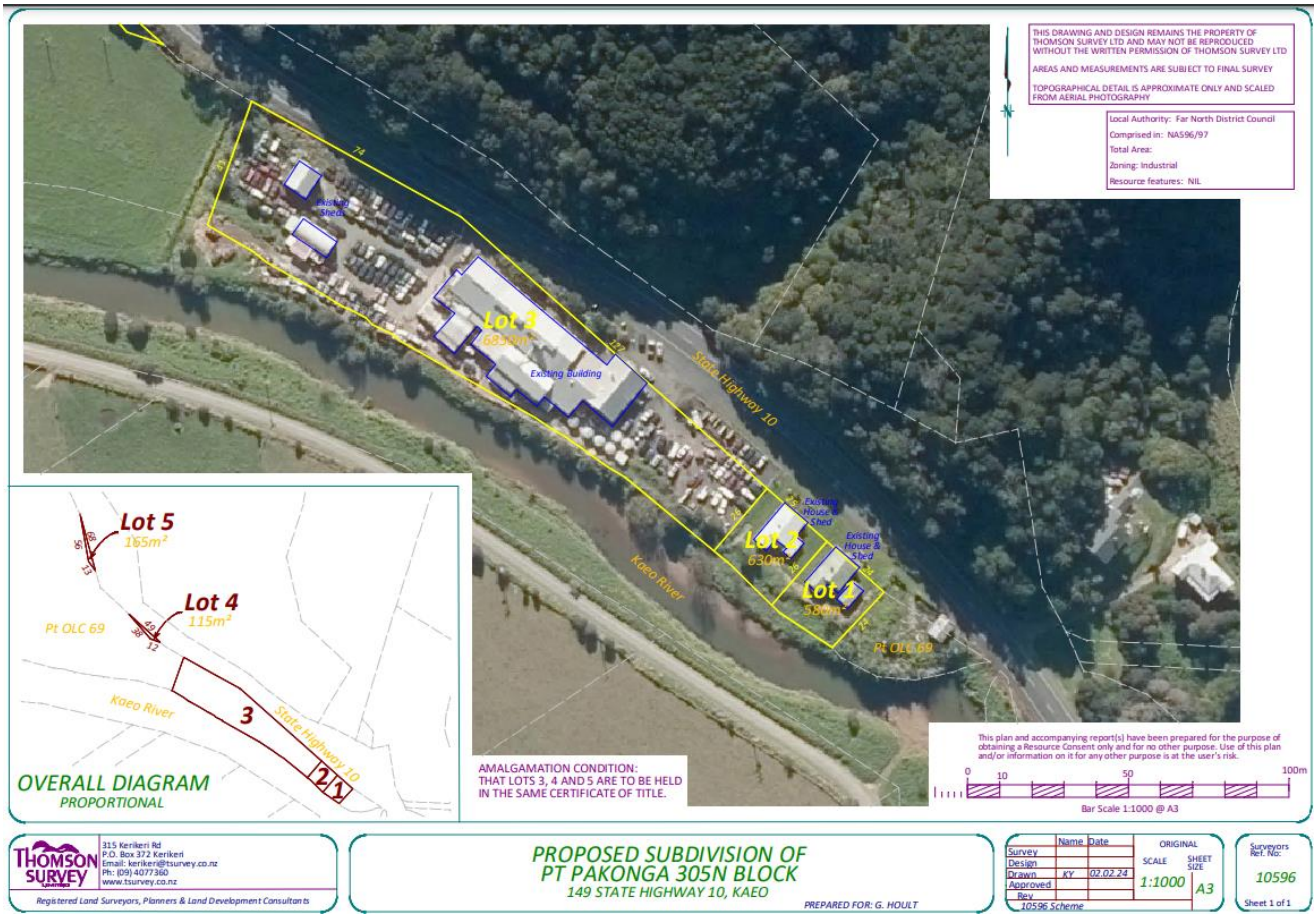
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

cc: Property@nzta.govt.nz

Enclosed:

