Land Information Memorandum

Application

Leanne Willcox	No.	L260665
40 Olive Grove	Application date	6/11/2026
RD 2	Issue date	16/11/2026
Kaiwaka 0573	Phone	0211418828
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0122013194
Location	40 Olive Grove, Kaiwaka
Legal Description	LOT 2 DP 627468 - HAVING 1/11 SH IN LOT 13 DP 420940 BEING 6943M2 - HAVING 1/5 SH IN LOT 12 DP 420940 BEING 2984M2
Owner	Willcox Leanne Kim: Willcox Wayne Lawrence
Area (hectares)	1.5535

Rates

Government Valuation	
Land	$600,000
Capital Value	$1,860,000
Improvements	$1,260,000
Current Rates Year 2026 to 2027	
Annual Rates	$ 0.00
Current Instalment	$ 0.00
Current Year - Outstanding Rates	$ 0.00
Arrears for Previous Years	$ 0.00
Next Instalment Due	20/11/2026

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Rates will be levied on this valuation assessment number from 1 July 2027.

Please refer to the Kaipara District Council Long Term Plan 2024/2027 and to the Kaipara District Council Development Contribution Policy 2025 which can be found at the Council website www.kaipara.govt.nz.

Planning/Resource Management

Zoning: **Kaipara District Plan 2013: Rural** – Mangawhai Harbour Overlay. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.

Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.

3/03/26	**RESOURCE CONSENT 250271**: Proposed boundary adjustment between Lot 5 DP 420940 and Lot 6 DP 420940. Breaching 12.12.3-Boundary adjustment. At 33 and 40 Olive Grove, Mangawhai. **Created DP 627468** Section 224 Issued 30/06/26: GRANTED BY LOCAL AUTHORITY OFFICER 10/02/26.
21/05/09	**RESOURCE CONSENT 090031**: Subdivide Lots 1 - 11 DP 342570 into 11 Lots Lawrence Road Hakaru. **Created DP 420940**: Section 224 Issued 27/11/09.
19/01/05	RESOURCE CONSENT 040308: Variation to RM040064 to section shapes and sizes. Created DP 342570: Section 224 Issued 7/02/05. **Copy of Consent notice attached.**
	RM040308 Consent notices on Lots 1 to 11 DP 342570 draw attention to Engineering report dated 24 Feb 2004 Job no. 386b with respect to locations for buildings, unstable ground conditions, foundations, stormwater disposal and wastewater treatment and disposal for each lot. **Copy of Report attached.**
	RM040308 Consent notices on Lots 1 to 11 DP 342570 require that buildings shall be located within the "stable" building areas of radius 9.0m referred to in the Engineering and Geotechnical report unless foundations and stormwater control methods are specifically designed by an appropriately qualified competent Engineer.
	RM040308 Conservation covenant to be prepared over the areas of land depicted on the survey plan as being subject to conservation covenants and shall be generally in accordance with the draft Deed of Conservation Covenant dated 24th March 2004 and submitted to Council 26th March 2004. **Copy of Covenant attached.**
12/05/04	RESOURCE CONSENT 040064: PROPOSED SUBDIVISION OF LOT 1 DP 315874 INTO TEN RESIDENTIAL LOTS: Consent Notice Issued 27/10/04. (Found on related property: 0122013102).
22/11/00	RESOURCE CONSENT 001162: To subdivide Lot 1 DP187806 into two allotments. Created DP 315874: Section 224 Issued 15/11/02. **Copy of Consent Notice attached.**
	RM001162 Consent Notices for Lot 1, effluent treatment, and disposal system subject to specific design by Registered Engineer and a discharge consent may be required from Northland Regional Council.
18/07/97	RESOURCE CONSENT 970077: SUBDIVISION OF LOT 2 DP 139269. Created DP 187806: Section 224 Issued 19/10/99.
	RESOURCE CONSENT 951338: SUBDIVISION INTO 3 LOTS - Created DP 139269*: Section 306(LGA) Certificate Issued 11/06/90. (Found on related property: 0122013101).

Access is private and not maintained by Council.

No other information located.

Building

21/06/10	BUILDING CONSENT 100384: New single level dwelling: Code Compliance Certificate issued 26/11/10.

No other information located.

Sewer and Water

Sewer	Not available
Stormwater	No information located.
Water	Not available

Copy of drainage plan attached.

Any on-site wastewater system for the property may need to comply with Council inspection and maintenance regime under the Councils Wastewater Drainage Bylaw 2016. This bylaw is located on KDC website.

No other information located.

Land and Building Classifications

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

Additional site-specific Natural Hazard information may be provided via third parties as part of site development such as subdivision. This information when available will be provided with Planning or Building consent information.

Special Land Features

River Flood Hazard Zone – **See attached Northland Regional Council Natural Hazard information.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the Natural Hazards website.

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

No other information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
8. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name: _____ Date: 16/11/2026.

All Maps

- State Highway
- Railway
- Bridge or Causeway
- Unformed Road
- Sea, Lakes and Rivers
- Parcel Boundary

Map Series One - Land Use

- Estuary Estates
- Rural
- 8m Height Restriction
- Business: Commercial
- Business: Industrial
- Residential
- Maori Land
- Treaty Settlement
- Estuary Estates
- East Coast Overlay
- Harbour Overlay
- Kai Iwi Lakes Overlay
- West Coast Overlay

Map Series Two - Sites, Features and Units

- Heritage Resource
- Notable Tree
- Maungaturoto Dairy Factory Wastewater Pipeline
- 110-220 kV Electricity Transmission Line
- 50 kV Electricity Transmission Line
- Petroleum Gas Pipeline
- Designation Areas
- Outstanding Natural Landscape
- Reserve Management Units
- Areas of Significance to Maori
- Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

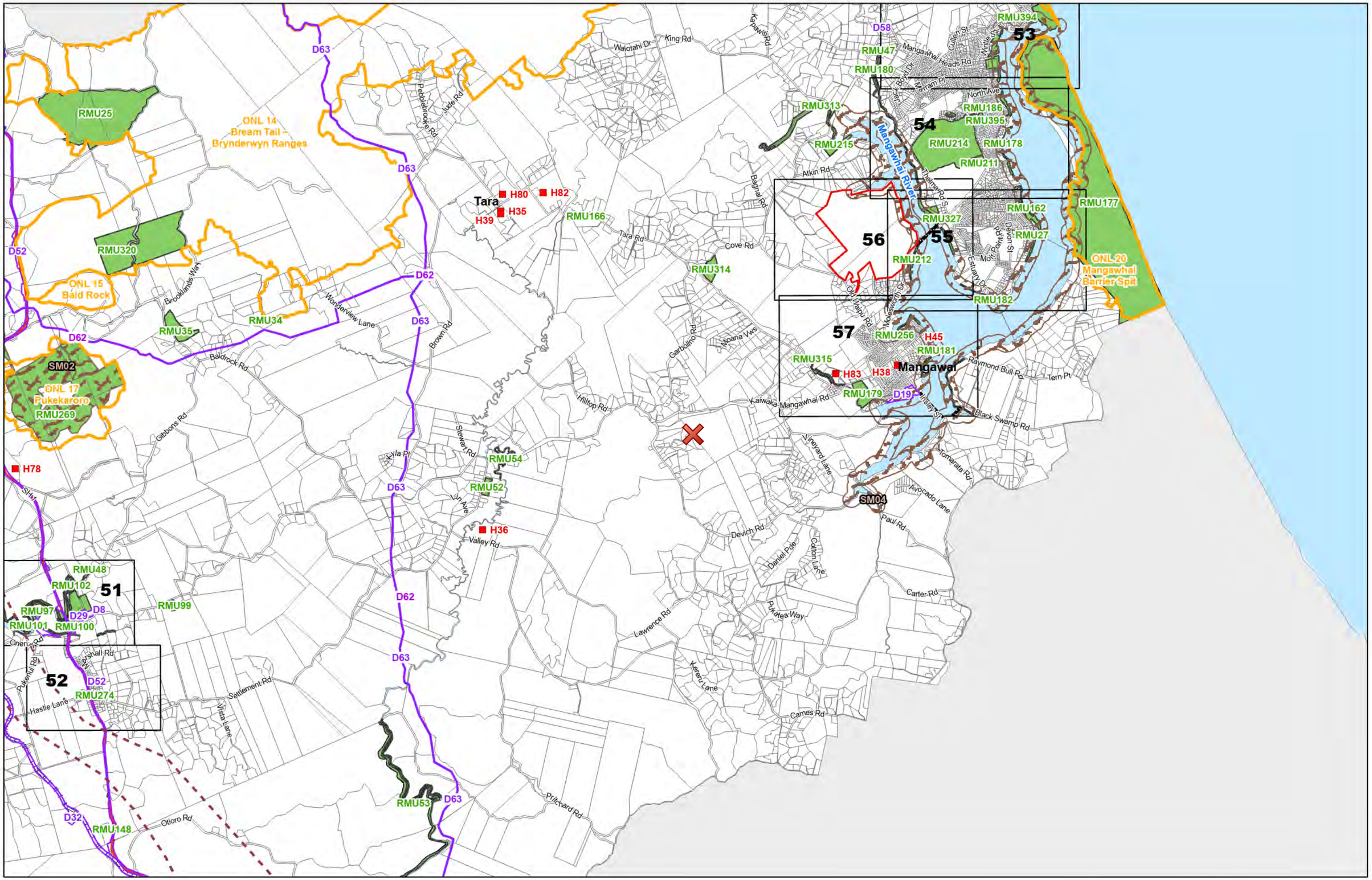
All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website **www.kaipara.govt.nz**

If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm



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Cadastre from 19 March 2021.

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

Map Series Two

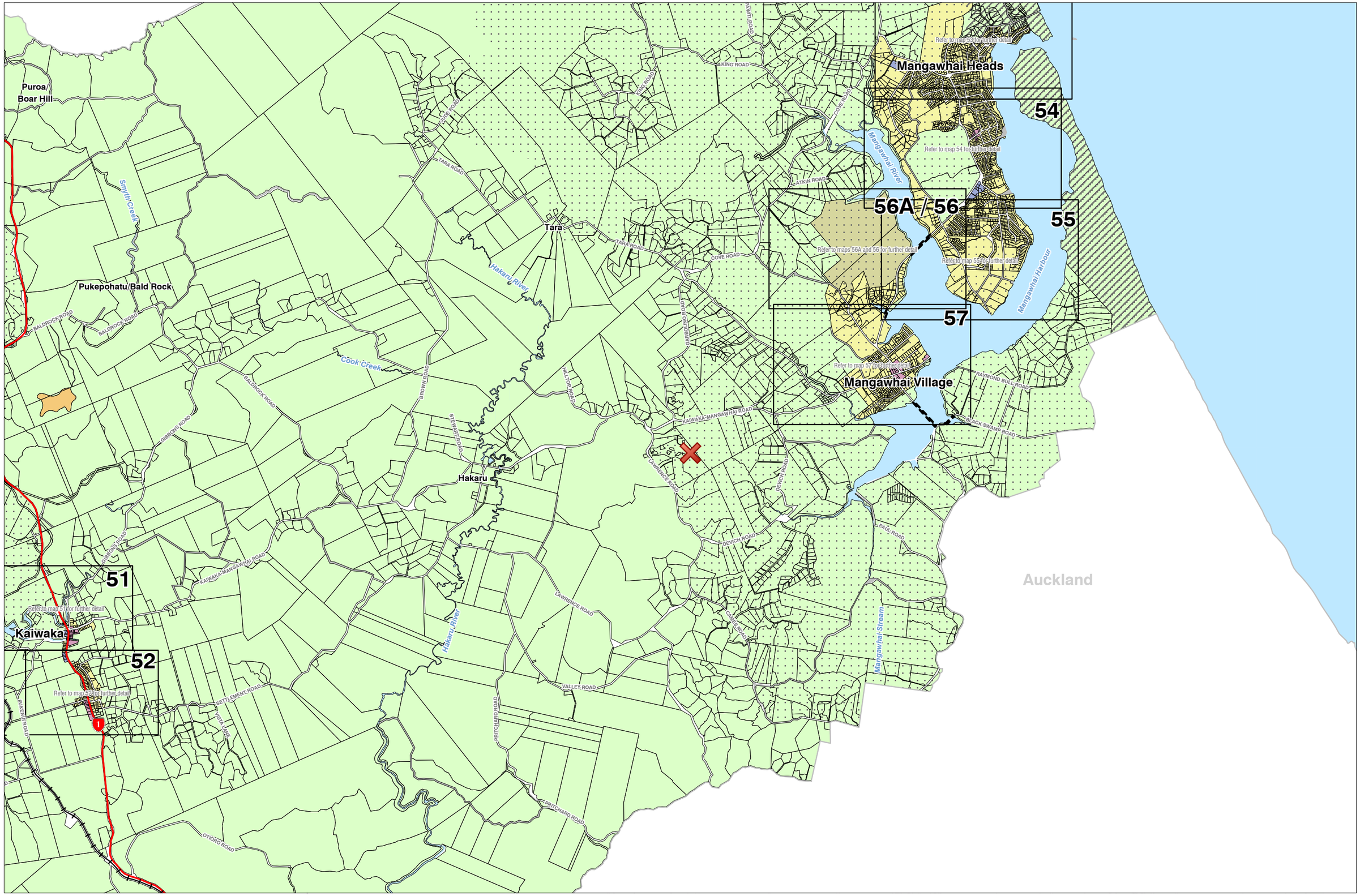
Sites, Features and Units

N

0 10 20 Km

A3 Scale: 1:50,000

Date Updated:4/08/2021



KAIPARA DISTRICT
Kaipara ki Oraanui - Two Oceans Two Harbours

Scale: 1:50,000 @ A3

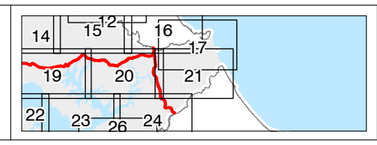
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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

Map Series One

Land Use

Map 21 of 60



N

Rates Information - 2026/27

Valuation ID	0122013194	Old Valuation ID	C:0122013114

Property Description

Location (GIS)	40 Olive Grove, Kaiwaka
	View in Google Maps
Legal Description	LOT 6 DP 420940 - HAVING 1/11SH IN LOT 1 3 DP 420940 BEING 6943M2 - HAVING 1/5SH IN LOT 12 DP 420940 BEING 2984M2
New Legal Description	LOT 2 DP 627468 - HAVING 1/11SH IN LOT 1 3 DP 420940 BEING 6943M2 - HAVING 1/5SH IN LOT 12 DP 420940 BEING 2984M2
Division of	0122013114
Certificate of Title	1280244
Rating Flags	NON-Rateable, Rateable-Next-Year

Use	21 Lifestyle: Single Unit	Category	LI201B
TORAS	111000	Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.	Category Condition	Average - Good Economic
Ownership	Private: Individual	Ward	4
Rateability	Rateable	Region	1
Apportionment	Std property - Not Applicable, Not apportionment	Zone	1A

Valuations

	Current		New	
Area (Hectares)		1.4015	Area (Hectares)	1.5535
Land Value		520,000	Land Value	600,000
Improvements		760,000	Improvements	1,260,000
Nature of Improvements	(DWG FG OI)		(DWG OB OI)	
Capital Value		1,280,000	Capital Value	1,860,000
Valuation Date		1/09/23		

Rates for Current Year - 2026/27

Type	Description (Basis)	Factor	Amount $
	Total Rates Levied 2026/27		0.00

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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 made by Leanne & Wayne Willcox
File Reference:	RM250271

Decision on Resource Consent Application

Activity

To undertake a boundary adjustment between the adjoining properties known as Lot 5 DP 420940 (33 Olive Grove, Mangawhai) and Lot 6 DP 420940 (40 Olive Grove, Mangawhai). The boundary adjustment decreases Lot 5 from 2.2028 ha to 1.9902 ha and increases Lot 6 from 1.4015 ha to 1.6131 ha, with no additional allotments created, no new easements required, and existing access and servicing retained.

Location

Address: 33 and 40 Olive Grove, Mangawhai

Legal Description: Lot 5 DP 420940 and Lot 6 DP 420940, RT 479878 and 479879

Reasons for Consent

Kaipara District Plan (Operative 2013) Rule Assessment

The following apply to the subject property:

Zoning: Rural Zone

Overlays: Mangawhai Harbour

Rules: Rule 12.12.3 Boundary Adjustment as the proposed activity will adjust the size and boundaries between two allotments, and net site areas of proposed allotments created by the adjustment will differ by no more than 15%, qualifying the subdivision as a Controlled Activity.

Activity Status: Controlled Activity

Determination 1

Pursuant to Section 114 of the Reserves Act 1977, the Kaipara District Council grants RM250271 to allow the existing conservation covenant 6421594.10 as they relate to the application site at 33 and 40 Olive Grove, Mangawhai being legally described as Lot 5 DP 420940 and Lot 6 DP 420940 to be cancelled, subject to compliance with the conditions below:

1. A solicitor's undertaking shall be provided to Council confirming that the cancellation to the conservation covenant 6421594.10 will be duly registered against Lot 5 DP 420940 and Lot 6 DP 420940.

   All documents shall be prepared by a solicitor at the consent holder's expense and shall be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of the Survey Plan unless specifically limited in time by any conditions of this resource consent.

2. The covenant holder shall pay all charges imposed relating to the receiving, processing and granting of the cancellation of covenant and issuing of the new covenant, and compliance with conditions attached thereto, within 20 days of receipt of notification of a requirement to pay the same.

Determination 2

Pursuant to Section 104, 104A and 108 of the Resource Management Act 1991 ("the Act"), the Kaipara District Council **grants** RM250271; subject to the following conditions:

General

3. The activity shall be carried out in accordance with the plans and all information submitted with the application formally received by the Kaipara District Council ("Council") on 16/10/25:

   - Application form, and assessment of environmental effects prepared by Pacific Coast Surveys Ltd, dated October 2025.

Plan title and reference	Author	Rev	Dated
SCHEME PLAN, File No.:4258, Page 1 of 2	Pacific Coast Surveys Ltd	REV 1	October 2025
SCHEME PLAN, File No.:4258, Page 2 of 2	Pacific Coast Surveys Ltd	REV 1	October 2025

Advice Note: Where there is any apparent conflict between the application and the consent conditions, the consent conditions shall prevail.

Charges

4. The Consent Holder shall pay any subsequent further charges imposed under Section 36 of the Act relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under Section 36(5) of the Act that are subject to challenge, the Consent Holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant final invoice.

Section 125 – Consent Lapse Date

5. Under Section 125 of the Act, this consent lapses five years after the date it is granted unless an application under Section 125 of the Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

Prior to Section 223 Certification

6. Prior to the sealing of the Survey Plan pursuant to Section 223 of the Act the following conditions shall be complied with:

General

a. A detailed survey plan must be submitted in accordance with the scheme plan (SCHEME PLAN, File No.:4258, Page 1 of 2, Rev 1, Dated: Oct 2025, Prepared by Pacific Coast Surveyors) submitted in support of the RC application RM250271.

Easements

b. The survey plan shall show all necessary easements as required for the right of way access, electricity, telecommunications, conservation covenant and computer media as approved under this consent.

Prior to Section 224(c) Certification

7. Before a Certification is issued pursuant to Section 224(c) of the Act, the following conditions are to be complied with:

Easements

a. The Consent Holder shall provide written confirmation from a licensed cadastral surveyor that all services and accesses approved under this consent are to be located within the appropriate easement boundaries.

Final Charges

b. The Consent Holder shall pay all final charges imposed by Council under Section 36 of the Act relating to the monitoring, certification and completion of the conditions of this resource consent.

Advice Notes

i. The scope of this resource consent is defined by the application made to Council and all documentation supporting the application.

ii. For the avoidance of doubt, Council finds that the shed as constructed is inconsistent with the Conservation Covenant (Instrument 6421594.10) in its current form, and that a variation to the covenant is required before the activity can be authorised pursuant to the Reserves Act 1977. Please be advised that this resource consent does not authorise buildings within this Conservation Covenant. Separate approval for this needs to be obtained under the Reserves Act 1977.

iii. If you disagree with any of the above conditions, or additional charges relating to the processing of this application, you have a right of objection pursuant to sections 357A or 357B of the Act. Any objection must be made in writing to Council within 15 working days of notification of decision.

Reasons for the Decision

1) A decision was made under delegated authority to process the consent on a non-notified basis as per the Council's accompanying Notification Assessment Report.
2) In terms of Section 104(1)(a) of the Act, subject to compliance with conditions, the effects of the activity on the environment are considered to be acceptable.
3) In terms of Section 104(1)(b) of the Act, subject to compliance with conditions, it is considered that the proposal is consistent with the relevant objectives and policies of the Kaipara District Plan 2013 and the Northland Regional Policy Statement 2016 as discussed in this report.
4) In terms of Section 104(1)(c) of the Act, other relevant matters, including financial and development contributions and monitoring have been considered in the determination of the application.
5) It is acknowledged that this application falls within the non-complying activity status. The assessment has demonstrated that the proposal appropriately addresses the relevant effects and policy considerations, and as such, despite its non-complying status, it is considered acceptable in this instance.
6) The Council has taken into account the relevant principles outlined in Sections 6,7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as set out in Section 5.
7) On 28 April 2025, Council notified the Proposed Kaipara District Plan ("PDP"). The submission period is currently open and closes on 30 May 2025.

9) As the submission period is still open, only those rules that qualify under section 86B(3) have immediate legal effect from the date of notification of the PDP.

10) There are no rules in the PDP with immediate legal effect in accordance with section 86B(3) of the RMA that are applicable to this proposal

11) The proposal has been assessed against the objectives and policies in the PDP that have immediate legal effect and are relevant to the proposal.

Reporting Planner _____ 10 February 2026

Frank Yan

Signed _____ 10 February 2026

JJ Pienaar

Team Manager Resource Consents

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

RM250271

Combined Section 95 and Section 104 of the Resource Management Act 1991 Assessment Report

Details of Application	
Applicant	Leanne & Wayne Willcox
Property to which the consent relates	33 and 40 Olive Grove, Mangawhai, Lot 5 DP 420940 and Lot 6 DP 420940, RT 479878 and 479879

1. Description of Proposal

1.1 To undertake a boundary adjustment between the adjoining properties known as Lot 5 DP 420940 (33 Olive Grove, Mangawhai) and Lot 6 DP 420940 (40 Olive Grove, Mangawhai). The boundary adjustment decreases Lot 5 from 2.2028 ha to 1.9902 ha and increases Lot 6 from 1.4015 ha to 1.6131 ha, with no additional allotments created, and existing access and servicing retained.it was also recommended that a cancellation of the Council-held conservation covenant (Instrument 6421594.10) is needed to rectify the area occupied by the shed.

2. Draft Conditions

2.1 Draft conditions were shared with the applicant/agent on 5/02/2026. The conditions have been agreed by the applicant/agent on 5/02/2026.

3. Site Description, Surrounding Environment and Consent History

3.1 The subject sites are located off Olive Grove, Mangawhai, accessed via Olive Grove (a private access off Wainikau Lane, which connects to Lawrence Road). The surrounding environment is characterised by rural-residential/lifestyle properties and rural production land on the outskirts of Mangawhai Village. Both Lots are occupied with existing dwelling and contains a mixture of exotic and native vegetation, with an existing shed located near the eastern boundary adjoining Lot 6. The titles include existing consent notices (5410891.2 and 6421594.2), easements, and a conservation covenant (6421594.10) held by Council over portions of Lots 5 and 6.

3.2 A shed has been constructed within land protected by a Conservation Covenant registered as Instrument 6421594.10, which is held by Kaipara District Council. The existing covenant restricts structures within the protected area and the shed, in its current form, is inconsistent with the purposes and obligations of that covenant. The applicant has acknowledged this and agreed to pursue a formal

variation to the covenant. As the covenant is a separate legal instrument administered under the Reserves Act 1977 and the terms of the Deed of Covenant, the resource consent process cannot itself vary the covenant. However, a condition requiring the covenant to be varied before the shed is used will ensure the activity does not undermine the intent of the covenant or the environmental values it protects. With this condition in place, and subject to the covenant variation being completed, the effects of the activity can be managed such that they are no more than minor. Integration of the covenant variation requirement into the resource consent decision is therefore necessary to ensure alignment between the RMA approval and the legal constraints on the title.

4. Kaipara District Plan (Operative 2013) Rule Assessment

4.1 The following apply to the subject property:

Zoning: Rural Zone

Overlays: Mangawhai Harbour

Rules: 12.12.3 Boundary Adjustment as the proposed activity will adjust the size and boundaries between two allotments, and net site areas of proposed allotments created by the adjustment will differ by no more than 15%, qualifying the subdivision as a Controlled Activity.

Activity Status: Controlled Activity

5. Proposed Kaipara District Plan: Notified 28 April 2025 - Rule Assessment

5.1 On 28 April 2025, the Council notified the Proposed Kaipara District Plan ("PDP"). The submission period closed on 30 May 2025, and the Council is currently in the process of preparing a summary of submissions. The first hearing for the PDP took place on 25 August 2025. Further hearings will be scheduled in due course.

5.2 Some rules in the PDP have immediate legal effect upon notification in accordance with section 86B(3) of the RMA. Rules in the PDP with immediate legal effect are identified with an orange gavel next to the rule. Rules with legal effect must be complied with.

5.3 Pursuant to section 86B(1), all other rules in the PDP, including rules relating to subdivision, have legal effect only once decisions on submissions relating to rules are made and publicly notified. If a rule is not subject to any submissions in opposition, it can be treated as operative under section 86F of the RMA. Rules that do not have legal effect (or are not operative under section 86F) do not trigger the need for a resource consent under the PDP.

6. Statutory Acknowledgements

6.1 Relevant to this application, any statutory acknowledgement within the meaning of the Act specified in Schedule 11 would be contained within the Te Uri o Hau Claims Settlement Act 2002 Environs Holdings

Limited is a subsidiary of Te Uri o Hau Settlement Trust (caretaker of Te Uri o Hau Claims Settlement Act 2002) authorised to participate in the Resource Management Act 1991 proceedings.

6.2 The application was formally received to Te Uri o Hau upon receipt by Council on 16/10/2025. Te Uri o Hau has provided comments stated no interests on 20/10/2025 and it is considered they are not adversely affected by the proposed development.

7. Written Approvals

7.0 No written approvals were provided with the application.

8. Notification Assessment

8.1 The following assessment is restricted to the effects of the proposed activities that are within scope of the matters of discretion under the relevant planning rules identified in section 4 of this report.

Public Notification Assessment (Sections 95A, 95C - 95D)

8.2 Step 1 - public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.

8.3 Step 2 - public notification is not precluded as none of the specific preclusions apply.

8.4 Step 3 - public notification is not required as the potential adverse effects of the proposed activities are less than minor as assessed below:

- The proposal is a boundary adjustment that does not create additional allotments, does not generate additional discharges, and does not change access, servicing, or land use patterns.
- The applicant's assessment identifies that there are no earthworks and no additional vehicle movements, and that character, amenity, and traffic effects on the wider environment will be less than minor.
- No special circumstances have been identified that warrant public notification.

8.5 Step 4 - there are no special circumstances that warrant public notification of the application.

Limited Notification Assessment (Sections 95B, 95E - 95G)

8.6 Step 1 - limited notification is not mandatory as there are no affected protected customary rights groups or customary marine title groups, and there are no affected persons with respect to statutory acknowledgments.

8.7 Step 2 – the proposed activities are not subject to a rule or national environmental standard that precludes limited notification.

8.8 Step 3 - limited notification is not required as the proposed activities will not result in any adversely affected persons as assessed below:

- The boundary adjustment is internal to the two existing adjoining lots, maintains existing accessways and utilities.

- The proposal does not introduce additional development or intensity.
- No special circumstances have been identified that warrant limited notification.

8.9 Step 4 – there are no special circumstances that warrant limited notification of the application.

Notification Decision

8.10 Under delegated authority, and for the reasons outlined above, the application shall not be subject to either public or limited notification and shall be processed on a non-notified basis.

Reporting Planner _____ 10 February 2026

Frank Yan

Signed _____ 10 February 2026

JJ Pienaar

Team Manager Resource Consents

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

9. Section 104 Assessment

Assessment of Effects – Section 104(1)(a)

Positive Effects

9.1 The proposal provides for the rationalisation of existing development and property boundaries so that an existing shed associated with 40 Olive Grove is located within the correct legal title. This enables the owners to use and manage the sites efficiently while maintaining the existing rural-residential pattern of development.

