

LIM REPORT



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LAND INFORMATION MEMORANDUM NO: LM2401519**Received: 31 Oct 2024****Issued: 12 Nov 2024****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT****SITE INFORMATION**

Property ID: 6217, 170735 & 170736

Street Address: 17 Bob Williamson Lane (Pvt) Whangarei 0179

Legal Description: LOT 1 DP 547392

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Record of Title: 934353
- Deposited Plan: DP 547392

This property is subject to a Conservation Covenant, information attached.

- Interest Number 11801314.3 – Dated 08/12/2020

This property is subject to a Consent Notice, information attached.

- Interest Number 11801314.2 – Dated 02/09/2020

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within low and moderate zones and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the Whangarei District Plan 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

Refer to map attached and for more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC1>

This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Any depression storage area/surface depression ponding area shown provides an indicative extent of ponding that may form occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded eg a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

Refer Water, Wastewater and Stormwater map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category:

- Unlikely.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

No Whangarei District Council services are available in this area.

As-Built, House Connection and/or Drainage Plans for this property from the building file are attached.

- As-Built Services Plan – From BC0260459
- As-Built Services Plan – From BC0901228

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

This property contains a Conservation Covenant. By adding the capital and land values in both Rate LIM Reports attached, will give you the total values for the property.

For further information, please contact the Rates Department on 09 430 4200.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0260459 – New Dwelling
Building Certificate – Dated 19/09/2002
Building Consent – Issued 23/09/2002
Code Compliance Certificate – Issued 23/06/2004
- BC0901228 – New Garage and Additions to Existing Dwelling – Room Above Garage
Building Consent – Issued 17/11/2009
BCA100055 – Approved 25/03/2010
Code Compliance Certificate – Issued 20/10/2011

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

Plan Change 2: General Amendments was formally notified on 7 August 2024 and is currently in progress. This is a technical plan change seeking to resolve technical issues, errors and anomalies without a significant change in the overall policy direction of the District Plan.

Pursuant to s86B(3) of the Resource Management Act 1991, rule SUB-R2.1(a)(i) as proposed by Plan Change 2 has immediate legal effect from 7 August 2024. The proposed amendment to this rule therefore applies alongside the operative version of the rule and must be assessed for proposals where relevant.

Any proposed rules must be treated as operative from 3 October 2024 pursuant to s86F(1)(a) of the Resource Management Act 1991 if no submissions in opposition have been made in relation to the rule. This means the old rule no longer applies, and the new rule now applies.

For further details on the submissions received please refer to the Council website:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC2>

This property is located in a Large Lot Residential Zone.

See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

This property is located within the State Highway Noise Control Boundary.

See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

This property is located in an Outstanding Natural Features area and Outstanding Natural Landscapes area.

- Maunu Volcanic Cone

See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

This property is subject to a subdivision and landuse application under the Resource Management Act 1991 which has been granted by Council, where the plan has been approved and sealed by Council (Section 223 stage).

- SL1600006: The application seeks consent to subdivide the 4.0653ha site into 8 rural residential allotments in two stages – Notice of Decision Granted 28/03/2017
- Section 27: To vary the conditions of SL1600006 pursuant to s127 of the Resource Management Act 1991 – Notice of Decision Granted 14/05/2020
- Approval pursuant to section 223 of the RMA 1991 – Signed 11/03/2022
- Title Plan – LT 573364

Pursuant to Section 102(4)(d) of the Local Government Act 2002 (LGA), Whangarei District Council has prepared and adopted a Development Contributions Policy.

The subdivision and Landuse application (SL1600006) that is currently in progress for this property will have Development Contributions payable. For further information please contact the Development Contributions Officer on 09 430 4200.

Please be advised that should a development contribution payment be outstanding on a property, Council can in accordance with Section 208(d) of the LGA register the development contribution under the Statutory Land Charges Act 1928. This will be a charge on the title of the land in respect of which the development contributions were required.

For information refer:

<http://www.wdc.govt.nz/Council/Council-documents/Policies/Development-Contributions-Policy>

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

A copy of a letter regarding First Floor Additions by King Consulting from BC0901228 is attached for your information.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

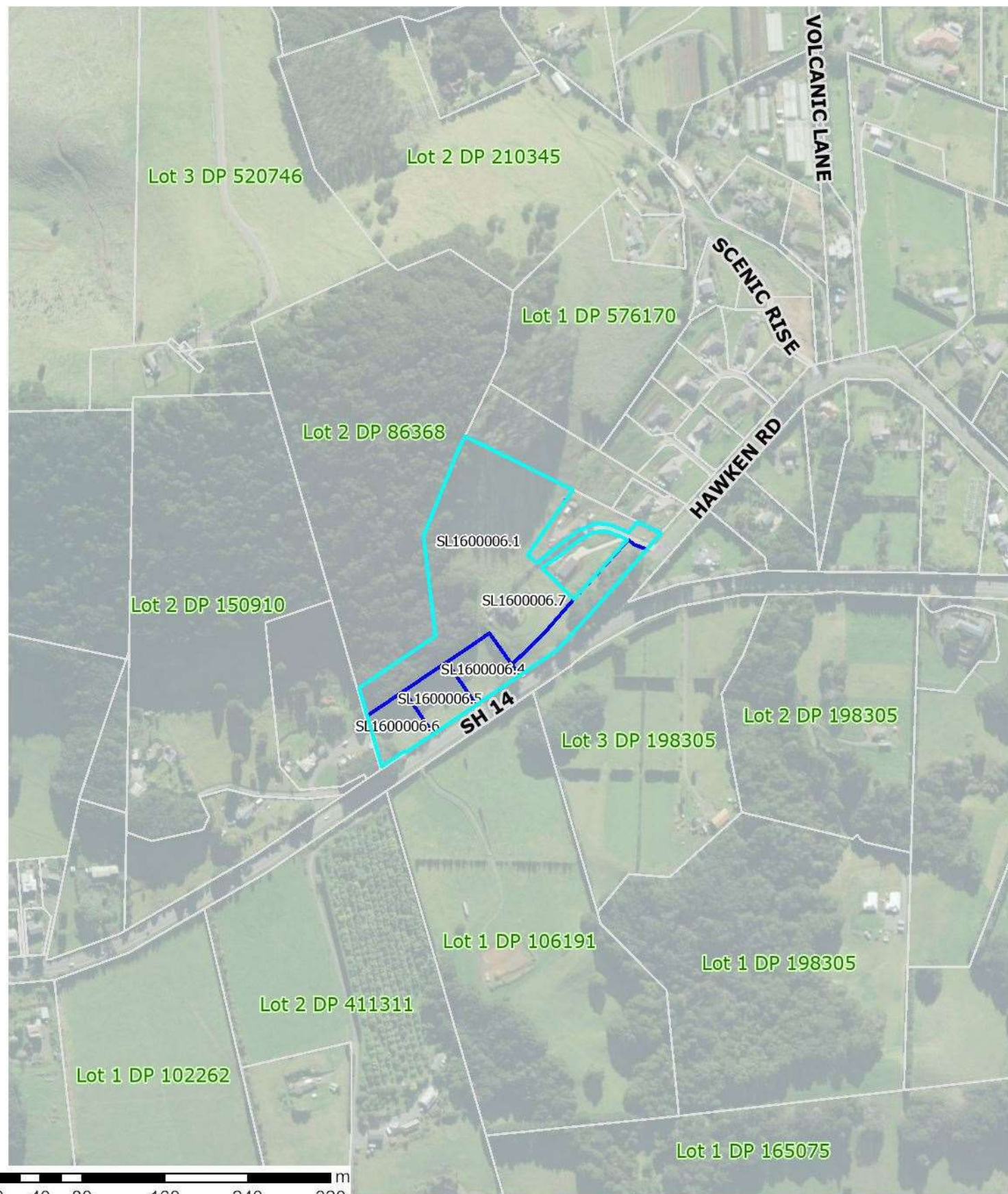
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Elle Swanson
Property Information Officer

Property Map



0 40 80 160 240 320 m

New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

12 November 2024

Scale 1:5,000

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans



Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

12 November 2024

Scale 1:3,000

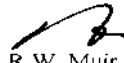


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

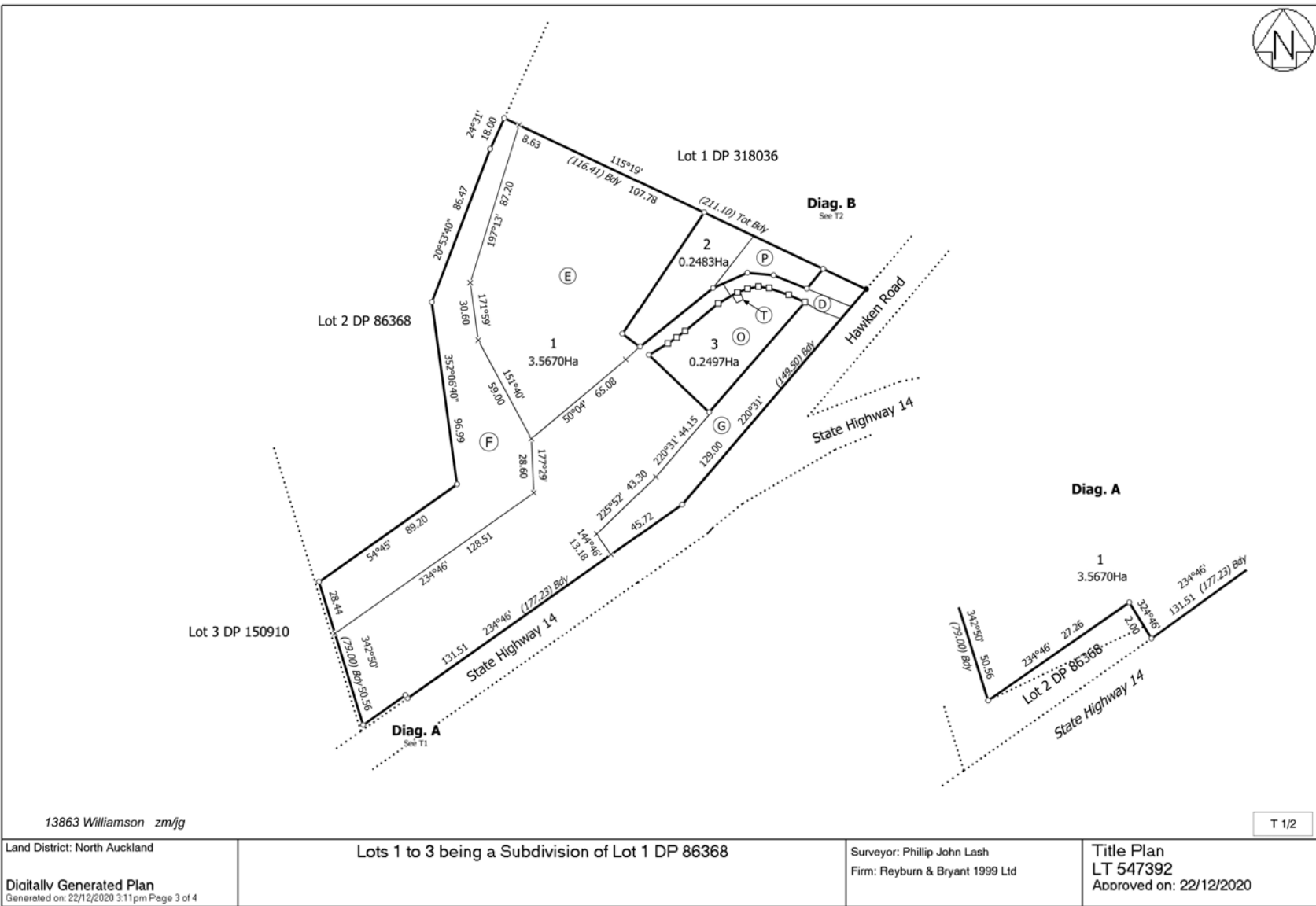
Identifier **934353**
Land Registration District **North Auckland**
Date Issued 23 December 2020

Prior References
NA44A/620

Estate Fee Simple
Area 3.5670 hectares more or less
Legal Description Lot 1 Deposited Plan 547392
Registered Owners
Shane Thomas Williamson and Debra Faye Williamson

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A257074 - 10.11.1967 at 11:30 am
775617.1 Gazette Notice (7 August 1980 No 92 p 2348) declaring adjoining road (S.H. No 14) to be a limited access road
- 1.10.1980 at 9.01 am
C315124.1 Gazette Notice (N.Z. Gazette 22nd August 1991 No. 126 page 2744) revoking (part) declaration of State
Highway No. 14 (Whangarei to Maungatapere) to be a limited access road - 18.10.1991 at 11.25 am
5414160.1 Mortgage to ASB Bank Limited - 26.11.2002 at 9:00 am
11801314.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2020 at 11:04 am
11801314.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 23.12.2020 at 11:04 am
Subject to a right of way, and a right to convey water, electricity and telecommunications over part marked D on DP
547392 created by Easement Instrument 11801314.4 - 23.12.2020 at 11:04 am
Appurtenant hereto is a right to convey water - storage for fire fighting purposes only created by Easement Instrument
11801314.4 - 23.12.2020 at 11:04 am
The easements created by Easement Instrument 11801314.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity and telecommunications over part marked D on DP 547392 in favour of
Northpower Limited and Northpower Fibre Limited created by Easement Instrument 11801314.5 - 23.12.2020 at 11:04 am
The easements created by Easement Instrument 11801314.5 are subject to Section 243 (a) Resource Management Act 1991



IN THE MATTER of a Conservation Covenant entered
into pursuant to Section 77 of the
Reserves Act 1977

WHEREAS

- A. SHANE THOMAS WILLIAMSON and DEBRA FAYE WILLIAMSON ("the Covenantors") are the registered proprietors of an estate in fee simple in that piece of land being area comprising 4.0653 hectares more or less being Lot 1 Deposited Plan 86368 and being the land comprised and described in Record of Title NA44A/620 (hereinafter called "the land").
- B. WHANGAREI DISTRICT COUNCIL ("Council") is the local authority within whose district the land is situated.
- C. Council is authorised by Section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purposes of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife or fresh water life or marine life habitat or historical value of such land.
- D. The Covenantors have agreed to grant to Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and to satisfy a condition in this regard of Council's consent to a subdivision as evidenced by Deposited Plan 547392 ("the plan").

NOW THEREFORE in pursuance of this authority the Covenantors **HEREBY GRANT** to the Council Conservation Covenants pursuant to Section 77 of the Act over the area comprising 0.7465 hectares more or less being that part of Lot 1 on the plan as shown marked thereon with the letter "F" (such area being hereinafter referred to as "the conservation area") to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE Covenantors and the Council with the intent and so as to bind Lot 1 on the plan into whosoever hands such may come mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the



1523070 94838.6 vba:sjd

- 2 -

Act and any statutory amendment or re-enactment thereof or any Act or Acts passed in substitution therefore.

THE COVENANTORS COVENANT WITH THE COUNCIL TO:

1. Undertake pest and weed control measures within the conservation area should the need arise, including the removal of faun and/or flora recognised as pests or weeds by the Council's Parks Department.
2. Access the conservation area by way of any existing track(s) and these track(s) can be maintained to existing standards should the need arise, including minor clearing of vegetation over, and/or adjacent to the existing track(s).
3. Undertake restoration and/or enhancement and/or pruning of vegetation cover in the conservation area should the need arise provided prior approval has been obtained from Council's Resource Consents Manager or their delegated representative.

IN WITNESS WHEREOF these presents have been executed this 8 day of December 2020

SIGNED by SHANE THOMAS)
 WILLIAMSON and DEBRA)
 FAYE WILLIAMSON as)
 Covenantors in the presence of :)
 Witness

Signature: _____
 Name (in full): V B STERS
Solicitor
 Occupation: _____ Address: WHANGAREI

IN THE MATTER of the Resource Management Act 1991
("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced
by Land Transfer Plan No. 547392

AND

IN THE MATTER of a Consent Notice issued pursuant to
Section 221 of the Act by
WHANGAREI DISTRICT COUNCIL
("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as a condition/s of approval for the subdivision as effected by Land Transfer Plan No. (547392) ("the plan")

A. The following conditions shall apply to Lots 2 and 3 ("the Lots") on the plan:

1. At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provide for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
2. Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Structural & Civil Engineering Subdivision Assessment reference 16036_C01_180416 dated 18 April 2016 (a copy of which is available from the Council under Reference SL1600006) unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
3. Upon construction of any habitable building, sufficient water volume, pressure and flows is provided in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. If the water supply is to be provided by way of tank storage, this should be located a safe distance away from any habitable dwelling in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the *NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007*.



Note: Prior to the development of any habitable dwelling, it is recommended the owners seeks the advice of the New Zealand Fire Service in relation to water supply. A communal tank for firefighting water supply may be a cost effective method for the owners in providing a reliable water supply for the New Zealand Fire Service.

5. Future owners of the Lots are advised that there is no telecommunications connection provided. The Council will not be responsible for ensuring nor providing telecommunication connections to the Lots, upon future development of the Lots, or at the time of further subdivision.

B. The following conditions shall apply to Lot 1 ("Lot 1") on the plan:

1. No new buildings shall be constructed within the areas "E" and "G" identified on the plan.

DATED at Whangarei this 2nd Day of September 2020

SIGNED for WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991



Authorised Signatory
Karen Toni Satherley
Post Approval & Development Contributions Officer

SUBDIVISION ASSESSMENT

**60 HAWKEN ROAD
WHANGAREI**

For: S. Williamson

Ref: 16036

Date: 18 April 2016

Filename: 16036_C01_180416

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ATTACHMENTS

APPENDIX 1: SITE PLANS

APPENDIX 2: GEOTECHNICAL INVESTIGATIONS

APPENDIX 3: STORMWATER CALCULATIONS

APPENDIX 4: WASTEWATER MANAGEMENT

1. INTRODUCTION

S. Williamson proposes to construct a seven lot residential subdivision at 60 Hawken Road, Whangarei. The subdivision site is currently occupied by a residential dwelling and the proposal creates five new building sites within the property, accessed via new Right of Ways from Hawken Road. Scheme plans of the proposed development are included in Appendix 1.

This report details the assessment of engineering matters relevant to the residential development of proposed Lots 2-6 and is intended to support Resource Consent application to Whangarei District Council (WDC).

This report considers the following engineering aspects of the scheme:

- The existing stability of the site
- The effect of the proposed development on stability of the site
- Geotechnical suitability for foundations
- Access arrangements
- Natural hazards
- Stormwater management
- Wastewater management

2. SITE DESCRIPTION

The site is located at 60 Hawken Road, Whangarei adjacent to State Highway 14 and has a legal description of Lot 1 DP 86368 being 4.065ha in size. WDC planning maps indicate that the property is located within an Urban Transition Environment. The property is classified as Low and Moderate Risk for Instability Hazard and no flood susceptible areas are mapped at the property. The land is classified as medium unsuitability for effluent disposal.

The proposed development looks to create five new residential building sites (Lots 2-6) with the existing residential dwelling retained with the balance of land as Lot 1. Lot 7 will be created as a common access lot.

The subdivision site is positioned within steep to moderately graded terrain on the lower flanks of the scoria dome that characterises the immediate area. The land falls to the southeast towards State Highway 14 with slope relief reducing towards the highway. Steeper grades within the property are located on the elevated parts of the site. The site is generally surfaced in pasture with some mature trees along the road frontage with State Highway 14 and at the rear of the section and along the northern boundary. The subdivision site is surrounded by existing low density rural residential housing with a number of recent subdivision developments positioned along State Highway 14 towards the City. The property has access available via an existing vehicle crossing and driveway from the end of Hawken Road. A new Right of Way (ROW) access for the subdivision will be created from this entrance to facilitate vehicle access to the new building sites.

Figure 1 below taken from WDC GIS shows the site and surrounds including the existing vegetation and access arrangements.



Figure 1: WDC GIS aerial image

The subdivision terrain varies approximately RL280m to RL210m above sea level and falls 70m from the steeper flanks of the scoria cone down to State Highway 14. The pasture land typically falls southeast and is located near the head of the Cemetery Road sub-catchment within Otaika Stream. Surface water runoff from the land is directed via sheet flow to the

roadside drainage table adjacent to the State Highway carriageway. Roadside table drains from the driveway convey runoff to the entrance to the site where it is directed from the end of Hawken Road through a small area of bush to the State Highway drainage system.

Northland Regional Council GIS maps indicate the site is being positioned within the Maunu aquifer which is classified as a semi unconfined Principal Aquifer in Taheke Basalt overlying sandstone/mudstone with a saturated thickness of 8-58m. Several water bores are mapped in the surrounding area but none are recorded within the subdivision site. No areas of the property are classified as flood susceptible based on alluvial soils mapping.



Figure 2: NRC GIS aerial image

The property is not within the mapped tsunami evacuation zone and is not within the Erosion Prone Land hazard mapped by NRC. Similarly, the property is not mapped to be within the Coastal Hazard zone for erosion, flooding or landslide.

3. GEOTECHNICAL

3.1 Ground Investigations

A site visit and walkover inspection of the subdivision property was carried out on 15th March 2016. On 30th March 2016 a series of shallow subsurface ground investigations were carried out consisting of five hand auger boreholes with in-situ shear vane tests and a series of 20 dynamic cone scala penetrometer tests.

The location of all tests within the property and results of the ground investigations are included within Appendix 2.

3.1.1 Boreholes

A series of five hand auger boreholes (HA) were carried out across the property to gain coverage of the nominated building platforms and to establish the surficial soil characteristics.

The excavations were progressed to 4.0m depth except for HA2 which achieved 3.4 depth before the soil was too hard to auger by hand. The boreholes identified a general trend across the site of red brown silty clay overlying orange brown silty clay being highly plastic stiff soils. Standing groundwater was not encountered during excavation but moisture content was seen to increase with depth and the soil was very wet at shallow depths of 1.5m-2.0m.

HA3 & HA4 undertaken near the centre of the site recorded gravelly silt from 3.3m and 2.0m depths respectively with gravels <5mm in size. HA4 was undertaken on the knoll within the ROW access (Lot 7) and gravels were recorded for the full depth of the excavation.

3.1.2 Shear strength

Undrained shear strengths were measured at 0.5m intervals during excavation of the hand auger boreholes to determine the in-situ shear strength properties of the surficial soils.

The results included in Appendix 2 indicate that the peak undrained shear strengths vary between test locations but are typically in excess of 100kPa. The surficial soils at the site are considered to be stiff to hard.

3.1.3 Scala penetrometer

A total of 20 dynamic cone scala penetrometer tests (SP) were undertaken within the subdivision site to determine the available bearing capacity for foundation design and for right of way pavement construction.

Three scala penetrometer tests were carried out at each of the five nominated building platforms. The tests identified a general increase in bearing resistance with depth. At normal foundation level of 0.45m to 0.6m b.e.g.l. an inferred allowable bearing capacity in excess of 100kPa is considered to be available.

The allowable bearing pressures established by the scala penetrometer testing are based on the methods described by Stockwell (New Zealand Engineering (32, 6) 15 June 1977) using a correlation of mm/blow and bearing pressure. This approach is intended to ensure against slow plastic movements of underlying soft strata and rapid local soil shear failure of the soil beneath the foundations. The inferred allowable bearing pressure includes a factor of safety

of three against soil shear failure. If these allowable pressures are used, settlement should generally be within the following limits:

- (i) maximum settlement of any one of a group of footings = 25 mm
- (ii) maximum differential settlement between footings = 20 mm

These deflections are regarded as the acceptable limits a modern building can withstand without distress.

The assessed available bearing capacity does not consider gradual settlement of the foundation caused by consolidation (expulsion of air and water from the soil matrix voids) of underlying compressible strata such as peat or soft clay. Based on the findings of the subsurface investigations peat or soft clay is unlikely to be present beneath the nominated building platforms and consolidation settlement is not expected to affect building foundations.

3.2 Mapped Geology

The geology of the area is defined on the Institute of Geological and Nuclear Sciences Geological Map 2: Geology of the Whangarei Area as basaltic lava flows and scoria cones of the Kerikeri Volcanic group.

The geomorphology of the general area is that of eroded basalt flows within the Puhipuhi-Whangarei Volcanic field which usually pre-date the present topography. The distribution of volcanoes near Whangarei is partly related to the local fault pattern and has formed the young and well preserved volcanic features of shield volcanoes built up from thin lava flow sequences, steep sided scoria cones and thick lava flows. Areas of basalt lava flows are expected to remain relatively stable unless underlain by soft rocks.

New Zealand Land Inventory map NZMS 290 Sheet Q 06/07 defines the pedology as Papakauri clay loam being well to moderately well drained soils of rolling and hilly land, weakly to moderately leached red loams.

3.3 Stability

The existing topography of the site is resultant from the regional geologic events, the natural weathering and erosion processes common to a high rainfall temperate climate zone, and the underlying geological formations. The produced soil profiles have a high proportion of clay and silt components and exhibit expansive, plastic and friable properties. The moderate to steeply sloping topography of the landform has a significant influence on the stability of the site.

The surficial soil profile is considered to be consistent with the geological description for the site. Land underlain by scoria cones and basalt lava flows of the Kerikeri Volcanics can be steep and are generally considered to be stable unless underlain by soft rocks. Water erosion and saturation of the weathered friable residual soils creating oversteepened faces has the potential to create shallow shear surfaces and slippage planes on the steeper slopes.

A visual inspection of the development site identified extensive areas of surface creep extending to shallow seated slippage plus shallow surface water channels which are largely confined to the steeper slopes above the residential building sites. The area of surface creep and land instability extends into proposed Lot 2 and largely corresponds to the area

recorded by WDC as a moderate instability hazard zone. The building sites within proposed Lots 3-6 are on moderately sloping ground and no evidence of instability was observed at these sites which are considered to be suitable for residential subdivision. A small knoll is present below the existing dwelling and adjacent to the State Highway and areas of surface creep exacerbated by the grazing of livestock are present on the steeper slopes within the proposed access Lot 7.