- Attachment 1: Proposed Scheme Plan
- Attachment 2: Aerial Showing Encroachment

ATTACHMENT 1: Proposed Scheme Plan



ATTACHMENT 2: Aerial Showing Encroachment





geologix
consulting engineers

APPENDIX C

NRC Flood Level Report

Flood Level Report



Parcel ID: 4705026

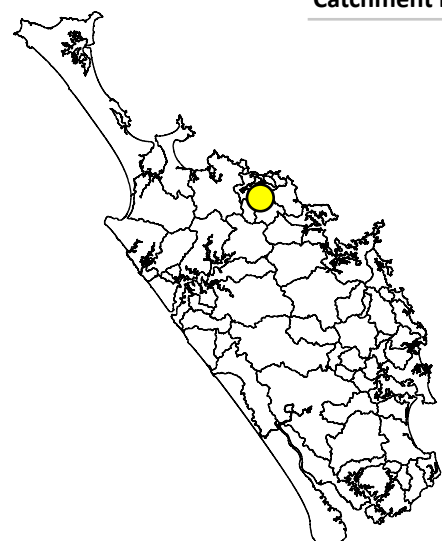
Title: NA596/97

Appellation: Part Pakonga Block

Survey Area: m²

Catchment Name(s)

Kaeo





Useful Flood Information Definitions

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

1% AEP - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.

2% AEP - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.

5% AEP - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.

10% AEP - A flood of this size or larger has a 1 in 10 chance or a 10% probability of occurring in any year.

NZVD2016 - New Zealand Vertical Datum - The reference level used in our flood models to define ground level.

Flood Levels - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.

Climate Change (CC) - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.

Mean high water spring (MHWS) - describes the highest level that spring tides reach, on average.

Coastal Flood Hazard Zones (CFHZ)

Coastal flood hazard zones are derived using a range of data including tide gauge analysis, wind and wave data and models, and use empirical calculations to estimate extreme water levels around the coastline. The calculations include projected sea level rise scenarios based on the latest Ministry for the Environment guidance.

CFHZ 0 Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event

CFHZ 1 Coastal Flood Hazard Zone 1 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-50 year storm event, taking into account a projected sea-level rise of 0.6m over the next 50 years

CFHZ 2 Coastal Flood Hazard Zone 2 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.2m over the next 100 years

CFHZ 3 Coastal Flood Hazard Zone 3 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.5m over the next 100 years (rapid sea level rise scenario)

REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

River flood hazard zones are created to raise awareness of where flood hazard areas are identified, inform decision-making and to support the minimisation of the impacts of flooding in our region. The river flood hazard zones have been created using an assessment of best current available information, engaging national and international experts in the field, using national standards and guidelines and has been peer reviewed. This will provide a good indication of the areas at potential risk of flooding from a regional perspective. However, flood mapping is a complex process which involves some approximation of the natural features and processes associated with flooding.

River Flood Hazard Zone 1 – 10% AEP flood extent: an area with a 10% chance of flooding annually

River Flood Hazard Zone 2 – 2% AEP flood extent: an area with a 2% chance of flooding annually

River Flood Hazard Zone 3 – 1% AEP flood extent: an area with a 1% chance of flooding annually with the inclusion of potential Climate Change (CC) impact



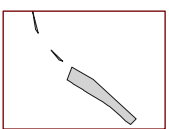
Maximum	Minimum
3.44 m	3.15 m

Max Min flood levels are for the raster extent shown on the map

10 Year
m NZVD
 3.15 - 3.35
 3.35 - 3.55

Parcel

Crown Copyright Reserved
 Projection NZTM, Vertical Datum NZVD2016.
 DISCLAIMER:
 The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.





Maximum	Minimum
5.4 m	5.03 m

Max Min flood levels are for raster extent shown on the map

100 Year + CC

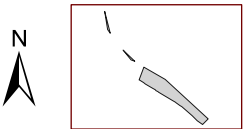
m NZVD

 5.03 - 5.23

 5.23 - 5.43

 Parcel

Crown Copyright Reserved
 Projection NZTM, Vertical Datum NZVD2016.
 DISCLAIMER:
 The Northland Regional Council cannot guarantee that the information shown is accurate
 and should not be reused in any manner without proper consultation with its owner.





Disclaimers

Our modelling disclaimers are linked below:

<https://www.nrc.govt.nz/media/ko2dkgxn/coastal-hazard-maps-disclaimer-june-2017.pdf>

<https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf>

Our regionwide modelling reports are linked below:

<https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/regionwide-river-catchments-analysis-technical-reports>

ARE YOU FLOOD READY?



01

Know your risk

Check what potential flood risks and other hazards that may impact your property.

The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region:

www.nrc.govt.nz/environment/natural-hazards-portal

The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more:

www.nrc.govt.nz/environment/environmental-data/environmental-data-hub

02

Have a plan

Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: <https://getready.govt.nz/en/prepared/> for tips on how to get ready.

03

Stay up to date

In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page:

www.facebook.com/civildefencenorthland

Or follow updates from the embedded feed on the regional council website: www.nrc.govt.nz/civildefence

04

In an emergency

Remember, if life is threatened dial 111 to contact emergency services.