Adverse Effects

9.2 The adverse effects of the proposed activities are discussed in Section 7 of this report. The assessment and conclusions of the notification assessment are applicable here and are adopted in full for the purposes of the assessment of effects pursuant to Section 104(1)(a).

Conclusion

9.3 In summary having assessed the effects of the proposed activities, subject to compliance with conditions it is considered that the activities will result in less than minor and acceptable, adverse effects on the environment.

Relevant Statutory Provisions – Section 104(1)(b)

9.4 Subject to compliance with conditions, it is considered that the proposal is consistent with the relevant provisions of the Kaipara District Plan 2013, the Northland Regional Policy Statement 2016, and relevant national policy statements.

Other Matters – Section 104(1)(c)

9.5 No other matters, including financial and development contributions, have been considered relevant to the determination of the application.

10. Overall Conclusion and Recommendation

10.1 The actual and potential effects on the environment of granting consent are acceptable and the proposal is consistent with the relevant provisions of the relevant plans and national policy statements, and promotes the sustainable management of natural and physical resources. It is recommended that the application be **granted.**

Reporting Planner _____ 10 February 2026

Frank Yan

Signed _____ 10 February 2026

JJ Pienaar

Team Manager Resource Consents

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

Title Plan - LT 627468

Survey Number	LT 627468
Surveyor Reference	WILLCOX - 4258
Surveyor	Adam Paul Stanley Booth
Survey Firm	Pacific Coast Surveys Limited (Mangawhai)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 & 2 Being a Subdivision of Lots 5 & 6 DP 420940		
Status	Initiated		
Land District	North Auckland	**Survey Class**	Class B
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Kaipara District

Comprised In

RT 479878

RT 479879

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 627468	Fee Simple Title	2.0506 Ha	1280243
Lot 2 Deposited Plan 627468	Fee Simple Title	1.5534 Ha	1280244
Area AB Deposited Plan 627468	Easement		
Area E Deposited Plan 627468	Easement		
Area AE Deposited Plan 627468	Covenant - Land		
Area AH Deposited Plan 627468	Covenant - Land		
Area AL Deposited Plan 627468	Covenant - Land		
Area AM Deposited Plan 627468	Covenant - Land		
Area AC Deposited Plan 627468	Easement		
Total Area		3.6040 Ha	

LT 627468 Schedule/Memorandum

Land registration district	Territorial authority
North Auckland	Kaipara District

Schedule of Existing Easements in Gross

Parcels shown with a prefix of *HL-* include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Electricity easement	AB, E	Lot 1	6421594.5
" "	AC	Lot 2	6421594.5

Schedule of Existing Easements

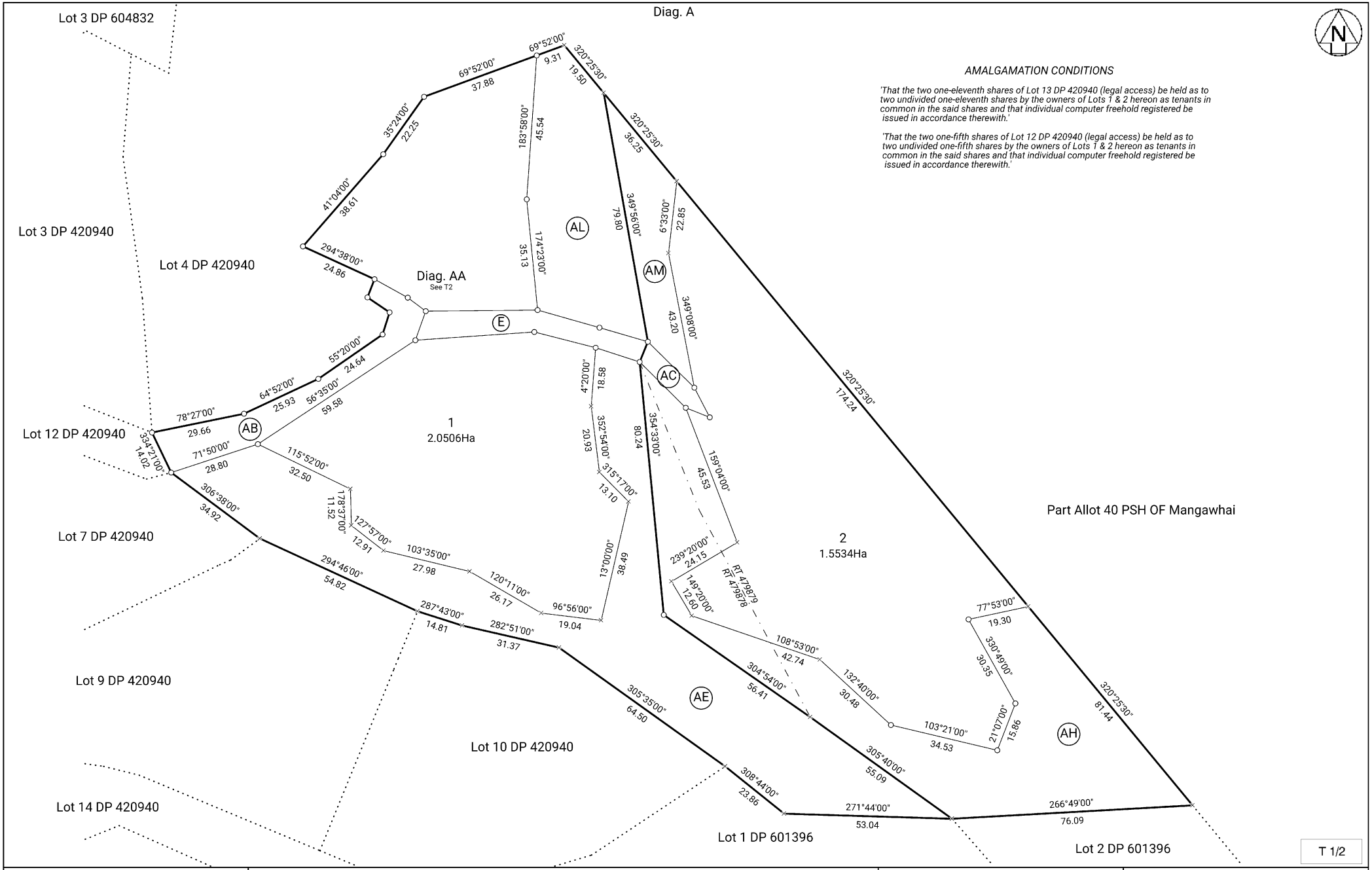
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right of way	AB	Lot 1	6421594.4
Telecommunications easement	AB	Lot 1	6421594.4
Right of pedestrian access	AB, E, AE, AL	Lot 1	6421594.4
" "	AH, AM, AC	Lot 2	6421594.4
Right of way right to convey telecommunications and computer media	AB, E	Lot 1	8382795.11

Notes

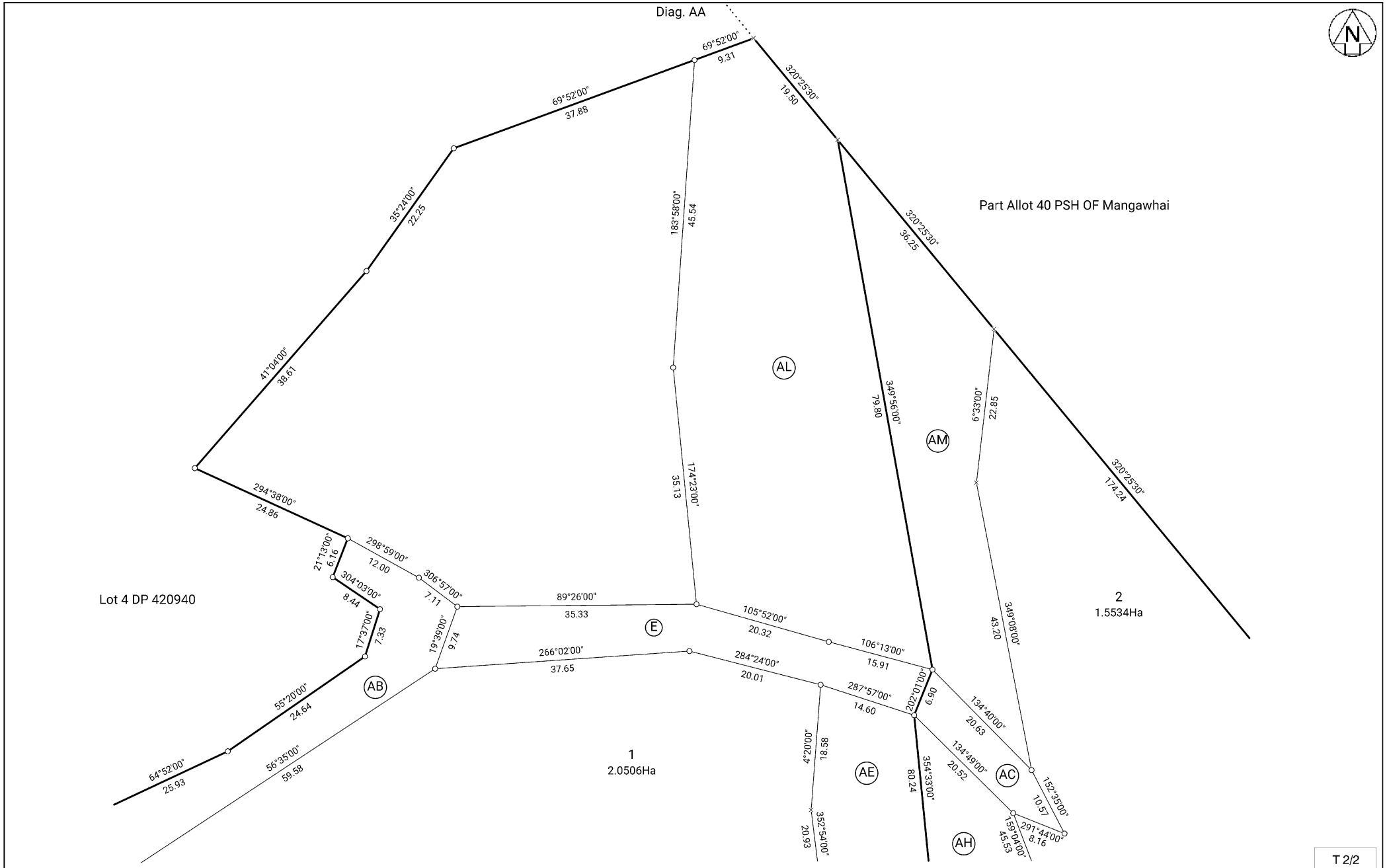
AREAS MARKED 'AL & AM' ARE SUBJECT TO EXISTING CONSERVATION COVENANTS CREATING DOCUMENT REFERENCE 6421594.10
AREAS MARKED 'AE & AH' ARE TO BE SUBJECT TO CONSERVATION COVENANTS

Covenants to be Revoked

SHOWN	CREATING DOCUMENT
Marked AE DP 420940, Marked AH DP 420940	6421594.10



Land District: North Auckland Digitally Generated Plan Generated on: 04/03/2026 2:43pm Page 3 of 4	Lots 1 & 2 Being a Subdivision of Lots 5 & 6 DP 420940	Surveyor: Adam Paul Stanley Booth Firm: Pacific Coast Surveys Limited (Mang	Title Plan LT 627468 DRAFT



Land District: North Auckland Digitally Generated Plan Generated on: 04/03/2026 2:43pm Page 4 of 4	Lots 1 & 2 Being a Subdivision of Lots 5 & 6 DP 420940	Surveyor: Adam Paul Stanley Booth Firm: Pacific Coast Surveys Limited (Mang	Title Plan LT 627468 DRAFT

View Instrument Details

Instrument No	13695206.5
Status	Registered
Lodged By	Ingham, Julia
Date & Time Lodged	31 Aug 2026 15:09
Instrument Type	Covenant (All types except Land covenants)

Affected Records of Title	**Land District**
1280243	North Auckland
1280244	North Auckland

Annexure Schedule	Contains 6 Pages

Signature

Signed by Julia Ingham as Grantor/Grantee Representative on 18/08/2026 05:30 PM

***** End of Report *****

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WAYNE LAWRENCE WILLCOX and LEANNE KIM WILLCOX
TIMOTHY ANDREW HUNT and KERRIE SUE HUNT
(Owner)

KAIPARA DISTRICT COUNCIL
(Council)

CONSERVATION COVENANT

CONSERVATION COVENANT

DEED dated the 30 day of June 2026

PARTIES

1. **WAYNE LAWRENCE WILLCOX and LEANNE KIM WILLCOX**
   TIMOTHY ANDREW HUNT and KERRIE SUE HUNT ("Owner")

2. **KAIPARA DISTRICT COUNCIL** ("Council")

INTRODUCTION

A. The Owner is registered as proprietors of the Land.

B. The Council is authorised by section 77 of the Reserves Act 1977 ("**Act**") to obtain conservation covenants in respect of any private land for the purpose of managing that land so as to preserve the natural environment or the landscape amenity or wildlife or fresh water marine life habitat or historical value.

C. By registered Covenant 6421594.10 dated 3 February 2005 the then registered owner of the Land covenanted with Council to grant a conservation covenant under section 77 of the Reserves Act 1977 ("**Act**") to satisfy a condition in regard of the Council's consent to a subdivision creating Deposited Plan 342570.

D. The Owner and Council have agreed to cancel Covenant 6421594.10 in part with respect to areas AE and AH on Deposited Plan 420940 and enter into a replacement conservation covenant in order to define a new Covenant Area on the Land.

THIS DEED RECORDS that:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Deed unless the context indicates otherwise:

"**Council**" means Kaipara District Council and includes it successors as territorial authority of the district where the Land is situated and, where appropriate, its officers and agents;

"**Covenant Area**" means the areas marked **AE, AH, BH, and CH** on Deposited Plan **627468;**

"**Land**" means the land described in Schedule 1; and

"**Owner**" means the owners named in this deed and includes the Owner's successors but only for so long as they are the registered proprietor of the Land.

1.2 In this deed:

(a) where obligations bind more than one person, those obligations bind those persons jointly and severally;

(b) the schedule to this deed has the same effect as if set out in the body of this deed.

2. COVENANTS

2.1 As from the date of registration of this deed, the Owner covenants under section 77 of the Reserves Act 1977 that it will at the Owner's cost and to the Council's reasonable satisfaction comply with the covenants set out in the Schedule, affecting the Covenant Area.

3. COUNCIL'S ACCEPTANCE

3.1 The Council accepts the terms of this covenant, but without limiting any other rights or powers which the Council may have under any statute, bylaw or regulation except as expressly provided in this deed.

3.2 The Owner's liability under this deed will not be affected by any delay, extension of time or waiver by the Council, or by the Council failing to enforce any of the covenants.

4. BINDING ON SUCCESSORS

4.1 This covenant has effect in perpetuity and binds the Owner's successors in title as Owner of the Land, but not so as to make the Owner personally liable for any breach of covenant committed after the Owner has parted with all interest in the Land.

5. ADDITIONAL WORK

5.1 The Council or Owner may at any time during the term of this covenant by mutual agreement, carry out any work or improvements, or take any action either jointly or individually or the parties may vary the terms of this covenant to ensure the more appropriate preservation of the Covenant Area PROVIDED HOWEVER such agreement is not contrary to the purpose and intent of this covenant specified in Clause C in the Introduction to this covenant.

6. GENERAL

6.1 The Owner is to pay the Council's reasonable legal costs in the preparation and execution of this deed and any release or modification of it.

6.2 Any officer or authorised agent of the Council may obtain access onto the Land to examine and record the condition of the Covenant Area or to carry out protection or maintenance work on the Covenant Area consistent with the objectives set out in this covenant. Before doing so, the Council or its officer or agent is to consult with the Owner.

6.3 Any consent, approval, authorisation or notice to be given by the Council may be given in writing signed by an officer of the Council holding delegated authority to do so, and may be sent by post or Email to the Owner's last known address or to the Owner's agent.

EXECUTION

SIGNED by
WAYNE LAWRENCE WILLCOX
LEANNE KIM WILLCOX

Wayne Lawrence Willcox

L. Willcox

Leanne Kim Willcox

Witness Name:

Witness Signature:

Witness Occupation: Courtney Jayde Clarke
Solicitor

Witness Address: Insight Legal
Mangawhai

SIGNED by
TIMOTHY ANDREW HUNT
KERRIE SUE HUNT

Timothy Andrew Hunt

Kerrie Sue Hunt

Witness Name:

Witness Signature: Katarzyna Maria Piotrowska

Witness Occupation: Solicitor
Sellars Law
Auckland

Witness Address:

SIGNED by
KAIPARA DISTRICT COUNCIL
by its authorised signatory

Lloyd Barton

Witness Name:

Witness Signature: KIRSTINE BONNER-JONES

Witness Occupation: KDC OFFICER

Witness Address: KDC MANGAWHAI

SCHEDULE 1

LAND

Lot 1 DP 627468 (Identifier 1280243) in respect of covenant area **AE.**

Lot 2 DP 627468 (Identifier 1280244) in respect of covenant areas **AH, BH and CH.**

SCHEDULE 2

COVENANTS

1. Unless agreed in writing the by the parties the Land owner must not carry out or permit in relation to the covenant land:

    a. Grazing of the covenant land by livestock.

    b. Felling, removal or damage of any native tree, shrub or other plant on the covenant land unless such tree, shrub or plant is less than 2 metres tall.

    c. Any replanting program or afforestation which displaces the existing native vegetation.

    d. Any burning, top dressing or sowing of seed.

    e. Any activity on the balance of the Land owners land that would adversely affect the covenant land or the purposes.

2. Unless required to do so by statute the Land owner shall not nor allow to be carried out in or under the covenant land without the Council's prior approval:

    a. Any prospecting or mining for minerals, coal or other deposit.

    b. Any erection of utility transmission lines across the land.

3. The Land owner shall, as far as practicable:

    a. Eradicate or control all weeds and pests on the covenant land to the extent required by any enactment and in particular shall comply with the provisions of and any notices given under the Biosecurity Act 1993.

    b. Keep the covenant land free from environmentally damaging plants and exotic tree species.

    c. Keep the covenant land free from rabbits, possums, goats, deer, pigs and in particular comply with the provisions of, and any notices given, under the Wild Animal Control Act 1977 and the Biosecurity Act 1993.

    d. Keep the covenant land free from rubbish or other unsightly or offensive material. Prevent any wildfire upon or threatening the land and not permit the wildfire to escape.

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Landonline

Toitu te Land whenua Information New Zealand

TA Approvals

Territorial Authority	Kaipara District Council TA Certification Division	**TA Reference**	RM 090031
Survey Number	LT 420940	**Survey Purpose**	LT Subdivision
Surveyor Reference	11848 - Lawrence Road Developments	**Land District**	North Auckland
Surveyor	Phillip John Lash		
Surveyor Firm	Reyburn & Bryant 1999 Ltd		
Dataset Description	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570		

Signature

Signed by Dina Tetzner, Authorised Officer, on 27/11/2009 01:58 PM

Receipt Information

Transaction Receipt Number	4512877
Signing Certificate (Distinguished Name)	Tetzner, Dina
Signing Certificate (Serial Number)	1019683643
Signature Date	27/11/2009

***** End of Report *****

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Landonline

Toitu te Land whenua Information New Zealand

Digital Title Plan - LT 420940

Survey Number	LT 420940
Surveyor Reference	11848 - Lawrence Road Developments
Surveyor	Phillip John Lash
Survey Firm	Reyburn & Bryant 1999 Ltd
Surveyor Declaration	

Survey Details

Dataset Description	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570		
Status	Initiated		
Land District	North Auckland	**Survey Class**	Class II Cadastral Survey
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Kaipara District

Comprised In

CT 174831
CT 174830
CT 174829
CT 174828
CT 174827
CT 174826
CT 174825
CT 174824
CT 174823
CT 174822
CT 174821

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 420940	Fee Simple Title	0.9574 Ha	479874
Lot 2 Deposited Plan 420940	Fee Simple Title	0.3727 Ha	479875
Lot 3 Deposited Plan 420940	Fee Simple Title	2.2853 Ha	479876
Lot 4 Deposited Plan 420940	Fee Simple Title	1.4997 Ha	479877
Lot 5 Deposited Plan 420940	Fee Simple Title	2.2028 Ha	479878
Lot 6 Deposited Plan 420940	Fee Simple Title	1.4015 Ha	479879
Lot 7 Deposited Plan 420940	Fee Simple Title	0.6165 Ha	479880
Lot 8 Deposited Plan 420940	Fee Simple Title	0.4376 Ha	479881
Lot 9 Deposited Plan 420940	Fee Simple Title	0.8440 Ha	479882

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Landonline

Toitu te Land whenua Information New Zealand

Digital Title Plan - LT 420940

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 10 Deposited Plan 420940	Fee Simple Title	0.6866 Ha	479883
Lot 11 Deposited Plan 420940	Fee Simple Title	8.2612 Ha	479884
Lot 12 Deposited Plan 420940	Fee Simple Title	0.2984 Ha	Multiple
Lot 13 Deposited Plan 420940	Fee Simple Title	0.6943 Ha	Multiple
Lot 14 Deposited Plan 420940	Fee Simple Title	0.6089 Ha	Multiple
Marked A Deposited Plan 420940	Easement		
Marked B Deposited Plan 420940	Easement		
Marked C Deposited Plan 420940	Easement		
Marked D Deposited Plan 420940	Easement		
Marked E Deposited Plan 420940	Easement		
Marked F Deposited Plan 420940	Covenant Area		
Marked G Deposited Plan 420940	Easement		
Marked H Deposited Plan 420940	Easement		
Marked I Deposited Plan 420940	Easement		
Marked J Deposited Plan 420940	Covenant Area		
Marked X Deposited Plan 420940	Easement		
Marked Y Deposited Plan 420940	Easement		
Marked Z Deposited Plan 420940	Covenant Area		
Marked AA Deposited Plan 420940	Covenant Area		
Marked AB Deposited Plan 420940	Easement		
Marked AD Deposited Plan 420940	Easement		
Marked AE Deposited Plan 420940	Easement		
Marked AF Deposited Plan 420940	Easement		
Marked AG Deposited Plan 420940	Easement		
Marked AH Deposited Plan 420940	Easement		
Marked AI Deposited Plan 420940	Easement		
Marked AJ Deposited Plan 420940	Easement		
Marked AK Deposited Plan 420940	Easement		
Marked AL Deposited Plan 420940	Easement		
Marked AM Deposited Plan 420940	Easement		
Marked K Deposited Plan 420940	Covenant Area		
Marked L Deposited Plan 420940	Covenant Area		
Marked M Deposited Plan 420940	Covenant Area		
Marked N Deposited Plan 420940	Covenant Area		
Marked O Deposited Plan 420940	Covenant Area		
Marked P Deposited Plan 420940	Covenant Area		
Marked Q Deposited Plan 420940	Covenant Area		
Marked R Deposited Plan 420940	Covenant Area		
Marked S Deposited Plan 420940	Covenant Area		
Marked T Deposited Plan 420940	Covenant Area		

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Landonline

Toitu te Land whenua Information New Zealand

Digital Title Plan - LT 420940

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked U Deposited Plan 420940	Covenant Area		
Marked V Deposited Plan 420940	Easement		
Marked AC Deposited Plan 420940	Easement		
Total Area		21.1669 Ha	

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Schedule / Memorandum

Land Registration District	Plan Number
North Auckland	DP 420940

Territorial Authority (the Council)	Council Reference
Kaipara District	RM 090031

Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ❑ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
  on the day of 20
- ❑ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easements set out in the Memorandum of Easements on the attached Annexure Schedule
- ❑ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon (see Consultation Number A634858.)

Dated this day of 20

_____

Principal Administrative Officer/Authorised Officer

Amalgamation Conditions
(Pursuant to s220 Resource Management Act 1991)

1. That lot 13 hereon (legal access) be held as to eleven undivided one – eleventh shares by the owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 hereon as tenants in common in the said shares and that individual Computer Freehold Registers be issued in accordance therewith.

2. That Lot 14 hereon (legal access) be held as to three undivided one – third shares by the owners of Lots 9, 10 & 11 hereon as tenants in common in the said shares and that individual computer Freehold Registers be issued in accordance therewith.

3. That Lot 12 hereon (legal access) be held as to five undivided one – fifth shares by the owners of Lots 4, 5, 6, 7 & 8 hereon as tenants in common in the said shares and that individual Computer Freehold registers be issued in accordance therewith.