Figure 3: 1950 aerial image

Review of historical aerial photographs of the area indicate that the site was largely undeveloped in 1950 with some isolated residential dwellings and minor buildings indicated in Figure 3. The subdivision site was cleared of vegetation some time prior to 1950 with the underlying land form visible in the aerial image below. The extent of cleared land has remained largely unchanged although an area of pine trees is now present north of the site as indicated in Figure 1. The extensive area of surface creep and shallow seated slippage is visible in Figure 3 although no evidence of large scale land instability is observed. The site appears to have remained stable over the past 60 years however it is expected that the steeper slopes are subject to ongoing downslope creep movement.

A number of cut batters are present along the road frontage with State Highway 14 and a visual inspection of the batters did not identify any recent areas of instability. The residential platforms are considered to be sufficiently set back from the top of the cut batters, however the proposed ROW access (Lot 7) is positioned above the largest cut batter and will require due consideration for stability. The ROW pavement is to be sufficient setback allow for localised slumping and drop outs of the batter should this occur in the future.

3.4 Slope Stability

The risk of slope failure is quantified by means of a FS and is determined by the ratio of stabilising forces to destabilising forces. An acceptable slope will generally have a FS value of 1.5 for residential development under normal conditions and 1.2 under temporary adverse groundwater conditions. The factors of safety adopted by engineers in geotechnical design have been developed to accommodate uncertainties in geometric accuracy, soil properties, analysis method, and the validity of assumptions made.

The modelled FS does not assure safety from instability or slope movement but reduces the risk of failure. The risk of any slope failure is dependent on the ratio of forces causing and resisting movement. Factors causing movement include the slope gradient, weight of soil, ground water, surcharge, and the factors resisting movement include slope support, soil strength parameters. Groundwater plays a critical role in slope stability, and soil shear strength when wet may be reduced to less than half of the strength when dry.

It is expected that the building platforms within Lots 3-6 have a sufficient margin of stability to facilitate residential construction.

The steeper terrain within proposed Lot 2 and the roadside cut batter below the ROW access Lot 7 have been assessed for slope stability using effective stress parameters which have been derived from published correlations and previous experience with similar materials encountered within the region. Analysis of the slopes have been undertaken under normal conditions and also under transient adverse groundwater conditions.

3.4.1 Proposed Lot 2

The analysis indicates that under normal conditions the steeper slopes within the subdivision and proposed Lot 2 are susceptible to creep and shallow seated slippage. The critical failure surfaces from the model correspond to the steeper slopes above the nominated building platform within proposed Lot 2 which is positioned on the lower slopes of the site adjacent to the existing driveway and ROW access. The ground slope at the proposed Lot 2 building site is estimated at 10-15° with steeper grades of up to 35° on the slopes above the lot. The nominated building site within proposed Lot 2 is on gently to moderately sloping ground and is considered to be suitable for residential development.

A building restriction line is indicated on the site plan enclosed and future dwellings within Lot 2 should be positioned southeast of the line as indicated. Building upslope and northwest of this restriction line is likely to require a structural solution to enhance the stability of the site and mitigate the risks associated with shallow seated slope instability and surface creep which can be in the form a series of bored pile foundations taken to approximately 5-6m below existing ground level. Building northwest of this restriction line will also likely require a landslide debris barrier positioned upslope side of the nominated building platform. The debris barrier will offer protection for the building, infrastructure and people against the land instability hazard. Building upslope of the restriction line will require further appropriate engineering advice from a suitably qualified Chartered Professional Engineer.

Vegetation improves slope stability by binding of the soil, providing mechanical reinforcement to resist surface water erosion and by water uptake in transpiration processes. It is recommended that the existing vegetation within the property be retained and that the

stability sensitive slopes above Lot 2 be planted with suitable vegetation to improve slope stability.

3.4.2 Cut Batter

At the time of inspection the roadside cut batter below proposed Lot 7 and the ROW access had been excavated approximately 4-5m high adjacent to the State Highway table drain. The cut batter appeared stable with no obvious signs of instability and was estimated to have a face slope of approximately 60°. Inspection of the exposed cut batters in the surficial weathered material appear to be stable but have been subject to surface fretting and erosion where subject to surface water runoff.

Assessment of the cut batter stability at this location indicates that it is likely to have an insufficient margin of stability for residential development and a setback of 7m from the toe of the batter is recommended for the ROW pavement construction.

Surface water runoff from the ROW pavement should be collected and conveyed away from this area where the cut batter is the highest for disposal at more suitable locations in the east and west of the site. Concentrated surface water runoff should not discharge at this batter location as this will be detrimental to stability.

3.5 Earthworks

The proposed earthworks at the site are required to provide suitable Right of Way vehicle access and to provide clearly defined stormwater drainage flow paths. It is the general intention to minimise the extent of earthworks while creating suitable vehicle access to the proposed lots. Minor earthworks will be required at Building Consent stage to create suitable building platforms within the individual lots.

The volcanic derived loam soils that occupy the development site tend to be friable and erosion prone. Care must be taken to ensure that all exposed bare earth is adequately protected from erosion and scour during earthworks operations. Likewise to ensure the integrity of exposed cut and fill batters consideration should be given to surface stabilisation measures such as mulching, grassing, and erosion control blankets. In the long term exposed earth areas should be regrassed and revegetated.

Extensive cut batters are not required for the development, however a small knoll is present below the existing house within Lot 1 and the State Highway which will require cutting to form the ROW. It is expected that cut batters up to 2.0m high will be required at this location. The batters when constructed at moderate grades of 3H:1V and once revegetated are considered to remain stable, however given the areas of surface creep identified at this location and softer ground conditions, consideration should be given to construction of timber pole retaining walls to support cut batters in excess of 1m high. The surficial soils identified across the site are generally considered stable and are unlikely to present any difficulties during earthworks operations.

Appropriate soil testing and engineering supervision is to be carried out during the construction of all earthworks and relevant NRC RWSP and WDC EES requirements will be adhered to. All earthworks will be carried out in accordance with NZS4431:1989A1 Code Of Practice For Earth Fill For Residential Development. All filling works carried out are to be tested and certified by a Chartered Professional Engineer.

3.6 Expansive Soils

The surficial clay soils at the site are considered to be expansive and subject to shrink/swell effects with changes in moisture. At the time of house construction it is recommended that the subgrade within the building footprints be maintained close to its natural moisture content to avoid drying out and associated shrinkage, which may result in subgrade swelling after building construction. Subgrade swelling can have adverse effects including heaving and cracking of the floor slab plus associated cracking of the brittle cladding from differential movement. The risk of damage can be reduced during construction by placement of a 300mm minimum thick granular layer (or other barrier to water loss) within three days of excavation of the building subgrade.

The surficial soils observed during the field investigations are considered to be expansive and are interpreted as Class M to Class H1 in accordance with AS2870. It is recommended that specific engineering design of foundations for future dwellings at the site be carried out. Any strip or pad foundations at the site should be taken a minimum of 0.45m below cleared ground level.

3.7 Foundations

The scala penetrometer results within proposed Lot 4 as included in Appendix 2 do not meet the NZBC B1 threshold criteria for soils to be acceptable as good ground for building foundations, however the available bearing capacity is considered to be suitable for construction of residential dwellings.

It is expected that a dependable bearing capacity in excess of 135kPa will be available (an ultimate bearing capacity of 300kPa in conjunction with a strength reduction factor of 0.45) within the natural soils.

The surficial soils observed during the field investigations are considered to be expansive and are interpreted as Class M to Class H1 in accordance with AS2870 and it is recommended that any strip and pad footings be taken a minimum of 450mm below cleared ground level. Specific engineering design of foundations by a Chartered Professional Engineer will be required.

It is expected that waffle raft foundation slab or conventional slab on grade foundation systems will be suitable for use at the building sites. Alternatively, elevated timber subfloor construction with shallow bored timber pile footings will be suitable for use.

4. WASTEWATER MANAGEMENT

4.1 Existing System

There is currently no reticulated wastewater system available at the site and as such all wastewater generated by the proposed development will require on-site management.

4.2 Management System

Design of a specimen wastewater treatment and disposal system considered suitable for use at the site has been carried out accordance with AS/NZS 1547:2012. The system has been designed to accommodate a flow of 180 l/person/day, on-site roof water tank supply is used with standard fixtures. A three bedroom dwelling is used for design purposes with a maximum occupancy of five persons. This gives a design daily flow rate of 900 l/day for disposal system treatment.

The soil identified during field investigations is classified as moderately structured well drained clay loam being Soil Category 4 in accordance with AS/NZS 1547:2012.

Due to the site constraints and sensitive receiving environment, secondary treatment utilising a low pressure irrigation system is recommended for use at the site. This can be achieved using a Cleanstream TXR-1 textile system (or similar) which is capable of achieving secondary treatment.

Disposal of the treated wastewater within the site is to be by means of a covered surface pressure compensating dripper irrigation (PCDI) system. The secondary treated effluent from the treatment plant is to be discharged to land using a covered surface irrigation system utilising a low-pressure network of 16mm diameter pipe with spaced, self-compensating drippers providing a uniform distribution of the wastewater to the designated area.

For a surface irrigation system, the dripper lines are installed on the ground surface covered with a minimum of 150mm of soil topsoil and/or mulch to allow the treated effluent to be distributed into the topsoil layer. The secondary treated effluent shall be distributed from a system of pressure compensating drip emitters into the topsoil layer.

This type of disposal system will provide further treatment to the wastewater by retaining the effluent within the aerobic soils, and enabling significant biodegradation by the soils micro organisms. Sustainable management of on-site effluent disposal should be promoted by keeping treated wastewater within the shallow soil layers where it can easily be absorbed by plants via transpiration and into the atmosphere via evaporation.

The design irrigation rate used for determining the required land application area is 3.5mm/day requiring a land application area of 257m² plus an additional 30% reserve area of 77m². Where the land application area is positioned on sloping ground in excess of 6°, the design irrigation rate should be in accordance with AS/NZS 1547:2012. The enclosed plans provide a suitable location of the land application and treatment systems.

4.3 NRC RWSP Compliance

The site is not expected to contain environmental limitations, however design of the system is carried out in accordance with AS/NZS 1547:2012 to ensure compliance with Northland Regional Council Regional Water and Soil Plan (Part 15.1.4) as a permitted activity.

The table below sets out the requirements of the RWSP permitted activity rules for primary treated effluent and demonstrates how the proposed management system achieves compliance.

The lowest point of the disposal system is not less than 0.6 metres above the winter groundwater table.	Geotechnical investigations to 2.5m depth did not encounter groundwater within the proposed land application areas
Prior to being discharged to ground the effluent is treated to a standard such that: (i) the five day biochemical oxygen demand (BOD5) of any sample taken is less than or equal to 30 grams per cubic metre; and (ii) the total suspended solids (TSS) concentration of any sample taken is less than or equal to 45 grams per cubic metre	The proposed Cleanstream TXR-1 treatment plant (or similar) exceeds the requirements for secondary treated effluent.
No part of the disposal area and reserve area is located within 20 metres, measured horizontally, of any existing groundwater bore located on any other property	No groundwater bores for potable water use are identified at the site
No part of the disposal area and reserve area is located within 15 metres, measured horizontally, of any surface water	There is in excess of 15m separation surface water
The effluent is discharged into or onto land using a dripper system that has been designed to evenly distribute effluent and to avoid clogging by soil or root intrusion	Land application of the treated effluent is via covered surface pressure compensating irrigation for even distribution and to prevent clogging
The selection and sizing of the treatment and disposal system has been based on: (i) the volume of the discharge; (ii) the appropriate design loading rates for the identified soil type; and (iii) has taken into account any constraints identified by a detailed site investigation.	Design of the effluent treatment system has been carried out in accordance with the principles and procedures outlined in Australian/New Zealand Standard "On-site Domestic Wastewater Management" (AS/NZS 1547:2012) with consideration to site constraints
There is no surface runoff of any contaminants from the disposal area.	Design of the effluent treatment system has been carried out in accordance with AS/NZS 1547:2012 utilising appropriate long term acceptance irrigation rates for the site. The PCDI is to be constructed as a covered surface system limiting the potential for surface runoff of contaminants.
The discharge results in no more than minor contamination of ground and surface water beyond a 20 metre separation distance measured horizontally from any part of the disposal system, or beyond the boundary of the property on which the discharge is taking place, whichever is the lesser.	Design of the effluent treatment system has been carried out in accordance with AS/NZS 1547:2012 utilising advanced secondary treatment to reduce contaminant loading and increase soil treatment and vegetation uptake. Specific mitigation measures for the system are identified in this assessment
The volume of effluent discharged does not exceed 3 cubic metres per day, averaged over the month of greatest discharge	Design of the effluent treatment system based on three bedroom dwelling with standard water facilities generating 0.9m ³ / day peak discharge in accordance with AS/NZS 1547:2012
The maximum volume of effluent discharge does not exceed 6 cubic metres over any 24 hour period	
A reserve area equivalent to 30% of the design	A 30% reserve area of 77m ² is allowed for and is

disposal area has been allowed for and set aside	indicated on the enclosed plans
A programmed maintenance contract for the treatment and disposal system is entered into.	The Building Consent for the on-site wastewater system should include a maintenance agreement for the treatment and land application system

Table 1: NRC RWSP permitted activity rules for secondary treated effluent

4.4 Site Specific Mitigation Measures

Specific mitigation measures are recommended for use of a secondary treatment system at the site and the following should be adhered to for the on-site management of wastewater:

- The system should be constructed by a registered drain layer familiar with the specific requirements of this type of system.
- A service agreement between the property owner and the supplier of the treatment plants is entered into to ensure effective ongoing operation and performance. A maintenance strategy and contract for the system shall be put into place, which will include programmed inspections and maintenance of both secondary treatment systems and application areas.
- The treatment plant shall be capable of producing secondary treated effluent (Cleanstream TXR-1 or similar).
- To minimise the risk of slope instability/mass movement associated with the land application area the wastewater is to be applied over a large area at low rates. During installation and construction supervision by a suitably qualified geotechnical engineer should be carried out.
- The disposal field should also be fenced off from stock and vehicles to prevent damage to the system.
- The ingress of surface water into the land application area shall be controlled or prevented by means of a surface water interceptor drain constructed upslope to divert surface away from the land application area.
- The design irrigation rate should be decreased to accommodate sloping ground in accordance with AS/NZS 1547:2012. The design irrigation rate should be reduced by 20% for slopes in excess of 6° and 50% for slopes in excess of 12° to ensure that effluent migration down slope is taken up adequately within the top soil and plant root system.
- A reserve area of 30% is to be set aside for the future extension of the land application area in accordance with NRC RWSP for secondary treated effluent. The purpose of setting aside a reserve area for future extension of a land application system is to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system. This ensures it is possible to provide additional pre-treatment or to extend the land application system if appropriate.
- The land application areas shall be mounded to shed rainwater and are to be planted with suitable high water use vegetation to aid in evapotranspiration. Surface vegetation for PCDI shall be plants such as grasses and shrubs that tolerate wet

conditions and have a high evapotranspiration capacity. Such planting should be selected on the basis of local experience.

- A maximum distance of 1.0m between the irrigation lines in clay soils to provide an effective even distribution of effluent over the whole of the design area and on sloping ground all irrigation lines shall be installed along the contour. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration. A minimum topsoil depth of 150 mm is required.

4.5 Maintenance Requirements

NRC provides the following recommended maintenance for on-site wastewater systems utilising secondary treatment plants and PCDI.

4.5.1 Treatment Plant

All treatment plants require regular service and maintenance checks by a suitably qualified person to ensure the system continues to work properly. The manufacturer or supplier of the treatment plant will have a service and maintenance contract that must be entered into when the system is installed. Sludge will accumulate in the various parts of the treatment plant and should be pumped out regularly in accordance with the recommendations of the manufacturer or supplier. How often a treatment plant needs to be desludged depends mainly on the number of people using it and the size of the tank.

Household cleaners, strong detergents and toxic chemicals can kill the 'good' bacteria within treatment plant systems and only suitable detergents and cleaners should be used with an on-site treatment system. The use of bleach-based products such as whiteners, nappy soakers and stain removers should be avoided. Harmful compounds such as acids, pesticides, medicines, paint, thinners, engine oil or other materials should not be put into the treatment system and should be disposed of properly at a local transfer station or landfill. Likewise grease or cooking oil should not enter the treatment system.

4.5.2 Planted disposal areas

This service and maintenance contract should also cover the PCDI disposal system. A well-maintained and operating treatment plant will help reduce the build-up of slime within the irrigation lines and drippers, thereby reducing the risk of the drippers becoming clogged

If you have a planted irrigation line disposal area, then the plants should be well looked after to ensure that they do their job to maximum effect. Maintenance should include replanting and pruning of plants to promote healthy growth.

The disposal system should be protected by restricting access areas of land that have been specially planted as part of the disposal system. Vehicle and stock access should not be allowed and deep rooting trees should not be planted over the disposal system.

4.5.3 Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make

sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

5. STORMWATER MANAGEMENT

5.1 Existing Drainage

Existing surface water runoff from the driveway is collected in roadside table drains for conveyance to the base of the slope where it discharges to ground surface. A culvert is present in the upper parts of the driveway which drains under the carriageway into proposed lot 3 with a concentrated discharge to ground surface. General surface water runoff is conveyed south following the natural topography via overland surface flow where it collects in the State Highway roadside drainage system.

5.2 Proposed Drainage

The existing drainage system will not be altered by the formation of the subdivision and surface water runoff from the developed site will be directed to the State Highway drainage system to replicate current flow paths as much as possible while achieving the water quantity and quality objectives of WDC EES.

Stormwater management for the site looks to maintain the existing drainage flow paths while providing suitable systems for collecting and treating surface runoff from the vehicle access routes. WDC EES stormwater objectives are achieved by providing swale drains and dry balancing ponds for attenuation of the ROW surface water runoff.

For development of the lots, individual on-site attenuation will be required at the time of Building Consent to ensure WDC EES requirements are met. The attenuated stormwater is to discharge in a controlled manner via a level spreader outlet to ensure an acceptable rate of dispersed discharge at the boundary.

All stormwater created from the newly formed impermeable surfaces should be collected and piped away from the building sites for disposal in a responsible manner to prevent erosion. Surface water runoff should not discharge above on-site wastewater disposal fields. The existing culvert that drains into Lot 3 should be removed or redirected to ensure concentrated flows do not discharge above the building platform and runoff should be conveyed to the base of the slope in a responsible manner for attenuation. Similarly the roadside table drain that is currently directed through Lot 2 should be redirected along the carriageway for conveyance of runoff to the proposed dry balancing at the base of the slope.

No evidence of erosion was identified at the site, however further concentration of stormwater flows and lack of vegetation post development may cause erosion of exposed areas if not protected.

5.3 Water Quantity Treatment

Proposed Lots 2-6 are less than 1ha and runoff from the developed site is to be less than 80% of the existing site including an allowance of 20% for climate change for a 100 year rainfall event. The most convenient means to achieve this is to collect roof runoff from the new buildings and direct to an above ground attenuation tank where it is released at a slower rate to the downstream stormwater drainage system. This method can also be used to compensate for other impervious surfaces which cannot be readily collected and attenuated (i.e. driveways, paved areas, paths). Allowing for a 300m² roof area it is likely that attenuation storage between 15-20m³ will be required. However WDC encourages the re-use of stormwater as a means of attenuation and recognises that roof water tanks can

provide a significant contribution to stormwater attenuation. Providing a roof water tank sized 25,000 litres, WDC allows a 25% reduction in the required attenuation volume.

Design of the stormwater management for the subdivision Right of Way access has been carried out in accordance with WDC EES. Of particular relevance is the requirement to reduce stormwater runoff from increased impervious areas for the critical design events (5yr & 100yr ARI) including 20% climate change to less than 80% of the predevelopment discharge. Analysis has been conducted with a hydrological model built using the modified SCS method, in accordance with ARC TP108 and NRCS TR-55 Type 1A rainfall distribution, as per WDC EES. Rainfall data is sourced from NIWA HIRDS v3.

Model parameters for the design are detailed below:

- Soil category = C
- Land cover = pasture/grassland
- SCS CN = 74 (pre-development – WDC EES Table 4.1)
- SCS CN = 98 (impervious areas – WDC EES Table 4.1)
- Time of Concentration = 10 min pre-development, 5 min post-development
- 5yr ARI 24hr Depth = 138mm
- 100yr ARI 24hr Depth = 255mm
- Climate change = 20% increase in rainfall depth

The new ROW constructed within Lot 7 falls to two different catchments. Allowing for a 4m wide sealed formation with 530m² falling northeast and 530m² falling southwest in conjunction with the existing sealed driveway which is to be upgraded gives the following catchment characteristics.

- Catchment 1: Existing impervious area = 450m² (driveway)
 Proposed impervious area = 60m² (driveway)
 Proposed impervious area = 530m² (Lot 7 ROW)
- Catchment 2: Proposed impervious area = 530m² (Lot 7 ROW)

5.3.1 Catchment 1

Catchment 1 includes part of the new ROW access and the existing driveway which drains to the northeast of the subdivision site at the existing vehicle crossing. The proposed development creates an additional 590m² of impervious area for sealed vehicle access in addition to the existing 450m² of driveway. It is proposed to direct the runoff from this catchment via roadside swale drains and erosion protected channels to a dry balancing pond adjacent to the subdivision entrance. The catchment has been modelled as two separate impervious areas with the total combined ROW producing the following peak discharge attributes and requirements:

	Pre Peak (l/s)	Post Peak (l/s)	Post Peak Attenuated (l/s)
5 yr ARI	6.7	11.5	5.2
100 yr ARI	14.8	21.2	11.9

Table 2: Pre and Post development peak discharge

The attenuation volume required to achieve the run-off requirements detailed above is included in the enclosed calculations and indicates 45m³ of live storage will be required. This

is achieved by providing 80m² x 0.6m deep dry balancing basin adjacent to the ROW access at the entrance to the site.

The restricted flow outlet from the balancing basin can be formed using a conventional concrete chamber with dual orifice outlet discharging to the downstream system. A low level Ø70mm orifice and a Ø70mm high level orifice set 300mm above the lower will be suitable for use. The flow control chamber outlet will drain via a Ø150 uPVC pipe for discharge to ground via a suitably sized flow dispersal trench or level spreader.

5.3.2 Catchment 2

Catchment 2 includes part of the new ROW access which drains to the southwest of the subdivision site towards proposed Lot 6. The proposed development creates an additional 590m² of impervious area for sealed vehicle access. It is proposed to direct the runoff from this catchment via roadside swale drains and erosion protected channels to a dry balancing pond adjacent to the subdivision entrance. The catchment has been modelled with the ROW producing the following peak discharge attributes and requirements:

	Pre Peak (l/s)	Post Peak (l/s)	Post Peak Attenuated (l/s)
5 yr ARI	1.6	3.9	5.2
100 yr ARI	4.2	7.1	11.9

Table 3: Pre and Post development peak discharge

The attenuation volume required to achieve the run-off requirements detailed above is included in the enclosed calculations and indicates 20m³ of live storage will be required. This is achieved by providing 60m² x 0.4m deep dry balancing basin at the end of the ROW access within proposed Lot 6.

The restricted flow outlet from the balancing basin can be formed using a conventional concrete chamber with dual orifice outlet discharging to the downstream system. A low level Ø40mm orifice and a Ø40mm high level orifice set 180mm above the lower will be suitable for use. The flow control chamber outlet will drain via a Ø150 uPVC pipe for discharge to ground via a suitably sized flow dispersal trench or level spreader.

5.4 Water Quality Treatment

Contaminants of concern from trafficked areas are Zinc and Copper, sediment and petroleum hydrocarbons (TPH). It is proposed that water quality objectives will be met with low impact drainage solutions comprising shallow road side vegetated swales. The overall concept of a vegetated swale is to slow stormwater flows, capture some contaminants, and allow for some reduction in the total volume of runoff. The passage of stormwater through vegetated swales utilises a number of physical, chemical, and biological factors to reduce stormwater contaminants. Primarily this will be achieved through the process of:

- Physical filtration by the dense vegetation which also improves retention of settled material
- Infiltration via gravel trench under drain (swale slopes less than 2%)
- Chemical processes including complexing, adsorption and conversion of soluble contaminants to insoluble forms.
- Uptake of nutrients and contaminants by swale vegetation

Surface runoff from the ROW access to the lots will be directed via sheet flow to the road side swale drains where it will accumulate for treatment via the above mentioned processes. The swale will also act as a conveyance system for directing the runoff to the dry balancing pond locations.

Calculations included in Appendix 2 indicate that the treatment capacity of a 1.5m wide swale drain exceeds the water quality requirements for the 4.0m wide vehicle access runoff. A traditional trapezoidal profile with 0.5m wide base and side slopes of 1:5 to facilitate easy maintenance is suitable for use. The longitudinal gradient of the swales varies along the length of pavement and slopes greater than 5% will require a series of check dams to reduce flow velocities plus adequate erosion control and energy dissipation.

Maintenance of the swale systems will be required to ensure that they function as intended with the primary objectives being a dense mat of vegetation and a swale free of obstructions such as leaf litter and significant deposits of sediment. Homeowners should also be discouraged from cutting the grass too short.

The swales are to be fully stabilised prior to accepting stormwater runoff to reduce channel erosion potential. It may be necessary to provide additional protective measures until such time as the vegetation is fully established.

Roof runoff does not require water quality treatment on the basis that exposed galvanised or copper roofing material is not used. Where possible roof runoff from individual house lots shall not be discharged directly to the swale drains.

5.5 Overland Flow Paths

Where the capacity of the primary drainage systems are exceeded or there are blockages, overland flow paths (OLFP) will be provided to ensure the surface water is conveyed away from building sites. The building sites are well elevated above the ROW access locations and surface runoff is directed away and downslope from the nominated building platforms. The vehicle access is to be designed to ensure that such flow will not overflow onto adjacent properties and buildings are to be constructed to ensure adequate freeboard above the OLFP in accordance with WDC EES. Proposed overland flow paths are included on the plans in Appendix 1.

Globally, the existing overland flow paths discharging to the State Highway roadside drainage network will be maintained.