Memorandum of Easements
(Pursuant to s243 Resource Management Act 1991)

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way & Right to convey Telecommunications & Computer Media	AB	Lot 5 hereon	Lots 4 & 6 hereon
	E	Lot 5 hereon	Lot 6 hereon

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Schedule / Memorandum

Land Registration District	Plan Number
North Auckland	DP 420940

Schedule of Existing Easements			
Purpose	**Shown**	**Servient Tenement**	**Created by**
Right of Way & Telecommunications	A	Lot 13 hereon	EI 6421594.4
	B	Lot 14 hereon	
	C	Lot 12 hereon	
	AB	Lot 5 hereon	
Right of Pedestrian Access	B	Lot 14 hereon	
	C	Lot 12 hereon	
	D, I & AJ	Lot 3 hereon	
	G	Lot 11 hereon	
	H	Lot 1 hereon	
	E, AB, AE & AL	Lot 5 hereon	
	AD	Lot 7 hereon	
	AF	Lot 9 hereon	
	AG	Lot 10 hereon	
	AC, AH & AM	Lot 6 hereon	
	AI	Lot 2 hereon	
	AK	Lot 4 hereon	

Existing Easements to be Surrendered (Created by EI 6421594.4)			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right of Way & Telecommunications	Marked D on DP 342570	Lot 11 DP 342570	Lot 3 DP 342570
	Marked E on DP 342570	Lot 11 DP 342570	Lot 6 DP 342570
Telecommunications	Marked V on DP 342570	Lot 11 DP 342570	Lot 8 DP 342570

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Schedule / Memorandum

Land Registration District
North Auckland

Plan Number
DP 420940

Schedule of Existing Easements in Gross			
Purpose	**Shown**	**Servient Tenement**	**Created by**
Electricity	A	Lot 13 hereon	T 6421594.5
	B	Lot 14 hereon	
	C	Lot 12 hereon	
	E & AB	Lot 5 hereon	
	X & Y	Lot 1 hereon	
	D	Lot 3 hereon	
	AC	Lot 6 hereon	
	V	Lot 8 hereon	

Existing Conservation Covenants Created by C 6421594.10 Pursuant to s77 Reserves Act1977		
Shown	**Description**	**Area**
G	Part Lot 11 hereon	0.6104Ha
AD	Part Lot 7 hereon	0.0190Ha
AE	Part Lot 5 hereon	0.7939Ha
AF	Part Lot 9 hereon	0.1290Ha
AG	Part Lot 10 hereon	0.2025Ha
H	Part Lot 6 hereon	0.4318Ha
H	Part Lot 1 hereon	0.3419Ha
AI	Part Lot 2 hereon	0.0248Ha
AJ	Part Lot 3 hereon	0.2717Ha
I	Part Lot 3 hereon	0.7252Ha
AK	Part Lot 4 hereon	0.6137Ha
AL	Part Lot 5 hereon	0.2365Ha
AM	Part Lot 6 hereon	0.1002Ha

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Schedule / Memorandum

Land Registration District	Plan Number
North Auckland	DP 420940

EXISTING COVENANT AREAS – CREATED BY T 6421594.9

BUILDING PLATFORMS: Areas are 11 metre radius circles centred around pegs as listed below

Area with centre point marked PEG K on Lot 1 hereon
Area with centre point marked PEG L on Lot 2 hereon
Area with centre point marked PEG M on Lot 3 hereon
Area with centre point marked PEG N on Lot 4 hereon
Area with centre point marked PEG O on Lot 5 hereon
Area with centre point marked PEG P on Lot 6 hereon
Area with centre point marked PEG Q on Lot 7 hereon
Area with centre point marked PEG R on Lot 8 hereon
Area with centre point marked PEG S on Lot 9 hereon
Area with centre point marked PEG T on Lot 10 hereon
Area with centre point marked PEG U on Lot 11 hereon

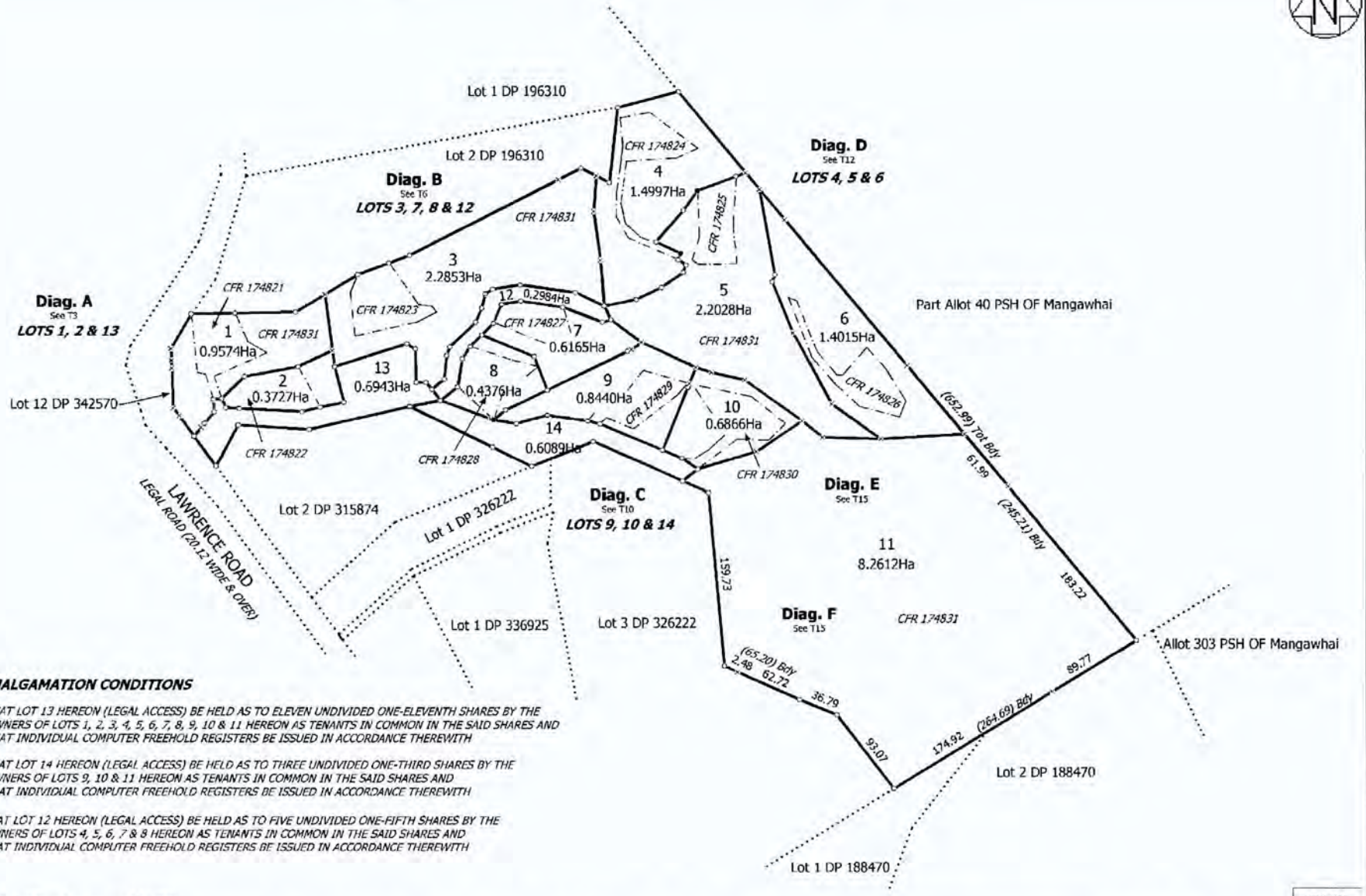
RECREATIONAL AREA:

Area marked F is set aside for recreational purposes for the benefit of Lots 1 – 10 hereon

ADDITIONAL COVENANT AREAS:

Areas marked J & AA are excluded from the General Covenant provisions of T 6421594.9

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001



AMALGAMATION CONDITIONS

THAT LOT 13 HEREON (LEGAL ACCESS) BE HELD AS TO ELEVEN UNDIVIDED ONE-ELEVENTH SHARES BY THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 14 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 9, 10 & 11 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH

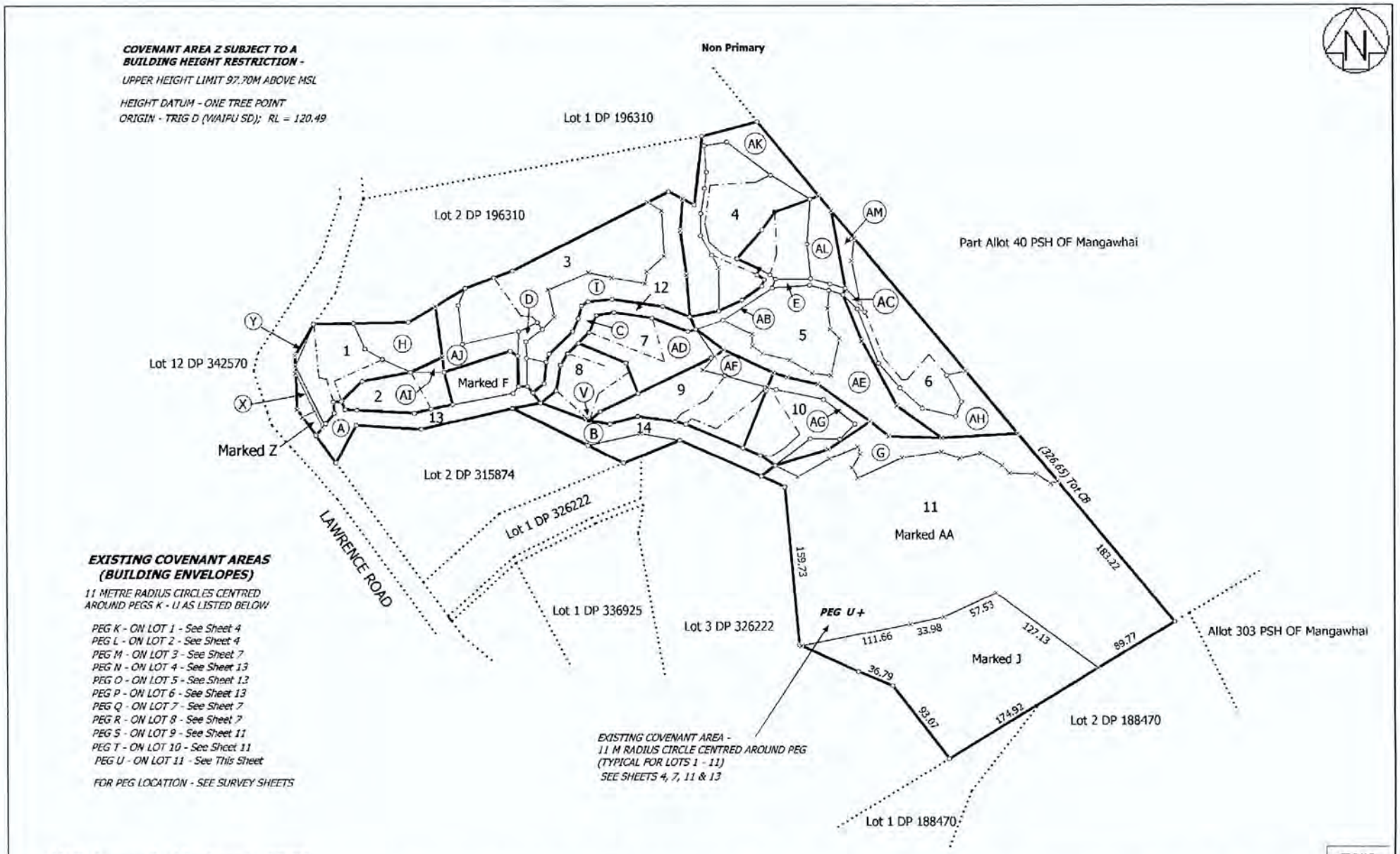
THAT LOT 12 HEREON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 4, 5, 6, 7 & 8 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH

11848 - Lawrence Road Developments - (MAJG)

T1/15

Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 8 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001



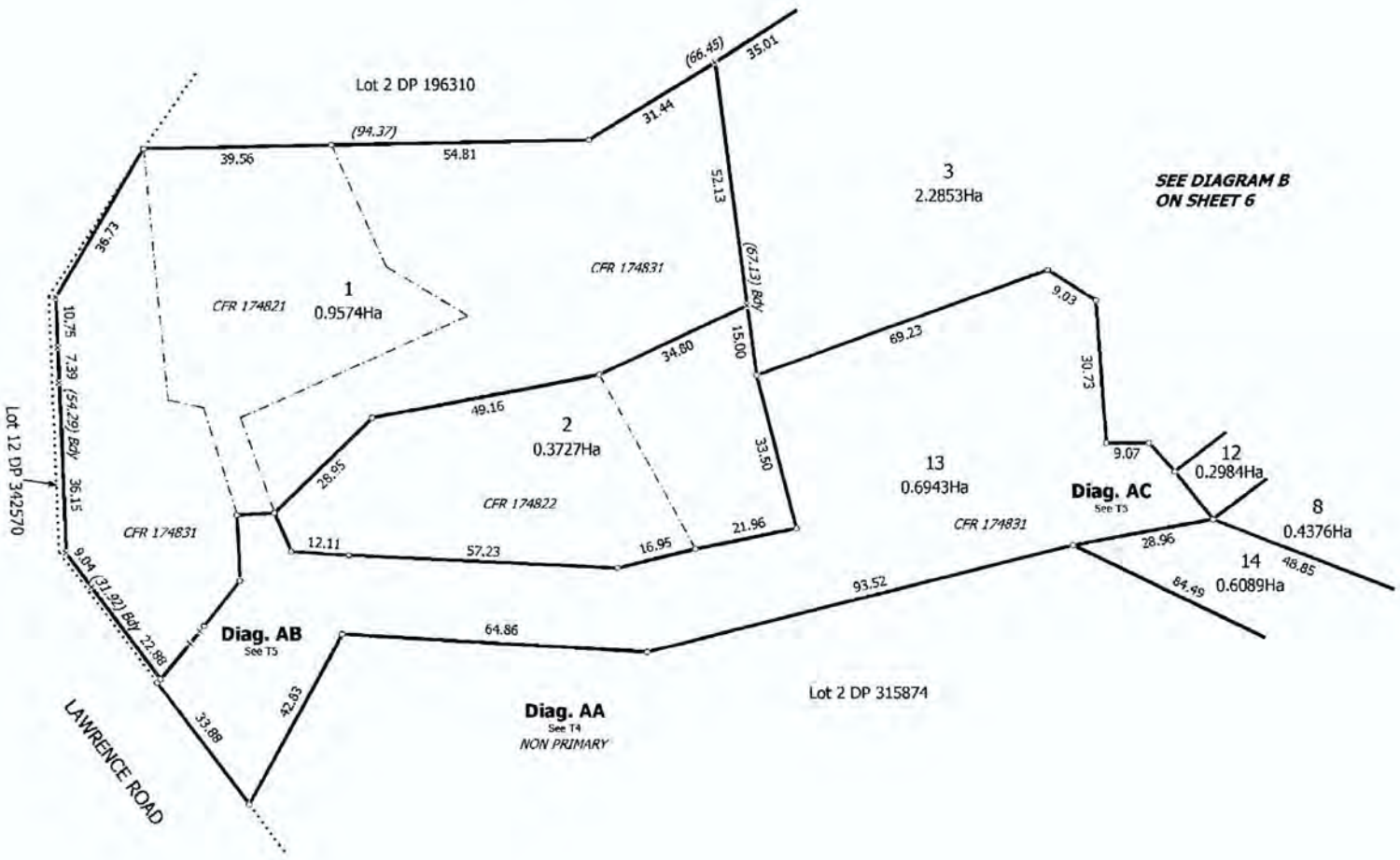
11848 - Lawrence Road Developments - (MA/JG)

T 2/15

Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 9 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

Diag. A



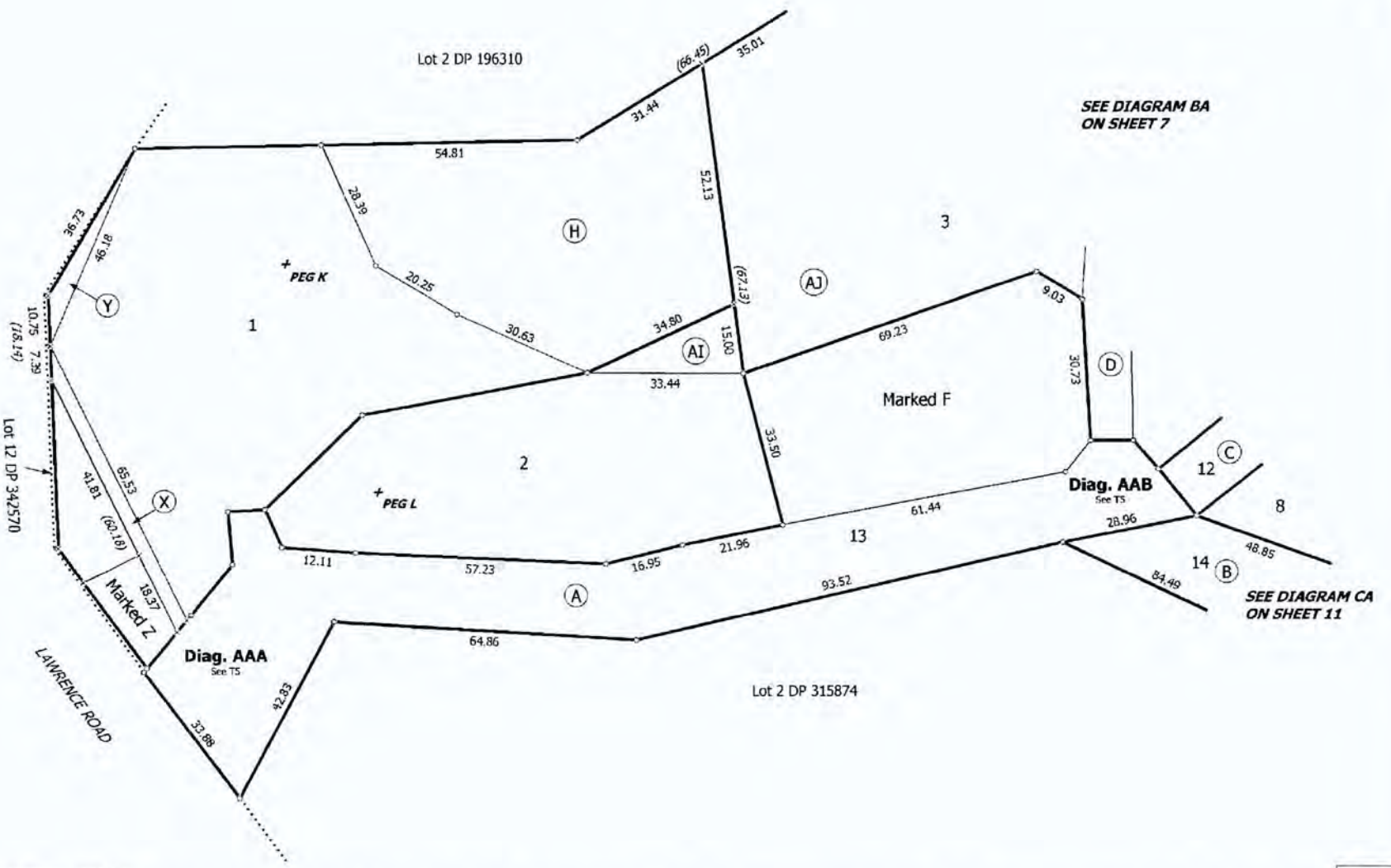
11848 - Lawrence Road Developments - (MAJG)

T 3/15

Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 10 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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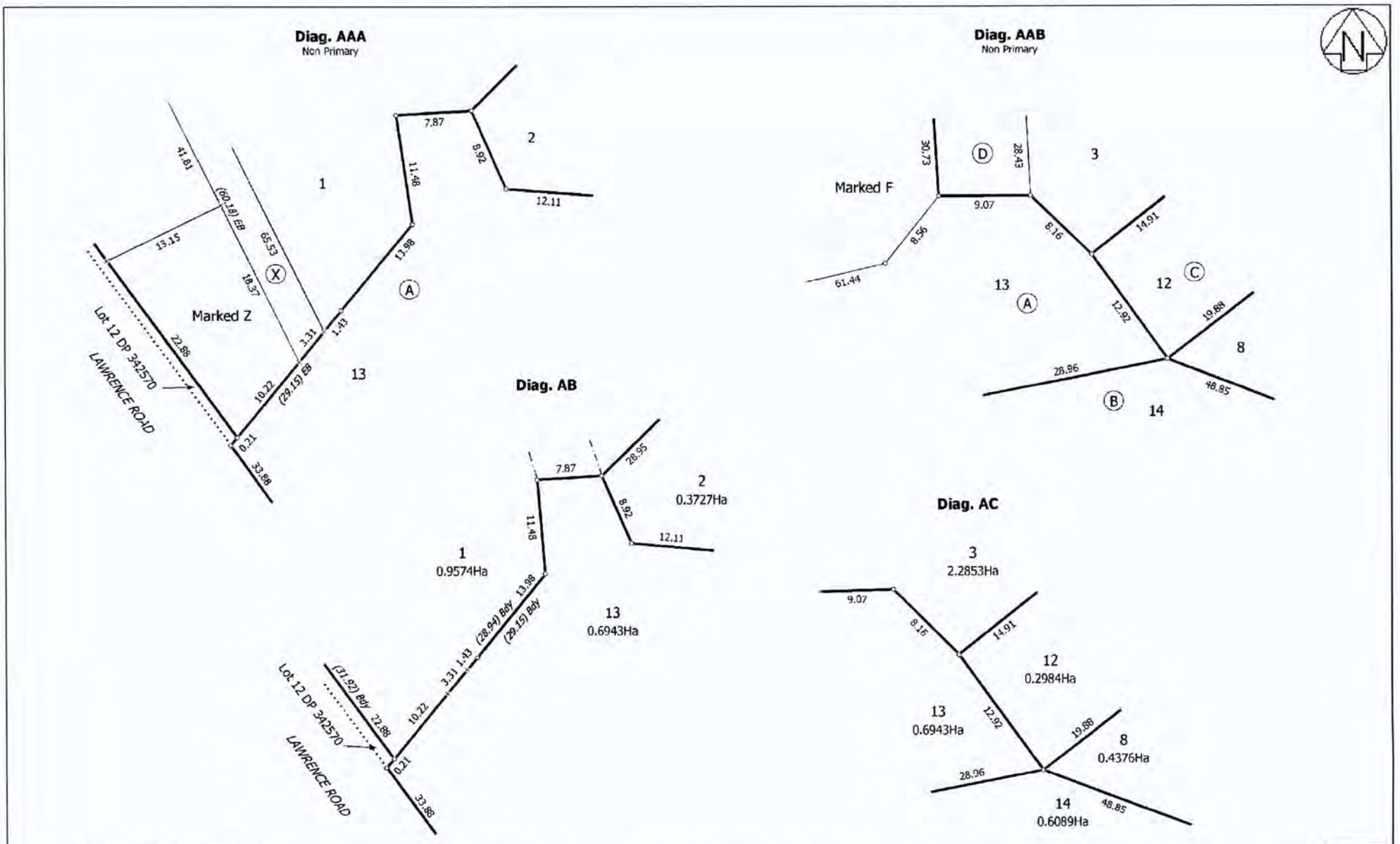


11848 - Lawrence Road Developments - (MA/JG)

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Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 11 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lesh Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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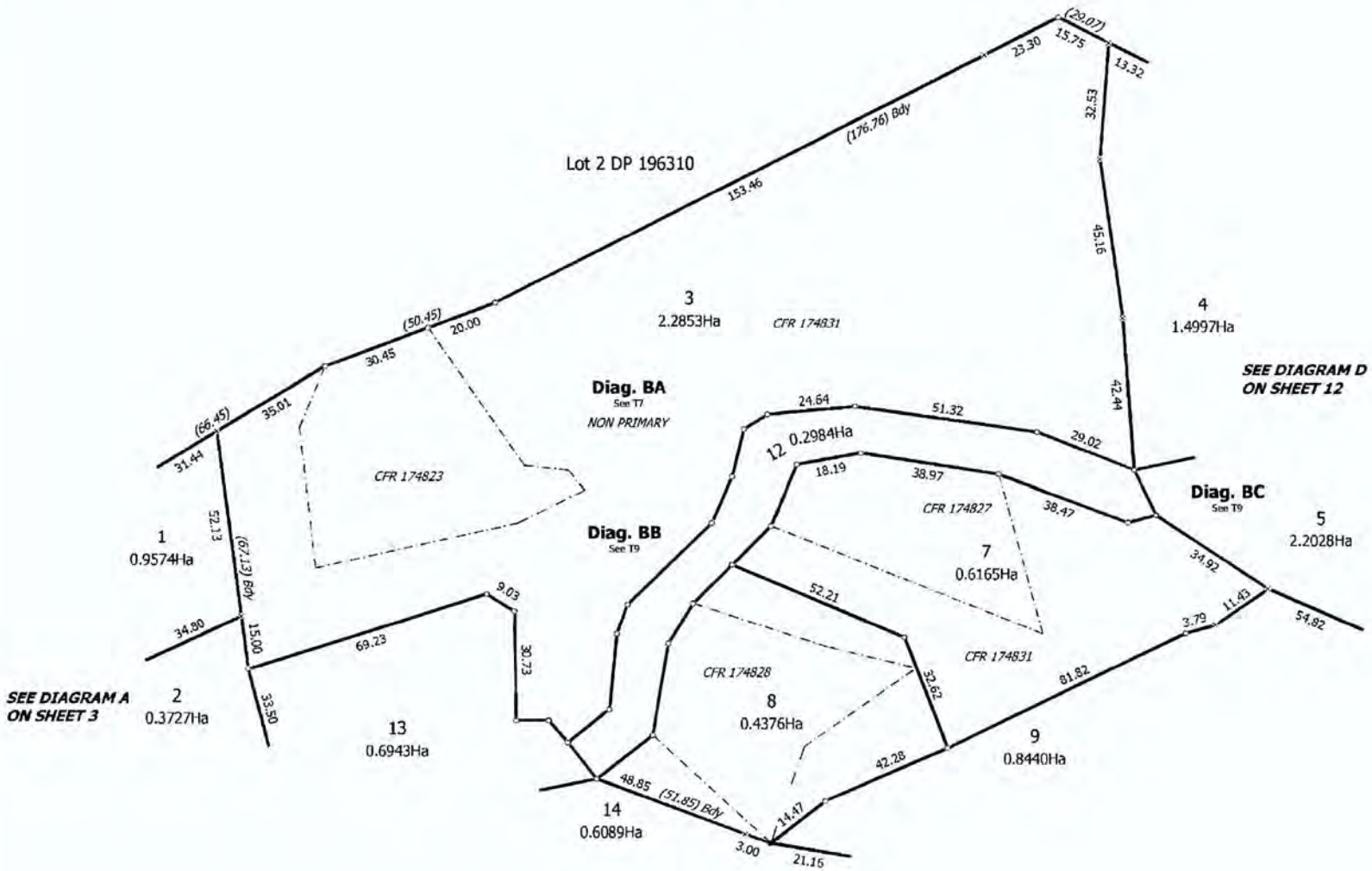
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Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 12 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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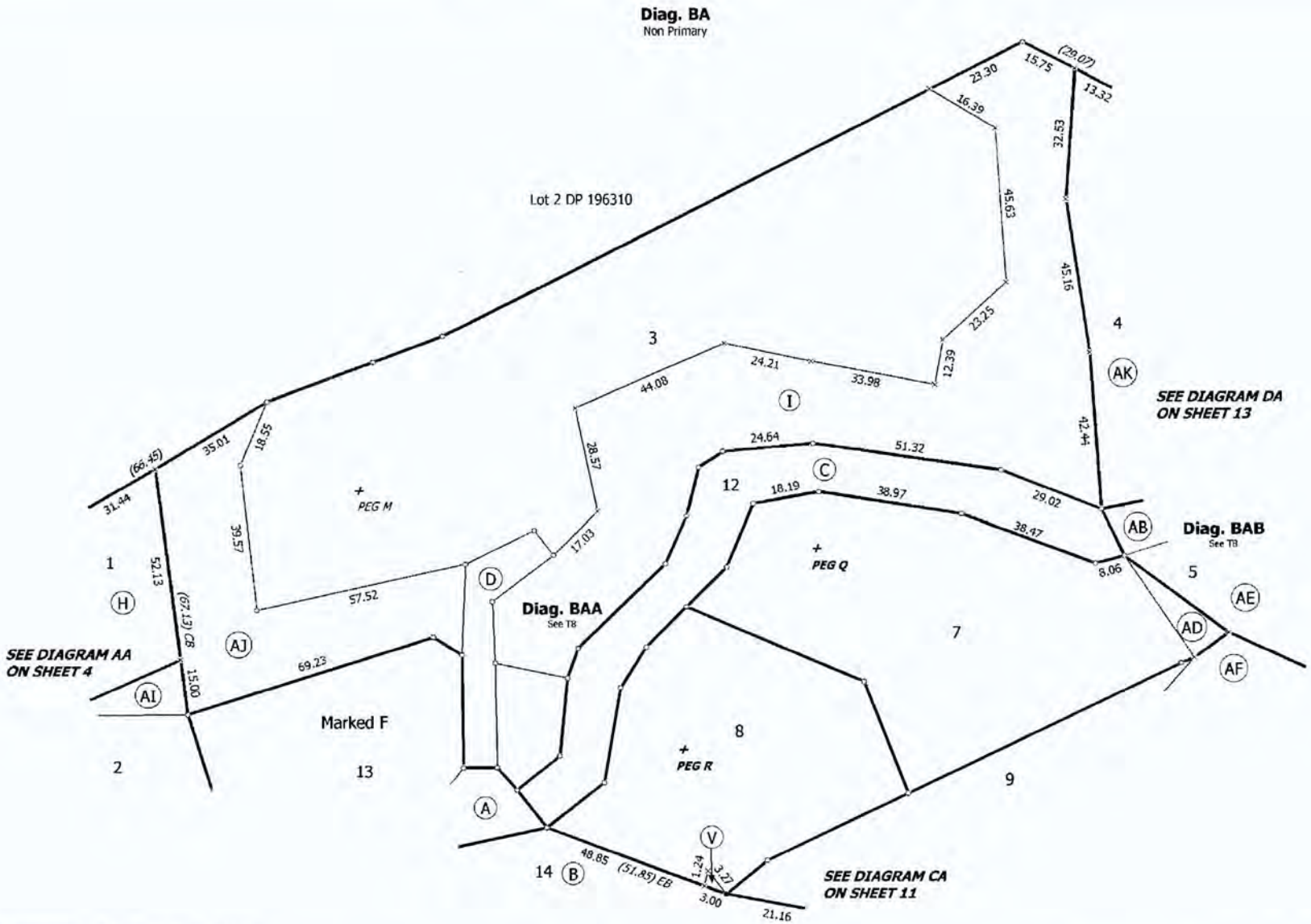


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Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 13 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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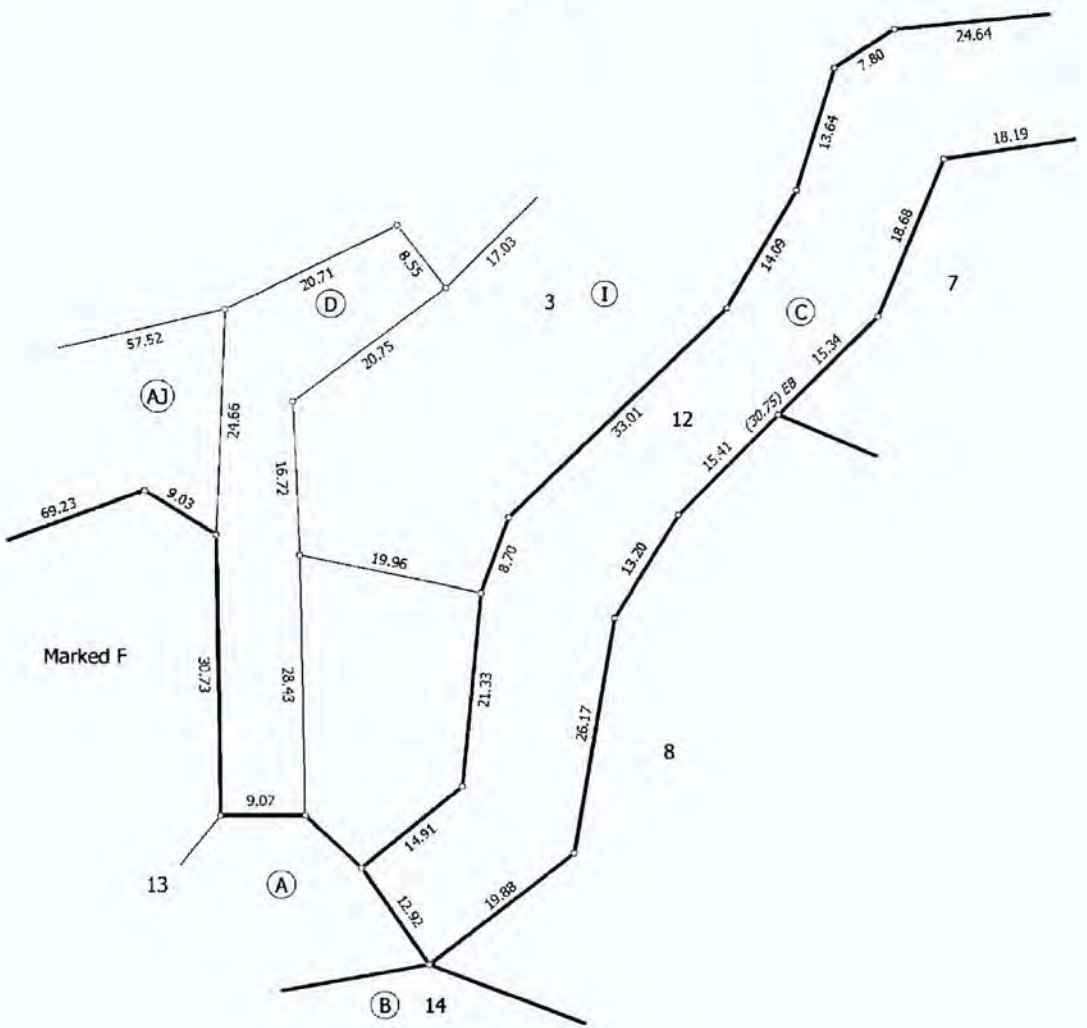
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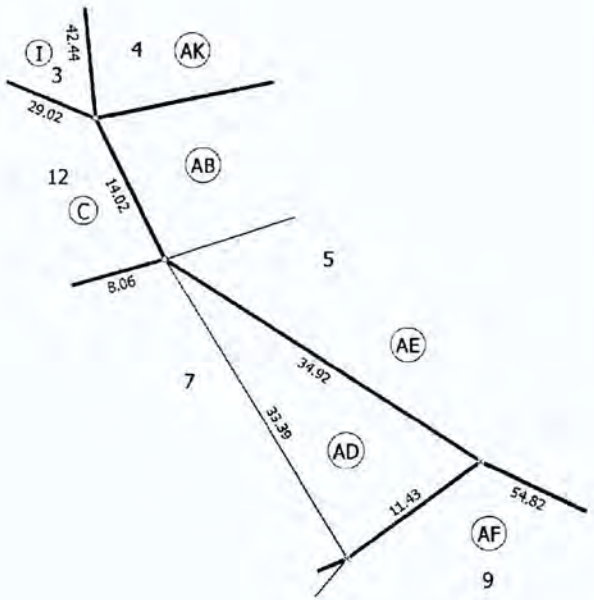
Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 14 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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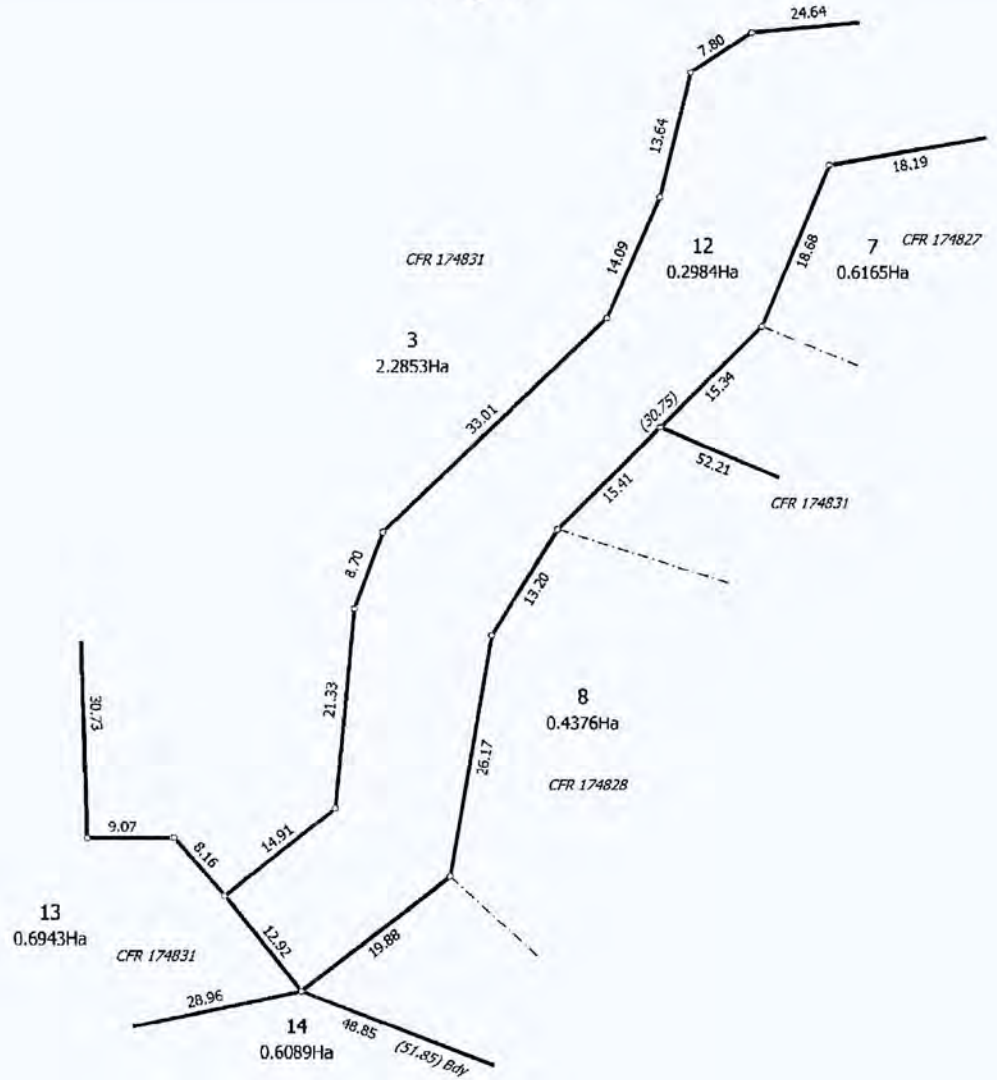
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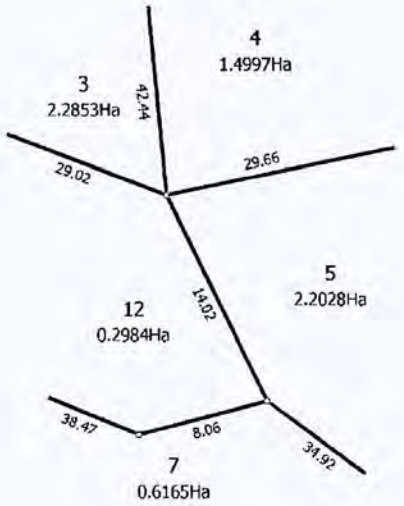
Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 15 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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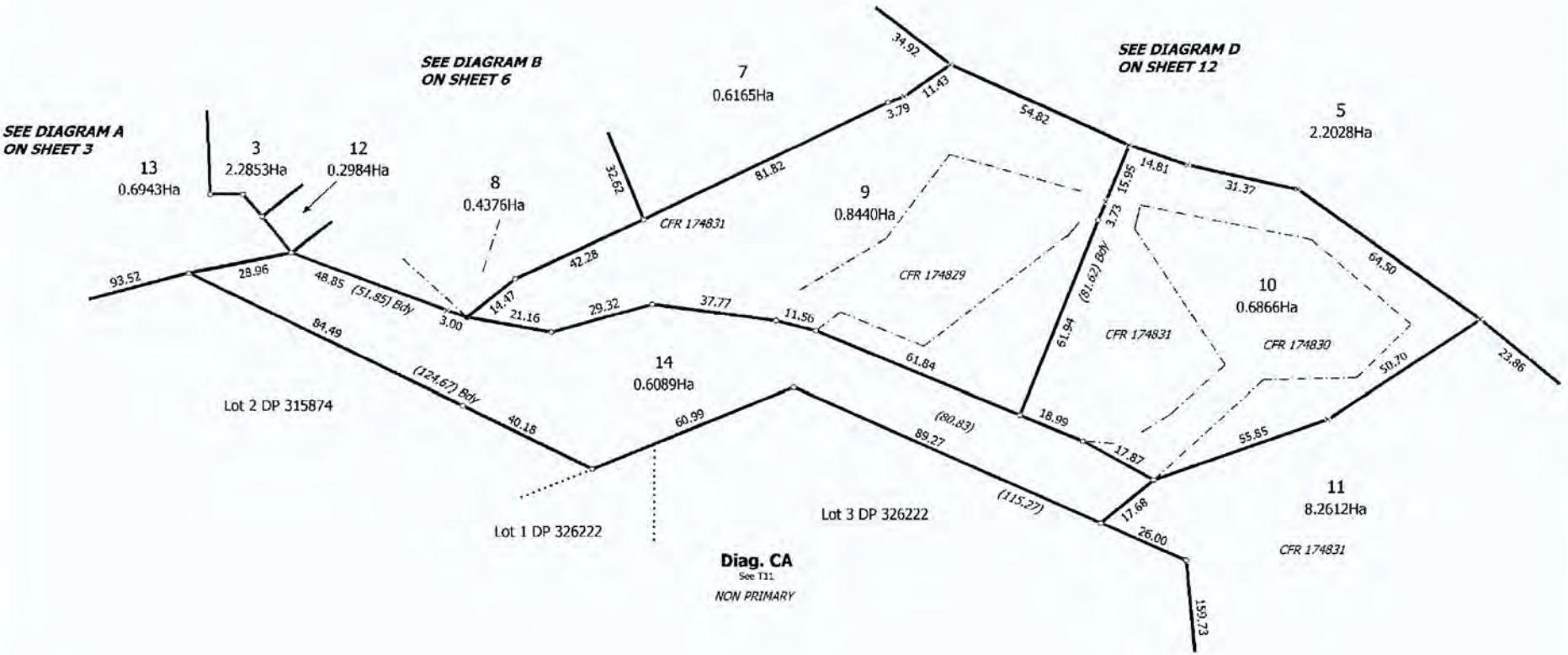
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Land District North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 16 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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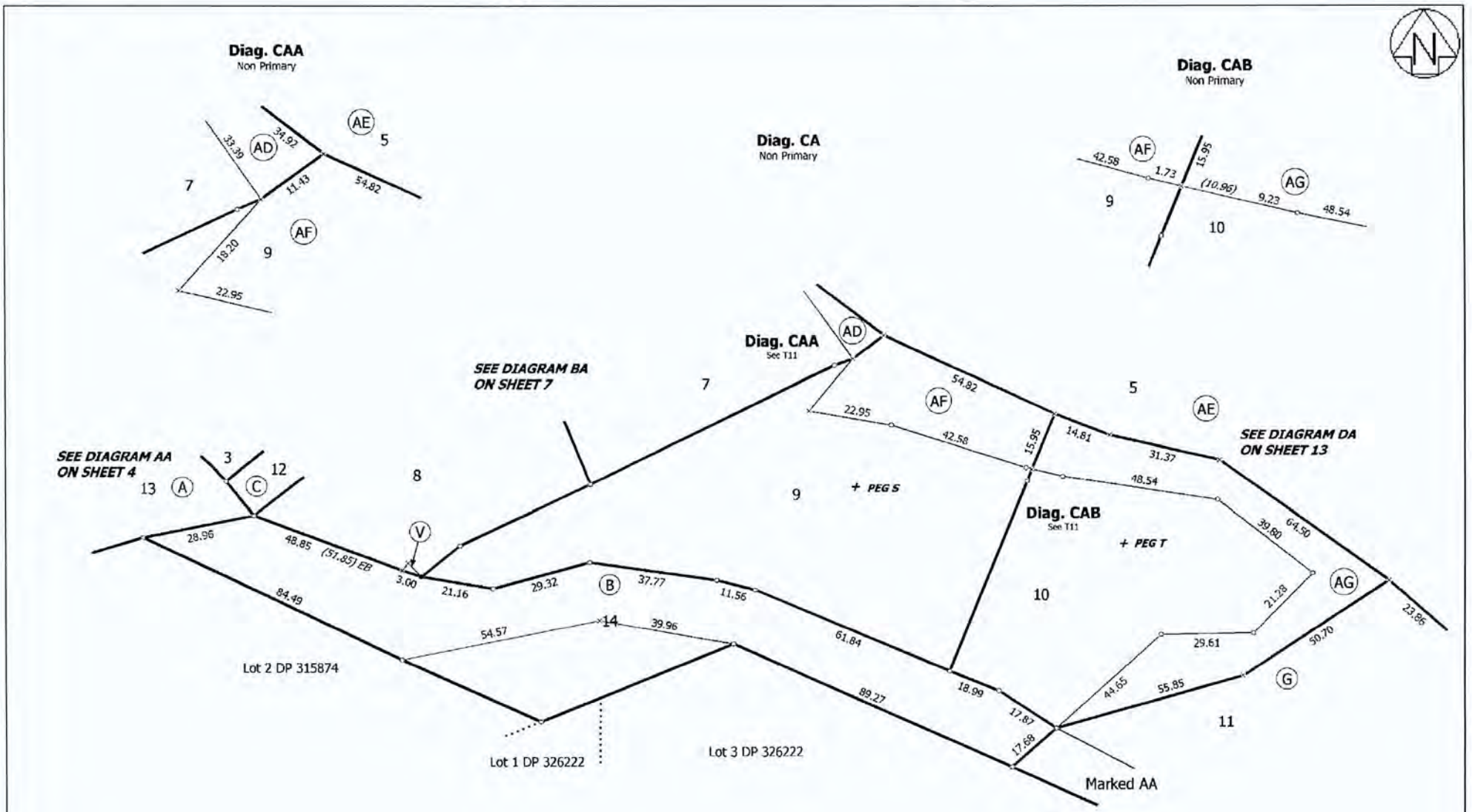


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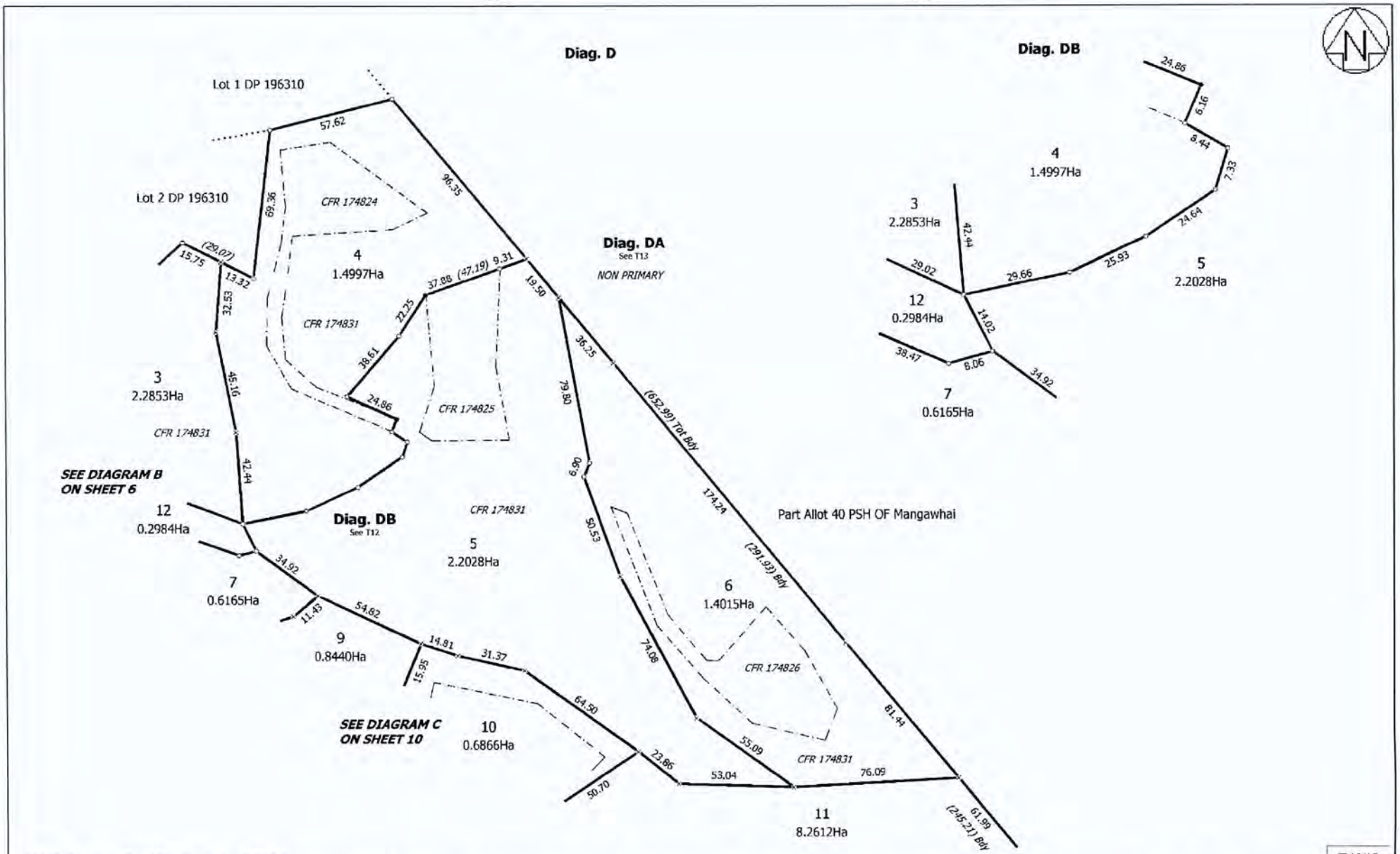


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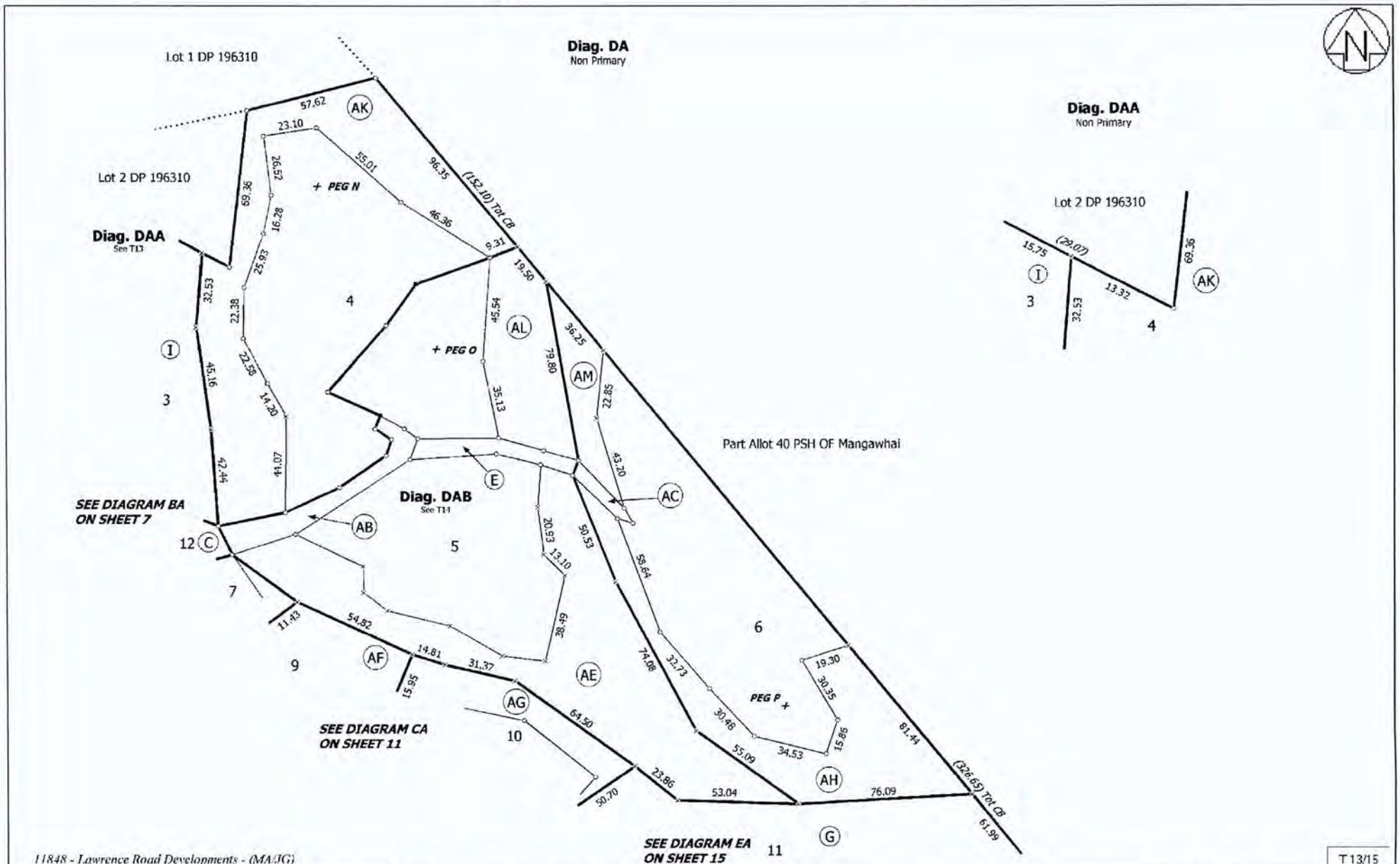


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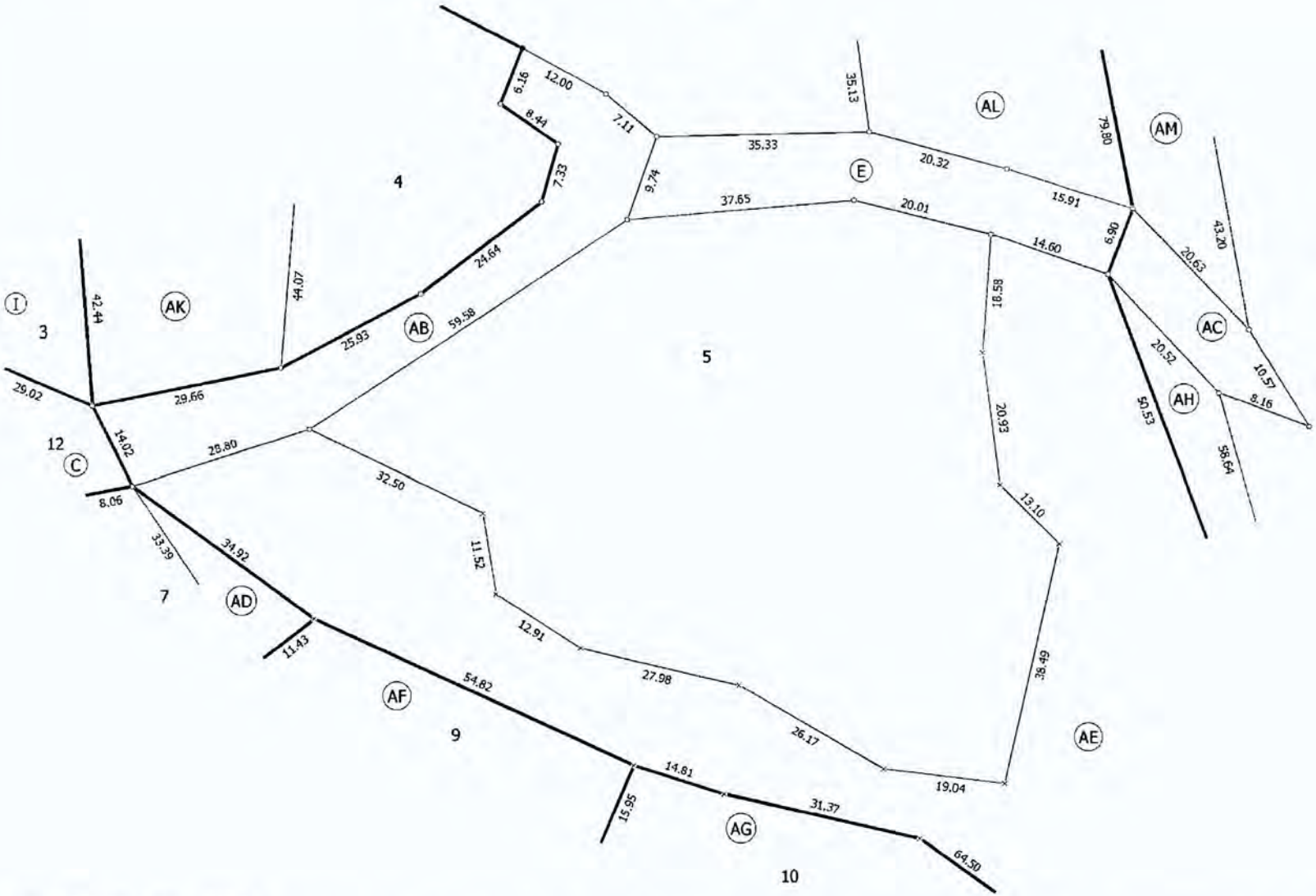
11848 - Lawrence Road Developments - (MA/JG)

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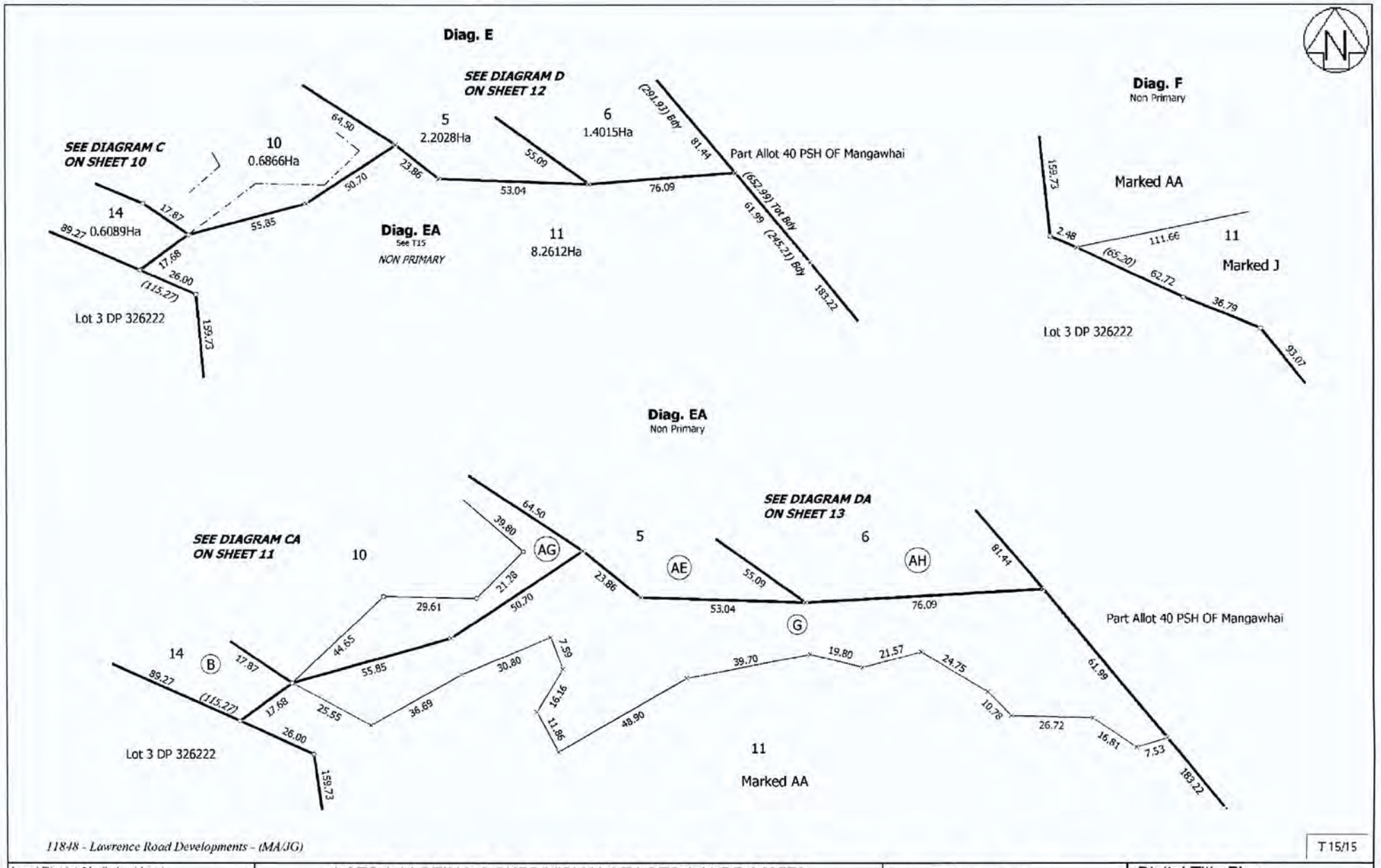


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Land District: North Auckland Digitally Generated Plan Generated on: 26/11/2009 11:41am Page 21 of 22	LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Digital Title Plan LT 420940 DRAFT

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RECEIVED: 28 Sep 2010 SCANNED: 28 Sep 2010 BOX: 2 BATCH: 62482 DOC: KDCAALFE

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. 342570

AND

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

I, ALAN JOHN McKERCHAR Chief Executive Officer for the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. 342570 ("the plan")

(1) The registered proprietor for the time being of Lots 1 to 11 on the plan will notify any prospective purchaser of such allotments to:

(a) Draw their attention to the Engineering and Geotechnical Report prepared by John Hawley Consulting report dated 24th February 2004 (Job No. 386b) with specific attention to be drawn to the recommendations of that report with respect to the recommended locations for building, unstable ground conditions and foundations for building, stormwater disposal, and wastewater treatment and disposal for each lot in the subdivision and;

(b) Require that buildings shall be located within the "stable" building areas of radius 9.0 metres referred to in the Engineering and Geotechnical Report unless foundations and stormwater control methods are specifically designed by an appropriately qualified competent Engineer and;

(c) Mustelids shall be prohibited from being held on the lots.