5.6 Flood Susceptible Areas

Neither Whangarei District Council nor Northland Regional Council hazard maps indicate flood susceptible areas located at the building site and given the site topography the building site is not expected to be flood susceptible. The building sites may however receive sheet flow runoff from the sloping ground upslope of the lots and should be given consideration when developing the house sites.

6. ACCESS ARRANGEMENTS

6.1 Design Standards

The design of the access is based on WDC EES with consideration to low impact design. Low impact design is a concept whereby land development minimises the effect of stormwater runoff and associated contaminants that pollute the downstream environment such as rivers, lakes and oceans. The adoption of low impact design principles such as minimising impervious surfaces and maintaining dispersed flow can contribute to a more sustainable approach for site design and development.

The subdivision site is accessed via an existing vehicle crossing and sealed driveway from the end of Hawken Road that presently services the existing residential dwelling. The existing vehicle crossing will be upgraded to comply with WDC EES requirements for access to six residential lots. The driveway is to be upgraded to facilitate residential access to proposed lot 1-3 and it is expected that a Category D private way will be suitable for use.

A new ROW access is to be formed from the vehicle crossing via proposed Lot 7 to service Lots 3-6 and it is expected that a Category D private way will be suitable for use. At the entrance to the subdivision, a short length of the ROW (Easement A) will service six lots and a Category G ROW is considered suitable for use.

The following formation standards are expected for use at the site:

Number of lots	WDC Category	Carriageway width	Seal width	Surfacing
2	C (alt)	4.5m	4.0m	Chip seal
3-5	D	4.5m	4.0m	Chip seal
6-8	G	6.0m	5.5m	Chip seal

Table 4: ROW access formation standard

The private way width shall be sufficient to ensure that the road berms are wide enough to contain any required cut/fill batters, swale drains and services within the access corridor. The access alignments are typically at gentle to moderate grades. The maximum permissible gradient specified in WDC EES for rural private access ways is 1 in 4.5 (22.2%) however it is recommended that maximum grades of 1 in 8 be provided and it is anticipated that this can be readily achieved at the site.

6.2 Structural Design

It is anticipated that the ROW pavement and vehicle crossings will be formed from a flexible unbound granular pavement with chip seal surfacing. Conventional sub-base materials comprising GAP65 and AP40 are considered suitable for use at the site in accordance with WDC EES.

The structural design of the pavement should be carried out to ensure the pavement has sufficient capacity to accommodate the anticipated traffic volumes. The empirical or mechanistic design method for flexible pavements to Austroads guidelines is considered appropriate for use at this development.

Detailed design of the road pavement should be carried out by a Chartered Professional Engineer with suitable geotechnical experience. Any filling to be carried out in the formation of the ROW access should be tested and certified by a Chartered Professional Engineer. Where required, the existing driveway formation can be incorporated into the ROW access, with checking out of the shoulder and localised widening carried out as required to achieve the required formation standard. The thickness of the existing hard fill formation should be confirmed during detailed design.

Based on a design CBR of 3% and assumed design traffic of 1×10^3 ESA the following typical pavement of 250mm thickness is considered acceptable for use at the site. This is comprised of:

- Compacted subgrade CBR > 3%
- 150mm thick GAP65 granular sub-base
- 100mm thick AP40 granular basecourse

6.3 Surface water drainage

Surface water drainage from the ROW access formation is to be managed using low impact sustainable drainage systems by directing surface runoff to shallow road side swales for treatment and conveyance.

This allows for surface water runoff generated from newly formed impermeable surfaces to be collected and conveyed to the existing discharge locations replication of existing drainage paths. Low impact design of the access routes shall include maintenance of over edge stormwater dispersed flow by forming vegetative strips and swale drains adjacent to the access road, eliminating the need for kerbing and associated piped drainage. The pavement should be provided with a flush edge beam in accordance with WDC EES.

Any swale and/or side drains to the carriageways provided for stormwater conveyance and treatment shall be designed to keep groundwater below the road pavement under normal events. It is unlikely that groundwater will be encountered during construction of the ROW access, however consideration should be given to the incorporation of subsoil drainage where required.

6.4 Sight Distances

Hawken Road is defined as a Local Road in the District Plan which recommends a minimum sight distance of 55m for low volume crossings in a 60km/h operating environment. A low speed operating environment is considered appropriate at this location due to the property entrance being positioned at the end of a dead end road.

Hawken Road carriageway follows a gently graded alignment and offers suitable sight distances in excess of 130m at the existing vehicle crossing and subdivision entrance location. It is considered that suitable sight distances will be available in accordance with WDC EES for the existing vehicle crossing.

7. SUMMARY

S. Williamson proposes to construct a seven lot residential subdivision at 60 Hawken Road, Whangarei. The subdivision site is currently occupied by a residential dwelling and the proposal creates five new building sites within the property, accessed via new Right of Ways from Hawken Road. This assessment has considered the residential development of proposed lots 2-6.

Geotechnical investigations across the building platforms reveal stiff volcanic derived red brown clay loam soils. A visual inspection of the development site identified extensive areas of surface creep extending to shallow seated slippage which are largely confined to the steeper slopes above the residential building sites. The area of surface creep and land instability extends into proposed Lot 2. Review of historical aerial images indicates that the site appears to have remained stable over the past 60 years with no evidence of large scale instability, however it is expected that the steeper slopes are subject to ongoing downslope creep movement. The nominated building platforms within proposed Lots 2-6 are expected to have an adequate Factor of Safety for slope stability to facilitate residential subdivision and development of the land.

A building restriction line has been included within Appendix 2 to limit residential house sites on the flatter parts of the lot. Dwelling construction north of this building restriction line is likely to require an in-ground (palisade) retaining wall to enhance the stability of the site formed via a series of bored pile foundations plus a landslide debris barrier constructed upslope of the dwelling. Building upslope of the restriction line will require further appropriate engineering advice from a suitably qualified Chartered Professional Engineer.

A dependable bearing capacity in excess of 135kPa is considered to be available for design of new house foundations. Waffle raft, shallow reinforced concrete strip/pad foundation systems or elevated timber subfloor construction will be suitable for use at the site. The surficial soils are considered to be expansive and are interpreted as Class M to Class H1 in accordance with AS2870 and it is recommended that any strip and pad footings be taken a minimum of 450mm below cleared ground level. Specific engineering design of foundations for future dwellings at the site should be carried out.

Provisions will be required for on-site wastewater management and preference given to systems that disperse effluent over a wide area rather than concentrating it in one location. It is recommended that a secondary treatment system (Cleanstream TXR-1 or similar) in conjunction with pressure compensating dripper irrigation be used at the site. Specific design of individual on-site systems will be required at the time of Building Consent.

The design of the stormwater management system for the proposed subdivision meets the requirements of WDC EES through provision of road side swale drains discharging to dry balancing basins with a restricted flow outlet. Water quantity treatment is achieved with a 45m³ dry balancing basin near the entrance to the site and a 20m³ dry balancing basin within proposed Lot 6. Roof runoff from new houses shall be directed to individual on-site attenuation tanks designed to accommodate the 100yr CC ARI event. Preliminary design of the required attenuation volumes in accordance with WDC EES requirements is included within this assessment. The proposed drainage system maintains the existing flow paths at the property. Water quality treatment is achieved through use of vegetated swales parallel

with the ROW access. The capacity of the proposed low impact system utilising a 1.5m wide grassed swale exceeds the treatment requirements of the proposed development.

Access to the subdivision will be formed via the existing vehicle crossing from the end of Hawken Road. Adequate sight distances are considered to be available at the existing crossing. The existing driveway and vehicle crossing will require upgrading to satisfy the requirements of WDC EES and a new ROW access within proposed Lot 7 will facilitate residential vehicle access to proposed Lots 4-6.

8. LIMITATIONS

This report has been prepared for the benefit of S. Williamson as our client with respect to residential subdivision at 60 Hawken Road, Whangarei and for Whangarei District Council approval. No liability is accepted by Base Group Consulting where other parties rely on the information or opinions contained in this report and any other person who relies upon any matter contained in this report does so entirely at their own risk. Any recommendations, opinions, or guidance provided by Base Group Consulting in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Base Group Consulting have performed the services for this site assessment in accordance with the standard agreement for consulting services and current professional standards. No guarantees are either expressed or implied.



A S MacPherson
Chartered Professional Engineer
BE Civil (Hons), CPEng, MIPENZ, IntPE(NZ)

Ref: 16036 Filename: 16036_C01_180416

Subdivision Assessment
60 Hawken Road, Whangarei

APPENDIX 4: WASTEWATER MANAGEMENT

WHANGAREI DISTRICT COUNCIL

Forum North · Private Bag 9023 · Whangarei 0148 · New Zealand
Telephone (09) 430 4200 · 0800 WDC INFO · 0800 932 463 · Facsimile (09) 438 7632
Website <http://www.wdc.govt.nz> · E-mail mailroom@wdc.govt.nz



Form EES-SEW1

On-Site Wastewater Disposal Investigation/Site Evaluation Checklist for Resource Consent Application

This form is to be read in conjunction with AS/NZS 1547:2000 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A - Contact Details

1 applicant

Name Robert Thomson

Property Address 60 Hawken Road, Maunu, Whangarei

Lot/DP Number Lot 1 DP 86368

2 Consultant/Site Evaluator

Site Evaluator
Name Aaran MacPherson

Company Name Base Group Consulting

Postal Address PO Box 1032, Whangarei 0140

Business Phone 4373432

Fax

Mobile 0272942774

Email aaran@basegroup.co.nz

IQP Registered²⁵ (See note 1 below)

☒ Yes ☐ No If no, details of suitably registered IQP who will countersign the report are to be supplied below

Name of IQP who is Countersigning
Report

Company Name

Postal Address

Business Phone

Fax

Mobile

Email

²⁵ It is a requirement that the Evaluator be IQP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered IQP

Part B - Site and Soil Evaluation

1 Desk Study

Requirements (✓ appropriate box)

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

WDC Requirement	Applies to Lot(s)	Comments
1 Hazard maps/GIS hazard layer - stability		
☒ Low instability risk	Lots 2-6	
☒ Medium instability risk	Lot 2	Partially mapped as medium instability risk
☐ High instability risk		
2 GIS hazard layer – effluent on slope stability		
☐ Low disposal potential		
☒ Moderate disposal potential	Lots 2-6	Subdivision area not mapped
☐ High disposal potential		
3 GIS hazard layer – effluent suitability		
☒ Medium unsuitability	Lots 2-6	
☐ High unsuitability		
4 GIS hazard layer – flood susceptibility		
☐ Is flood susceptible		
☐ Is partially flood susceptible		
☒ Is not flood susceptible	Lots 2-6	
5 GIS land resources layer - streams		
Are there streams on or adjacent to land under investigation?	☐ Yes	
	☒ No	Lots 2-6
6 GIS land resources layer – aquifers at risk		
Is land situated over or adjacent to aquifer?	☒ Yes	Lots 2-6
	☐ No	
7 Annual rainfall (HIRDS)	1,500mm	

Important Note

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

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

2 On-Site Evaluation

a Determination of Soil Category (refer table 4.1.1 AS/NZS 1547:2000) (✓ appropriate box)

Soil Category	Structure	Applies to lot(s)	Comments
1 Gravels & Sands	☐ Structureless (massive)		
2 Sandy loams	☐ Weakly Structured		
	☐ Massive		
3 Loams	☐ High/Moderate structured		
	☐ Weakly structured or Massive		
4 Clay loams	☒ High/moderate structured	Lots 2-6	Papakauri clay loam
	☐ Weakly structured		
	☐ Massive		
5 Light clays	☐ Strongly structured		
	☐ Moderately structured		
	☐ Weakly structured or massive		
6 Medium to heavy clays	☐ Strongly structured		
	☐ Moderately structured		
	☐ Weakly structured or massive		

Notes

Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2000 for assessment criteria.

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

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

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

Page 213 of 248

Pre-dominant wind direction	East	Lots 2-6
Presence of shelter belts	No	Lots 2-6
Presence of topographical features or structures	Base of local scoria cone	Lots 2-6

9 Proximity of water bores. (include adjacent properties). (refer note 9 below)

No water bores recorded at site

10 Visible evidence of slips/instability (refer note 8 below)

Surface creep and shallow slippage on steeper slopes within Lot 2

11 Total suitable area available for type of effluent disposal proposed (including reserve area)

In excess of 500m² for proposed Lots 2-6

12 Setback areas proposed (if any) (refer note 10 below)

Land application areas set back as much as practical from steeper slopes and watercourse (vehicle access swale drains)

Notes

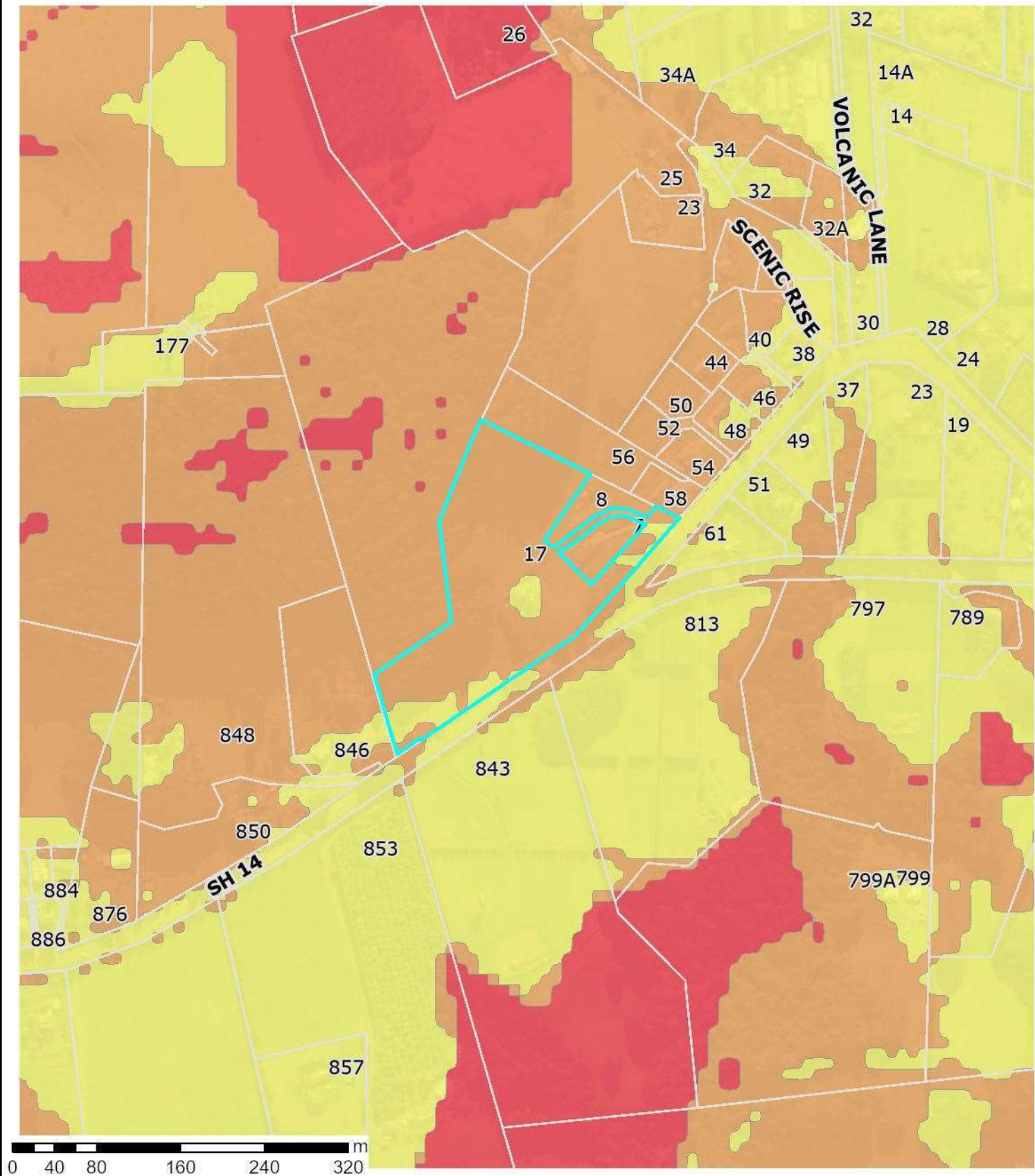
- 1 If the WDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on-site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.
- 2 NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.
- 3 Positions of test borehole/s to be shown, and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.
- 4 Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2000). Designs exceeding those maximums will require specific design to justify the proposal, and may also need Resource Consent from NRC.
- 5 Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2000.
- 6 The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2000.
- 7 The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc
- 8 If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.
- 9 If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).
- 10 If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.

On-site Wastewater Management in accordance with AS/NZS1547:2012 - Individual Lot Assessment

Project Reference	16036		Assessed by	ASM	
Client	Williamson		Date Assessed	14/04/2016	
Site Location	60 Hawken Road, Whangarei				
Site and soil evaluation					
Desktop	Legal description	Lot 1 DP 86368	Indicative permeability	Well/moderately well drained	
	Lot size	4.065ha	Flood Susceptible	No	
	Soil map	Papakauri clay loam	Annual rainfall	1500mm	
			Other		
Site investigations	Ground slope	<5.7	Land instabilities	Slips	
	Ground shape	Linear	Boulders/Rock outcrops	No	
	Ground shape	Planar	Vegetation	Pasture	
	Aspect	S-E	Watercourse	No	
	Exposure	Exposed	Concentrated runoff	Yes	
	Shelterbelts	No	Soil surface	Firm	
	Topo features	Sloping terrain	Season	Autumn	
	Wind direction	E	Buildings	Existing house	
			Services	None	
Soil Assessment	Colour	Red brown	Permanent water table	Not encountered	
	Texture	Clay loams	Surface condition	Stiff, moist	
	Coarse Fragments	None	Existing/Past land use	Pasture	
	Structure	Weakly structured	Other		
Land Application systems					
Design parameters	Water source	Roof runoff	No. of bedrooms	3	
	Daily use / person	180 litres / person / day	Design occupancy	5	
	Soil category	4	Design daily flow	0.9 m ³ <3m ³ OK	
Design system	Level of treatment	Secondary	Area required	257 m ²	
	DLR/DIR	3.5 mm/day	Width	25.7	
	System type	Irrigation	Length	10	
	Design LTAR	3.5 mm/day	No. required	1.0	
Clearance	Boundaries	>1.5m	Clearance to surface water	>15m horizontally	
	Groundwater	>0.6m	Clearance to bores	>20m horizontally	
	Buildings	>6m	Cut off drains required	No	
	Reserve area	>30% 77 m ²	Surface water interceptor	No	

Determination of Soil Category		
Gravels and sands	Very little to no coherence; cannot be moulded; single grains stick to fingers	Rapidly drained
Sandy Loams	Forms a cast but will not roll into a coherent ball; individual sand grains can be seen and felt; gives a ribbon 15-25 mm long	Well drained
Loams	As for sandy loams but cast feels spongy, with no obvious sandiness or silkiness; may feel greasy if much organic matter is present; forms a thick ribbon about 25 mm long	Moderately well drained
Clay Loams	Can be rolled into a ball with a rather spongy feel; slightly plastic; smooth to manipulate; will form a ribbon 40-50 mm long	Imperfectly drained
Light Clays	Smooth plastic ball that can be rolled into a rod; slight resistance to shearing between thumb and forefinger; forms a ribbon 50-75 mm long	Poorly drained
Medium to Heavy Clays	Smooth plastic ball that handles like stiff plasticine; can be moulded into rods without fracture; firm resistance to ribboning; forms a ribbon 75 mm or more in length	Very poorly drained

Determination of Soil Structure	
Massive	Coherent, with any partings both vertically and horizontally spaced at greater than 100 mm. Pieces do not break along planes of weakness but break according to stress loads
Weak	Peds indistinct and barely observable on pit face. When disturbed approx. 30 % consist of peds smaller than 100 mm
Moderate	Peds well formed and evident when disturbed but not distinct in undisturbed soil. When disturbed 30 % - 60 % consists of peds smaller than 100 mm
Strong	Peds quite distinct in undisturbed soil. When disturbed > 60 % consists of peds smaller than 100 mm



Landslide Susceptibility
Zone

- High
- Moderate
- Low

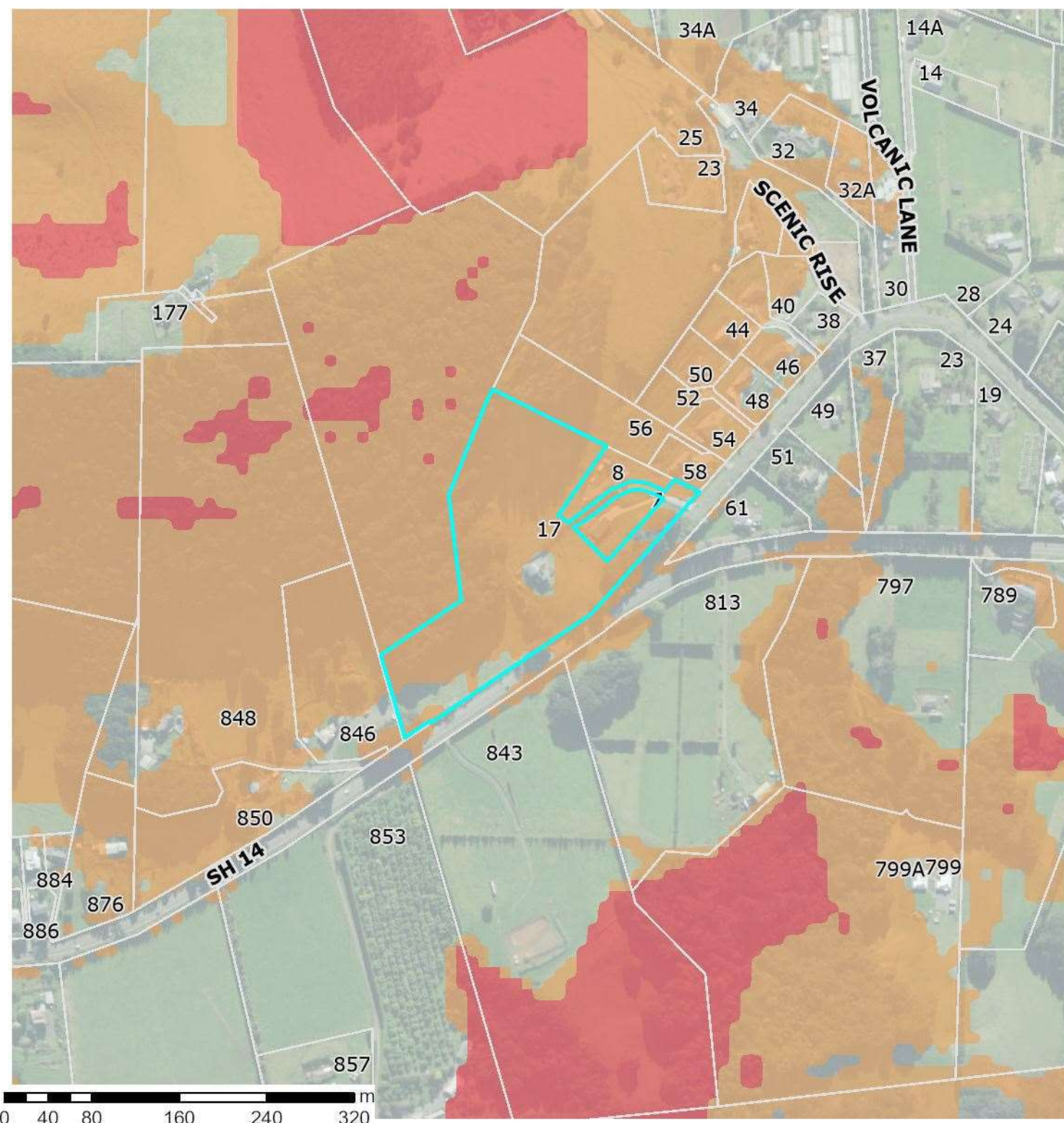
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

12 November 2024
Scale 1:5,000



District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

12 November 2024

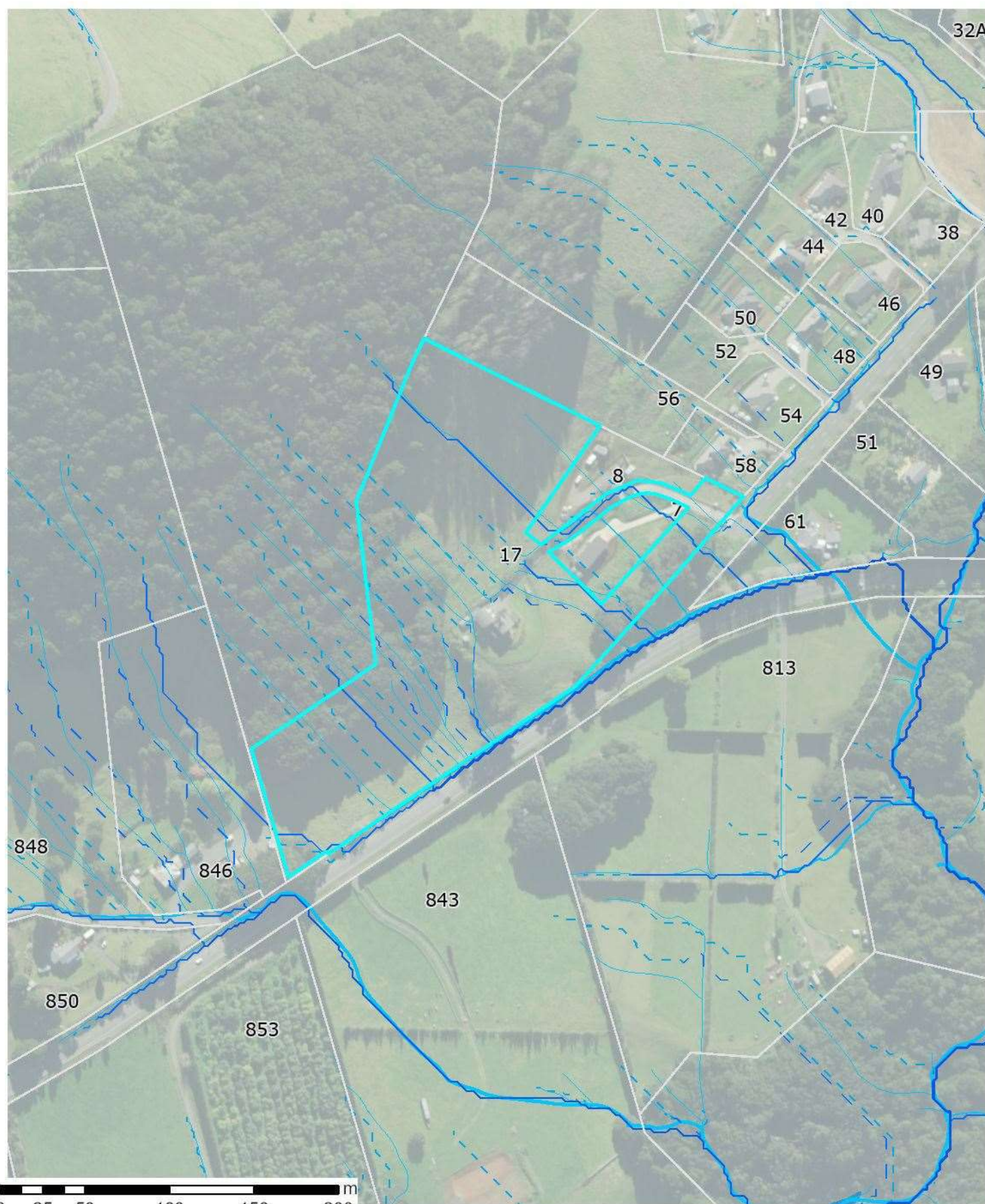
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the proposed maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