DATED at Dargaville this 27th day of October 2004.

SIGNED by the said ALAN JOHN McKERCHAR, Chief Executive Officer for THE KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974

A.J. McKerchar

mcap

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JOHN HAWLEY CONSULTING

John Hawley, MIPENZ, MA, PhD, BE.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

24 February 2004 Job No: 386b

GEOTECHNICAL REPORT RE ELEVEN HOUSE SITES
for
Mr ANDREW MACKINTOSH
at
LAWRENCE ROAD, MANGAWHAI

Mr Andrew Mackintosh
P O Box 28
MANGAWHAI 0583

In response to your instructions we have examined your property in Lawrence Road Mangawhai which you are proposing to subdivide into 11 (eleven) "residential lifestyle" Lots. This Report has been prepared to support your application to subdivide.

It is understood that you wish to retain some flexibility with regard to positions of boundaries between Lots and that what you require at this stage is certification that building sites at the eleven points indicated on the attached plan are "stable" in the sense required by the Building Act. The boundaries shown on the attached plan are provisional and all enclose an area equal to or greater than the minimum of 2,000m^2 required by the zoning of the land.

One of the stable sites is on an area of 9.5ha separated from the remainder of the land by an incised stream. The proposal is that Lot 11 comprise this 9.5ha area plus areas beteen Lots 1 to 10 not required by purchasers of those Lots. Purchasers of one of Lots 1 to 10 would buy the minimum areas shown and given the option of buying a larger area, if available.

The purpose of our investigation was to
(a) confirm that stable building sites (to each of which stable access could be formed at reasonable expense) exist at the eleven points chosen by you, and
(b) advise on stormwater control/disposal, and
(b) confirm that each of the eleven sites has about it areas of at least 300m^2 of soils (and topography) suitable for on-site treatment/disposal of effluent (for 4-bedroom houses on tank water supply).

We are pleased to report as follows:-

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Property Description

The property comprises a 21.2ha block of moderately to steeply-rolling pastoral hill country with some areas of regenerating indigenous bush, see plan.

A farm building exists near Site 2.

A significant instance of "tunnel gully erosion" (as classified on the NZ Land Resource Inventory) exists in the hollow beside Site 5 and on the adjacent proposed driveway to Site 11, see plan.

Small streams cut across the property. These are shown in blue on the attached plan.

Geological Setting

On the Geological Map of New Zealand 1: 250,000 (1961) the property is shown as being on Waitemata sandstones/siltstones and our investigations confirmed this. This is a very common geological setting in Rodney District (though not so common in Kaipara District) and does not pose special geotechnical problems. However, the soils formed from the weathering of these rocks commonly contain significant quantities of montmorillonite. The soils should therefore be treated as "moderately expansive" ie they show significant shrink/swell on drying and re-wetting. This will require minor modification of designs of house foundations, see below.

Previous Habitation

No signs of pre-European occupation or activities were seen on the property.
No signs of European activities of historic interest were seen on the property.

Water Supply

Water supply for houses on the sites would be by collection of rainwater from the roofs.

Site Locations and Dimensions

Sites which we rate as "stable" are shown as circular areas on the plan/map attached. Each has a radius of 9m, ie and area of 254m^2. Extending these areas would in some instances call for more precise survey information because they have steep ground nearby. No inference should be taken however that areas outside the defined circles are not stable. Purchasers wishing to build houses which stray beyond the defined stable sites should seek an opinion from a Chartered Professional Engineer on whether the area they propose to use is stable. In some instances such areas might call for "specific design" of house foundations[1].

Stormwater

On all eleven sites overflows from all roof water supply tanks, and runoff from sealed driveways should be taken in closed conduit to safe outfalls below (and to the side of) effluent

[1] As distinct from design according to NZS 3604 as modified for "moderately expansive" soils.

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treatment areas. The topography and the large areas available will allow this to be achieved without difficulty. Safe outfalls will in several situations call for spreading the flow over a width of hillslope via an 8m length of perforated draincoil laid on the contour with its ends turned upslope to rise 400mm (in RL). In other places overflows may be led to a stream. Arrangements for safe disposal of stormwater should be detailed at the Building Consent stage when the precise location, level and size of a proposed house, garage etc, are known.

Foundations

The geology, slope angles, soil strengths and bearing capacities at all of the eleven sites are such as will allow foundations to be designed in accordance with NZS 3604. However, because Waitemata soils can exhibit significant shrink/swell we recommend that concrete floor slabs be given the extra reinforcing bars prescribed for "moderately expansive soils" and that perimeter beams be taken to 600mm below finished ground level and 450mm below cleared ground level, and have a minimum width of 300mm. Alternatively driven piles may be used provided they are taken to a minimum depth of 1.5m as well as satisfying the driving requirements of NZS 3604. Bored piles (anchor piles and ordinary piles) should be taken to depths 300mm deeper than the depths required by NZS 3604.

Soil Strengths for Earthworks Design

Safe bearing stress for foundations of 100 kPa (Ultimate Bearing Pressure 300 kPa) is available on all eleven sites and, from visual evaluation, soil strength components for retaining wall design of $c' = 8$ kPa and $\phi' = 23^0$ would be appropriate.

Access

Access to Site 1 has been formed by upgrading of an old farm track.

The topography and soils are such as will allow stable access to be formed to the sites on Lots 2 to 10 inclusive with small scale engineering works (cuts, fills and culverts).

Access to Lots 4, 5 and 6 will call for a substantial culvert in the stream, see plan. For the site on Lot 4 formation of an access driveway beyond the culvert will, in addition, call for a substantial sidling cut to be formed in the manner well-developed for farm tracks. The gradient for such a track should not exceed 1 in 5.

For the sites on Lots 9, 10 and 11 a stream crossing will have to be upgraded. The stream is presently running beneath the culvert on the right-of-way. This culvert will have to be replaced on compacted soil. To prevent flow beneath the it sheet piles should be driven at its upstream end, so that their tops are level with the underside of the culvert.

This same stream calls for stabilisation of a well-advanced instance of "tunnel gully erosion" downstream of the culvert. This is a tunnel formation in which the tunnel roof has collapsed in several places. The alignment of this partly underground stream should be planted with pairs of poplars or willows. With such trees planted on each side of the "stream", roots will link across and cause a step to be formed in the stream, ie a small waterfall. The degradation of the stream bed may be arrested by this means. Such pairs of trees should be planted at approximately 20m intervals.

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Access to the Lot 11 site will require (in addition to the work described in the preceding paragraph) a crossing to be formed over the stream on the Lot 10/Lot 11 boundary. This might best be formed by placing an Armco culvert with diameter of the order of 1m in the stream, and adding fill above it. Specific design will be required for this after the alignment of the driveway, and position of the culvert, have been decided upon. The 1m diameter is at this stage indicative only. On the Lot 11 side of the culvert a significant amount of cut and fill will be required to form a driveway with gradients less than 1 in 5 (and generally less than 1 in 7) up to the house site.

Although the work required to establish access to the Lot 11 site is not minor, it is feasible in that the costs involved are not such as are likely to make the development of the site uneconomic.

On-site Wastewater Treatment/Disposal

The topography together with the large Lot sizes makes the proposed subdivision unsuitable for a community wastewater treatment system. All eleven Lots will be large enough (2,000m^2 minimum) for a low rate of effluent application (5mm/day) to be adopted. The topsoil is deep, organic and has good "soil structure". These factors make on-site treatment/disposal of effluent from septic tanks practical in the areas near all eleven sites. On each Lot, for a 4-bedroom house, a treatment area of 170m^2 and an equal Reserve Area would be required, ie 340m^2 in total. (Treatment areas should also be at least 15m from the streams.) On all eleven Lots the topography is likely[2] to allow dosing siphons rather than dosing pumps to be used. This eliminates the system's reliance on electricity. Such systems cost approximately $5,500.

Designs of such systems should be developed for each Lot once the precise size, location and level of the proposed house is known. The designs should conform with principles set out in Technical Publication 58 of the Auckland Regional Council which has been adopted by Northland Regional Council, with AS/NZS 1547 and with other Northland Regional Council requirements.

The emphasis in design should be on aerobic *treatment* rather than *disposal* of effluent, and this is certain to be achieved in these soils at the low application rate of 5mm/day.

All eleven Lots would also be suitable for Aerated Wastewater Treatment Systems with final effluent disposal via the standard 200m of dripper line. Such systems cost approximately $11,000 to $15,000 each.

Because houses would rely on rainwater supply it is recommended that Water Reduction Fixtures such as Jemflow restrictors and dual flush/low flush 6/3 toilets be installed. These reduce by at least 20% the volume of effluent to be distributed to the treatment/disposal field, and conserve water supply for the houses. (They will therefore also increase the likelihood of water tanks overflowing during major rainstorms.)

[2] Depending on precise locations chosen for houses and driveways etc.

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Geotechnical Hazards

Flooding, Volcanism, Seismic Acceleration, and Fault Line Displacement are not significant hazards at any of the eleven sites. Clay Dispersion, High Compressibility and Delayed Compressibility are not of significance in the soils at any of the eleven sites.

Slope instability is the hazard most commonly calling for consideration in this lithology. No signs of recent slope instability were seen on the property, and all fence lines appeared straight. Pugging of topsoils was seen, particularly where stock movements were concentrated by topography or fence lines. This is normal and of no significance for the proposed development.

Houses protect the ground beneath them, and the slopes immediately below them, from the effects of heavy rainstorms and prolonged wet weather, - the "umbrella effect". The general effect of the proposed development will therefore be to stabilise the whole property. Slopes above houses do not enjoy this protection. The only sites with significant slopes above them are those on Lots 1, 3 and 4.

On Lots 1, 3 and 4 surface water diversion swales will be required to divert runoff from the slopes above the sites clear of the sites themselves. This standard procedure should be detailed at the Building Consent stage.

Summary – see over

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Summary

It is my professional opinion that,

- the eleven identified building sites (see plan) each with an area of 254m^2, are not subject to instability[3] or any other geotechnical hazard, and

provided all overflows from stormwater tanks are taken to safe outfalls -

- the eleven identified building sites are not likely to become subject to instability, and the building of houses on any or all of the sites is not likely to lead to instability of those sites or of any other property, and

- access to the sites on Lots 1, 2, and 3 may be achieved with only minor earthworks. Access to the sites on Lots 4, 5 and 6 will call for upgrading a culvert and making sidling cuts/fills across slopes, to keep driveway gradients below 1 in 5. Access to the sites on Lots 7 and 8 will call for only very minor earthworks. Access to the Lot 9 and 10 sites will call for the replacement of the undermined culvert and stabilisation of the existing tunnel gully erosion below it. Access to the Lot 11 site will require In addition to the work needed for the Lot 9 and 10 sites) an Armco (or similar) culvert of diameter of the order of 1m, or similar measures which cannot be classed as "minor". The design of this stream crossing calls for "specific design". Beyond this stream significant earthworks will be called for to take the driveway from the level of the stream to the site. However, such a driveway could be constructed, in the manner of "farm tracks", by local contractors. Gradients should be kept below 1 in 5 (and generally below 1 in 7). The large area available will allow this to be achieved without resort to unusual measures. Although the works required to establish access to the Lot 9, 10 and 11 sites are not minor, they are feasible in that the costs involved are not such as are likely to make the development of the sites uneconomic, and

- all eleven sites are suitable for foundations designed in accordance with NZS 3604 (1999) but where concrete slab foundations are used these shall be given the extra steel reinforcing and the extra perimeter beam depth recommended for slabs on moderately expansive soils, and where piles are to be used they shall be taken to the extra depths specified above, and

- the Lots are large enough to ensure that in the vicinity of all eleven sites the soils are such, and the available areas large enough to allow on-site treatment/disposal of wastewater from 4-bedroom houses.

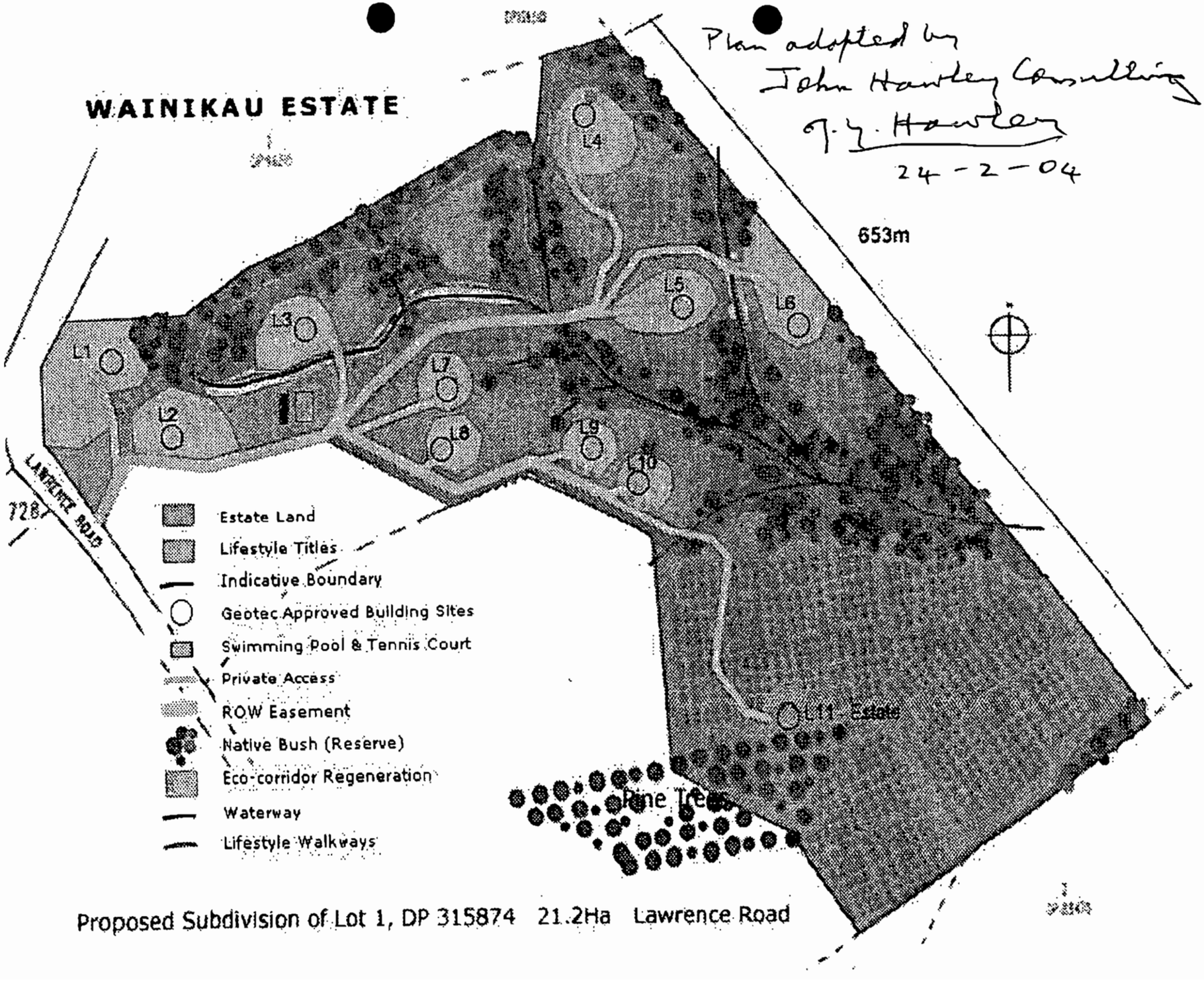
If you wish for clarification of any points raised above, or any other geotechnical matters, please do not hesitate to telephone or Fax this office at the numbers given above.

Yours faithfully
J G Hawley
MA, BE, PhD, MIPENZ.

[3] "Instability" may be taken here to mean "erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage" as those terms are used in the Building Act 1991.

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Plan adopted by
John Hawley Consulting
J. Y. Hawley
24-2-04



Proposed Subdivision of Lot 1, DP 315874 21.2Ha Lawrence Road

RECEIVED: 22 Sep 2010 SCANNED: 22 Sep 2010 BOX: 9 BATCH: 62219 DOC: KDCAALBH

DEED TO ENTER INTO A CONSERVATION COVENANT

THIS DEED of COVENANT is made the 3rd **day of** February 2010 ~~2004~~

BETWEEN Lawrence Road Developments Ltd (hereinafter referred to as "the land owner"), of one part

AND The Kaipara District Council ('hereinafter referred to as "the Council"), of the other part

WHEREAS

1 The land owner is the registered proprietor of the land referred to in the attached schedule. The land contains areas of native vegetation which both the land owner and the Council wish to protect and that both parties seek to apply a protective covenant to this area described in Survey Plan as 'Proposed Conservation Covenant' and shown as 'G' on DP 342570, 'H' on DP 342570 & 'I' on DP 342570 (hereinafter referred to as "the covenant land") and that this covenant shall run with and bind the land.

The parties are agreed that the covenant land should be managed so as to preserve its natural environment, the landscape amenity and the indigenous vegetation on it to safeguard the options of future generations, and in particular:

- The protection of the natural character of the covenant land;
- To ensure, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, that occurs in their natural communities and habitats on the land;
- The maintenance of the landscape amenity values of the covenant land.

The Council is satisfied that the covenant land should be managed so as to preserve these purposes and that these purposes can be achieved without acquiring ownership of the land for a reserve.

The Minister has agreed with the land owner for a covenant to provide for the management of the covenant land in a manner that will achieve the conservation purposes.

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2 OBJECTIVES OF THE COVENANT

2.1 The covenant land must be managed so as:

2.1.1 To preserve the natural environment, biological, geographic and scientific features, landscape amenities, wildlife, freshwater and historic values of the land.

3. IMPLEMENTATION OF OBJECTIVES

3.1 Unless agreed in writing by the parties the land owner must not carry out or permit in relation to the covenant land:

3.1.1 Grazing of the covenant land by livestock.

3.1.2 Felling, removal or damage of any native tree, shrub or other plant on the covenant land unless such tree shrub or plant is less than 2 meters tall.

3.1.3 Any replanting program or afforestation which displaces the existing native vegetation.

3.1.4 Any burning, top dressing or sowing of seed.

3.1.5 Any activity on the balance of the land owner's land that would adversely affect the covenant land or the purposes.

3.2 Unless required to do so by statute the land owner shall not nor allow to be carried out in or under the covenant land without the Council's prior approval:

3.2.1 Any prospecting or mining for minerals, coal or other deposit.

3.2.2 Any erection of utility transmission lines across the land.

3.3 The land owner shall, so far as is practicable:

3.3.1 Eradicate or control all weeds and pests on the covenant land to the extent required by any enactment and in particular shall comply with the provisions of and any notices given under the Biosecurity Act 1993.

3.3.2 Keep the covenant land free from environmentally damaging plants and exotic tree species.

3.3.3 Keep the covenant land free from rabbits, possums, goats, deer, pigs and in particular comply with the provisions of, and any notices given, under the Wild Animal Control Act 1977 and the Biosecurity Act 1993.

RECEIVED: 22 Sep 2010 SCANNED: 22 Sep 2010 BOX: 9 BATCH: 62219 DOC: KDCAALBH

3.3.4 Keep the covenant land free from rubbish or other unsightly or offence material. Prevent any wildfire upon or threatening the land and not permit the wildfire to escape.

4 PUBLIC ACCESS

4.1 The land owner may, subject to this clause and such conditions as the land owner may specify, permit the residents and associates of residents of Lots 1-10 of the development to enter upon the covenant land for purposes consistent with the objectives of this covenant.

4.2 The land owner may prohibit any person from bringing on to the covenant land any animal, gun, vehicle.

5. JOINT OBLIGATIONS

5.1 If necessary the land owner agrees to meet the full costs of erecting and maintaining a good and sufficient stockproof fence in order to facilitate proper protection of the covenant land. The land owner agrees that it will not do or permit anything or undertake any activity that will render the fence inadequate for that purpose.

5.2 The intention of the land owner is to fence any livestock in so they are restricted to certain specified areas of the development rather than fence the convenant area to keep stock out.

5.3 The land owner grants to any officer or duly authorised agent of the Council a right of access on to the land for the purposes of examining and recording the condition of the covenant land or for carrying out protection or maintenance work on the said land consistent with the covenant purposes. In exercising this right, the officers or agents of the Council shall consult with the land owner in advance and have regard to all reasonable requests.

6 SURVEY

6.1 The land owner will at its own cost carry out any survey work necessary to enable the covenant to be registered against the Certificate of Title to the land.

RECEIVED: 22 Sep 2010 SCANNED: 22 Sep 2010 BOX: 9 BATCH: 62219 DOC: KDCAALBH

6.2 The covenant shall be signed by both parties and the land owner shall make available the Certificate of Title to the land to enable registration of the covenant so as to bind the land and its owner to the performance of the terms of the covenant.

7 OBLIGATIONS UPON SALE OF THE LAND

7.1 If the land owner sells, leases or otherwise parts with possession of the land, the land owner must ensure that it obtains the agreement of any purchaser, lessee or assignee to comply with the terms of this Covenant, including any agreement by the purchaser or assignee to ensure that upon any subsequent sale or assignment (whether by sale, lease or otherwise) any subsequent purchaser, lessee or assignee must also comply with the terms of this covenant including this clause.

The land owner shall not be personally liable in damages for any breach of covenant committed after it has parted with all interest in any part of the covenant land in respect of which such a breach occurs.

If, for any reason, this covenant is unregistered and the land owner fails to obtain the agreement of any purchaser, lessee or assignee to comply with the terms of this covenant the land owner shall continue to be liable in damages for any breach of the covenant committed after it has parted with all interest in the land in respect to which such breaches occur.

8 DURATION OF COVENANT

This covenant shall bind the parties in perpetuity to the rights and obligations contained in it.

9. MISCELLANEOUS MATTERS

9.1 Where there is more than one owner of the leasehold or fee simple title to the land owner's land, the provisions contained in this covenant shall bind each owner jointly and severally.

9.2 Where the land owner is a company, the terms of this covenant shall bind a receiver, liquidator, statutory manager or statutory receiver. Where the land owner is a natural person, this covenant shall bind the Official Assignee. In either case this covenant binds a mortgagee in possession.

10 DEFAULT

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10.1 Where there is any breach of any agreement contained in this covenant by either party, then the other party shall be entitled to take such action as may be necessary to remedy the breach or prevent any further damage occurring as a result of the breach and shall also be entitled to recover from the party responsible for the breach as a debt due all costs incurred by the other party as a result of remedying such breach or prevent such damage.

10.2 Should either party to this covenant become of the reasonable view that the other party (the defaulting party) has defaulted in performance of or observance of its obligations under this covenant then that party (notifying party) may, by written notice:

10.2.1 Advise the defaulting party of the default.

10.2.2 State the action reasonably required of the defaulting party to perform in accordance with this covenant; and

10.2.3 State a reasonable period within which the defaulting party must take action to remedy the breach.

LAWRENCE ROAD DEVELOPMENTS LIMITED

Witness to sign:

_____

Signature of witness

_____

Name of witness

_____

Occupation

_____

City/town of residence

The Common Seal of the KAIPARA DISTRICT COUNCIL was affixed heretoiontthe day of 7th Day of February 2005 in the presence of:

THE KAIPARA DISTRICT COUNCIL The Common Seal of

_____ MAYOR

_____ CHIEF EXECUTIVE

RECEIVED: 22 Sep 2010 SCANNED: 22 Sep 2010 BOX: 9 BATCH: 62219 DOC: KDCAALBH

SCHEDULE

Lot	Deposited Plan	Certificate of Title
1	342570	174821
2	342570	174822
3	342570	174823
4	342570	174824
5	342570	174825
6	342570	174826
7	342570	174827
8	342570	174828
9	342570	174829
10	342570	174830
11	342570	174831

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

C221 5410891.2 Certifica
Cpy - 01/01, Pgs - 003, 21/11/02, 14:40
DocID: 310637678

KAIPARA DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of a Plan lodged for Deposit under number 315874 (North Auckland Land Registry)

Pursuant to Section 221 of the Resource Management Act 1991 **KAIPARA DISTRICT COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 315874 is conditional inter alia upon the compliance on a continuing basis by the subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

FIRST SCHEDULE

1. ANY EFFLUENT TREATMENT AND DISPOSAL SYSTEM BE SUBJECT TO SPECIFIC DESIGN BY AN APPROPRIATE QUALIFIED REGISTERED ENGINEER, AND

2. A DISCHARGE CONSENT MAY BE REQUIRED FOR AN EFFLUENT DISPOSAL SYSTEM ON LOT 1, FROM THE NORTHLAND REGIONAL COUNCIL.

SECOND SCHEDULE

An estate in fee simple containing 23.6360 hectares being Lot 1 on Deposited Plan 187806 contained in Certificate of Title 117C/760 (North Auckland Registry)

SCANNED: 08/06/2017 11:04:08 BATCH: 112 BOX: 2 DOC: DOCC001

THIRD SCHEDULE

Lots 1 on Deposited Plan 315874

DATED this 15th day of November 2002.

SIGNED by the said ALAN JOHN MCKERCHAR, Principal Administrative Officer for the Kaipara District Council pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974

A J McKerchar

RECEIVED: 1 Apr 2011 SCANNED: 1 Apr 2011 BOX: 3 BATCH: 70269 DOC: KDCAAMRT

Code Compliance Certificate 100384

Form 7, Section 95, Building Act 2004

A & D Rogers
538B Whangaripo Valley Road
Wellsford

Issue Date: 26/11/10
Overseer: Eastern

THE BUILDING:

Street Address of Building:	LAWRENCE ROAD, HAKARU
Valuation Number:	0122013114
Legal Description:	LOT 6 DP 420940 - HAVING 1/11SH IN LOT 1 3 DP 4209
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing Detached - New Dwelling
Year First Constructed:	

THE PROJECT:

Description:	New single level dwelling NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Intended Use:	Housing Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	A & D Rogers			
Owners Mailing Address:	538B Whangaripo Valley Road, Wellsford			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 423 7235	**Daytime:**	**After Hours:**	
	Mobile: 021 423 376	**Fax:**		
Email:	deniserogers@ihug.co.nz	**Website:**		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: A & D Rogers Mailing Address: C/- QBT Homes, PO Box 301-275, Albany Phones:: 09 478 0440 Fax: 09 475 9058 Email: pete.clouston@goldenhomes.co.nz

BUILDING WORK:

Building Consent Number:	100384
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

- the building work complies with the Building Consent 100384

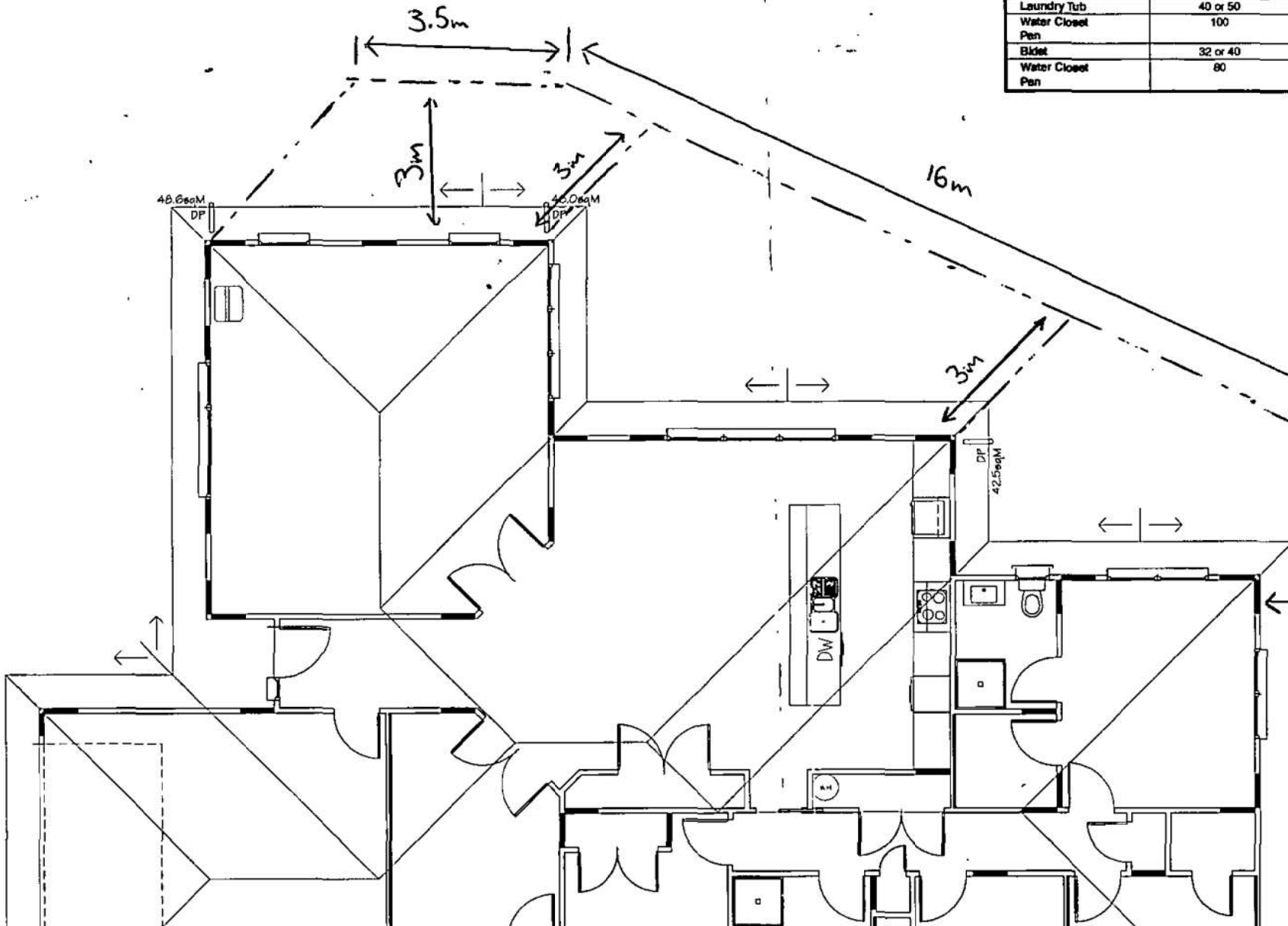
Signature  **Date:** 26/11/10 **Position** Building Services Officer

On behalf of: Kaipara District Council

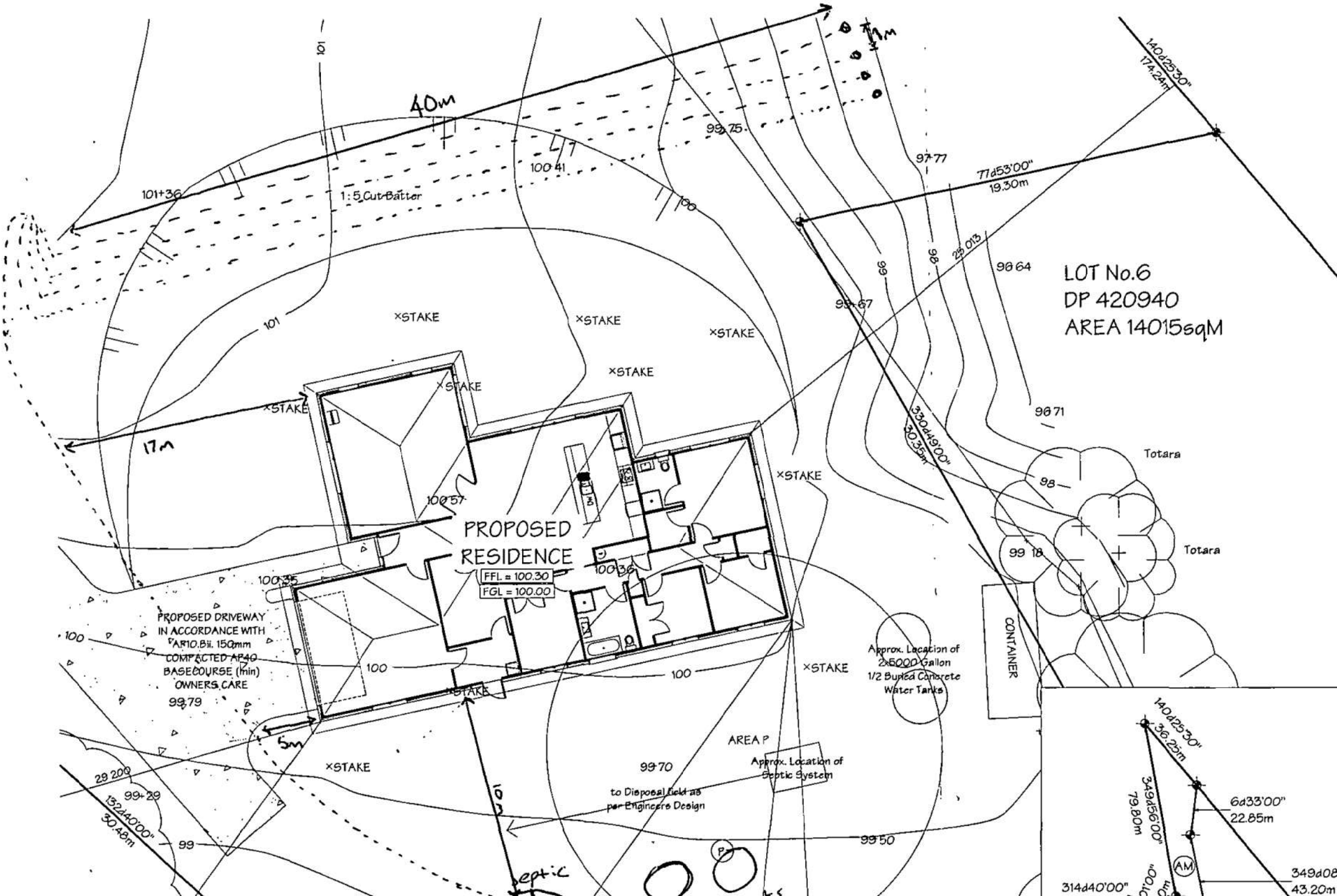
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Min pipe size / max length unv

Fixture	Common Size of trap & fixture discharge pipe DN
Basin	32 or 40
Bath	40
Shower	40 or 50
Kitchen Sink	40 or 50
Laundry Tub	40 or 50
Water Closet Pan	100
Bidet	32 or 40
Water Closet Pan	80

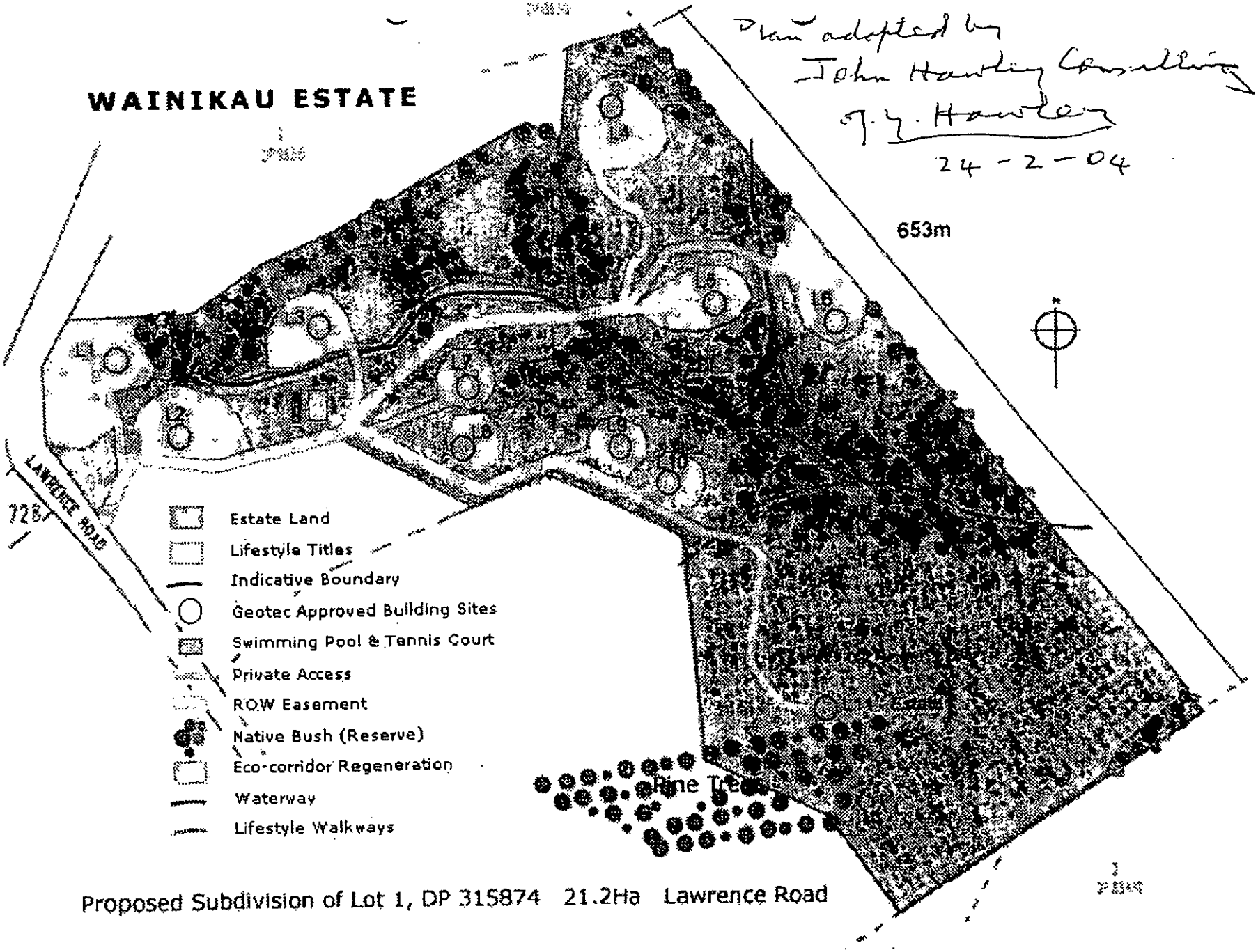


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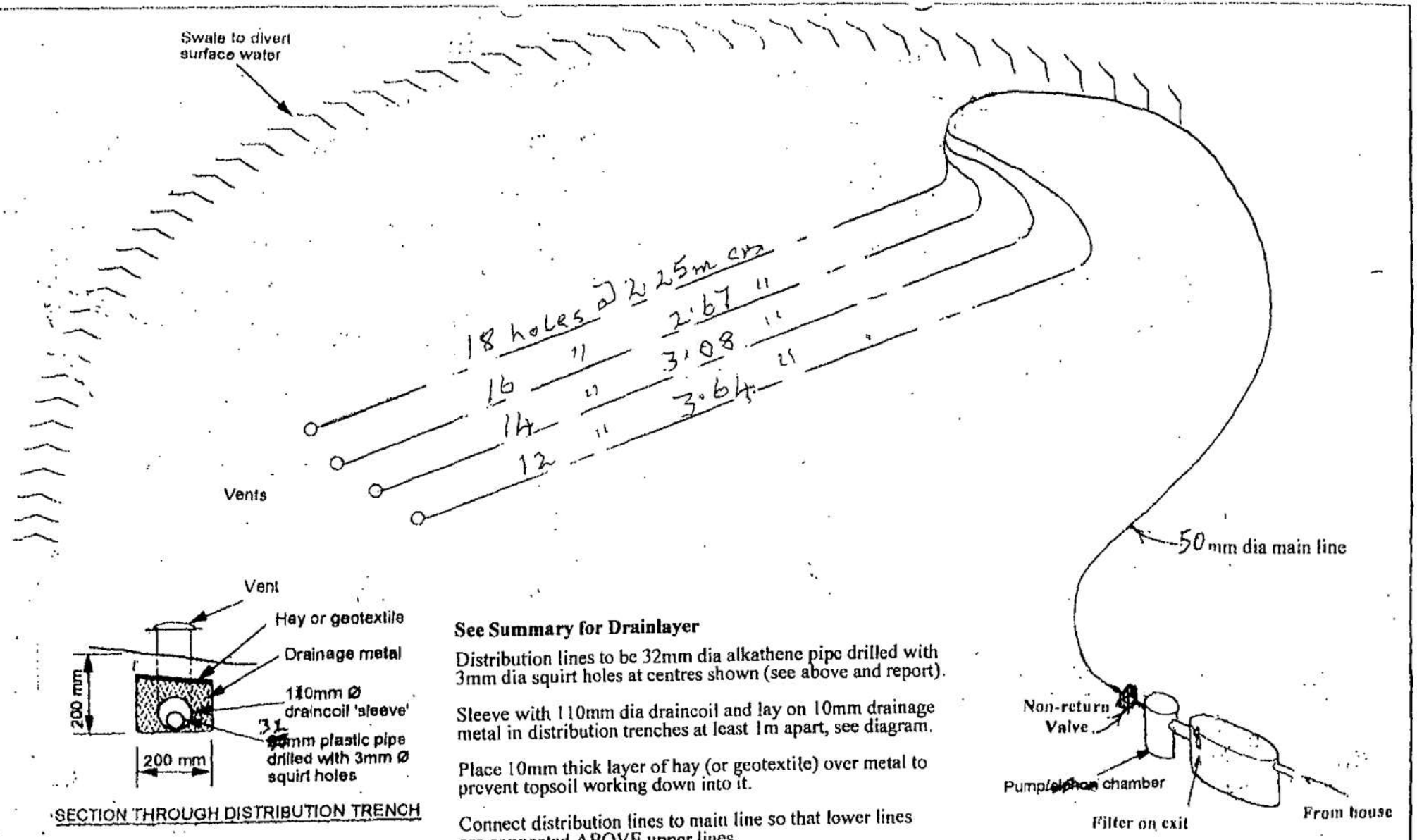


WAINIKAU ESTATE

Plan adopted by
John Hawley Consulting
J. Y. Hawley
24-2-04



Proposed Subdivision of Lot 1, DP 315874 21.2Ha Lawrence Road



SECTION THROUGH DISTRIBUTION TRENCH

See Summary for Drainlayer

Distribution lines to be 32mm dia alkathene pipe drilled with 3mm dia squirt holes at centres shown (see above and report).

Sleeve with 110mm dia draincoil and lay on 10mm drainage metal in distribution trenches at least 1m apart, see diagram.

Place 10mm thick layer of hay (or geotextile) over metal to prevent topsoil working down into it.

Connect distribution lines to main line so that lower lines are connected ABOVE upper lines.

JOHN HAWLEY CONSULTING
4 Gordon Craig Place,
Algies Bay, Warkworth.
jghawley@xtra.co.nz

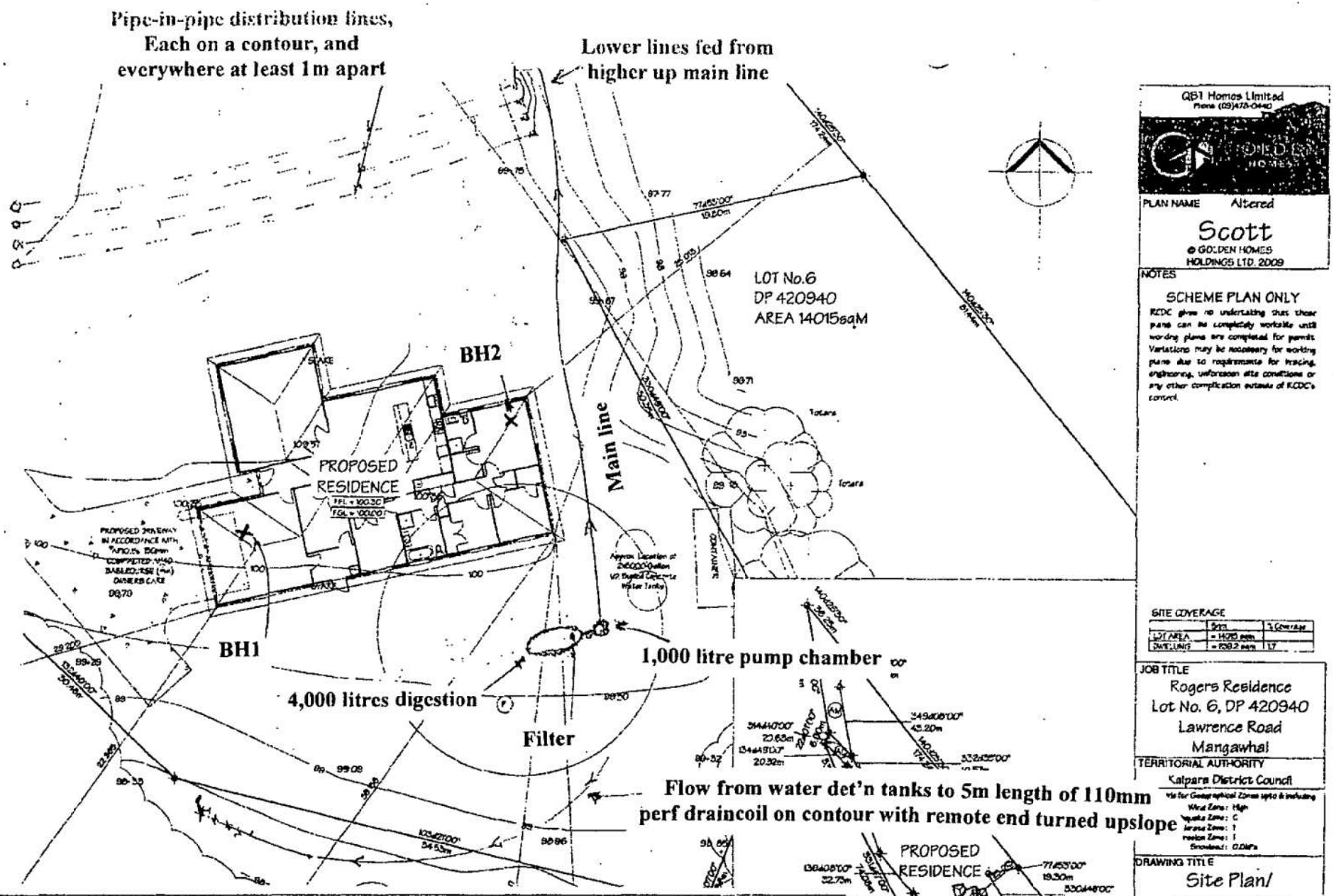
Diagram of Wastewater system
Rogers — "Wainikau" Lot 6

Tel: 0-9-425 6949
Fax: 0-9-425 6948

Job No. 1358 Date May 2010

12

RECEIVED: 1 APR 2011 COUNCIL



QBT Homes Limited
Phone (09)478-0440

PLAN NAME Altered

Scott

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NOTES

SCHEME PLAN ONLY

RCDC gives no undertaking that these plans can be completely workable until working plans are completed for permit. Variations may be necessary for working plans due to requirements for bracing, engineering, unforeseen site conditions or any other complication outside of RCDC's control.

SITE COVERAGE

	Sqm	% Coverage
LOT AREA	= 14015 sqm	
DWELLING	= 238.2 sqm	17

JOB TITLE
Rogers Residence
Lot No. 6, DP 420940
Lawrence Road
Mangawhai

TERRITORIAL AUTHORITY
Kaipara District Council
Wind Zone: High
Earthquake Zone: C
Terrain Zone: 1
Corrosion Zone: 1
Snowload: 0.0kPa

DRAWING TITLE
Site Plan/
Location Plan

SALES	Mike
DRAWN	RCDC
SHEET No.	3 OF 3
JOB No. 3488	DATE 12/03/2010
SCALE 1 : 200m : 2000	TIME 2:27:24 p.m.

JOHN HAWLEY CONSULTING
4 Gordon Craig Place,
Algies Bay, Warkworth.
jghawley@xtra.co.nz

Wastewater system layout
A & D Rogers
"Wainikau" Mangawhai

Tel: 0-9-425 6949
Fax: 0-9-425 6946

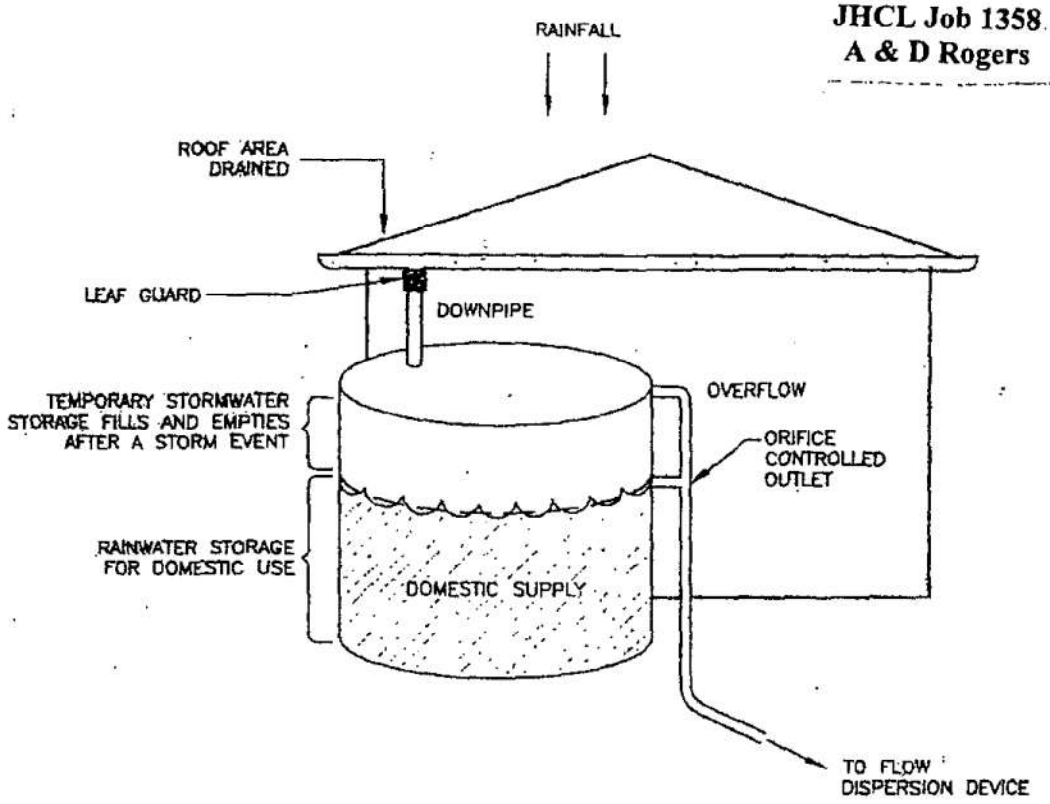
Job No. 1358 Date 05/2010

(1)

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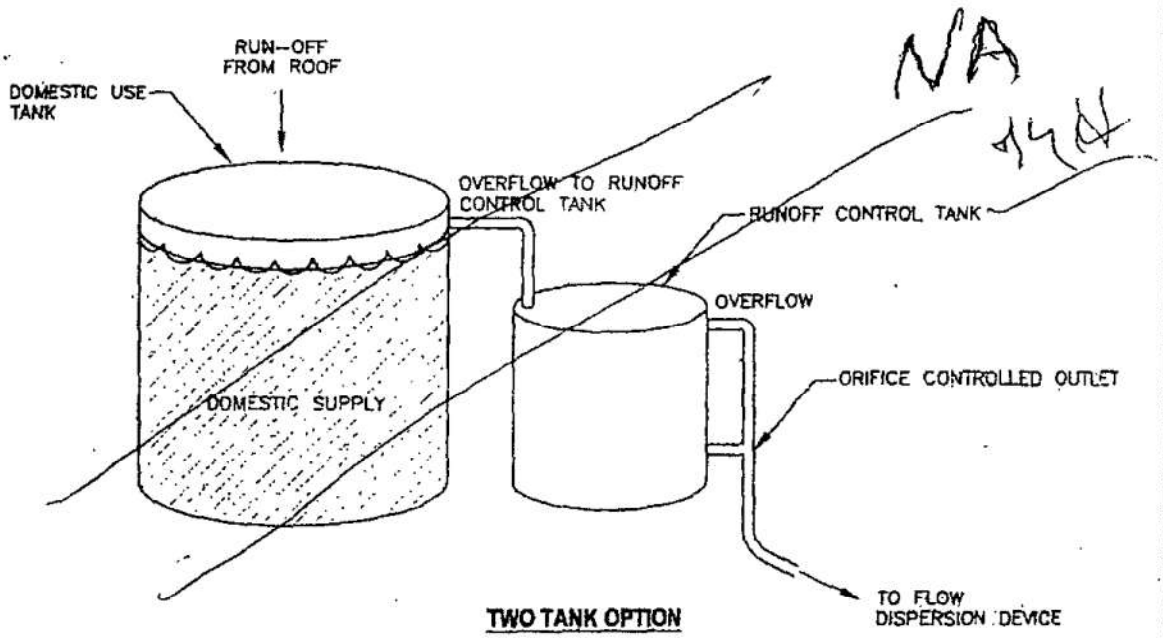
4208605\R0005C04

JHCL Job 1358
A & D Rogers



SINGLE TANK OPTION

WATER TANKS STORE PEAK STORMWATER FLOWS AND ORIFICE CONTROLLED OUTLETS ALLOW GRADUAL DISCHARGE RESULTING IN ON-SITE STORMWATER ATTENUATION



NA

TWO TANK OPTION

URS New Zealand Engineering and Environmental Management

Rodney DISTRICT COUNCIL

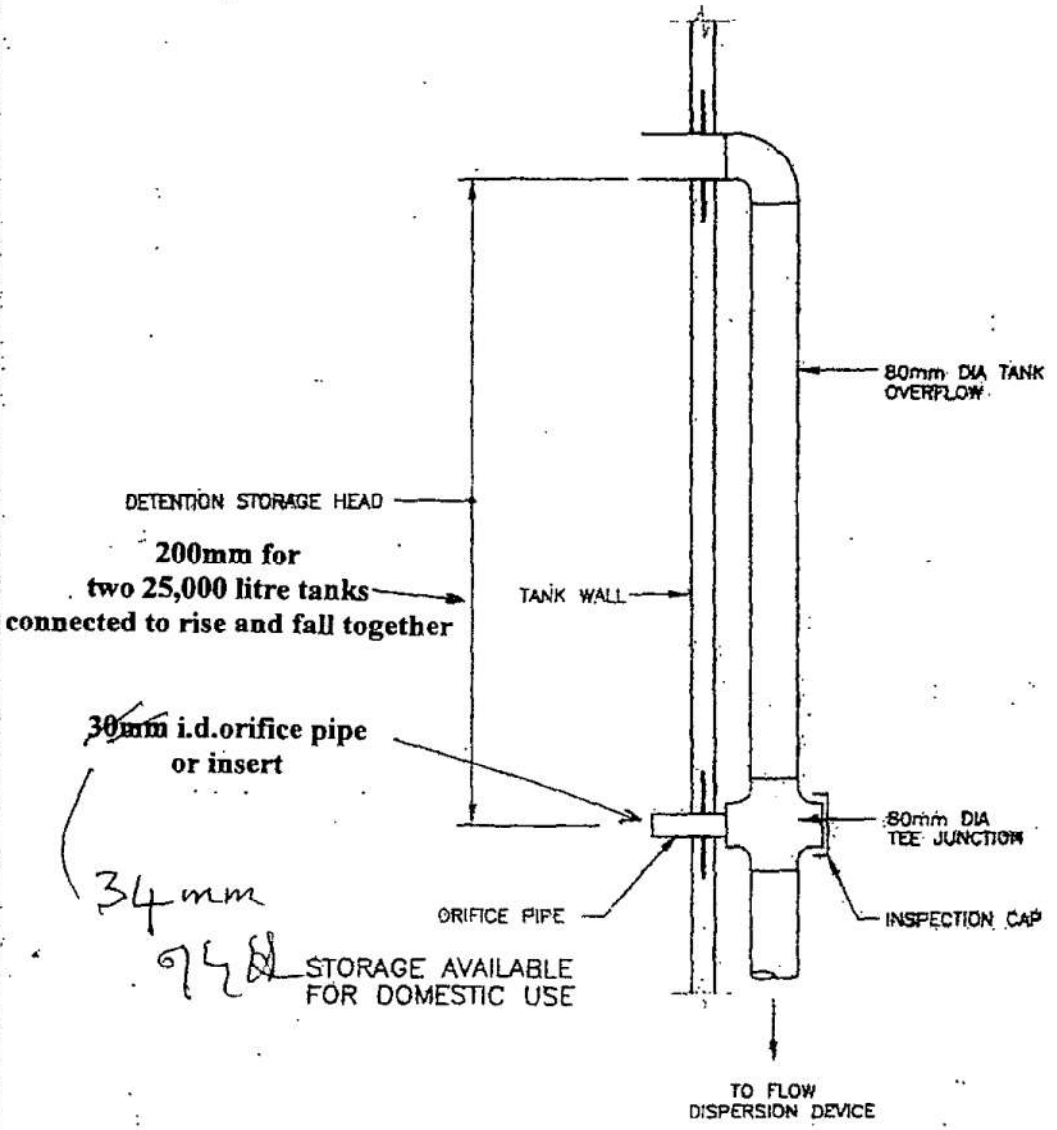
Waitakere City Council Te Tatau o Waitakere

CONCEPTUAL LAYOUT OF WATER TANK

FIGURE 5-1

15

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ORIFICE CONTROLLED OUTLET

NOTES

1. FOR ORIFICE PIPE DIAMETER AND DETENTION STORAGE HEAD DIMENSIONS REFER TO TABLES 5-1 & 5-2
2. MAX ORIFICE PIPE LENGTH IS 150mm. ALLOW 75mm CLEARANCE FROM END OF PIPE TO OUTSIDE OF TANK WALL.
3. FIX 20mm DIA ORIFICE PIPE TO 100mm DIA. TEE JUNCTION USING 20/32, 32/40 & 40/100 BUSH (REDUCER) FITTINGS.
4. FIX 32mm DIA ORIFICE PIPE TO 100mm DIA. TEE JUNCTION USING 32/40 & 40/100 BUSH (REDUCER) FITTING.