12 November 2024

Scale 1:3,000



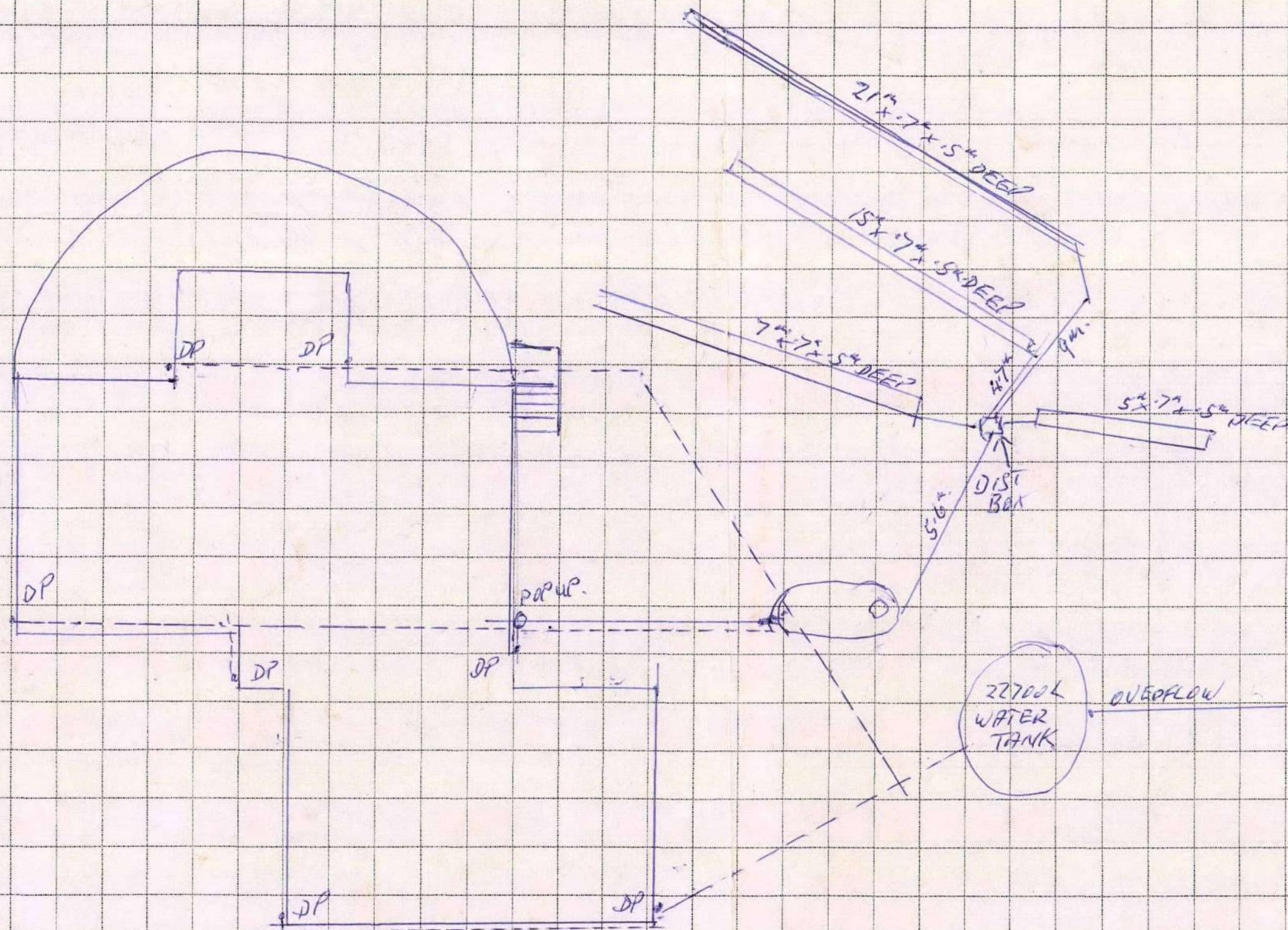
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Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
Water Point Actuator  WDC  Private Backflow Device  WDC  Private Bore  WDC  Private End Structure  WDC  Private Fitting Node  WDC  Private Hydrant  WDC  Private Meter  WDC Meter Manifold  WDC  Private Pump  WDC  Private Valve  WDC  RED  Private Water Line Abandoned Pipe  Trunk Main  WDC  Private Other Main  WDC  Private Process Pipework  WDC  Private Reticulation  WDC  Private Service Line  WDC  Private Water Area Chamber  WDC  Private Reservoir  WDC  Private	Stormwater Point End Structure  WDC  Private Fitting Node  WDC  Private GPT  WDC  Private Manhole  WDC  Private Pump  WDC  Private Stormwater Inlet  WDC  Private Valve  WDC  Private Stormwater Line Abandoned Pipe  Culvert  WDC  Private Drainage  WDC  Private Main  WDC  Private Service Line  WDC  Private Surface Drain  WDC  Private Stormwater Area Basin  WDC  Private Chamber  WDC  Private	Stormwater Catchment and Flood Management Overland Flow Paths 2021 Modelled Catchment Flowpaths 2021  0.2 ha to 0.4 ha  0.4 ha to 1.0 ha  1.0 ha to 3.0 ha  3.0 ha to 100.0 ha  100.0 ha and above Surface Depression Ponding Areas 2021  0.200000 - 0.600000 m  0.600001 - 1.200000 m  1.200001 - 2.000000 m  2.000001 - 4.000000 m  4.000001 - 9.910000 m Overland Flow Paths 2017 Catchment Area 2017  0.2 - 1.0 Ha  1.0 - 2.0 Ha  2.0 - 5.0 Ha  > 5.0 Ha Depression Storage Areas 2017  Depression Storage Areas	Wastewater Wastewater Point Backflow Device  WDC  Private End Structure  WDC  Private Fitting Node  WDC  Private Manhole  WDC  Private Meter  WDC  Private Motor Control Centre  WDC  Private Pump  WDC  Private Valve  WDC  Private Wastewater Line Abandoned Pipe  Main  Rising Main (Pressure)  Sewer Gravity Main  Private  Other Process Pipework  WDC  Private Service Line  WDC  Private Wastewater Area Chamber  WDC  Private Pressure Sewer System  Public  Private

PART C : AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)

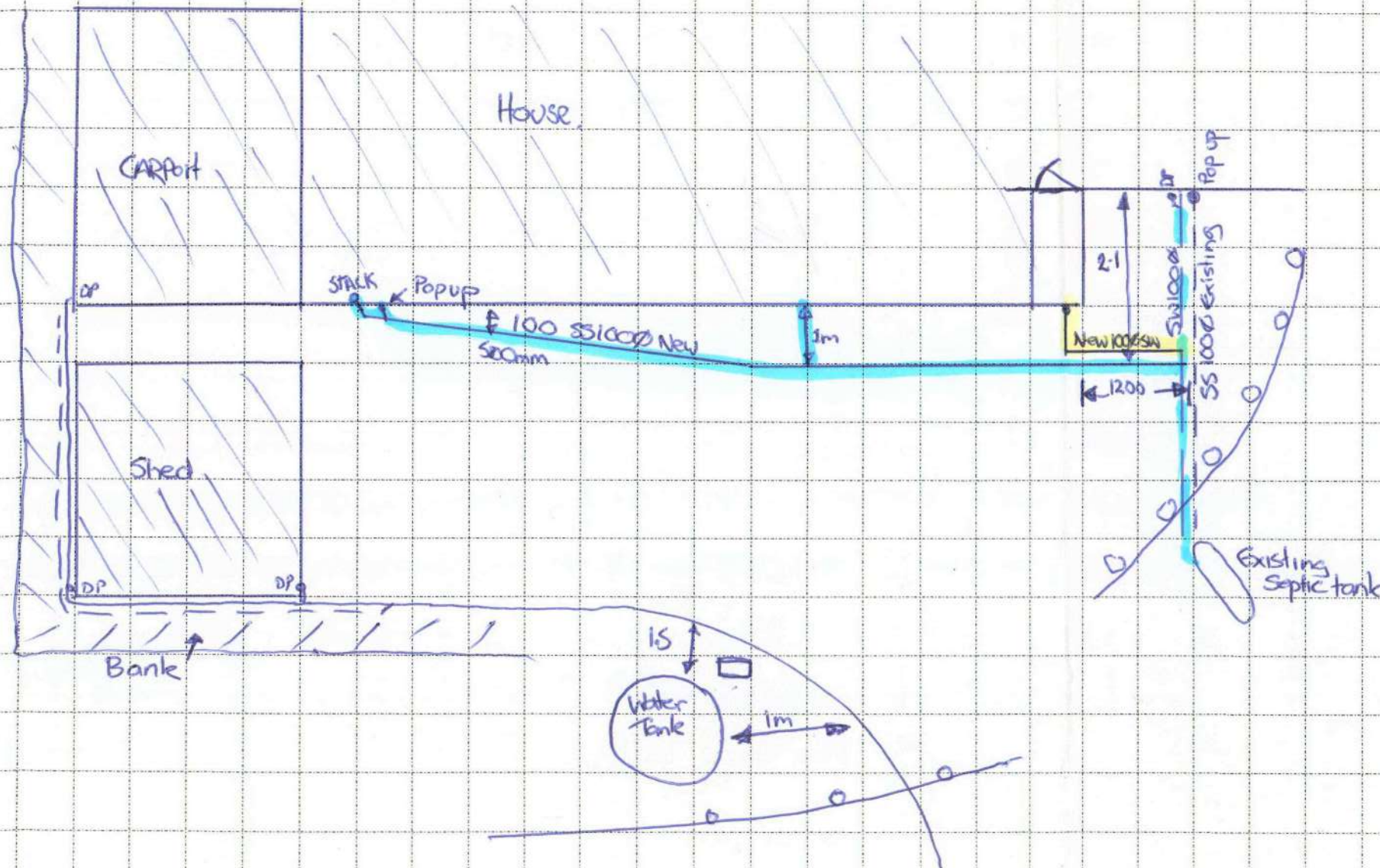


Scale: _____ in _____

Site Address: _____

PART C: As Built Services Plan

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: As shown in _____
 Site Address: Hawkins Road.

RECEIVED
 21 JUL 2010
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL



Whangarei District Council
Private Bag 9023, Te Mai
Whangarei 0143
Ph:0-9-430 4200
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Tuesday, 12 November, 2024

Property Number 170736
Legal Description PT LOT 1 DP 547392 - 2.8205HA - BAL OF LAND
Assessment Number 0035011476B
Address 17 Bob Williamson Lane (Pvt) Whangarei 0179
Record of Title(s) 934353
Land Value \$489,000
Capital Value \$1,319,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location

Rates Breakdown (up to 30 June 2025)

Rates Charge	Charge Total
General Residential - Lifestyle	\$1,336.83
Uniform Annual General Charge	\$821.00
Regional Council Services	\$209.33
Regional Economic Development	\$12.08
Regional Emergency & Hazard Management	\$57.07
Regional Flood Infrastructure	\$40.67
Regional Land and Freshwater Management	\$140.25
Regional Pest Management	\$100.86
Regional Rescue Services	\$11.30
Regional Sporting Facilities	\$16.18
Regional Transport Rate	\$51.81
Annual Charge Total	\$2,797.38

Opening Balance as at 01/07/2024 **\$-205.80**

Rates Instalments	Total
20/07/2024 Instalment	\$700.38
20/10/2024 Instalment	\$699.00
20/01/2025 Instalment	\$699.00
20/04/2025 Instalment	\$699.00
Rates Total	\$2,797.38

Balance to Clear **\$1,670.05**



Whangarei District Council
Private Bag 9023, Te Mai
Whangarei 0143
Ph:0-9-430 4200
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Tuesday, 12 November, 2024

Property Number 170735
Legal Description PT LOT 1 DP 547392 - 0.7465 - CONSERVATION COVENANT
Assessment Number 0035011476A
Address Bob Williamson Lane (Pvt) Whangarei 0179
Record of Title(s) 934353
Land Value \$6,000
Capital Value \$6,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location

Rates Charge

Charge Total

Annual Charge Total

Rates Instalments

Total

Rates Total

Balance to Clear

BUILDING CERTIFICATE: 59224

Section 56 Building Act 1991

Issued by: ...Building Certifiers (Whangarei) Ltd No 8 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: (Not issued yet)

Project Information Memorandum No: 59224

PID: 038461

PROJECT	PROJECT LOCATION
New or relocated building (☒)	Applicant: Shane & Debra Williamson
Alteration ()	
Intended use(s) (in detail): Dwelling	Street address (if any): Hawken Road Maunu
Intended life:	Legal description: Lot 1 DP 86368
Indefinite but not less than 50 years (☒)	
Specified as Years ()	
Demolition ()	
Being stage of an intended stages	

This is to certify that BCW Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the NZ Building Code, in accordance with their general limitations as set by the Building Industry Authority.

The Building Certifier is satisfied on reasonable grounds that:

- (☒) The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications.
- () The building work complied with the listed provisions of the building code on the date of certification.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name:

September 19, 2002



**Issue Document**

BUILDING CONSENT No: 60459
Section 35, Building Act 1991
Issued: 23 Sep 02

Project Information Memorandum No: 59244

60459**Applicant**

SHANE THOMAS WILLIAMSON
31 PERCY ST
WHANGAREI 0101

Agent

DEBRA FAYE WILLIAMSON
31 PERCY ST
WHANGAREI 0101

Site Information

PROPERTY ID: 038461
STREET ADDRESS: HAWKEN RD, R D 9, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 1 DP 86368

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$220,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$631.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2304041 Date: 20 Sep 02 Amount: \$631.00

This Consent is issued subject to the following conditions:
=====

1: General

No Requirements.

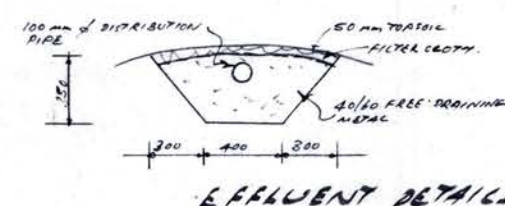
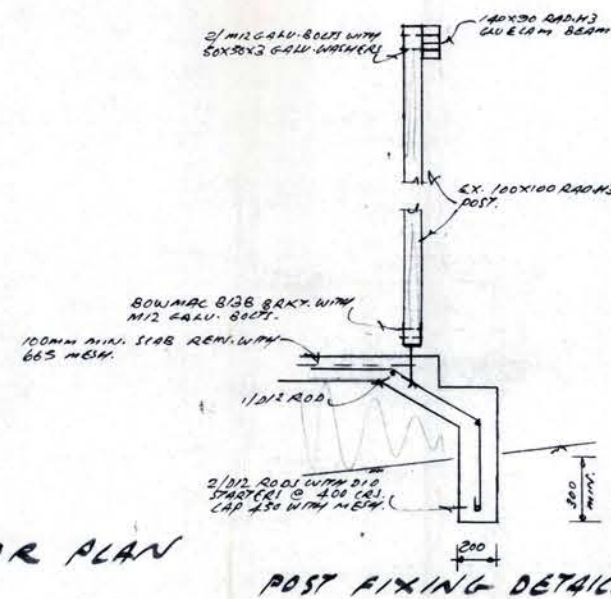
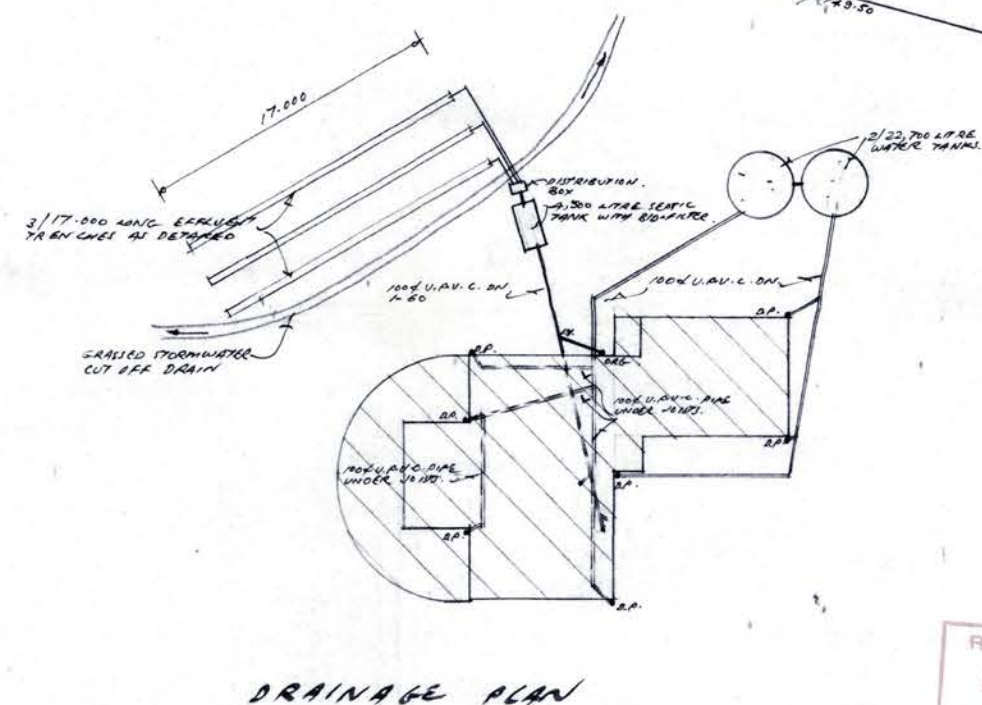
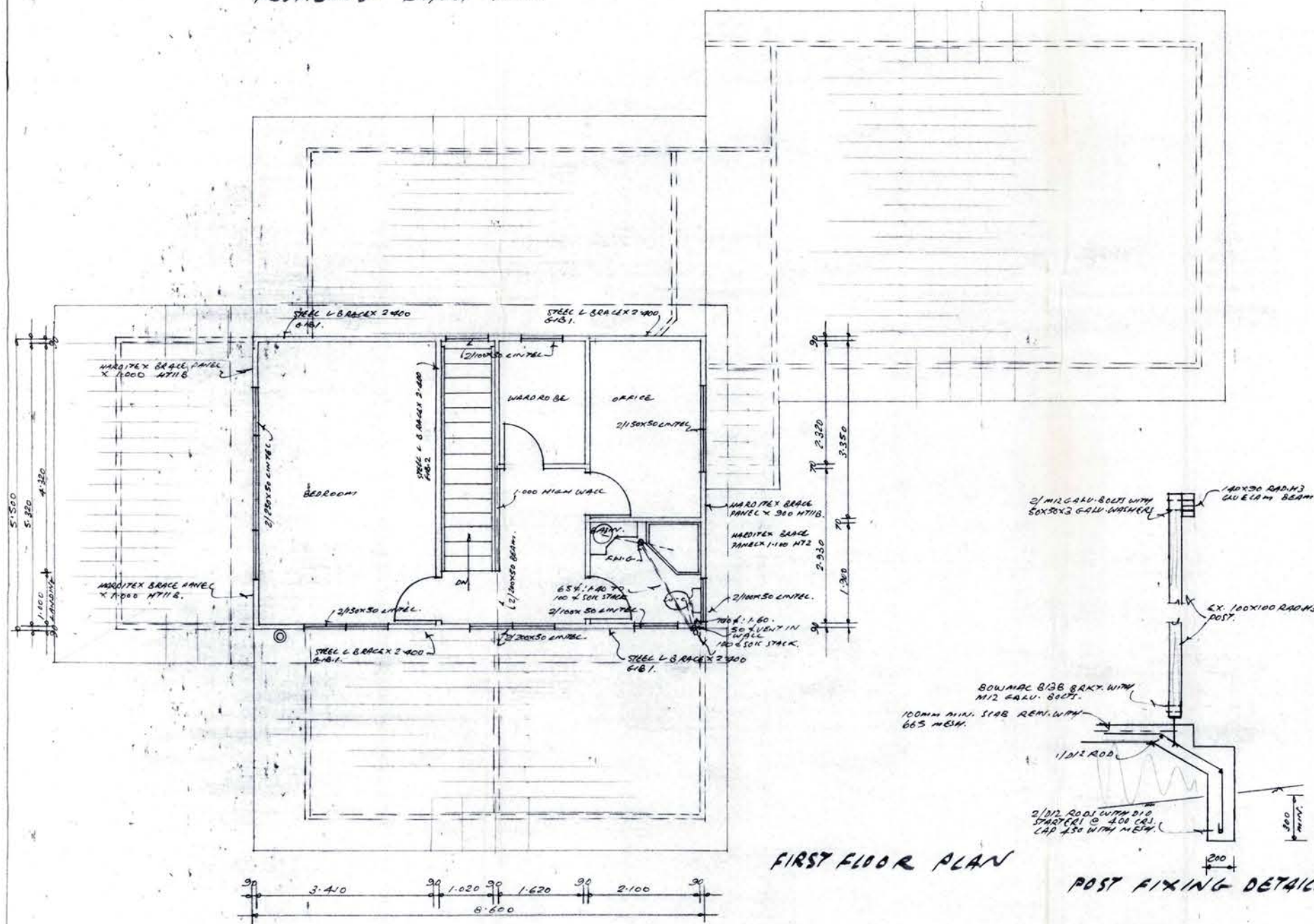
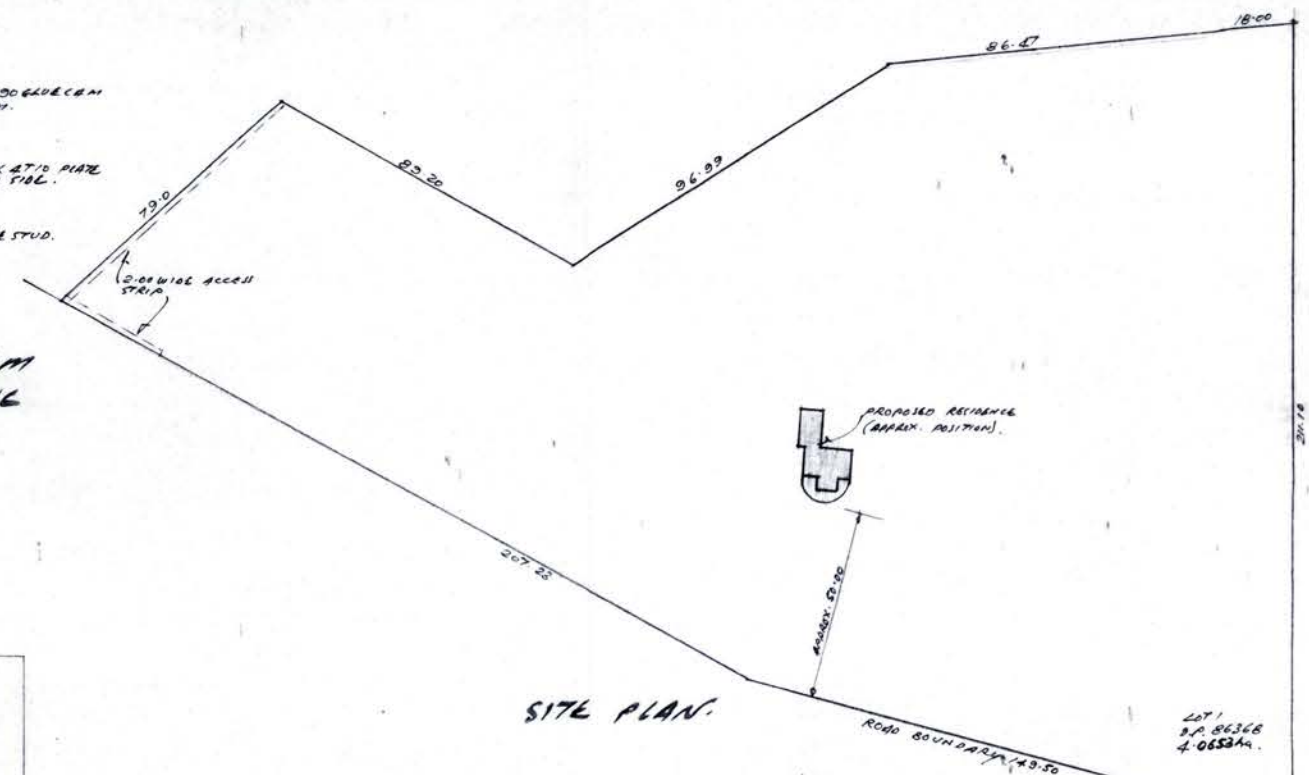
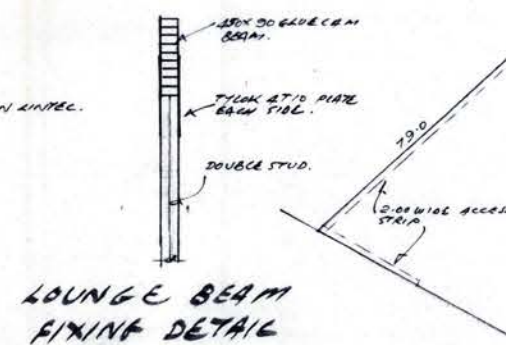
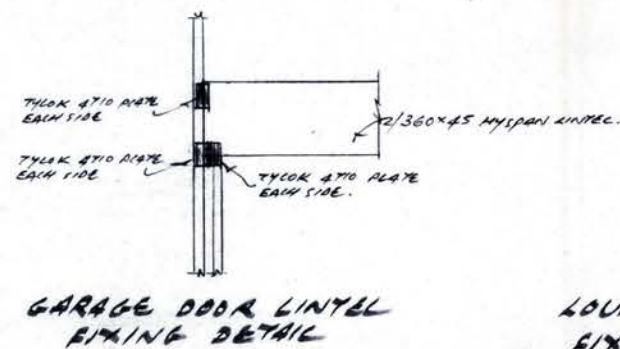
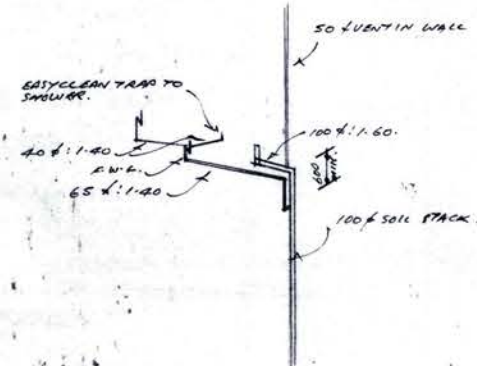
Signed for and on behalf of the Council

G. Byers

Name:.....