JHCL Job 1358
A & D Rogers

URS New Zealand Engineering and Environmental Management
Rodney District Council
Waitakere City Council Te Tatau o Waitakere

ROOF TANK ORIFICE CONTROLLED OUTLET DETAIL
FIGURE 5-2

16

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John Hawley Consulting Ltd
Job No:

NORTHLAND REGIONAL COUNCIL

DO I NEED TO OBTAIN A RESOURCE CONSENT FOR THE DISCHARGE OF SEWAGE EFFLUENT TO LAND?

Answer the following questions *(Questions 1 to 8 for septic tanks OR Questions 9 to 17 for secondary treated effluent)*, and if you answer **"NO"** to any of them, then you will need to apply for a resource consent from the Northland Regional Council. If the application is within the Far North District, then you need to apply for the consent from the Far North District Council. If you answer **"YES"** to **all** these questions, then the discharge is a Permitted Activity and a resource consent is not required.

Answer Questions 1 to 8 only if a SEPTIC TANK will be used:

(1) *Is the estimated wastewater volume to be discharged less than 2,000 litres per day?*

☐ Yes ☐ No

(2) *Is the vertical distance between the bottom of the disposal system (eg. the base of the soakage trenches) and the winter groundwater level (ie. the highest point that groundwater will be during the year) greater than 1.2 metres?*

☐ Yes ☐ No

(3) *Are all parts of the disposal area and reserve area at least 20 metres away from any groundwater bore located on any other property?*

(Note: You do not need to consider bores located on the property which the proposed discharge will take place.)

☐ Yes ☐ No

(4) *Are all parts of the disposal area and reserve area at least 20 metres away from any surface water (ie. any permanently or intermittently flowing water in a river, stream, lake or open drain)?*

☐ Yes ☐ No

(5) *Has the effluent disposal system been designed so that the effluent is evenly distributed to the infiltration surface of the disposal system?*

☐ Yes ☐ No

(Note: If you are proposing to use any form of deep soakage system, such as deep bores or soakage pits, then you must answer **"NO"** to question (5) and must apply for a resource consent.)

(6) *Has the treatment and disposal system been designed in accordance with the principles and procedures of the Australian/New Zealand Standard "On-site domestic-wastewater management" (AS/NZS 1547:2000)?*

☐ Yes ☐ No

(7) *Will there be an outlet filter fitted that will screen the effluent to less than 3.5 mm?*

☐ Yes ☐ No

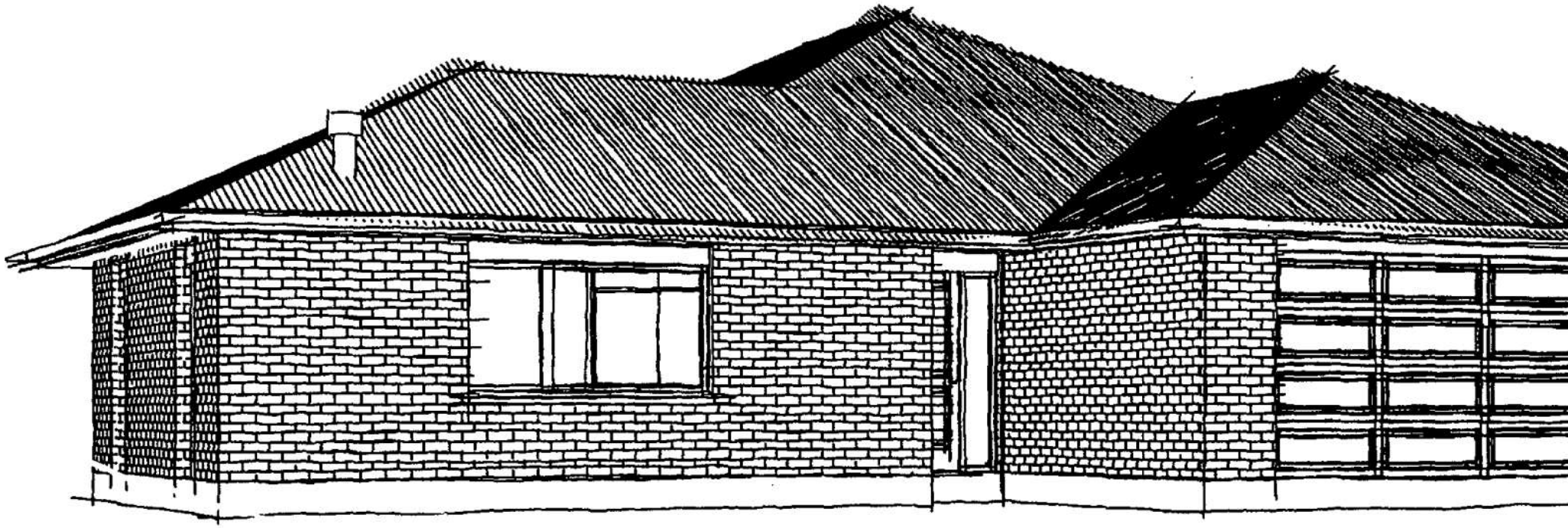
(8) *Has a reserve area equivalent to 100% of the design disposal area been allowed for and set aside?*

☐ Yes ☐ No

17

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C



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1.

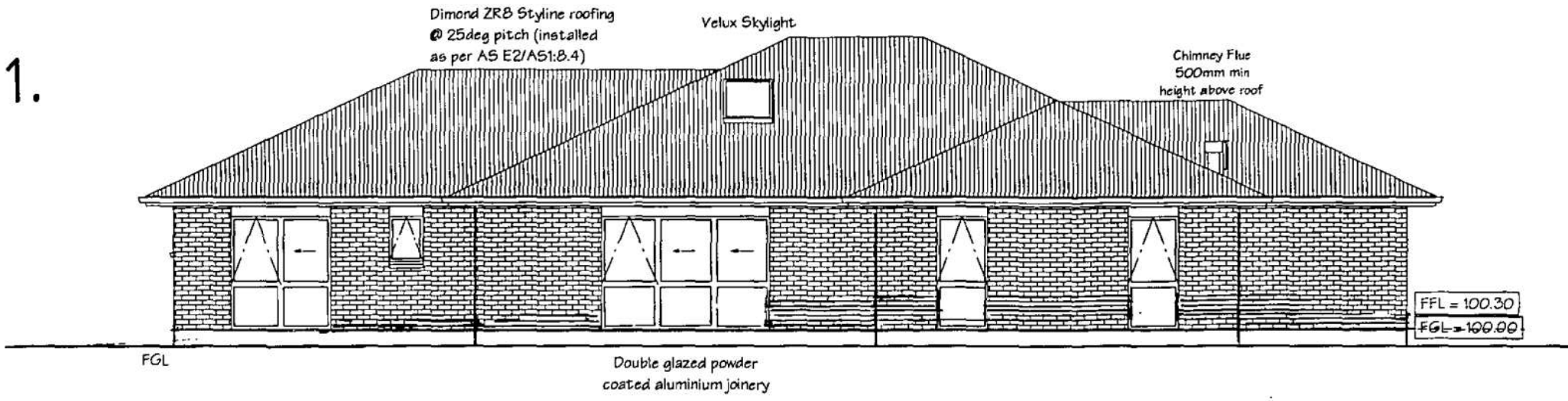
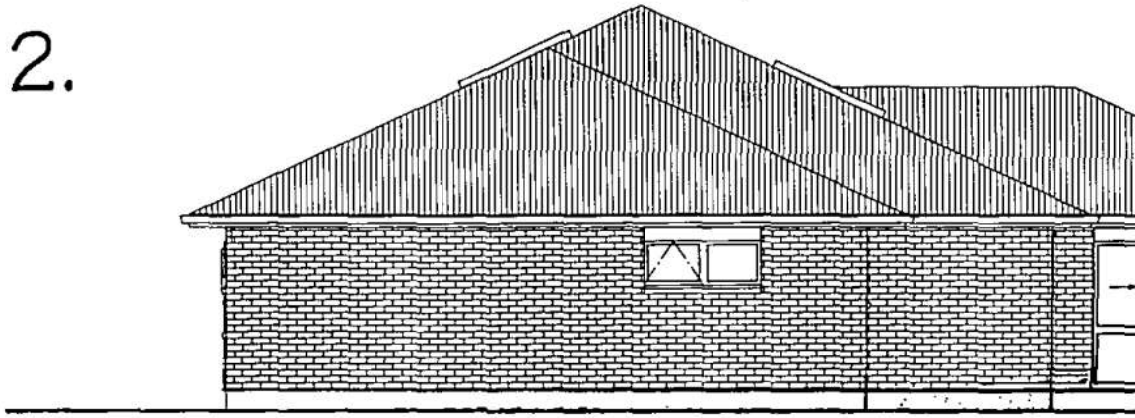
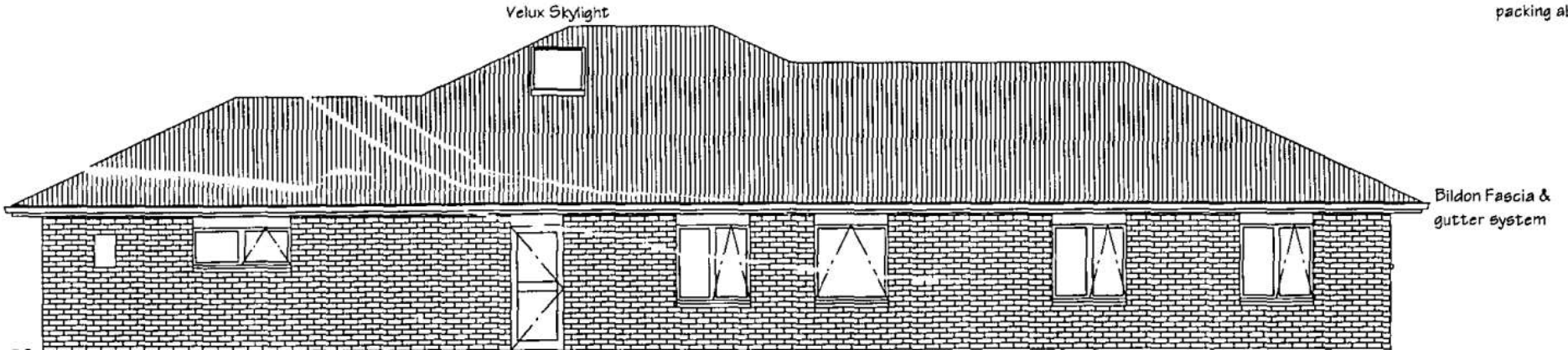


Table 2	Building envelope risk matrix Paragraph 3.1.2, Figure 1							
ALL WALLS	Risk severity							
Risk factor	LOW	score	MED	score	HIGH	score	VERY HIGH	score	Subtotals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2		1
Number of storeys	0		1		2		4		0
Roof/wall intersection design	0		1		3		5		0
Eaves width	0		1		2		5		1
Envelope complexity	0		1		3		6		0
Deck Design	0		2		4		6		0
							Total risk score		2

2.

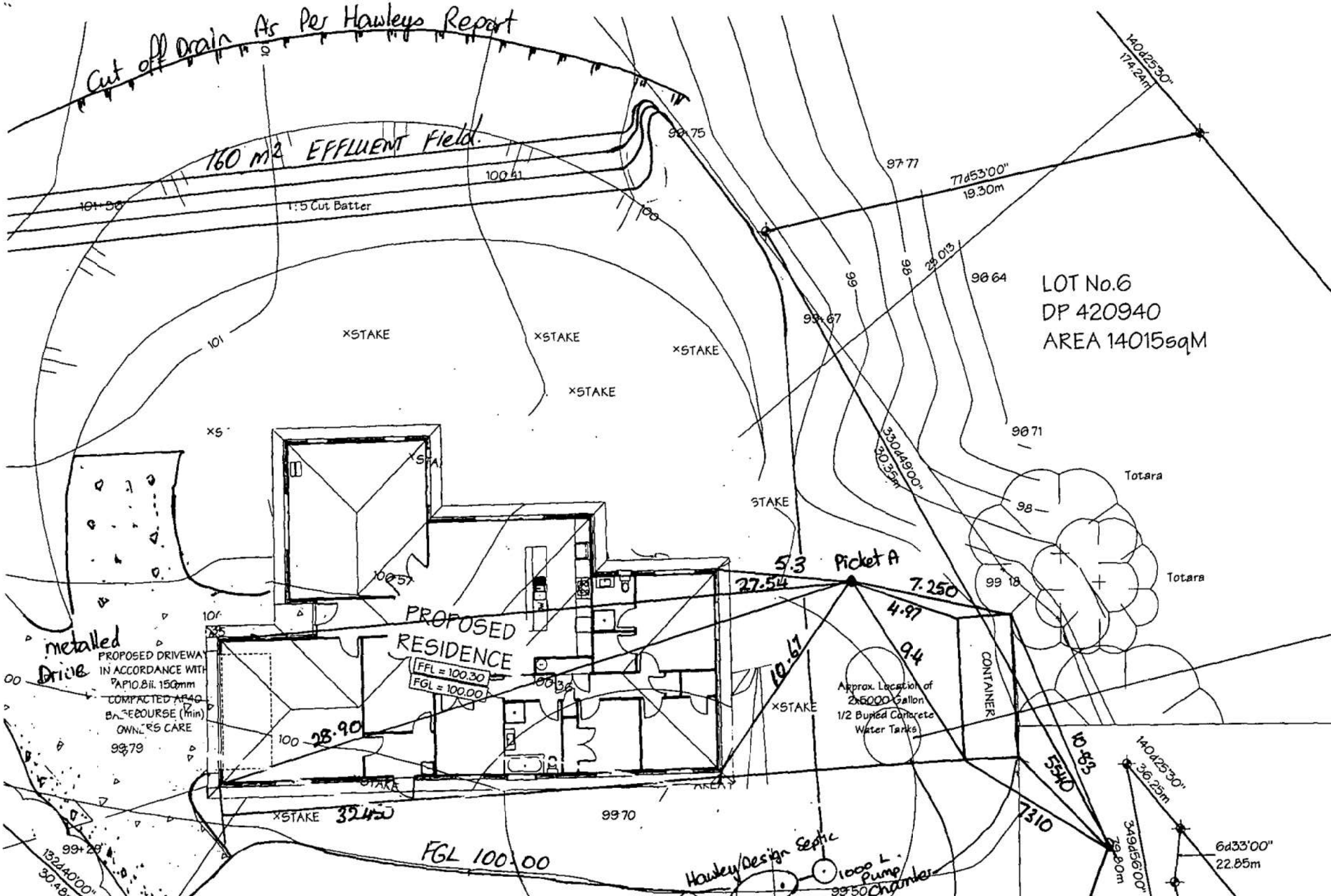


3.



upto soffit, window and dr or sizes are to be confirmed on site prior to the manufacture of those units.

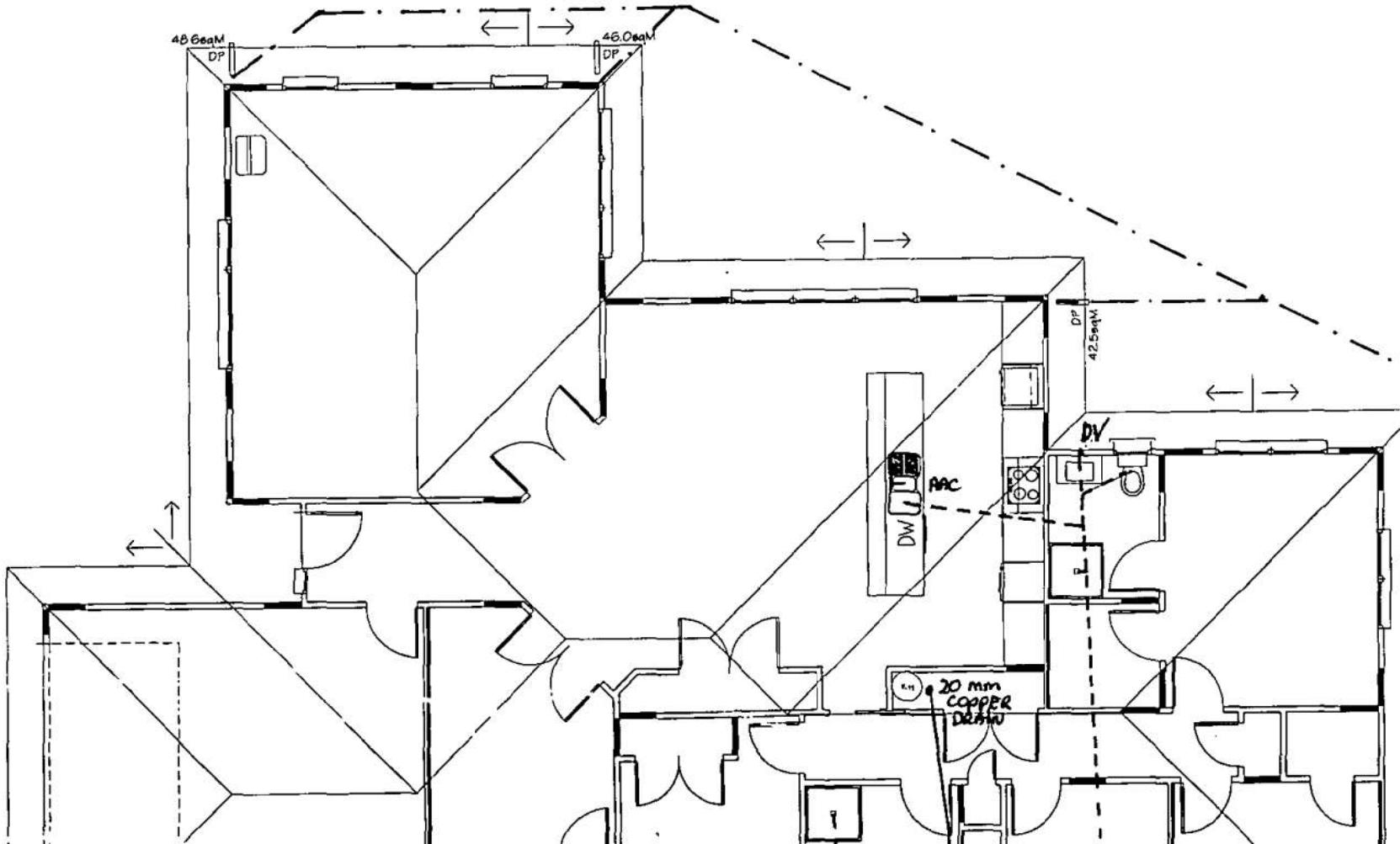
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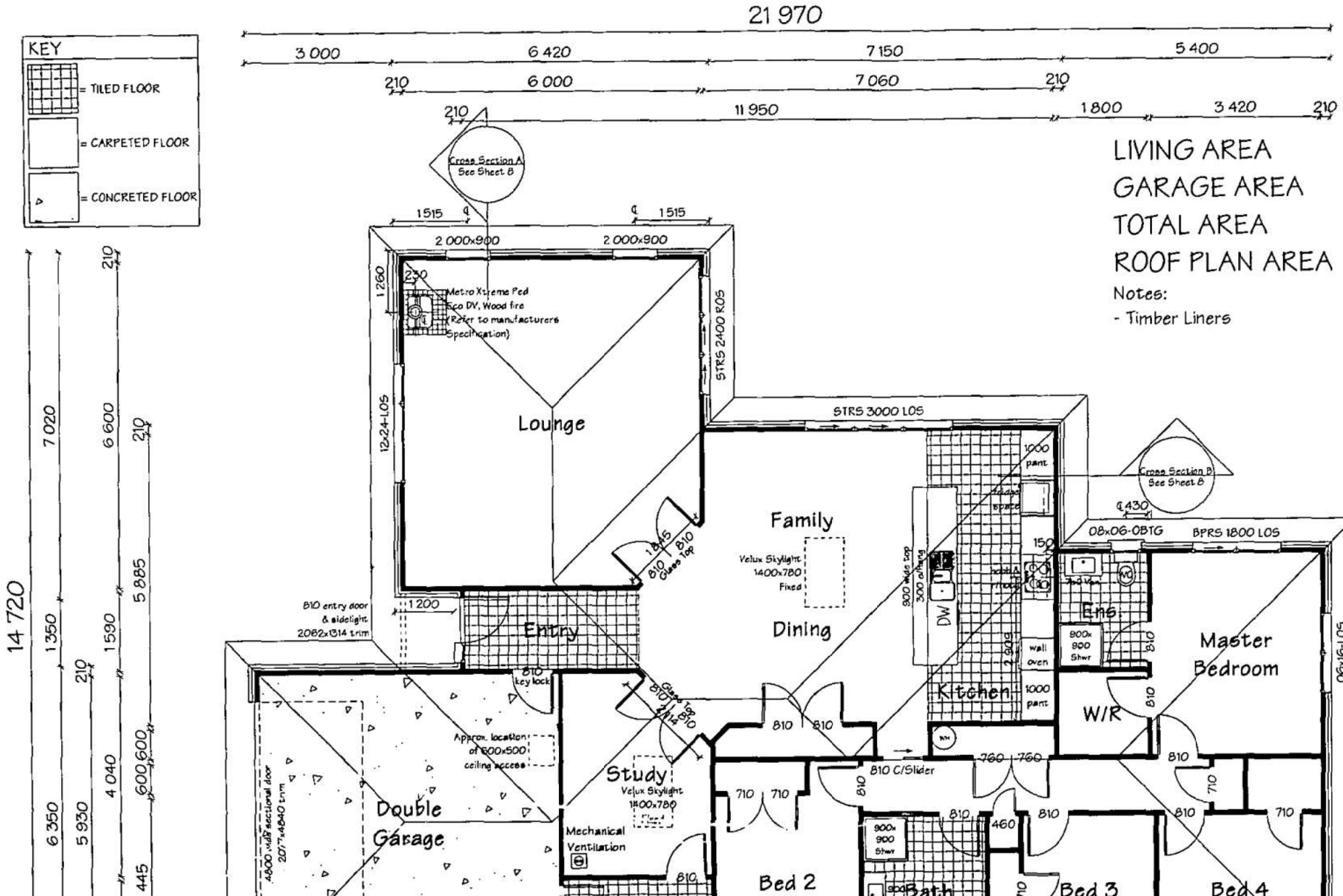
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Min pipe size / max length ur

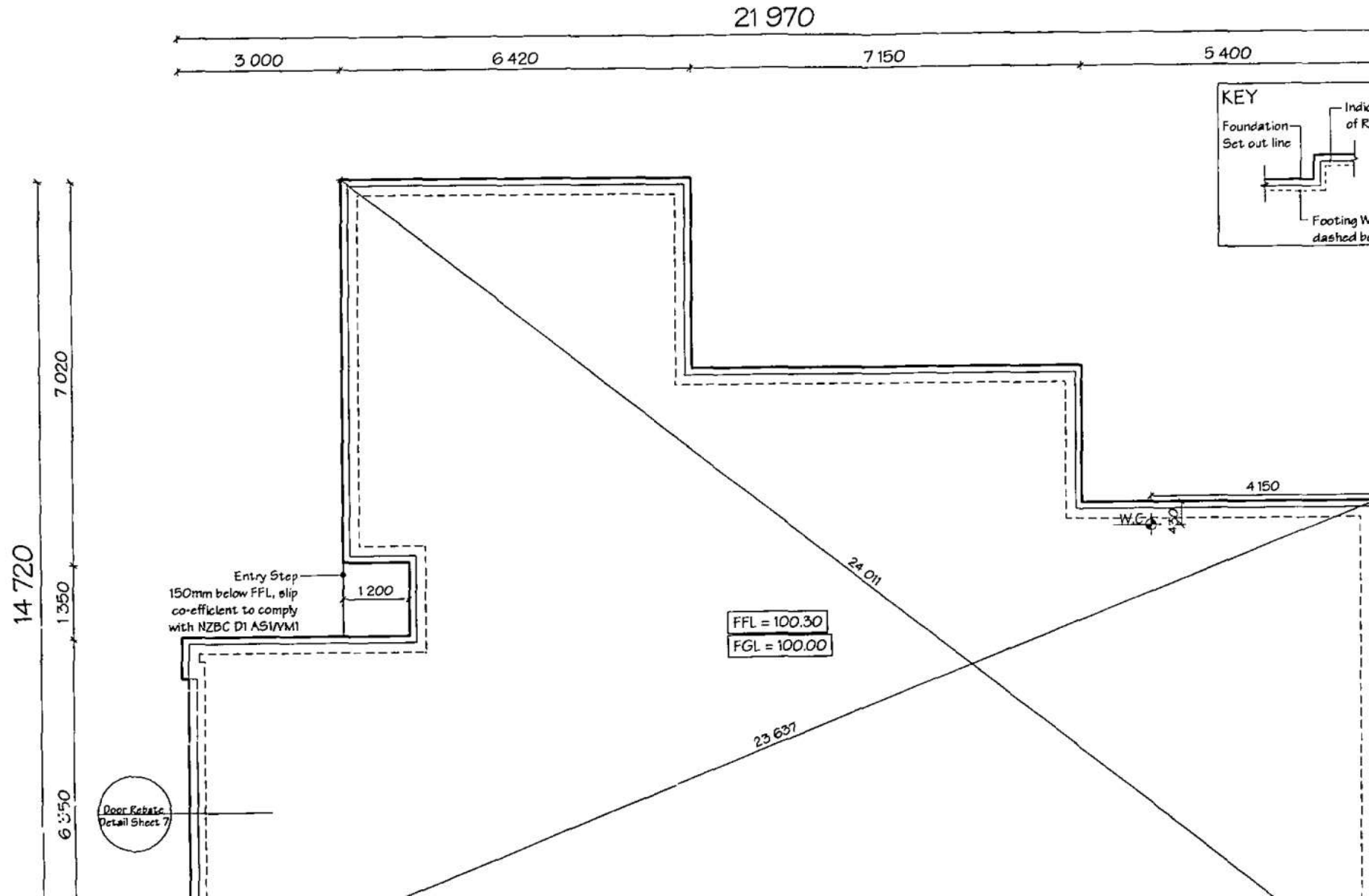
	Comm
Fixture	Size of trap & fixture discharge pipe DN
Basin	32 or 40
Bath	40
Shower	40 or 50
Kitchen Sink	40 or 50
Laundry Tub	40 or 50
Water Closet Pan	100
Bidet	32 or 40
Water Closet Pan	80



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Foundation without the bracing plan. If pipes or services are placed within a bracing element, remedial work will be required.
covered then "The Designer" must be notified prior to commencement so that an alternative solution can be found.
Refer to Ashby's Engineer design for more information on the footing and slab.