Signature:..... *G. Byers*.....

Date: 23./9../02.





Approved Building Certifiers Northland Ltd

Code Compliance Certificate No H87

Section 56, Building Act 1991

ISO Ref 7.5.1 CS-03F5 Issue 04

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.



To: **Whangarei Council**

Building Consent No: **60459**

Project Information		Project Location		
New or Relocated Building	Yes	Street Address:		
Alteration	No	Hawken Road		
Type of Project		Maunu		
Dwelling		Whangarei		
Intended Use(s):		Legal:	Lot	1
Residential		Description:	DP	86368
Intended Life:			CT	
Indefinite but not less than 50 years				
Demolition	No			
Being stage of an intended stages.				

NB: Normal maintenance of building elements is necessary to achieve the durability requirements of the New Zealand Building Code.

This is:

A final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed by or for and on behalf of the building certifier

Signature:

Name: Neil Boler

Position: Director

Date: Jun 23, 2004

This code of compliance certificate is not the building certifiers guarantee that the building complies with the building code. This code of compliance certificate is the building certifiers statement that the building certifier had reasonable grounds for believing that the building complied with the building code at the time of certification

Maintenance is important to achieve the expected durability for a given building element. Normal maintenance may be based on manufacturer's recommendations and may also include periodic inspections of elements not readily observable without a specific effort (eg. Access to roof and subfloor spaces).

Basic normal maintenance tasks shall include but not be limited to:

- (a) Where applicable, following manufacturers' maintenance recommendations,
- (b) Washing down surfaces, particularly exterior building elements subject to wind driven spray,
- (c) Re-coating interior and exterior protective finishes,
- (d) Replacing sealant, seals and gaskets in joints,
- (e) Replacing valves, washers and similar high wear components in easily accessed service equipment and other building elements,

0901228

BUILDING CONSENT No: BC0901228
Section 51, Building Act 2004

Issued: 17 November 2009
Project Information Memorandum No: PM0901234



WHANGAREI
DISTRICT COUNCIL

The Building

Street address of building:	60 Hawken Road Whangarei 0179
Legal description of land where building is located:	LOT 1 DP 86368 LLP 038461
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

First point of contact for communications with council/building consent authority

The Owner

S T Williamson
D F Williamson
60 Hawken Road
RD 9
Whangarei 0179

Phone number:	N/A
Mobile number:	N/A
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Street address/registered office:	60 Hawken Road Whangarei 0179
-----------------------------------	----------------------------------

Building Work

The following building work is authorised by this consent:

**New Garage and Additions to Existing Dwelling –
Room Above Garage**

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

BUILDING CONSENT NO BC0901228

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

See attached list of required inspections.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. Dust Nuisance
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.



Signature

(Susan Neilsen)

Support Assistant – Issuing

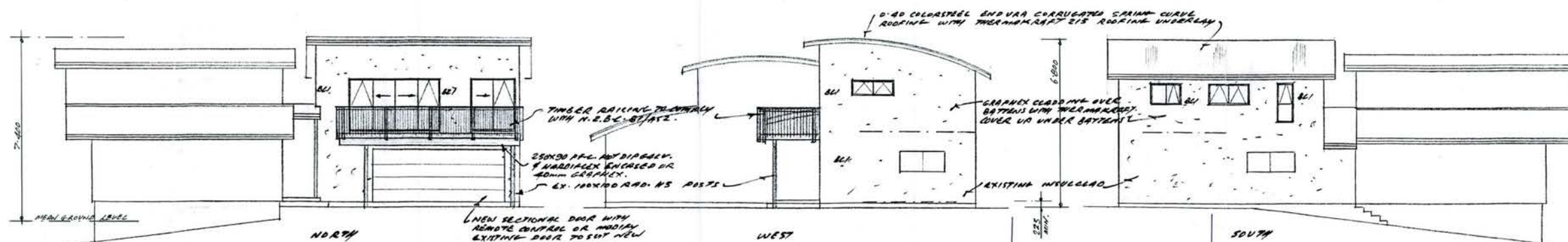
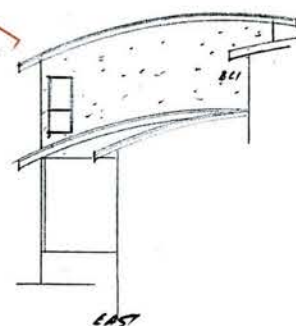
Position

On behalf of: Whangarei District Council

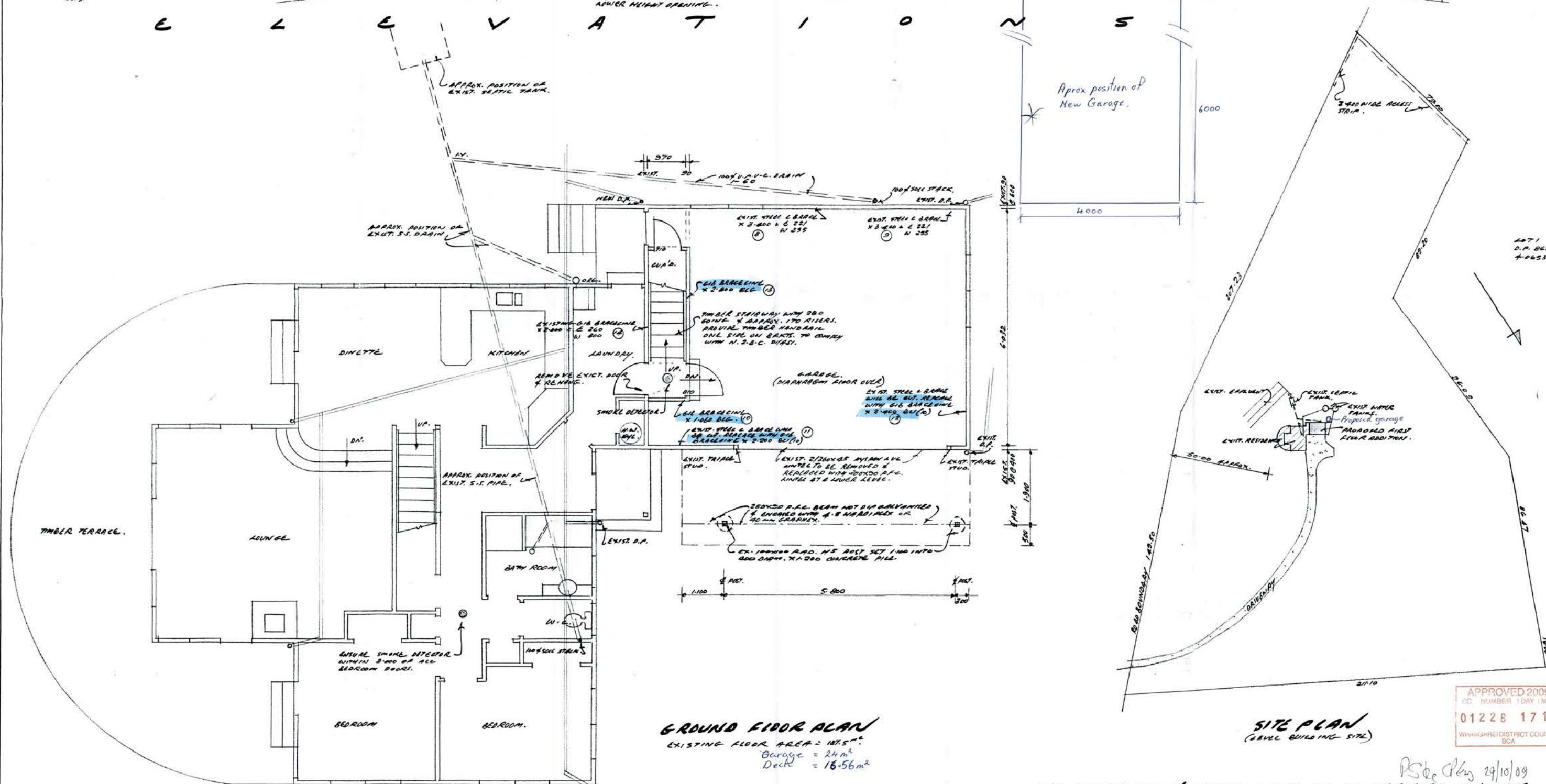
Date: 17 November 2009



RECEIVED
CUSTOMER SERVICES
04 NOV 2009
WHANGAREI DISTRICT COUNCIL



E L E V A T I O N S

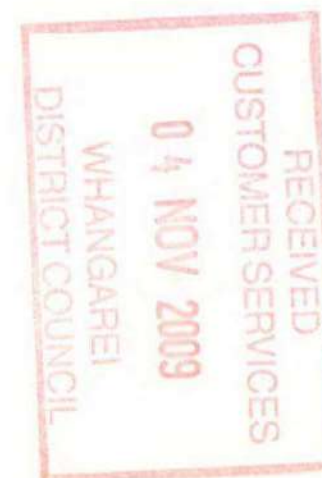
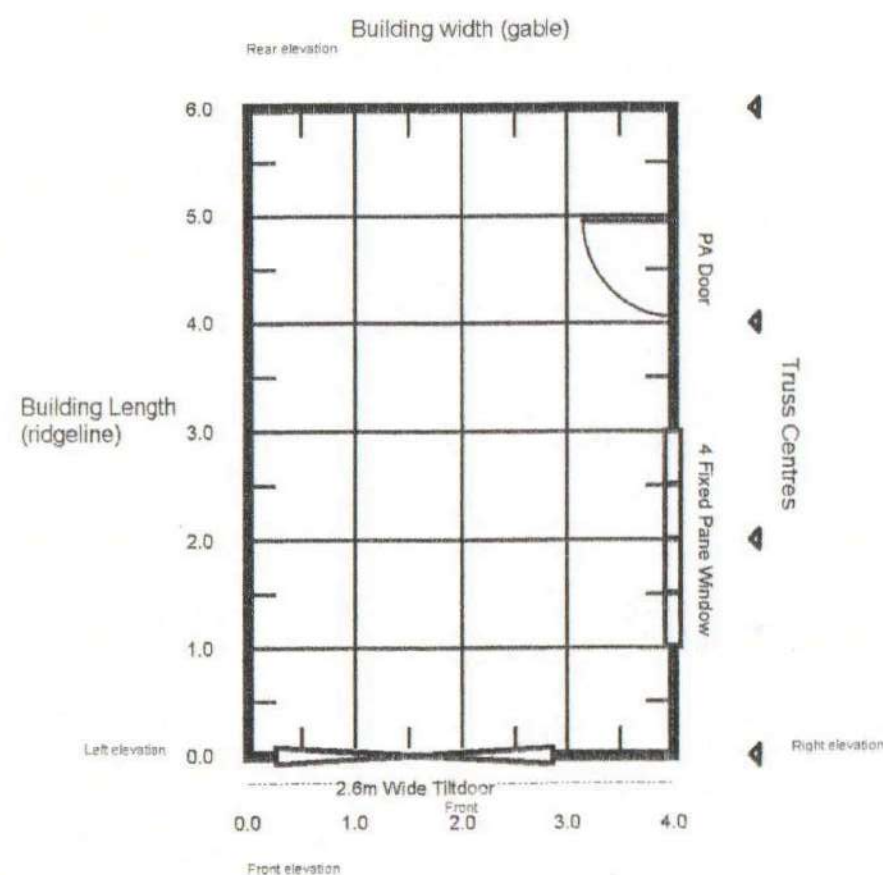


GROUND FLOOR PLAN
EXISTING FLOOR AREA = 187.5 m²
Garage = 24 m²
Deck = 16.56 m²

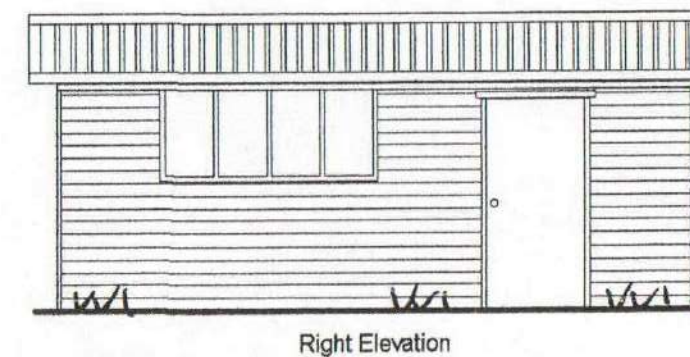
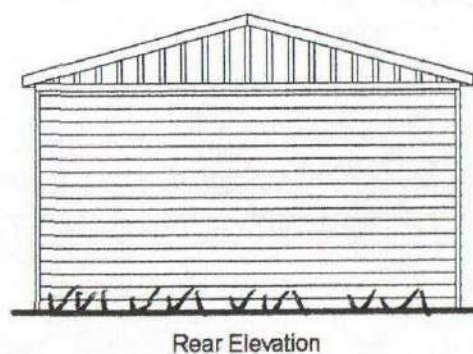
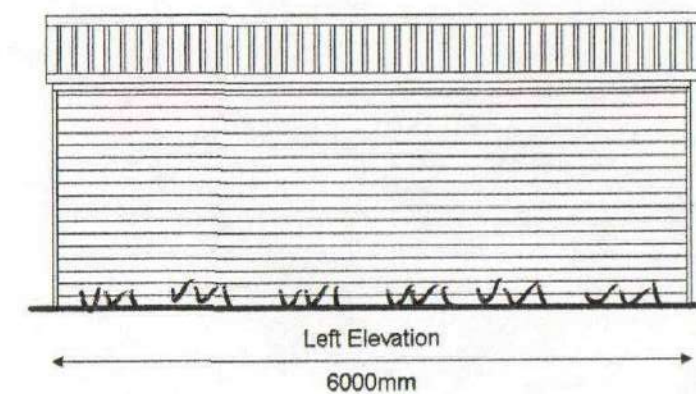
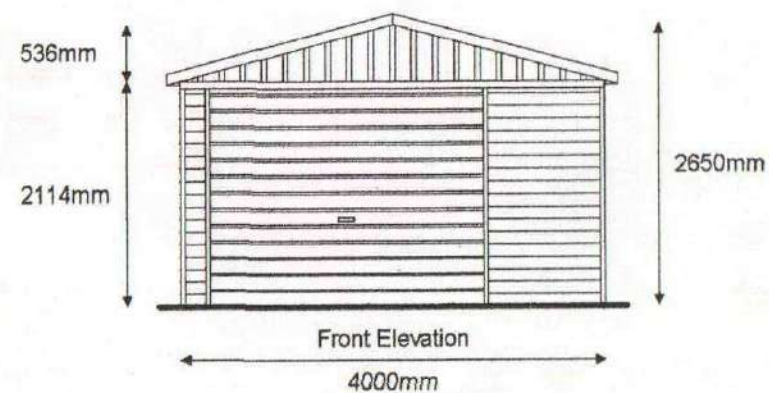
SITE PLAN
(LEVEL BUILDING SITE)

NOTE: ALL MEASUREMENTS & DETAILS ARE TO BE VERIFIED ON SITE

Versatile Buildings 1000 Series Floor Plan
 Customer: John Williamson
 Site Address: 26 King Street , Whangarei,
 Reference: AlanClark-431
 Contact: Alan Clark, Whangarei, 09 438 8871



Versatile Buildings 1000 Series Elevations
Customer: John Williamson
Site Address: 26 King Street , Whangarei,
Reference: AlanClark-431
Contact: Alan Clark, Whangarei, 09 438 8871



WHANGAREI DISTRICT COUNCIL

Forum North • Private Bag 9023 • Whangarei 0148 • New Zealand
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
Website: <http://www.wdc.govt.nz> • E-mail: mailroom@wdc.govt.nz

BCA 100055

23 MAR 2010

Creating the ultimate living environment

Received
Customer Services

23 MAR 2010

Amended plans to be returned to

Whangarei
District Council

Building Consent Amendment Application

Shane Williamson

60 Hawken Rd

RD 9

Whangarei 0179

Customer
Check

Office
Use Only

☒ Yes

☒ No

Checklist

1	Was Building Consent applied for through Council only (NB: Staff check text notes for certifier)	☒	☐
2	Has Building Consent been issued (if not, amendment can be added to original)	☒	☐
3	Code of Compliance yet to be issued?	☒	☐
4	Amendment is similar to use (If rooms being changed around within footprint eg. bathrooms becomes laundry and vice versa then amendment is ok, but if garage becomes rumpus room or spare space is to become toilet/shower etc, this would not qualify for amendment)	☒	☐
5	Amendment contained within footprint of building and no change to height, daylight angles etc as per original submitted plans. (If not the Compliance Manager or Building Officer is to decide) Duty Planner may be required.	☒	☐
6	Original application less than 1 year old (If older than 1 year Compliance Manager or Building Officer is to decide)	☒	☐
7	Is value being added to Building Consent (if so New Building Consent required)	☒	☐

Description

Add stud height and lengthen deck

APPROVED 2010

BC NUMBER 1 DAY 1MTH

01228 2503

WHANGAREI DISTRICT COUNCIL
BCA

Office Use Only

B. Horthland
Customer Services Representative Name

Property ID	6217
LLP	38461
BC	0901228
Receipt No	144791
Date	23/03/2010

Planning Review Required

☒ Residential

☐ Commercial

06/334882

December 2009

Checked By.....

Building Officer.....

Planning Officer.....

PH 825.3.10

PROPOSED AMENDED PLAN

Received
Customer Services
23 MAR 2010
Whangarei
District Council

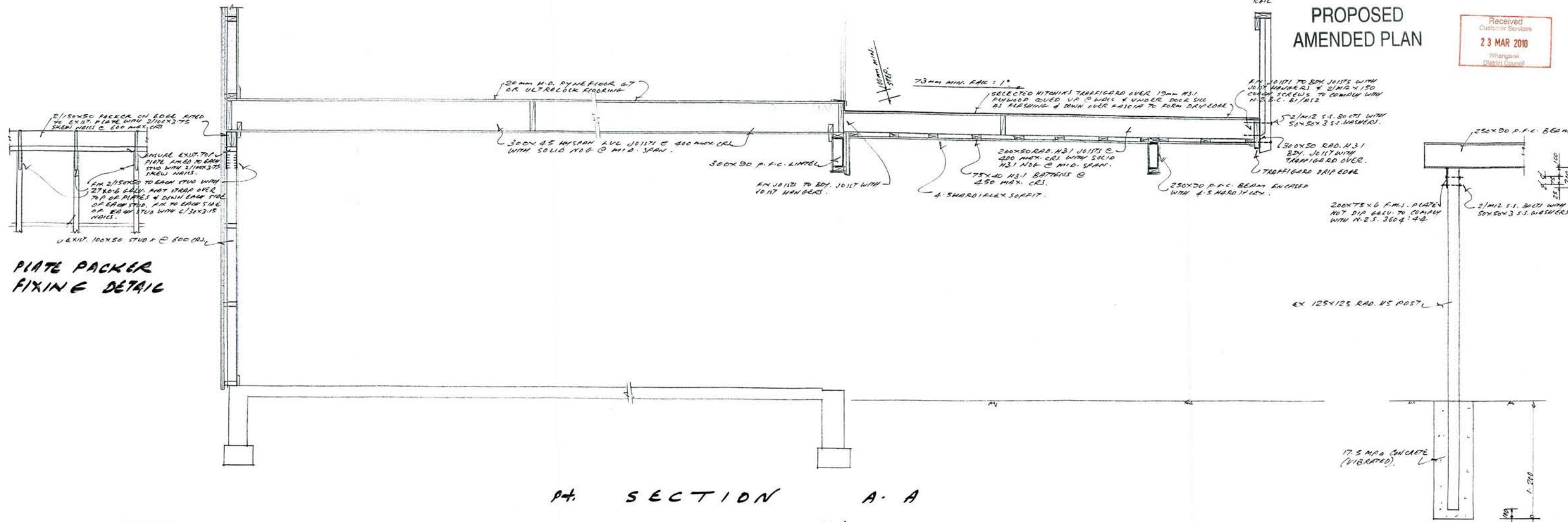
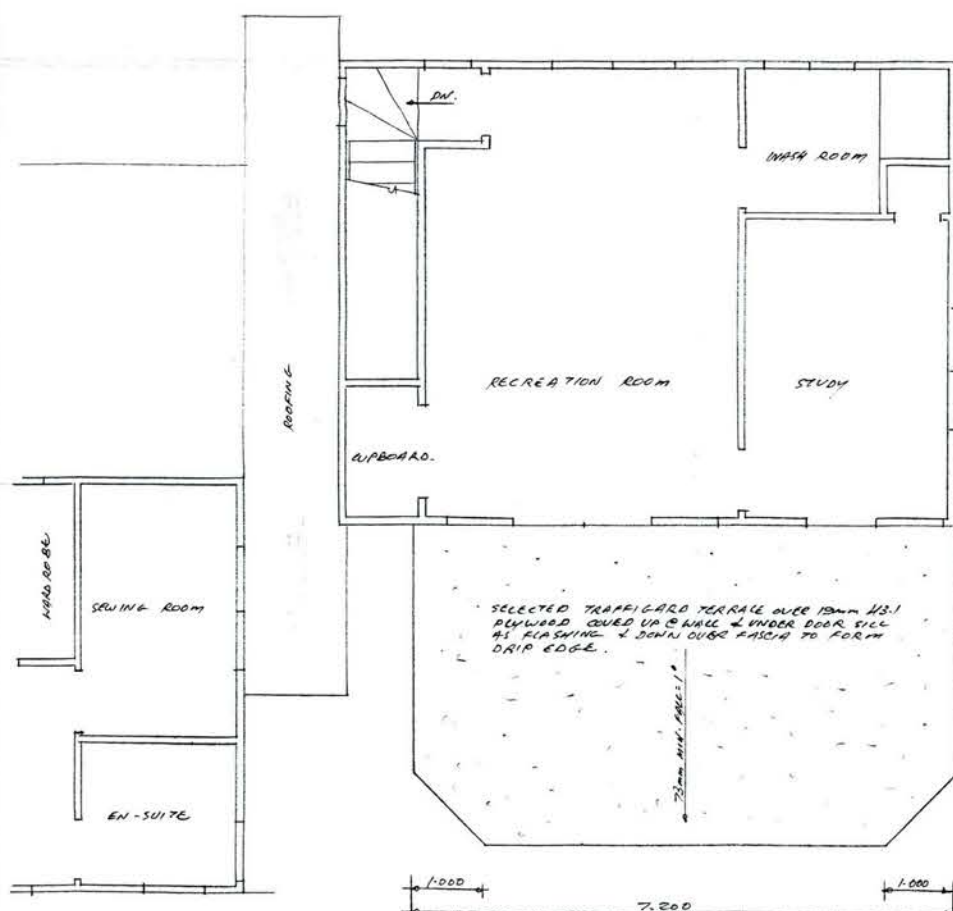
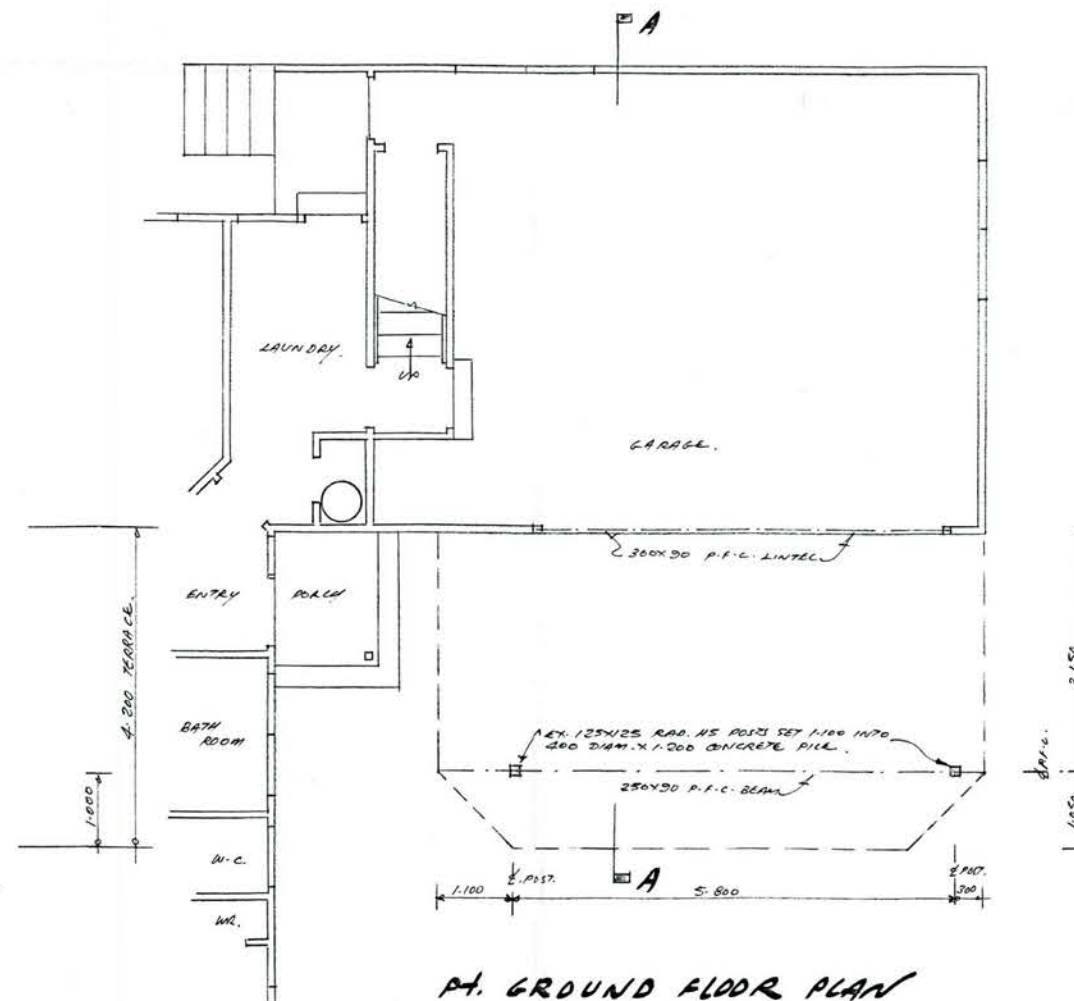


PLATE PACKER
FIXING DETAIL

TERRACE P.F.C. FIXING
DETAIL



Pt. FIRST FLOOR PLAN



Pt. GROUND FLOOR PLAN

BRENT ROBINSON
DESIGN SERVICES LTD
65 Mill Road
Whangarei
Telephone: 09-437 3508
Fax: 09-437 3518

PROPOSED FIRST FLOOR ADDITION TO RESIDENCE AT HAWKEN ROAD + MAUNGATAPERE
FOR S. T. & D. F. WILLIAMSON

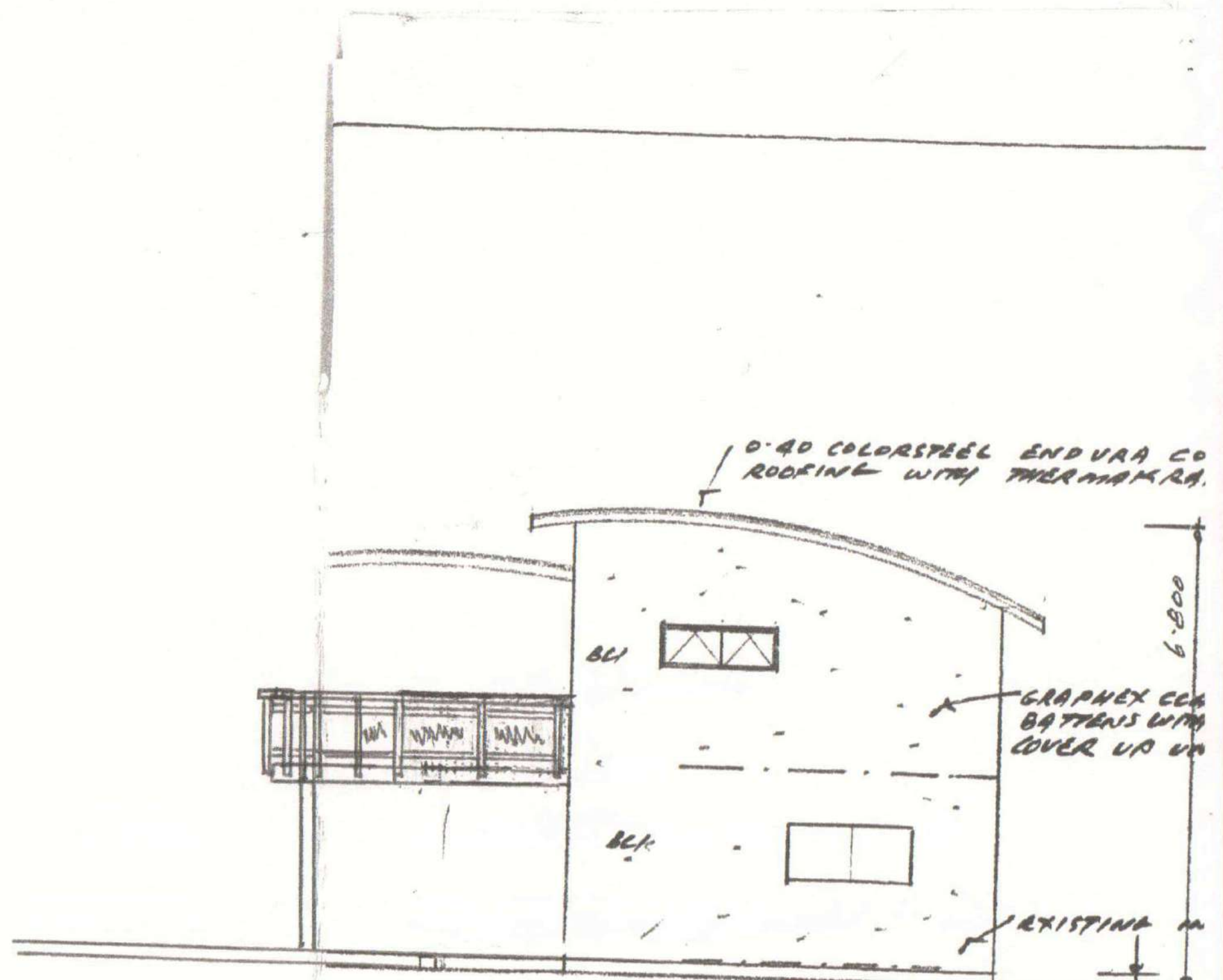
SHEET
AMENDMENTS

SCALE
1:20 : 1:50

PLAN No
7132

AMENDED 18/3/10: PACKER PLATE TO EXIST. GAR. FLOOR TOP PERTE.
EXTEND WIDTH OF TERRACE TO 2-200

APPROVED 2010
BC NUMBER 1 DAY 1MTH
01228 2503
WHANGAREI DISTRICT COUNCIL
AMENDMENT
Checked By: P. B. 3.10.10
Building Officer: P. B. 3.10.10
Planning Officer: P. B. 3.10.10



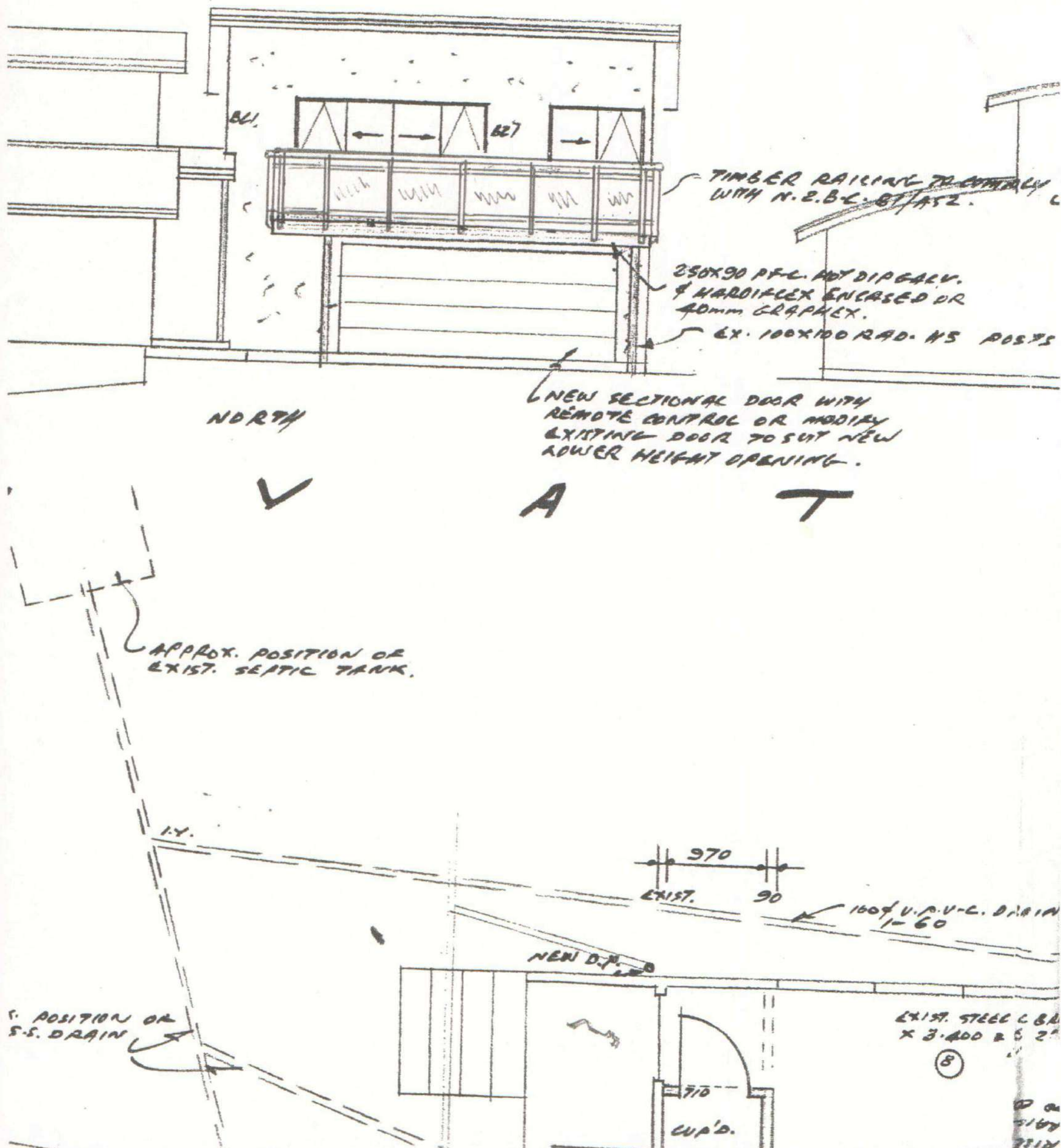
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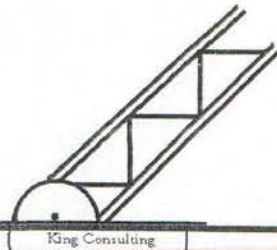
RECEIVED
07 OCT 2011
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

RECEIVED
07 OCT 2011
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

RECEIVED
07 OCT 2011
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

RECEIVED
07 OCT 2011
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL





S.T and D.F. Williamson,
c/- Brent Robinson,
P.O. Box 5084,
Whangarei.

20/10/09

Re First Floor Addition, at Hawken Road,
Maungatapere for S.T. and D.F. Williamson.

You intend to build a first floor addition over your garage with a terrace extending 2.50m beyond the front face of your existing building. The site is zoned "Low Instability" on the WDC hazard map. I visited the site to make an assessment of the stability of the site in relation to the proposed addition.

Visual Observations

The existing house lies on a natural slope of approximately 10 degrees. This is estimated as there has been some cutting and filling to form the building platform. The existing foundations are all into natural ground. The building, which is of plastered Insulclad, shows no signs of movement.

The soil is volcanic, derived from Taheke Basalt, with a low clay content and reasonably well draining. This is visible in the existing cut face to the side of the house.

The new addition is supported mostly on the existing foundations with 2 new poles beyond the existing building line. The additional loads on the foundation have been calculated and with the increase in load, the foundation pressures are still low.

The new addition will not have any significant effect on the stability of the land. At 10 degrees natural slope there is no risk of deep seated movement and I can make the following statements as taken from the Building Act:-

- (1) The land on which the building work is to take place is neither subject to nor likely to be subject to avulsion, erosion, subsidence or slippage.
- (2) The building work itself is not likely to accelerate, worsen or result in avulsion, erosion, subsidence or slippage of that land or any other property.

Peter King



**Code Compliance Certificate BC0901228**
Section 95, Building Act 2004
Issued: 20 October 2011

The Building

Street Address of building:	60 Hawken Road Whangarei 0179
Legal Description of land where building is located:	LOT 1 DP 86368 LLP 038461
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	N/A
Year first constructed:	N/A

The Owner

S T Williamson
D F Williamson
60 Hawken Road
RD 9
Whangarei 0179

Phone number:	4347619
Mobile number:	021438692
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

First point of contact for communications with the building consent authority:

Contact Person

S T Williamson
60 Hawken Road
RD 9
Whangarei 0179

Phone number:	4347619
Mobile number:	021438692
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Street address/registered office:	60 Hawken Road Whangarei 0179
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Building Work

Building Consent number

Issued by:

New Garage and Additions to Existing Dwelling - Room Above Garage

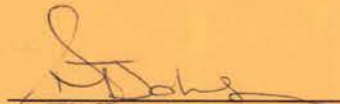
BC0901228

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) The building work complies with the building consent.

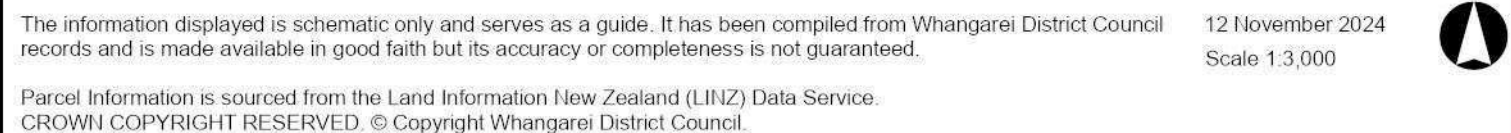


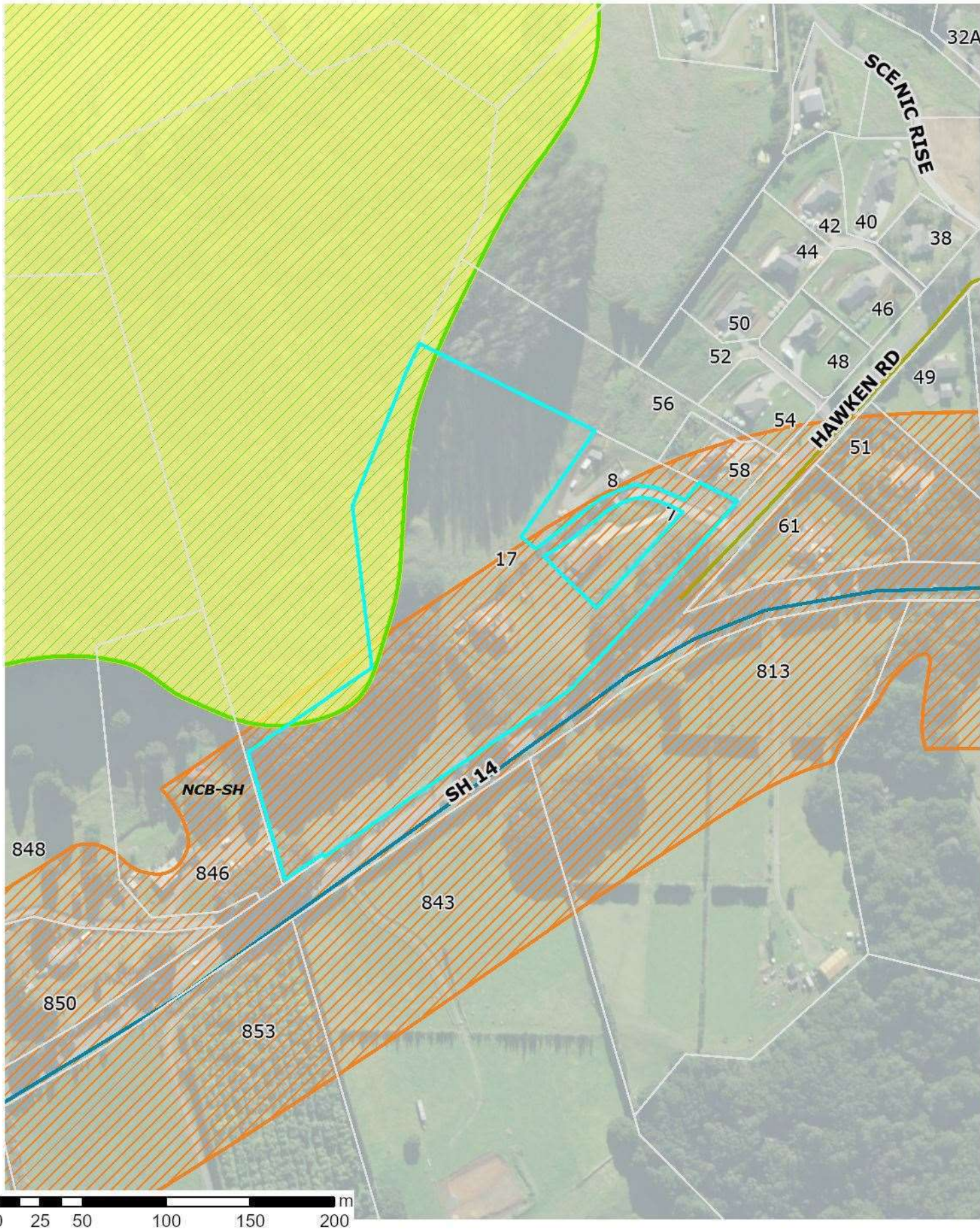
Stephanie Johnsen
Support Assistant – Code Compliance

On behalf of: Whangarei District Council

20 October 2011

Whangarei
District Council





The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

12 November 2024
Scale 1:3,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- Rescue Helicopter Flight Path
- National Grid Tower
- Northpower Tower CEL-Cat1
- National Grid Line
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL

Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 2
- Flood Susceptible Areas
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

Historical and Cultural Values

- Notable Tree Overlay
- Heritage Item Overlay
- Heritage Area Overlay
- Sites of Significance to Maori
- Areas of Significance to Maori

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District-Wide Matters

- Air Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- Papakāinga
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Multi Title Site
- Designation
- Precinct
- Development Area

Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

Special Purpose Zones

- Airport Zone
- Future Urban Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone
- Shopping Centre Zone
- Strategic Rural Industries Zone
- Waterfront Zone

The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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Notice of Decision

SL1600006 P038461

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by Shane & Debra Williamson

Application

The application seeks consent to subdivide the 4.0653ha site at 60 Hawken Road Maunu, legally described as Lot 1 DP 86368, NA 44A/620 and located within the Urban Transition Environment (UTE) into the following rural residential allotments to be developed in two stages

Stage 1 (Subdivision into 5 allotments):

- Lot 4: 2,500m² (1970m² net)
- Lot 5: 2,500m²
- Lot 6: 2,500m²
- Lot 7: 3270m² (common access lot.)
- Lot 8: 2.9883ha

Stage 2 (Subdivision of Lot 8 above)

- Lot 1: 2.4183ha (balance lot, containing existing dwelling)
- Lot 2: 2500m²
- Lot 3: 2500m²

The proposed subdivision is a Discretionary Activity in terms of UTE 3.1 as no management plan has been approved for the site. Discretionary Activity consent is also required under Rule UTE.2.1(a) for the construction of a residential unit on proposed Lot 6 infringing the required 30 metre setback from the Countryside Environment boundary to the west by a maximum of 20 metres.

Consent has also been sought pursuant to s125 (1A)(b) of the RMA to extend the standard 5 year lapse period associated with the land use consent application to 10 years.

Decision

The application has been considered and determined under authority delegated to the Principal Planner (Consents) of Whangarei District Council, pursuant to Section 34A of the Resource Management Act 1991. The decision is as follows:

Determination A:

That in accordance with Section 37 of the Resource Management Act 1991, the period for processing this consent is extended by 70 days, as agreed by the applicant in order to allow for a change in reporting planners, applicant/submitter negotiations including the holding of a pre-hearing meeting, and consultation on draft conditions.

Determination B:

Pursuant to s125 (1A)(b) of the Resource Management Act 1991, consent is granted to extend the standard 5 year lapse period associated with the land use consent application to 10 years

Determination C (Subdivision):

Pursuant to sections 104, 104B, 108 and 220 of the Resource Management Act 1991, consent is granted to Shane & Debra Williamson (SL1600092) to:

- (a) subdivide the site at 60 Hawken Road Maunu, legally described as Lot 1 DP 86368, NA 44A/620 into 6 rural residential allotments ranging in size from 2500m² gross to 2.9183 ha and a common access lot (Subdivision Consent); and
- (b) construct a residential unit on proposed Lot 6 infringing the required 30 metre setback from the Countryside Environment boundary to the west by a maximum of 20 metres (Land use Consent).

Conditions – Land use Consent

1. This land use consent shall lapse ten (10) years after the date of commencement of the consent.
2. The proposed residential unit on lot 6 shall be constructed in accordance with all relevant conditions specified in the subdivision consent (SL1600092) granted concurrently.
3. No buildings shall be located closer than 10m from the western boundary of Lot 6.

Note: This land use consent relates only to the infringement of setback rule UTE 2.1(a). Accordingly this does not exempt the proposed residential development on Lot 6 from compliance with other relevant Chapter UTE land use provisions.

Conditions – Subdivision Consent

General condition:

Completion of the subdivision shall be undertaken in chronological stages (i.e Stage 1 followed by Stage 2).

Stage 1 – Lots 4, 5, 6, 7 and 8

1. Prior to issue of a Section 223 certificate

- a The survey plan submitted for approval shall conform with the subdivision consent obtained and the plan of subdivision prepared by Reyburn and Bryant entitled: Proposed Subdivision of Lot 1 DP86368, Stage 1, Reference S13863, Rev. D, Sheet 2 and shall show the following:
 - i. Amalgamation condition: That Lot 7 hereon – Legal Access – be held as to 3 undivided one-third shares by the owners of Lots 4, 5 & 6 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 - ii. The area of indigenous bush marked as F Bush Protection within Lot 8 as either subject to a Conservation Covenant under the Reserves Act 1977, Queen Elizabeth II National Trust Covenant, or other similar legally binding covenant.
 - iii. The areas marked as E, G and Q as being subject to 'no building' covenants.
 - iv. The areas marked as H, I, J, K, R and S as Landscape/Planting Areas.
 - v. The areas marked as L, M and N as Potential Building Areas.
 - vi. Proposed right of way and services easements indicated as A, B and C.
- b The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The

engineering plans are to be submitted to the Senior Environmental Engineering Officer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold current registration to submit engineering design work.

All work needing design/certification by a Council approved IQP/CPEng will require the submission of a producer statement (design) on form EES-PS1 (or similar approved) to the satisfaction of the Senior Environmental Engineering Officer.

Plans are to include but are not limited to:

- i. Design details of the upgrading of right of way A in accordance with Table 3.7 Category D and Sheet 9 of Council's Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- ii. Design details of the construction of Access lot 7 in accordance with Table 3.7 Category D and Sheet 9 of Council's Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- iii. Design details of the construction of right of way B in accordance with Table 3.7 Category D and Sheet 9 of Council's Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- iv. Design details of sufficient water supply for firefighting purposes for Lot 4, 5 and 6 by way of tank storage or other approved means. If the water supply is provided by way of tank storage this should be located a safe distance away from any habitable dwelling, while suitable access for firefighting appliances shall be provided in accordance with section 6.7.8 of Council's Environmental Engineering Standards and more particularly with the NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007. This is to include a completed "NZFS Fire Fighting Checklist" approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 4, 5 and 6.
- v. Design details of the upgrade and sealing of the existing vehicle crossing for right of way A in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- vi. Design details of pavement and seal repairs within Hawken Road adjacent to the right of way A vehicle crossing including the construction of a hammer head type manoeuvring area to maximise the available road reserve in general accordance with NZS4404: 2004 Figure 3.5. Pavement and sealing details are to be in accordance with WDC EES Sections 3.4.5 & 3.5.2.2.4.
- vii. Design details of sufficient water supply for fire fighting purposes for lots 4, 5 & 6 by way of tank storage or other approved means including a "PSL" Round Thread

Adaptor with a gate valve (Part number 58900), suitable access for fire fighting appliances in accordance with Section 6.7.8 of Council's Environmental Engineering standards 2010 Edition and more particularly with "NZFS Fire Fighting Code of Practice SNZ PAS 4509: 2008. This is to include a completed "NZFS Fire Fighting Facilities Checklist" approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 4, 5 & 6.

- viii. Design details of the construction of the stormwater attenuation pond for the right of way access located within lot 6 as recommended in Section 5.3.2 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- ix. Design details of stormwater quality treatment as recommended in Section 5.4 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- x. Design details of the stormwater overland flow paths as recommended in Section 5.5 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- c. The consent holder shall provide written confirmation from the power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative.
- d. The consent holder shall provide written confirmation from the telecommunications utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative. Or the consent holder is to confirm that telecommunication connections are not proposed in which case a consent notice will be registered on the titles of lots 4, 5 & 6 prior to the issue of the Section 224C certificate alerting future owners of this situation.
- e. The consent holder must create easements over services and rights of way to the approval of the Senior Environmental Engineering Officer or delegated representative.
- f. The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc) and/or as directed by the Senior Environmental Engineering Officer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to be to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

NOTE: This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

2 Prior to issue of a section 224 (c) certificate:

- a. The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Senior Environmental Engineering Officer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- b. All work on the approved engineering plans in Condition 1(b) is to be carried out to the approval to the approval of the Senior Environmental Engineering Officer.

Compliance with this condition shall be determined by site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 1(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 1(b) have been approved and all associated plan inspection fees have been paid.

- c The consent holder shall notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:
 - i Name and telephone number of the project manager/IQP.
 - ii Site address to which the consent relates.
 - iii Activities to which the consent relates.
 - iv Expected duration of works.
- d A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.
- e The consent holder shall submit written confirmation from power utility services operator that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative.
- f The consent holder shall submit written confirmation from the telecommunication utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative. Or if the consent holder has confirmed that telecommunication connections are not proposed as per condition 1(c) then the consent notice condition 2(p) iv is applicable.
- g The consent holder shall submit a maintenance management operations manual prepared by a WDC IQP for the right of way stormwater attenuation pond located within Lot 6 to the approval of the Environmental Engineering Officer or delegated representative.
- h The consent holder shall ensure that spoil from the site must not be tracked out onto Council Road formations to the approval to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- i The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that the existing effluent disposal field for lot 8 is contained within the allotment boundaries so as to comply with Section 15.1 (Permitted Activities for Sewage discharges) of the Northland Regional Council Regional Water and Soil Plan for Northland, noting the required separation distances to boundaries, water bores, groundwater table & surface water to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- j The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to

the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

- k The consent holder must reinstate Council's stormwater channel, road carriageway formation, road berm by the construction works associated with the subdivision activities in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- l The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- m If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Senior Environmental Engineering Officer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.
- n Upon completion of the development works, the consent holder must submit for approval a "Certificate of Completion of Development Works" (EES-PS4) to the Senior Environmental Engineering Officer.
- o Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Senior Environmental Engineering Officer.
- p Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of Lots 4, 5 & 6 at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
 - i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
 - ii Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Chartered Professional Engineers engineering report reference 16036_C01_180416 dated 18/04/2016 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
 - iii The owners of Lots 4, 5 and 6 shall be made aware that the common water tanks constructed as part of subdivision works are for firefighting water supply and must be maintained full with a minimum water volume of 45m³ in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Note: Prior to the development of any habitable dwelling, it is recommended the consent holder seeks the New Zealand Fire Service's advice in relation to water supply. In terms of this subdivision, a communal tank for firefighting water supply may be a cost-effective method for the consent holder in providing a reliable water supply for the New Zealand Fire Service.

- iv **(Refer to conditions 1(c) & 2(f) to determine if this condition is applicable).**
Future owners of the site are advised that there is no telecommunications connection provided Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
- v The owner shall be responsible for the ongoing maintenance and associated costs for the stormwater attenuation pond for the right of way access located within Lot 6 in accordance with the approved Maintenance management plan approved under condition 2(g).
- vi No new buildings shall be constructed within the areas identified on the survey plan as 'no building'.
- vii Mitigation and enhancement planting within the Landscape/Planting Areas indicated on the survey plan shall be established in accordance with the 'Proposed Mitigation Planting – Detail' submitted by Reyburn & Bryant dated 9 August 2016.

All planting required by this condition shall be completed as part of Stage 1 of the subdivision. On completion, the consent holder shall provide written evidence from a suitably qualified landscape architect for the approval of Council's Resource Consents Manager that all landscape/planting matters have been completed.

- viii Removal or pruning of mature indigenous vegetation from within the common access lot (Lot 7) shall be limited to that necessary for the formation and maintenance of the proposed vehicle access to Lots 4-6.
- q A Conservation Covenant pursuant to Section 77 of the Reserves Act in respect of the area indicated as 'F' on Lot 1 shall be prepared and registered by the council at the consent holder's expense. The conservation covenant is to allow for:
 - i Pest and weed control measures to be undertaken by the landowner should the need arise, including the removal of fauna and/or flora recognised as pests or weeds by the Whangarei District Council's Parks Department.
 - ii Access to the covenanted area by the landowner to continue by way of any existing track(s) and these track(s) can be maintained to existing standards should the need arise, including minor clearing of vegetation over, and/or adjacent to the existing track(s).
 - iii Restoration and/or enhancement and/or pruning of vegetation cover in the covenanted area to be undertaken by the landowner should the need arise provided prior approval has been obtained from Council's Resource Consents Manager or their delegated representative.

A formal request shall be made to the Council to have the covenant prepared at the appropriate time.

In the event a Queen Elizabeth II National Trust Open Space Covenant is to be registered on the Computer Freehold Register of Lot 1, the consent holder shall provide the Council with the written confirmation from the Queen Elizabeth II National Trust that the area has been accepted for the purposes of an open space covenant.

Stage 2 – Lots 1-3

3 Prior to issue of a Section 223 certificate:

- a The survey plan submitted for approval shall conform with the subdivision consent obtained and the Stage 2 plan of subdivision prepared by Reyburn & Bryant, Ref S13863 - STG 2, Rev D (sheet 3 of 3) dated August 2016 and shall indicate:
 - i The area marked as E within Lot 1 as 'no build area'.
 - ii The areas marked as O within Lot 3 and P within Lot 2 as being 'potential building area' covenants.
 - iii Proposed right of way and services easements indicated as A & D.
- b The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Senior Environmental Engineering Officer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold current registration to submit engineering design work.

All work needing design/certification by a Council approved IQP/CPEng will require the submission of a producer statement (design) on form EES-PS1 (or similar approved) to the satisfaction of the Senior Environmental Engineering Officer.

Plans are to include but are not limited to:

- i. Design details of the upgrade and sealing of the existing vehicle crossing for right of way A to match the right of way upgrading in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- ii. Design details of sufficient water supply for fire fighting purposes for lots 2 & 3 by way of tank storage or other approved means including a "PSL" Round Thread Adaptor with a gate valve (Part number 58900), suitable access for fire fighting appliances in accordance with Section 6.7.8 of Council's Environmental Engineering standards 2010 Edition and more particularly with "NZFS Fire Fighting Code of Practice SNZ PAS 4509: 2008. This is to include a completed "NZFS Fire Fighting Facilities Checklist" approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 2 & 3.
- iii. Design details of the drainage works as recommended in Section 5.2 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- iv. Design details of the construction of the stormwater attenuation pond for the right of way access located within Lot 1 as recommended in Section 5.3.1 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- v. Design details of stormwater quality treatment as recommended in Section 5.4 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- vi. Design details of the stormwater overland flow paths as recommended in Section 5.5 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.

- b The consent holder shall provide written confirmation from the power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative.
- c The consent holder shall provide written confirmation from the telecommunications utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative. Or the consent holder is to confirm that telecommunication connections are not proposed in which case a consent notice will be registered on the titles of lots 2 & 3 prior to the issue of the Section 224C certificate alerting future owners of this situation.
- d The consent holder must create easements over services and rights of way to the approval of the Senior Environmental Engineering Officer or delegated representative.
- e The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc) and/or as directed by the Senior Environmental Engineering Officer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to be to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

- f The consent holder must provide Council with three proposed street/road/access names in writing for right of way A in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note: This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

4 Prior to issue of a section 224 (c) certificate

- a The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Senior Environmental Engineering Officer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- b All work on the approved engineering plans in Condition 3(b) is to be carried out to the approval to the approval of the Senior Environmental Engineering Officer.

Compliance with this condition shall be determined by site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 3(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 3(b) have been approved and all associated plan inspection fees have been paid.

- c The consent holder shall notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:
 - i. Name and telephone number of the project manager/IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.
- d A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.
- e The consent holder shall submit written confirmation from power utility services operator that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative.
- f The consent holder shall submit written confirmation from the telecommunication utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative. Or if the consent holder has confirmed that telecommunication connections are not proposed as per condition 1(c) then the consent notice condition 4(p)v is applicable.
- g The consent holder shall submit a maintenance management operations manual prepared by a WDC IQP for the right of way stormwater attenuation pond located within Lot 1 to the approval of the Environmental Engineering Officer or delegated representative.
- h The consent holder shall ensure that spoil from the site must not be tracked out onto Council Road formations to the approval to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- i The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- j The consent holder must reinstate Council's stormwater channel, road carriageway formation, road berm by the construction works associated with the subdivision activities in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- k The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- l The consent holder must supply and erect the Private street/road/access name for right of way A in accordance with Sheet 25 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/ road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

- m If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Senior Environmental Engineering Officer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.'
- n Upon completion of the development works, the consent holder must submit for approval a "Certificate of Completion of Development Works" (EES-PS4) to the Senior Environmental Engineering Officer.
- o Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Senior Environmental Engineering Officer.
- p Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of Lots 2 & 3 at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
 - i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
 - ii Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Chartered Professional Engineers engineering report reference 16036_C01_180416 dated 18/04/2016 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
 - iii The owner shall be responsible for the ongoing maintenance and associated costs for the stormwater attenuation pond for the right of way access located within Lot 1 in accordance with the approved Maintenance management plan approved under condition 4(h).
 - iv Upon construction of any habitable building, sufficient water volume, pressure and flows is provided in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. If the water supply is to be provided by way of tank storage, this should be located a safe distance away from any habitable dwelling in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the *NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007*.

Note: Prior to the development of any habitable dwelling, it is recommended the consent holder seeks the advice of the New Zealand Fire Service advice in relation to water supply. In terms of this subdivision, a communal tank for firefighting water supply may be a cost effective method for the consent holder in providing a reliable water supply for the New Zealand Fire Service.
 - v **(Refer to conditions 3(c) & 4(f) to determine if this condition is applicable)**
Future owners of the site are advised that there is no telecommunications connection provided Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
 - vi No new buildings shall be constructed within the areas identified on the survey plan as 'no building'.

Advice Notes

- 1 The applicant shall pay all charges set by Council under Section 36 of the Resource Management Act 1991. The applicant will be advised of the charges as they fall.
- 2 Section 357B of the Resource Management Act 1991 provides a right of appeal to this decision. Appeals must be in writing, setting out the reasons for the appeal, and lodged with the Environment Court within 15 working days after the decision has been notified to you. Appellants are also required to ensure that a copy of the notice of appeal is served on all other relevant parties.
- 3 The **subdivision** component of this resource consent will lapse **five years** after the date of commencement of this consent (being the date of this decision), while the **land use** component will lapse **ten years** after the date of commencement of this consent unless, in each respective case:
 - It is given effect to before the end of that period; or
 - An application is made to Council to extend the period after which the consent lapses, and such application is granted prior to the lapse of consent. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
- 4 A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
- 5 All archaeological sites are protected under the provisions of the Heritage NZ Pouhere Taonga 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage NZ for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
- 6 To help fund additional assets or assets of increased capacity, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure. Whangarei District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent related is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate. Further information regarding Councils Development Contributions Policy may be obtained from the LongTerm Plan (LTP) or Council's web page at www.wdc.govt.nz.
- 7 The consent holder shall obtain all necessary Building Consents that may be required for the proposal.
- 7 A Corridor Access Request (CAR) is defined in the new "National Code of Practice (CoP) for Utilities access to the Transport Corridors". This CoP has been adopted by Council. It provides a single application for Traffic Management Plans/Road Opening Notice applications. Enquiries as to its use may be directed to Council's Road Corridor Co-ordinator, ph 430 4230 ext 8231.
- 8 All earthworks are required to comply with Section 32.2 (Environmental Standards for Earthworks) of the Northland Regional Council Regional Water and Soil Plan for Northland noting erosion and sediment control and dust suppression requirements.
- 9 The applicant is advised that a further site inspection of completed works will be required if a period greater than 3 months has passed since the last Council inspection prior to Council issuing the 224(c) certificate.



Heather McNeal, Senior Specialist (Consents)

27 March 2017

Date



Lisa Doran, Principal Planner (Consents)

28 March 2017

Date

Decision: Change or Cancellation of Condition(s) of Consent Application - Section 127 of the Resource Management Act 1991

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 127 of the Resource Management Act 1991 by S & D Williamson

Application

Application to change conditions of the resource consent SL1600006 dated 28 March 2017 at 60 Hawken Road, Maunu, P38461, being to subdivide the 4.0653ha site at 60 Hawken Road Maunu, being to allow for a change to the chronological order of the stages to allow Stage 2 of the development to be undertaken first.

Decision

The application was considered and determined under authority delegated to the Team Leader (RMA Consents) of Whangarei District Council, pursuant to Section 34A of the Resource Management Act 1991. The decision is that the conditions of the resource consent SL1600006 have been amended as follows.

Full Amended Conditions of Consent

Note: Insertions are shown in **bold**, deletions are shown as ~~strike-through~~.

Conditions – Land use Consent

1. This land use consent shall lapse ten (10) years after the date of commencement of the consent.
2. The proposed residential unit on lot 6 shall be constructed in accordance with all relevant conditions specified in the subdivision consent (SL1600092 **SD1600092**) granted concurrently.
3. No buildings shall be located closer than 10m from the western boundary of Lot 6.

Note: This land use consent relates only to the infringement of setback rule UTE 2.1(a). Accordingly, this does not exempt the proposed residential development on Lot 6 from compliance with other relevant Chapter UTE land use provisions.

Conditions – Subdivision Consent

~~General condition:~~

~~Completion of the subdivision shall be undertaken in chronological stages (i.e Stage 1 followed by Stage 2).~~

Stage 1 – Lots 4, 5, 6, 7 and 8

1. Prior to issue of a Section 223 certificate
 - a. The survey plan submitted for approval shall conform with the subdivision consent obtained and the plan of subdivision prepared by Reyburn and Bryant entitled: Proposed Subdivision of Lot 1 DP86368, Stage 1, Reference S13863, Rev. D, Sheet 2 and shall show the following:

- i. Amalgamation condition: That Lot 7 hereon – Legal Access – be held as to 3 undivided one-third shares by the owners of Lots 4, 5 & 6 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 - ii. The area of indigenous bush marked as F Bush Protection within Lot 8 as either subject to a Conservation Covenant under the Reserves Act 1977, Queen Elizabeth II National Trust Covenant, or other similar legally binding covenant.
 - iii. The areas marked as E, G and Q as being subject to ‘no building’ covenants.
 - iv. The areas marked as H, I, J, K, R and S as Landscape/Planting Areas.
 - v. The areas marked as L, M and N as Potential Building Areas.
 - vi. Proposed right of way and services easements indicated as A, B and C.
- b The consent holder must submit a detailed set of engineering plans prepared in accordance with Council’s Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Senior Environmental Engineering Officer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP’s must have been assessed by Council and hold current registration to submit engineering design work.

All work needing design/certification by a Council approved IQP/CPEng will require the submission of a producer statement (design) on form EES-PS1 (or similar approved) to the satisfaction of the Senior Environmental Engineering Officer.

Plans are to include but are not limited to:

- i. Design details of the upgrading of right of way A in accordance with Table 3.7 Category D and Sheet 9 of Council’s Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- ii. Design details of the construction of Access lot 7 in accordance with Table 3.7 Category D and Sheet 9 of Council’s Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- iii. Design details of the construction of right of way B in accordance with Table 3.7 Category D and Sheet 9 of Council’s Environmental Engineering Standards 2010 Edition and Section 6.3 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016 including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- iv. Design details of sufficient water supply for firefighting purposes for Lot 4, 5 and 6 by way of tank storage or other approved means. If the water supply is provided by way of tank storage this should be located a safe distance away from any habitable dwelling, while suitable access for firefighting appliances shall be provided in accordance with section 6.7.8 of Council’s Environmental Engineering Standards and more particularly with the NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007. This is to include a completed “NZFS Fire Fighting Checklist” approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 4, 5 and 6.

- v. Design details of the upgrade and sealing of the existing vehicle crossing for right of way A in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- vi. Design details of pavement and seal repairs within Hawken Road adjacent to the right of way A vehicle crossing including the construction of a hammer head type manoeuvring area to maximise the available road reserve in general accordance with NZS4404: 2004 Figure 3.5. Pavement and sealing details are to be in accordance with WDC EES Sections 3.4.5 & 3.5.2.2.4.
- vii. Design details of sufficient water supply for fire fighting purposes for lots 4, 5 & 6 by way of tank storage or other approved means including a "PSL" Round Thread Adaptor with a gate valve (Part number 58900), suitable access for fire fighting appliances in accordance with Section 6.7.8 of Council's Environmental Engineering standards 2010 Edition and more particularly with "NZFS Fire Fighting Code of Practice SNZ PAS 4509: 2008. This is to include a completed "NZFS Fire Fighting Facilities Checklist" approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 4, 5 & 6.
- viii. Design details of the construction of the stormwater attenuation pond for the right of way access located within lot 6 as recommended in Section 5.3.2 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- ix. Design details of stormwater quality treatment as recommended in Section 5.4 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- x. Design details of the stormwater overland flow paths as recommended in Section 5.5 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- c. The consent holder shall provide written confirmation from the power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative.
- d. The consent holder shall provide written confirmation from the telecommunications utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative. Or the consent holder is to confirm that telecommunication connections are not proposed in which case a consent notice will be registered on the titles of lots 4, 5 & 6 prior to the issue of the Section 224C certificate alerting future owners of this situation.
- e. The consent holder must create easements over services and rights of way to the approval of the Senior Environmental Engineering Officer or delegated representative.
- f. The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc) and/or as directed by the Senior Environmental Engineering Officer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to be to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

NOTE: This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

2 Prior to issue of a section 224 (c) certificate:

- a The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Senior Environmental Engineering Officer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- b All work on the approved engineering plans in Condition 1(b) is to be carried out to the approval to the approval of the Senior Environmental Engineering Officer.

Compliance with this condition shall be determined by site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 1(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 1(b) have been approved and all associated plan inspection fees have been paid.
- c The consent holder shall notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:
 - i Name and telephone number of the project manager/IQP.
 - ii Site address to which the consent relates.
 - iii Activities to which the consent relates.
 - iv Expected duration of works.
- d A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.
- e The consent holder shall submit written confirmation from power utility services operator that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative.
- f The consent holder shall submit written confirmation from the telecommunication utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative. Or if the consent holder has confirmed that telecommunication connections are not proposed as per condition 1(c) then the consent notice condition 2(p) iv is applicable.
- g The consent holder shall submit a maintenance management operations manual prepared by a WDC IQP for the right of way stormwater attenuation pond located within Lot 6 to the approval of the Environmental Engineering Officer or delegated representative.

- h The consent holder shall ensure that spoil from the site must not be tracked out onto Council Road formations to the approval to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- i The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that the existing effluent disposal field for lot 8 is contained within the allotment boundaries so as to comply with Section 15.1 (Permitted Activities for Sewage discharges) of the Northland Regional Council Regional Water and Soil Plan for Northland, noting the required separation distances to boundaries, water bores, groundwater table & surface water to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- j The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- k The consent holder must reinstate Council's stormwater channel, road carriageway formation, road berm by the construction works associated with the subdivision activities in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- l The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- m If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Senior Environmental Engineering Officer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.'
- n Upon completion of the development works, the consent holder must submit for approval a "Certificate of Completion of Development Works" (EES-PS4) to the Senior Environmental Engineering Officer.
- o Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Senior Environmental Engineering Officer.
- p Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of Lots 4, 5 & 6 at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
 - i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
 - ii Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Chartered Professional Engineers engineering report reference 16036_C01_180416 dated 18/04/2016 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
 - iii The owners of Lots 4, 5 and 6 shall be made aware that the common water tanks constructed as part of subdivision works are for firefighting water supply and must be maintained full with a minimum water volume of 45m³ in accordance with the New

Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Note: Prior to the development of any habitable dwelling, it is recommended the consent holder seeks the New Zealand Fire Service's advice in relation to water supply. In terms of this subdivision, a communal tank for firefighting water supply may be a cost-effective method for the consent holder in providing a reliable water supply for the New Zealand Fire Service.

- iv (Refer to conditions 1(c) & 2(f) to determine if this condition is applicable). Future owners of the site are advised that there is no telecommunications connection provided Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
 - v The owner shall be responsible for the ongoing maintenance and associated costs for the stormwater attenuation pond for the right of way access located within Lot 6 in accordance with the approved Maintenance management plan approved under condition 2(g).
 - vi No new buildings shall be constructed within the areas identified on the survey plan as 'no building'.
 - vii Mitigation and enhancement planting within the Landscape/Planting Areas indicated on the survey plan shall be established in accordance with the 'Proposed Mitigation Planting – Detail' submitted by Reyburn & Bryant dated 9 August 2016.

All planting required by this condition shall be completed as part of Stage 1 of the subdivision. On completion, the consent holder shall provide written evidence from a suitably qualified landscape architect for the approval of Council's Resource Consents Manager that all landscape/planting matters have been completed.
 - viii Removal or pruning of mature indigenous vegetation from within the common access lot (Lot 7) shall be limited to that necessary for the formation and maintenance of the proposed vehicle access to Lots 4-6.
- q A Conservation Covenant pursuant to Section 77 of the Reserves Act in respect of the area indicated as 'F' on Lot 1 shall be prepared and registered by the council at the consent holder's expense. The conservation covenant is to allow for:
- i Pest and weed control measures to be undertaken by the landowner should the need arise, including the removal of fauna and/or flora recognised as pests or weeds by the Whangarei District Council's Parks Department.
 - ii Access to the covenanted area by the landowner to continue by way of any existing track(s) and these track(s) can be maintained to existing standards should the need arise, including minor clearing of vegetation over, and/or adjacent to the existing track(s).
 - iii Restoration and/or enhancement and/or pruning of vegetation cover in the covenanted area to be undertaken by the landowner should the need arise provided prior approval has been obtained from Council's Resource Consents Manager or their delegated representative.

A formal request shall be made to the Council to have the covenant prepared at the appropriate time.

In the event a Queen Elizabeth II National Trust Open Space Covenant is to be registered on the Computer Freehold Register of Lot 1, the consent holder shall provide the Council

with the written confirmation from the Queen Elizabeth II National Trust that the area has been accepted for the purposes of an open space covenant.

Stage 2 – Lots 1-3

3 Prior to issue of a Section 223 certificate:

- a The survey plan submitted for approval shall conform with the subdivision consent obtained and the Stage 2 plan of subdivision prepared by Reyburn & Bryant, Ref S13863 - STG 2, Rev D (sheet 3 of 3) dated August 2016 and shall indicate:
 - i The area marked as E within Lot 1 as 'no build area'.
 - ii The areas marked as O within Lot 3 and P within Lot 2 as being 'potential building area' covenants.
 - iii Proposed right of way and services easements indicated as A & D.
 - iv **If Stage 2 is to proceed first the survey plan shall include:**
 - a. **The area of indigenous bush marked as F Bush Protection within the balance lot as either subject to a Conservation Covenant under the Reserves Act 1977, Queen Elizabeth II National Trust Covenant, or other similar legally binding covenant. Any conditions required as part of Stage 1 which relate to area 'F' are to be met as part of Stage 2.**
 - b. **The areas marked E as being subject to a 'no building' covenant. Any conditions required as part of Stage 1 which relate to area 'E' are to be met as part of Stage 2.**
 - c. **The area marked as G (shown on the Scheme Plan for Stage 1) as being subject to a 'no building' covenant. Any conditions required as part of Stage 1 which relate to area 'G' are to be met as part of Stage 2.**

- b The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Senior Environmental Engineering Officer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold current registration to submit engineering design work.

All work needing design/certification by a Council approved IQP/CPEng will require the submission of a producer statement (design) on form EES-PS1 (or similar approved) to the satisfaction of the Senior Environmental Engineering Officer.

Plans are to include but are not limited to:

- i. Design details of the upgrade and sealing of the existing vehicle crossing for right of way A to match the right of way upgrading in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- ii. Design details of sufficient water supply for fire fighting purposes for lots 2 & 3 by way of tank storage or other approved means including a "PSL" Round Thread Adaptor with a gate valve (Part number 58900), suitable access for fire fighting appliances in accordance with Section 6.7.8 of Council's Environmental Engineering standards 2010 Edition and more particularly with "NZFS Fire Fighting Code of Practice SNZ PAS 4509: 2008. This is to include a completed "NZFS Fire Fighting Facilities Checklist" approved by the New Zealand Fire Service. Note that an easement will be required to provide legal access for lots 2 & 3.
- iii. Design details of the drainage works as recommended in Section 5.2 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.

- iv. Design details of the construction of the stormwater attenuation pond for the right of way access located within Lot 1 as recommended in Section 5.3.1 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- v. Design details of stormwater quality treatment as recommended in Section 5.4 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- vi. Design details of the stormwater overland flow paths as recommended in Section 5.5 of the Base Group Consulting Chartered Professional Engineers Engineering Report dated 18th April 2016.
- b. The consent holder shall provide written confirmation from the power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative.
- c. The consent holder shall provide written confirmation from the telecommunications utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Senior Environmental Engineering Officer or delegated representative. Or the consent holder is to confirm that telecommunication connections are not proposed in which case a consent notice will be registered on the titles of lots 2 & 3 prior to the issue of the Section 224C certificate alerting future owners of this situation.
- d. The consent holder must create easements over services and rights of way to the approval of the Senior Environmental Engineering Officer or delegated representative.
- e. The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc) and/or as directed by the Senior Environmental Engineering Officer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to be to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.
- f. The consent holder must provide Council with three proposed street/road/access names in writing for right of way A in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note: This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

4 Prior to issue of a section 224 (c) certificate:

- a. The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Senior Environmental Engineering Officer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- b. All work on the approved engineering plans in Condition 3(b) is to be carried out to the approval to the approval of the Senior Environmental Engineering Officer.

Compliance with this condition shall be determined by site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 3(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 3(b) have been approved and all associated plan inspection fees have been paid.

- c The consent holder shall notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:
 - i. Name and telephone number of the project manager/IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.
- d A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.
- e The consent holder shall submit written confirmation from power utility services operator that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative.
- f The consent holder shall submit written confirmation from the telecommunication utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Senior Environmental Engineering Officer or their delegated representative. Or if the consent holder has confirmed that telecommunication connections are not proposed as per condition 1(c) then the consent notice condition 4(p)v is applicable.
- g The consent holder shall submit a maintenance management operations manual prepared by a WDC IQP for the right of way stormwater attenuation pond located within Lot 1 to the approval of the Environmental Engineering Officer or delegated representative.
- h The consent holder shall ensure that spoil from the site must not be tracked out onto Council Road formations to the approval to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- i The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- j The consent holder must reinstate Council's stormwater channel, road carriageway formation, road berm by the construction works associated with the subdivision activities in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.

- k The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- l The consent holder must supply and erect the Private street/road/access name for right of way A in accordance with Sheet 25 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/ road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Senior Environmental Engineering Officer or delegated representative.
- m If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Senior Environmental Engineering Officer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.'
- n Upon completion of the development works, the consent holder must submit for approval a "Certificate of Completion of Development Works" (EES-PS4) to the Senior Environmental Engineering Officer.
- o Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Senior Environmental Engineering Officer.
- p Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of Lots 2 & 3 at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
 - i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
 - ii Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Chartered Professional Engineers engineering report reference 16036_C01_180416 dated 18/04/2016 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
 - iii The owner shall be responsible for the ongoing maintenance and associated costs for the stormwater attenuation pond for the right of way access located within Lot 1 in accordance with the approved Maintenance management plan approved under condition 4(h).
 - iv Upon construction of any habitable building, sufficient water volume, pressure and flows is provided in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. If the water supply is to be provided by way of tank storage, this should be located a safe distance away from any habitable dwelling in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the *NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007*.

Note: Prior to the development of any habitable dwelling, it is recommended the consent holder seeks the advice of the New Zealand Fire Service advice in relation to water supply. In terms of this subdivision, a communal tank for firefighting water supply may be a cost effective method for the consent holder in providing a reliable water supply for the New Zealand Fire Service.

- v **(Refer to conditions 3(c) & 4(f) to determine if this condition is applicable)**
Future owners of the site are advised that there is no telecommunications connection provided Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
- vi No new buildings shall be constructed within the areas identified on the survey plan as 'no building'.

Reasons for the Decision

Pursuant to section 113 of the Act the reasons for the decision are as follows:

Decision 1 **That pursuant to Sections 95A – 95F of the Act, this Section 127 application SL1600006.02 to change a condition of consent relating to SL1600006 issued to S & D Williamson proceed on a non-notified basis for the following reasons:**

- 1 The effects presented within this application are consistent with those considered within SL1600006 and therefore Section 127 is the appropriate mechanism to authorise the proposed changes.
- 2 It is considered that the adverse effects on the environment will be **nil** for the following reasons:
 - a The proposal effects the timing of when the two stages of the original subdivision are given effect.
 - b The proposal ensures that all protected areas will still be delivered regardless of which order the stages of the subdivision are given effect.
- 3 No persons are considered adversely affected by the proposal, because the change will only affect the timing of when the two stages of the original subdivision are given effect.
- 4 There are no special circumstances to warrant notification.

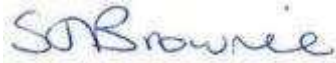
Decision 2 **Having considered the application against the relevant provisions of the Act it is recommended that this Section 127 application to change condition(s) of consent relating to SL1600006 issued to S & D Williamson be granted pursuant to Section 127 of the Act, for the following reasons:**

- 1 The effects of the proposal are nil. There is no material change to the conditions other than to enable flexible timing to give effect to the subdivision stages.
- 2 The proposed amendments are considered consistent with the relevant objectives and policies of the Operative District Plan, and Part 2 of the Act.
- 3 There are no other matters considered relevant to making an appropriate consideration of this application.

Advice Note

- 1 Section 357A(3) of the Resource Management Act 1991 provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to Whangarei District Council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.
- 2 The Team Leader RMA Approvals and Compliance shall be notified at least five (5) working days prior to activities commencing on the subject site.
- 3 Please note that the date of the original decision being 28 March 2017 will remain the commencement date for this resource consent. Therefore, the consent will still lapse five years after the date of commencement of consent unless:
 - a It is given effect to before the end of that period; or

- b An application is made to the consent authority to extend the period after which the consent lapses. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.



Sarah Brownie
Intermediate Planner (RMA Consents)

13 May 2020

Date



Kaylee Kolkman
Team Leader (RMA Consents)

14 May 2020

Date

TA Approvals

Territorial Authority	Whangarei District Council TA Certification Division	TA Reference	SL1600006 and P038461
Survey Number	LT 573364	Survey Purpose	LT Subdivision
Surveyor Reference	13863 Williamson Stage 1 JH SB	Land District	North Auckland
Surveyor	Phillip John Lash		
Surveyor Firm	Reyburn & Bryant 1999 Ltd		
Dataset Description	Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392		

TA Certificates

I hereby certify that plan LT 573364 was approved by the Whangarei District Council pursuant to section 223 of the Resource Management Act 1991 on the 11th day of March 2022. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition set out hereon ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 573364 ☒

That Lot 7 DP 573364 (legal access) be held as to three undivided one-third shares by the owners of Lots 4 to 6 DP 573364 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. See _____ ☒

Signature

Signed by Karen Toni Satherley, Authorised Officer, on 11/03/2022 07:58 AM

Receipt Information

Transaction Receipt Number	15115745
Signing Certificate (Distinguished Name)	Satherley, Karen Toni
Signing Certificate (Serial Number)	1603499064
Signature Date	11/03/2022

*** End of Report ***



Title Plan - LT 573364

Survey Number	LT 573364
Surveyor Reference	13863 Williamson Stage 1 JH SB
Surveyor	Phillip John Lash
Survey Firm	Reyburn & Bryant 1999 Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Whangarei District

Comprised In

RT 934353

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 573364	Fee Simple Title	2.4880 Ha	1044201
Lot 4 Deposited Plan 573364	Fee Simple Title	0.2500 Ha	1044202
Lot 5 Deposited Plan 573364	Fee Simple Title	0.2503 Ha	1044203
Lot 6 Deposited Plan 573364	Fee Simple Title	0.2511 Ha	1044204
Lot 7 Deposited Plan 573364	Fee Simple Title	0.3275 Ha	Multiple
Area A Deposited Plan 573364	Easement		
Area B Deposited Plan 573364	Easement		
Area C Deposited Plan 573364	Easement		
Area D Deposited Plan 573364	Easement		
Area E Deposited Plan 573364	Covenant - Land		
Area F Deposited Plan 573364	Covenant - Land		
Area G Deposited Plan 573364	Covenant - Land		
Area H Deposited Plan 573364	Covenant - Land		
Area I Deposited Plan 573364	Covenant - Land		
Area J Deposited Plan 573364	Covenant - Land		
Area K Deposited Plan 573364	Covenant - Land		
Area L Deposited Plan 573364	Covenant - Land		
Area M Deposited Plan 573364	Covenant - Land		
Area N Deposited Plan 573364	Covenant - Land		
Area Q Deposited Plan 573364	Covenant - Land		
Area R Deposited Plan 573364	Covenant - Land		
Area S Deposited Plan 573364	Covenant - Land		
Area FA Deposited Plan 573364	Easement		



Title Plan - LT 573364

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area FB Deposited Plan 573364	Easement		
Total Area		3.5669 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 573364

Territorial Authority (the Council)

Whangarei District Council

Council Reference

SL1600006 and P038461

Amalgamation Conditions

Pursuant to s220(1)(b)(iv) Resource Management Act 1991

That Lot 7 DP 573364 (Legal Access) be held as to three undivided one-third shares by the owners of Lots 4 to 6 DP 573364 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.

Memorandum of Easements

Pursuant to s243 Resource Management Act 1991

Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right of Way and Right to Convey Water, Electricity & Telecommunications	A	Lot 1 DP 573364	Lots 4 - 6 DP 573364
	B	Lot 4 DP 573364	Lots 5 & 6 DP 573364
	C	Lot 5 DP 573364	Lot 6 DP 573364
Fire Fighting Supply	FA	Lot 4 DP 573364	Lots 5 & 6 DP 573364
	FB	Lot 5 DP 573364	Lots 4 & 6 DP 573364

Memorandum of Easements in Gross

Pursuant to s243 Resource Management Act 1991

Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Convey Electricity & Telecommunications	G	Lot 7 DP 573364	Northpower LTD & Northpower Fibre LTD
	B	Lot 4 DP 573364	
	C	Lot 5 DP 573364	

Schedule of Existing Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Right of Way & Right to Convey Water, Electricity & Telecommunications	A & B	Lot 1 DP 573364	11801314.4

Schedule of Existing Easements in Gross

Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Right to Convey Electricity & Telecommunications	A & D	Lot 1 DP 573364	11801314.5

Land Registration District
North Auckland

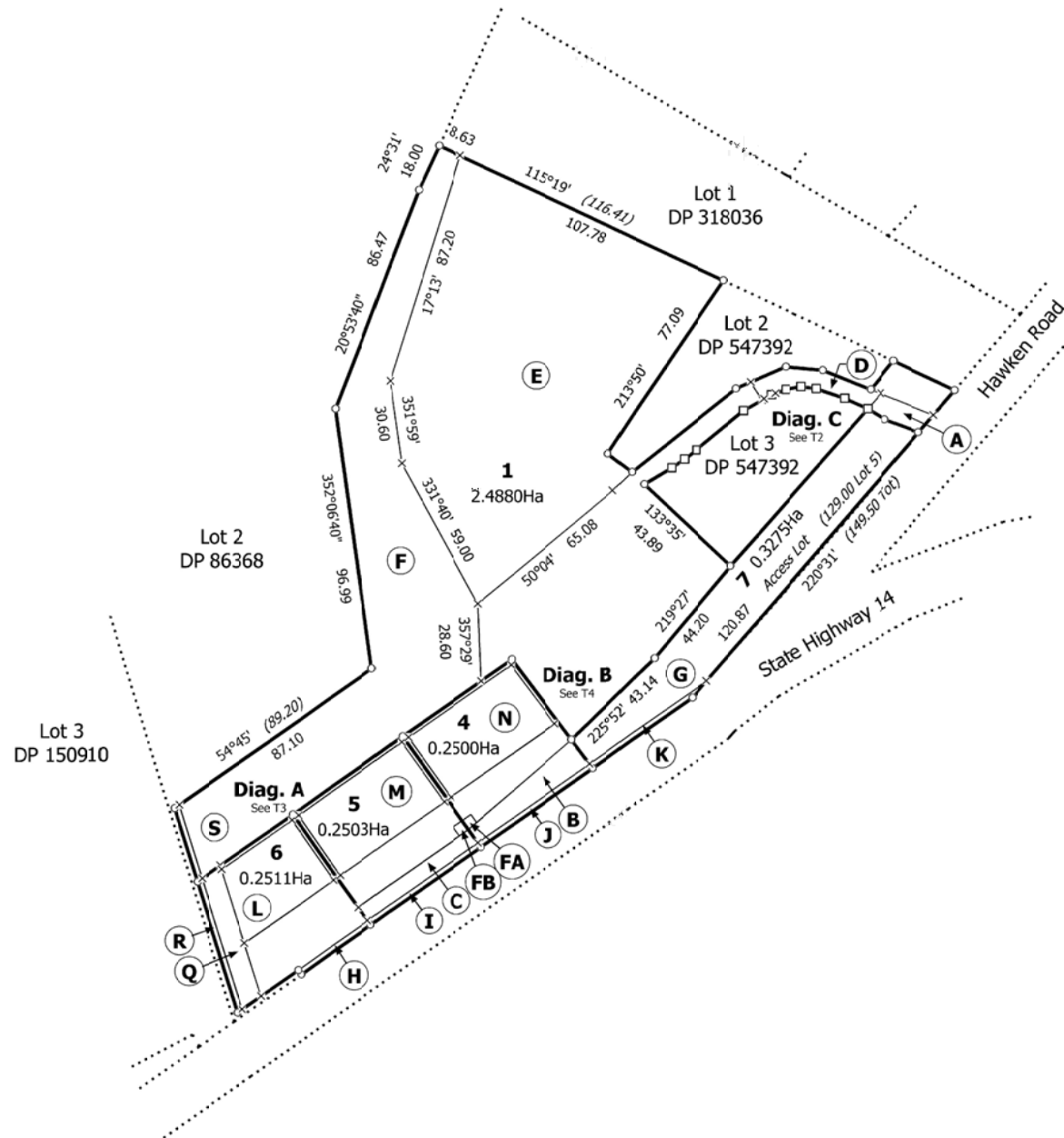
Plan Number
DP 573364

Proposed Land Covenants			
Purpose	Shown	Underlying Parcel	Area
No Building	E	Lot 1 DP 573364	1.1415 Ha
	G	Lot 7 DP 573364	0.3181 Ha
	Q	Lot 6 DP 573364	0.0404 Ha
Bush Protection Landscape / Planting Area	H	Lot 6 DP 573364	0.0063 Ha
	R	Lot 6 DP 573364	0.0100 Ha
	I	Lot 5 DP 573364	0.0099 Ha
	J	Lot 4 DP 573364	0.0100 Ha
	K	Lot 7 DP 573364	0.0098 Ha
	S	Lot 1 DP 573364	0.0056 Ha
Building Areas	L	Lot 6 DP 573364	0.0973 Ha
	M	Lot 5 DP 573364	0.1272 Ha
	N	Lot 4 DP 573364	0.1263 Ha

Existing Conservation Covenant Schedule – Created 11801314.3 Pursuant to s77 Reserves Act 1977		
Shown	Description	Area
F	Lot 1 DP 573364	0.7409 Ha
S	Lot 1 DP 573364	0.0056 Ha

Existing Consent Notice:

The existing consent notice Created 11801314.2 is to remain.



13863 Williamson JH SB

T 1/4

Land District: North Auckland

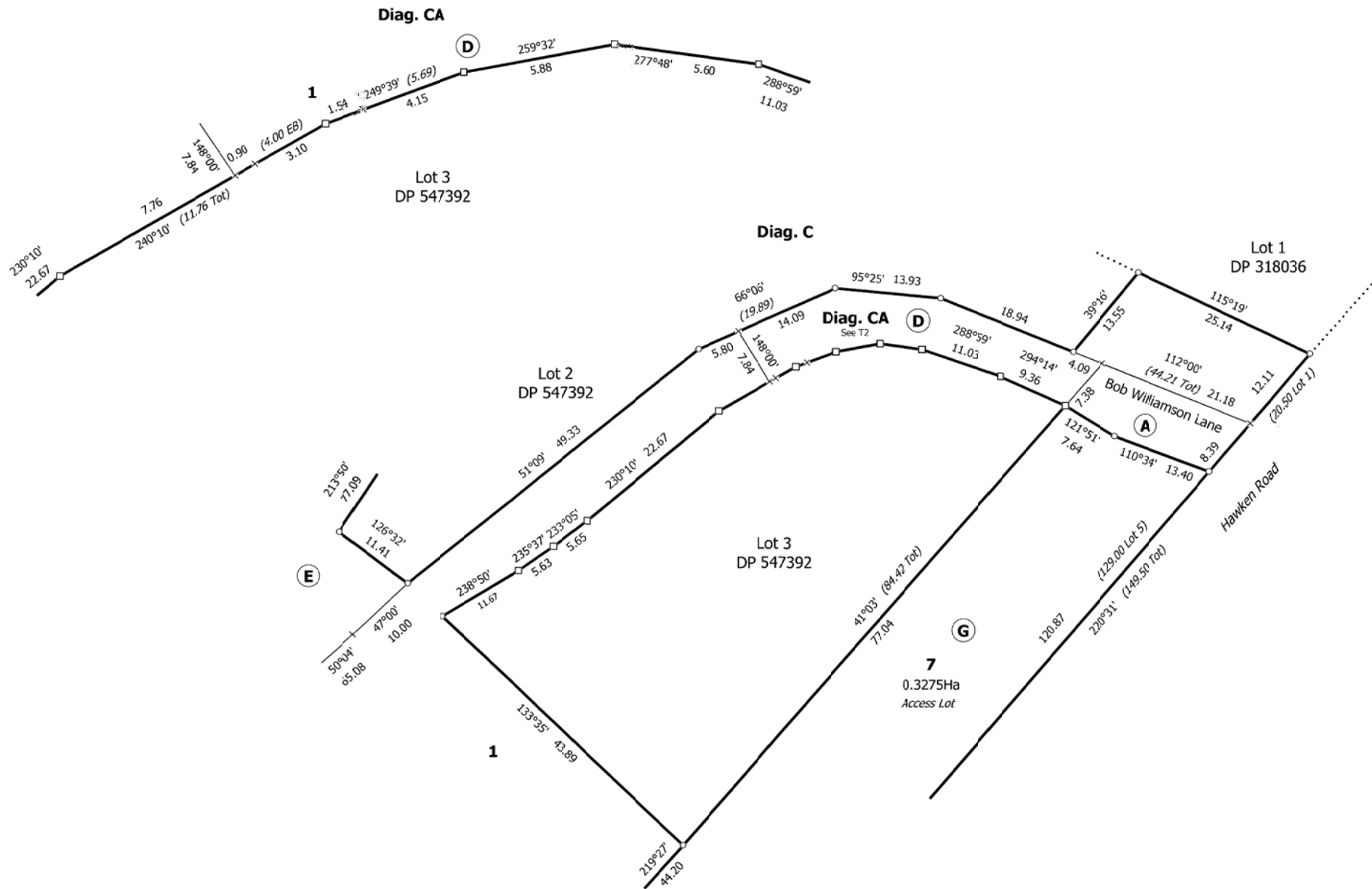
Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
LT 573364
DRAFT

Digitally Generated Plan

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13863 Williamson JH SB

T 2/4

Land District: North Auckland

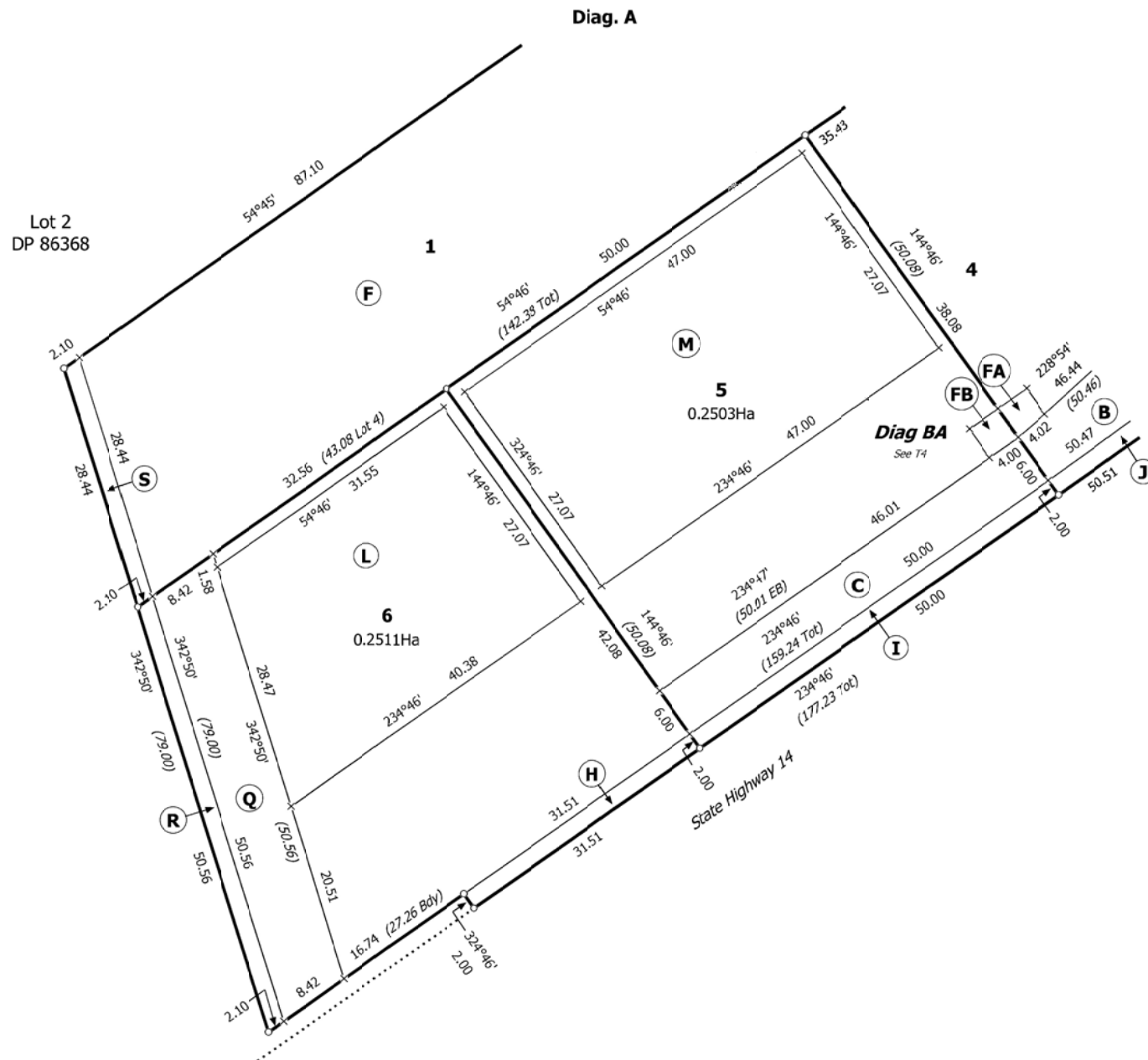
Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
LT 573364
DRAFT

Digitally Generated Plan

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13863 Williamson JH SB

T 3/4

Land District: North Auckland

Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

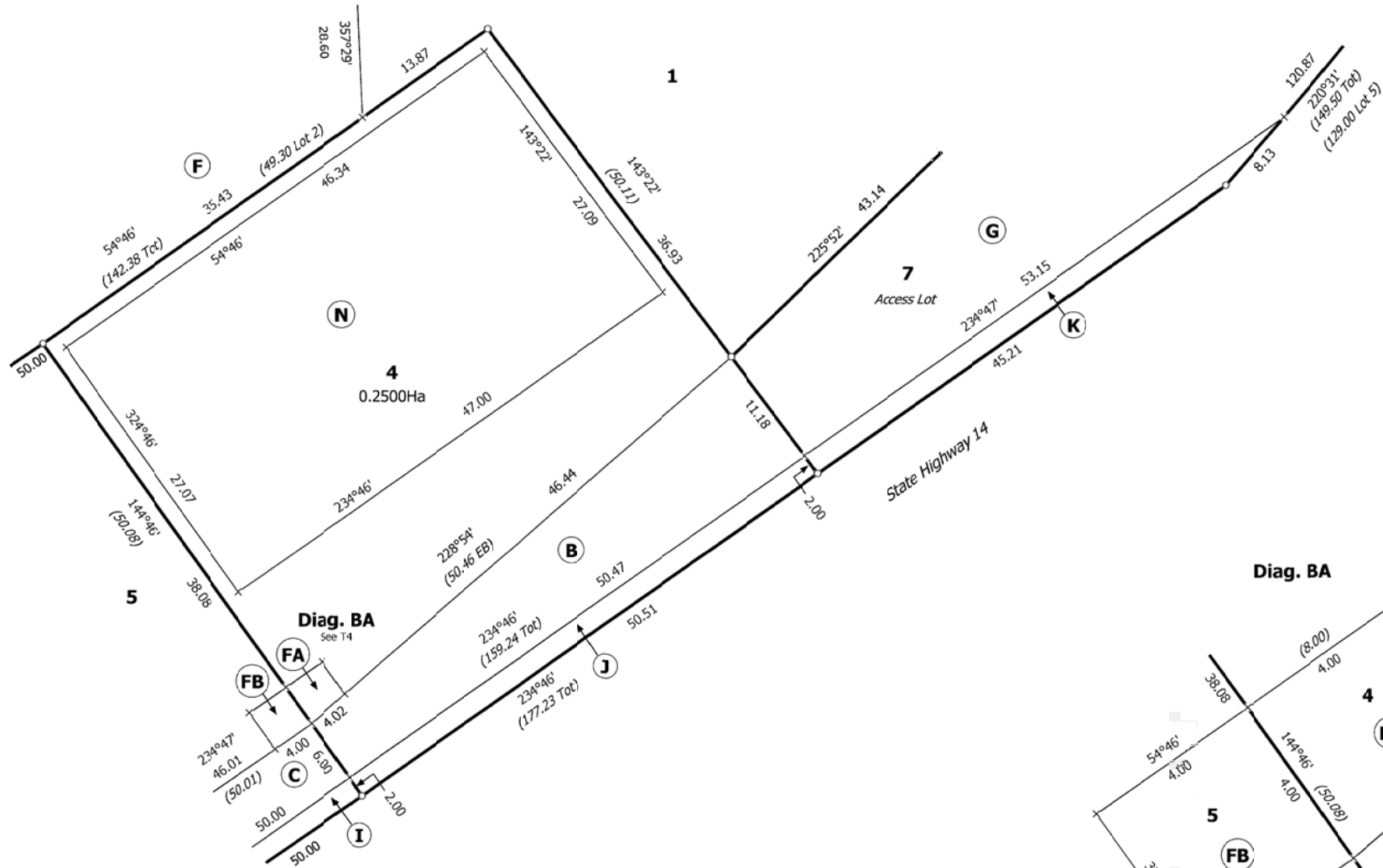
Title Plan
LT 573364
DRAFT

Digitally Generated Plan

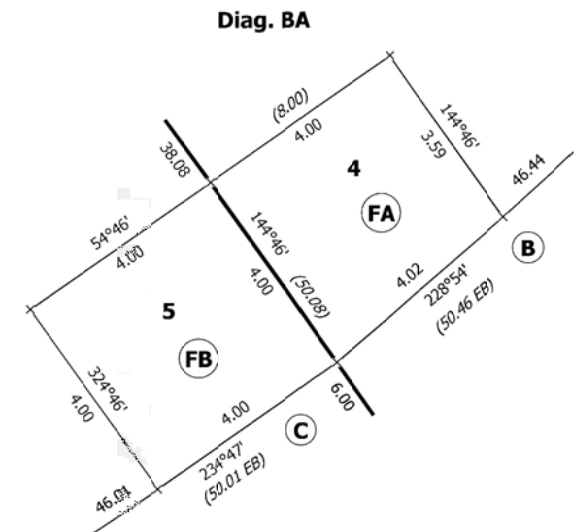
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Diag. B



Diag. BA
See T4



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Land District: North Auckland

Lots 1 & 4 to 7 being a subdivision of Lot 1 DP 547392

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
LT 573364
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T 4/4

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