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Ashby Consulting Engineering Ltd

Structural, Civil & Geotechnical Engineering

P.O. Box 124 Warkworth 0941

Building Consent Application No:
Our Reference: 6721

PRODUCER STATEMENT CONSTRUCTION REVIEW – PS4

To (Owner): ***Allan & Denise Rogers***

For the attention of: ***Kaipara District Council***

In Respect of: ***Pre-pour Ribraft Foundation***

Located at: ***Lot 6, 55a Lawrence Road, Mangawhai***

To provide ***inspection / certification*** services in respect of the requirements of clause(s) ***B1*** of the First Schedule to the Building Regulations 1992 for the construction work described in the drawings and specifications prepared by:
Ashby Consulting Engineering Ltd.

Titled ***Ribraft Foundation Plan*** and ***Ribraft Foundation Details*** and numbered ***6721-1/2*** and ***6721-2/2***

For Authorised variations if any, refer to attached documents which have been issued during the course of the works. I have sighted the Building Consent referred to above and the attached conditions of the building consent.

As an independent design professional, I or personnel under my control have carried out periodic reviews of the work appropriate to the terms of engagement. Based upon these reviews and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that all / **Part** only of the construction specified in this document relevant to Clause(s) ***B1*** of the Building Regulations 1992 has been completed to the extent required by that Building Consent.

In line with normal professional practice, our services are provided in accordance with the Standard Conditions of Engagement for Ashby Consulting Engineering Ltd. A copy of these conditions is available on request we carry Professional Indemnity Insurance to the value of $200.000.

Ashby Consulting Engineering Ltd
Signed:

Date: 28/07/10

Colin Winslow Ashby
MIPENZ. CPEng IntPE
BE, NZCE.

Member ID: 50731

Phone: 09 425 9422 * Fax: 09 425 9431 * Mobile: 029 949 6949 * E-mail: info@ashby.net.nz

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Brickwood Solutions LTD
09 8324463
0212499262
Troy@Brickwood.co.nz
Po Box 84347 Westgate
Waitakere City 0657
Auckland

PRODUCER STATEMENT (PS3)
CONSTRUCTION
Zog Steel Frames

Date – 30-09-2010

Building Consent Number ABA-100384

PS3 Issued By Brickwood Solutions Ltd

PS3 Issued To Redco New Zealand Ltd

In Respect of Zog Steel framing and Trusses Erection

AT (Address) Lawrence Road, Hakaru

LEGAL DESCRIPTION – LOT 6 DP 420940 SO

From (Design Firm) Golden Homes / Zog Manufacturing

Engaged by (Contractor) Brickwood Solutions Limited

The Zog steel frames and trusses have been erected in accordance with ZOG Steel framing specifications and NASH 3405 2008 Documents
The ZOG Steel frames and trusses are fabricated by ZOG manufacturing

I have sighted the building consent and read the conditions. As the contractor/builder I can confirm that the building works have been carried out in accordance with the requirements of the New Zealand building code, the conditions of the building consent, the design drawings and specification and in accordance with the listed variations (If any).

Troy Fraser
Director
Brickwood Solutions Limited

Name Troy Fraser ..... Signature ..... Date 30-09-2010.....
Address PO Box 84347 Westgate, Waitakere 0657.....
Qualifications Authorised Zog installer.....
Contractor/Builder Brickwood Solutions Limited.....
Phone 0212499626 (bus) 0212499626.....(home) Fax.....

RECEIVED: 1 Apr 2011 SCANNED: 1 Apr 2011 BOX: 3 BATCH: 70269 DOC: KDCAAMRT

xc

PROTECTIVE
SURFACES

Producer Statement: 9547

This is to certify that on (date) 5-11-10 **at the following address:**

Owner name: QBT Homes Ltd

Owner address: PO Box 301275
Albany, North Shore City

Owner telephone Number: 4780440

Site address: 6 Lawrence Road
Mangawhai

Size of installation (sq m) 4

Description of work: Waterproofing to bath surround to 300 H and above vanities

That I (installers name) _____

Of : *Jeevez Bathrooms* **confirms that the project has been completed with materials that meet Protective Surfaces Ltd Specifications and that all work has been carried out in accordance to Protective Surfaces Ltd installation instructions and methods.**

Being an approved applicator

Installed to warranty status: (please circle)

Strataflex (BRANZ Appraisal # 518 & 519)

~~**Rasolastik (BRANZ Appraisal # 541 & 542)**~~

~~**Rasogum (BRANZ Appraisal # 542)**~~

All products mentioned above were supplied by Pro imports Limited T/A Protective Surfaces Ltd www.protectivesurfaces.co.nz

5 Year Jeevez Bathrooms workamship warranty applies

Signed _____ 17-11-10

Unit D 42-44 Porana Road, Glenfield, Auckland
Ph: 09 4416 292 Fax: 09 4416 293
Email info@protectivesurfaces.co.nz Web: www.protectivesurfaces.co.nz

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STRIP APPLICATION PERFORMANCE WARRANTY

LIFETIME LIMITED WARRANTY
ECB, Strataflex, SAM³ and Super SAM Membranes

National Applied Construction Products, Inc., will replace any ECB, Strataflex, SAM³ or Super SAM membrane proven defective for the life of the original floor. Satisfactory results depend not only on quality products, but also upon factors beyond our control. Therefore, liability, if any, is limited to replacement of our products. Any claim regarding product defect must be received in writing. No claim will be considered without such a written notice.

EXCEPTIONS AND EXCLUSIONS: Professional installation is required. This limited warranty requires the use of NAC's Primer in accordance with the installation instructions and an approved tile installation system meeting ANSI A118.4 requirements. It does not cover damages or failures as a result of:

A) Improper application or installation of the ECB, Strataflex, SAM³ and Super SAM underlayments, setting materials, or other materials associated with all or part of the system.

B) Natural disasters (i.e. acts of God, earthquakes, substantial shifting of the substrate, floods, etc.)

C) Tile not suited or designed for intended use, defective tile, cracked, powdering or discolored grout joints, abrasion from external forces or damage by any acts of negligence, accidents or misuse by anyone. A few general examples include, but are not limited to: walking on or moving heavy equipment over the tile and Membrane system before the system reaches full curing cycle, exceeding the maximum load requirements of the tile and Membrane system, dropping heavy objects on the tile floor, construction within the building causing damage to the floor, etc.

D) Failure of building owner, installer and/or distributor, depending on the circumstances, to comply with the terms, conditions and limitations stated herein and the National Applied Construction Products, Inc. Terms and Conditions of Sale (incorporated herein by reference) including, but not limited to, payment in full of all invoices for material.

E) Failures caused by hydrostatic pressure, moisture vapor transmission, faulty construction of the substrate, substrates that do not meet minimum industry standards, vertical displacement and lateral movement of the substrate beyond the limitations and capability of Membrane.

F) Defects or failures of the tile installation materials, floor leveling/patching materials, grout, sub-flooring, or other products which may affect the performance of the entire floor.

HOW TO OBTAIN CLAIM SERVICE: Should ECB, Strataflex, SAM³ or Super SAM Membrane fail to perform as specified, please complete and return the claim form within thirty days after the defect is discovered. Mailing address: National Applied Construction Products, Inc., 3200 South Main Street, Akron, OH 44319. Any questions regarding this warranty can be directed to Customer Service at (800) 633-4622 or (330) 644-3117.

LIMITATIONS OF LIABILITY: National Applied Construction Products, Inc. is not responsible for incidental or consequential damages resulting from or arising out of the use of National Applied Construction Products, Inc.'s products. This warranty is in lieu of all other expressed or implied warranty merchantability or fitness for particular purposes are hereby expressly disclaimed in their entirety. This warranty gives you specific legal rights and you may also have other rights which may vary from state to state.

NATIONAL APPLIED CONSTRUCTION PRODUCTS, INC.
FLOORING SOLUTIONS THAT WORK FRACTURE-FREE GUARANTEED
Tel: 330.644.3117 • Fax: 330.644.3557 • 3200 S. Main Street, Akron, OH 44319 • www.NACproducts.com

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red co

adding 'enginuity' to building projects

Redco NZ Ltd
Redco House
470 Otumoetai Road
TAURANGA 3110
Telephone: 07 571 7070
Facsimile: 07 571 7080
Email: red@redco.co.nz
www.redco.co.nz

Chartered Professional Engineers

21 October 2010

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW No. 9569

RECEIVED
26 OCT 2010
BY:

Issued by: **Redco NZ Ltd**
to: **Golden Homes 1998 Ltd**
To be supplied to: **KAIPARA DISTRICT COUNCIL**
in respect of: **3488 - Rogers Residence**
at: **Lot 6, DP 420940, Lawrence Road, Mangawhai**

Redco NZ Ltd has been engaged by
Golden Homes Holdings 2010 Ltd
to provide construction review to Construction Monitoring Level CM2 in respect of the requirements of
Clause B1, B2 of the Building Code and NASH 3405
for the building work described in documents relating to Building Consent
No. **100384**
for the steel frame described in the drawings and specifications
prepared by Golden Homes Holdings 2010 Ltd
tiltled 3488 - Rogers Residence

We have sighted these Building Consents and the conditions attached to them.
On the basis of the reviews carried out and the information supplied by the contractor during the course of the works

I believe on reasonable grounds that the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause B1, B2 of the Building Code and NASH 3405

INSTITUTION OF PROFESSIONAL ENGINEERS NEW ZEALAND
PROFESSIONAL ENGINEER
G. N. RUNDLE
12907

Graham Rundle BE M.IPENZ CPEng IntPE
Redco NZ Ltd

Note: This Producer Statement is to accompany Forms 6 or 8 of the Building (Forms) Regulations 2004 for the application of a Building Consent, and shall only be relied upon by the Building Consent Authority named above.
Liability under this Statement accrues to Redco NZ Ltd only. The maximum amount of damages payable arising from this statement and all other Statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000. Redco NZ Ltd holds a current policy of Professional Indemnity Insurance for no less than $200,000.*
Further guidance notes on the use of this form are printed on the reverse side.*

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GUIDANCE NOTES ON THE USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for

PS1 Design	PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 [1]
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines have been provided by the committee to help interpret the Producer Statement:

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and the competence of its designers. A competent design professional will have a professional qualification and proven current competence through registration on the national competence based register as a Chartered Professional Engineer (CPEng). Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) provides additional assurance of the designer's standing within the profession.
Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*** Professional Indemnity Insurance**

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to $500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1- CM5)[2]. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

[1] Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003

[2] Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

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RECEIVED
- 4 NOV 2010
BY:

JOHN HAWLEY CONSULTING LTD

4 Gordon Craig Place, Warkworth
Phone: 09 425 6949 Fax: 09 425 6946

Producer Statement - Construction Review
PS4

KDC Consent - 100384 **JHCL Job No: 1358a**

To (owner) **Alan & Denise Rogers**
To be supplied to **Kaipara District Council**

In respect of -
- installation of pump-driven LPED on-site wastewater treatment/disposal system

At **"Wainikau" Lawrence Road, Mangawhai**

To provide **Inspection** services in respect of the requirements of clause **G13** of the First Schedule to the Building Regulations 1992 for the purchase and installation of an LPED on-site wastewater treatment/disposal system as designed in this office and approved by Kaipara District Council.

Authorised variation(s) **None.**

Registered Drainlayer: Kirk Sullivan Reg No 21751

As an independent design professional I, or personnel under my control, have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works, **I believe on reasonable grounds** that **all** aspects of the work **listed above** with respect to Clause(s) **G13** of the Building Regulations 1992, and Northland Regional Council's requirements have been completed to the extent required.

In line with normal professional practice, our services are provided in accordance with the ACENZ/IPENZ Model Conditions of Engagement between Client and Consultant for Professional Services dated July 1997. A copy of these conditions is available on request. We carry Professional Indemnity Insurance to the value of $500,000.

Signed **Date: 1st November 2010**



John G Hawley
Chartered Professional Engineer

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Customer Name QBT Homes

Site Address 6 Lawrence Road
Mangawhai

RECEIVED
18 NOV 2010
BY:

Installer Paul

Workmanship warranty Number 9547

Warranty valid for 5 years from 5-11-10

Jeevez
FLEXIBLE BATHROOM SOLUTIONS
A division of Shower Safe

WORKMANSHIP WARRANTY

Thank you for choosing Jeevez to complete the installation of your

2x Shower liners & door sets.

Above is your workmanship warranty number and installation date. If you have any queries please quote your warranty number when contacting us.

CLEANING - ACRYLIC SHOWER LININGS AND TRAYS

There are numerous products available at your local supermarket but please choose one that says approved for acrylic (or for tiles if you have them) – with no solvents in it.

CLEANING - GLASS & TILES

While your glass / tiles are new, we recommend you get Diamond Fusion to professionally apply a coating which will provide permanent glass / tile protection. We strongly recommend this as it makes the glass / tiles easy to clean and is a real time and effort saver.
Call Diamond Fusion on 0800 666 785 or www.diamondfusion.co.nz – see over for details

MAINTENANCE

Your new shower requires regular maintenance to ensure you maintain your beautiful product for years to come.
We suggest checks every year for acrylic damage, wall separation (causing water leaks) and other accidental damage.
If you would rather we professionally carried this out for you, please tell us and we will schedule a service call to you annually.

HANDY HINTS

Waste – your easy clean waste in the base of the shower has a lid & cup that can be pulled out for cleaning.
We suggest you clean the waste weekly to prevent blockages. After refitting, please refill the waste with water (turn on the shower) to prevent sewer smells from coming up the pipe.
Seals – the vertical & horizontal seals are designed to be removed for cleaning. When removing them, please note which way they are mounted as they are designed to be installed only one way to prevent leaks, these seals should be replaced annually.

Niki Morrison



Jeevez a division of Shower Safe • P O Box 303 009, North Harbour, Auckland 0751
• Phone 0800 JEEVEZ• Phone 09 4433561• Mobile 021 909 353 • Fax 09 4433563 • email info@jeevez.co.nz
Associate
w.showersafe.co.nz www.jeevez.co.nz

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Jeevez
FLEXIBLE BATHROOM SOLUTIONS
A division of Shower Safe

DF DIAMOND FUSION
"Non Stick - Easy Clean Glass"

Diamond Fusion is a permanent solution that means you will never have to scrub your glass clean again. Difficult to clean shower glass is a breeze with **Diamond Fusion** – suitable for new or existing shower glass.

For more information on how **Diamond Fusion** can give you more time to the things you really want
Phone 0800 NO SCRUB

PHONE 0800JEEVEZ TO ORDER YOUR **WATER BUDDY** NOW $ 899.00

Simple self installation instructions come with the kit

LIMESCALE The visible problems:

- Scaled-up shower heads and taps
- Scaled-up kettles and steam irons
- Over use of shampoo and detergent
- Itchy and dry skin
- Black mould on shower curtains and tiles
- Scaling in baths, toilets and sinks



In the home, Cal clear-softened water has several benefits ranging from better lathering of soaps and shampoos, to alleviate itchy skin/scalp whilst progressively removing shower mould and inhibiting its return. (The sub 4 micron particle size is below that required for mould formation). Ceramic, glass and stainless steel surfaces brighten up as the residue formerly left by the calcium crystals are removed. Examination of the toilet flushing cistern will show the scale being broken down below the water level with the dislodged particles collecting at the bottom of the cistern. These particles where they are gradually broken down are flushed away. The kettle, dishwasher and hot water cylinder element will become de-scaled and it will cost less to heat hot water. Garden plants will flourish.

PHONE 0800JEEVEZ TO ORDER YOUR **WATER BUDDY** NOW $ 899.00
Simple self installation instructions come with the kit

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• **Phone** 0800 JEEVEZ• **Phone** 09 4433561• **Mobile** 021 909 353 • **Fax** 09 4433563 • **email** info@jeevez.co.nz

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Bathrooms, it's what we do!

RECEIVED
18 NOV 2010
BY:

Jeevez
FLEXIBLE BATHROOM SOLUTIONS
A division of Shower Safe

Thank you for choosing Jeevez to install your
Strataflex anti fracture waterproofing membrane

Shower Safe T/A JEEVEZ are trained in the correct installation of
Strataflex & is a certified installer of
Protective Surfaces Ltd

This Certificate entitles you to your

5 year workmanship warranty
Effective from the date of installation.

Yours sincerely

Niki Morrison



Jeevez, a division of Shower Safe • P O Box 303 009, North Harbour, Auckland 0751
• Phone 0800 JEEVEZ • **Phone** 09 4433561 • **Mobile** 021 909 353 • **Fax** 09 4433563 • **email** info@jeevez.co.nz
www.showersafe.co.nz www.jeevez.co.nz

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[redacted]
Thornley & Associates Ltd
Consulting Surveyors
New Lynn

2171 Gt North Road
New Lynn 0600
PO Box 15 438
New Lynn 0640
Tel: 820 5252
Fax: 820 5253
E-mail dick@thornley.co.nz
john@thornley.co.nz
rob-t@thornley.co.nz

Ref : 7203

7 July 2010

The General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

Attn : Building Services Officer

Dear Sir / Madam

Re : NEW DWELLING AT LAWRENCE ROAD, HAKURU
BUILDING CONSENT 100384

I, Richard Alexander Hudson, Registered Professional Surveyor, hereby certify that the position of the new dwelling to be constructed on the above site was set out under my direction on the 06 July 2010 in general accordance with dimensions on plans prepared by Golden Homes (Job No 3488, dated 29/04/2010), and the set out is correct.

R A Hudson MNZIS

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ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

EWRB 551

Electrical Certificate of Compliance

No. 3385702

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments Nil

To be completed whether or not an Inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer A e D Rogers Phone: 021423376

Address of installation Lot 6, Lawrence Road Mangaiwhai.

Postal address of customer (if not as above) 538B Whangarpo Valley Road Maraw

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

62 No. of lighting outlets | No. of ranges

38 No. of socket outlets | No. of water heaters

Was any installation work carried out by the homeowner? Yes ✓ No

Please tick (✓) as appropriate where work includes:

✓ Mains ✓ Main earthing system

✓ MEN Switchboard closest to point of supply Electric lines

Description of work carried out (If necessary attach any pages with work done) Pre-wire and fit-off of new electrical installation. Power, Lighting, water, pump.

Note - Did not run U/G Mains.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☑ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Chris Taylor

Company Golden Electrical

Signature

Registration No. E 249633

Contact Ph No. 021 899 543.

Date 16.11.10.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☑ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name Ivan Wejenday

Signature I. Wejenday

Registration No. I243416

Date 16-11-10

Contact Ph No. 094301803

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Private Utility Service As-Built Record

(Section 216, Building Act 2004)

Part A Consent Details (to be completed in all cases)

Building Consent Number 100384

Applicants Name A & D Rogers

Applicants Mailing Address C/- QBT Homes, PO Box 301-275, Albany 0752

Site Address

Part B As Built Services Information (to be completed in relation to service provided, ticking each box as appropriate)

Stormwater

Pipe Diameter		Pipe Material		Connection Type	
	80mm	✓	uPVC		Public Utility Service Connection
✓	100mm		Vitrified Clay		Soak Hole
	150mm		Ductile Iron		Stream
	225mm		Concrete		Drain
	Other_____mm		Other_____		Other_____

Water Supply

Pipe Material - Cold

	uPVC
	Copper
	Polybutylene
	Other _____

Hot Water Cylinder

✓	High Pressure _____ Litre
	Low Pressure _____ Litre

Meter Type

Make _____ Model _____

Pipe Material - Hot

	uPVC
	Copper
	Polybutylene
	Other _____

Diameter _____

Serial Number _____

Reading | | | | | | | | m³

(Quote all black figures inclusive of zeros only)

Note Part B As Built Services Information Continued on last page

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KAIPARA DISTRICT

Wastewater - Pressure (Pump Make/Model) Davey D 15 A

Connection Diameter		Pipe Material		Connection Type	
	40mm		uPVC		Public Utility Service Connection
✓	50mm		Vitrified Clay	✓	Septic Tank
	80mm		Concrete		Other
	Other ____ mm		Other ____		

Wastewater - Gravity

Connection Diameter		Pipe Material		Connection Type	
	65mm	✓	uPVC		Public Utility Service Connection
	80mm		Vitrified Clay		Soak Hole
✓	100mm		Concrete		Stream
	Other ____ mm		Other ____		Other ____

Wastewater - Disposal System Description

Septic Tank

Size: 4000 litres

Type
- [ ] Ecotank
- [✓] Biocycle
- [ ] Other ____

Effluent Field

Trench 4 x 40 m

- [ ] Deep Soakhole
  - Depth ____ m
  - Number of holes ____ m
- [ ] Other ____

Sanitary Facilities

✓	Toilet	Number 2	
	Bidet	Number	
	Urinal	Number	

Waste Disposal Unit

- [✓] No
- [ ] Yes Type ____

Certification

I Kirk Sullivan being

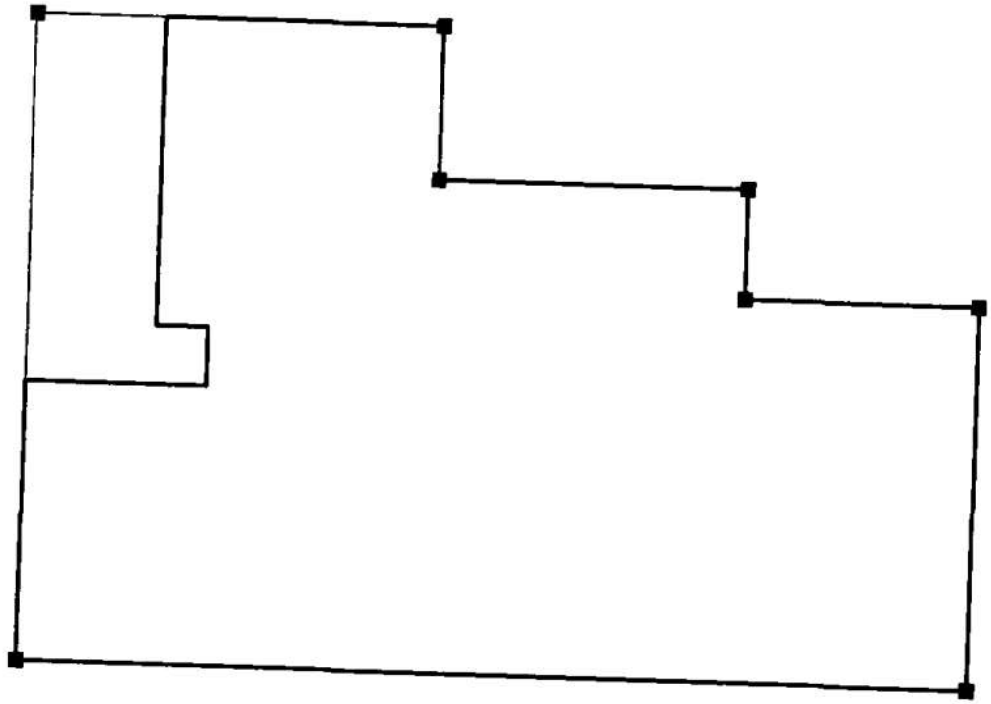
	Owner		Craftsman plumber	Registration Number
	Occupier	✓	Registered drainlayer	Registration Number 21751

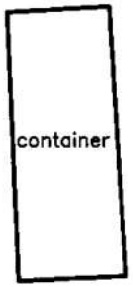
certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature

1/11/2010

Date





Thornley & Associates Ltd

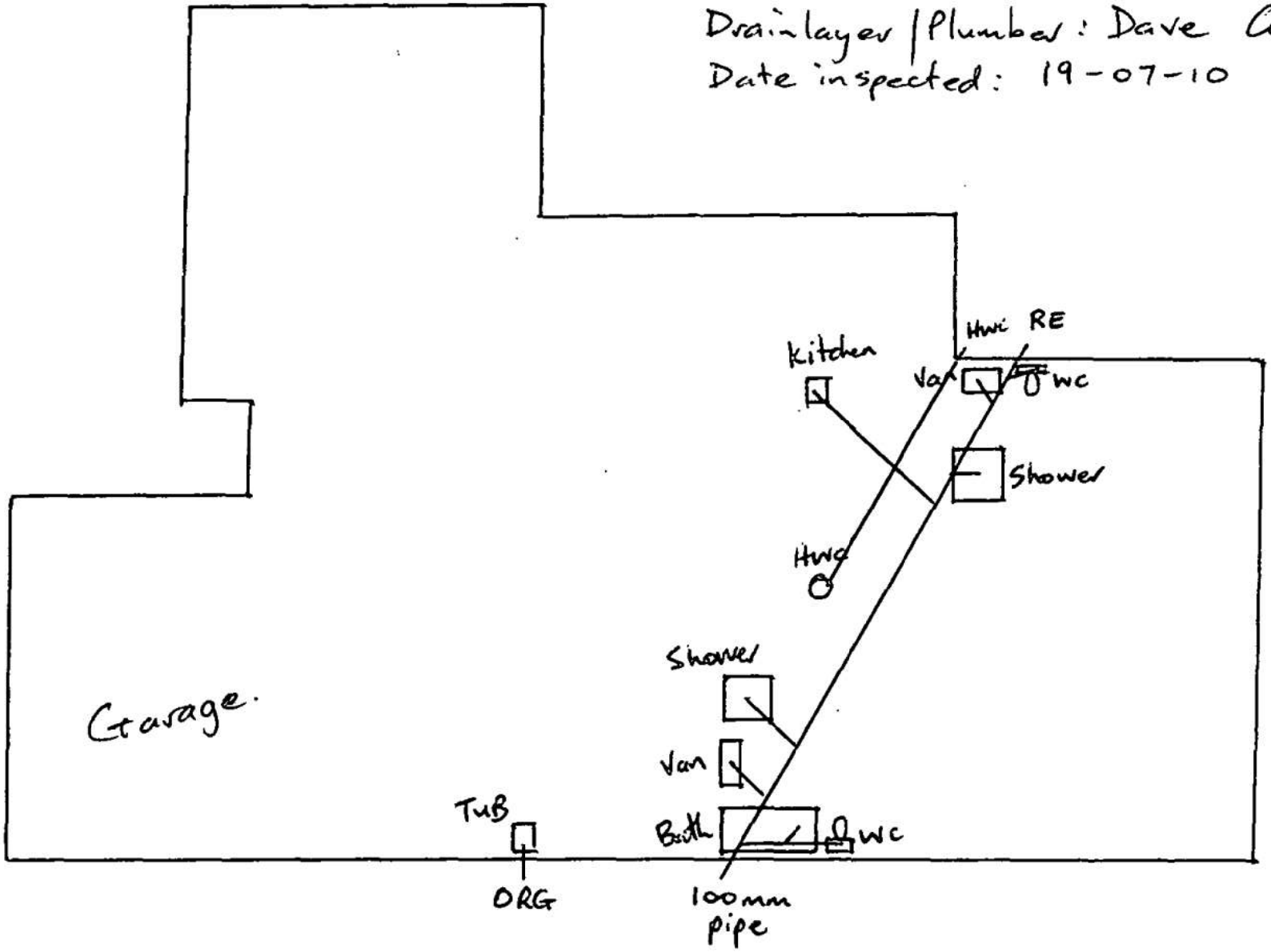
Lot 6 Lawrence Road

Date : 7 JUL 2010

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Name of owner: Rogers residence
Site address: 55 Lawrence Road, Mangawhai
Lot No: 6 DP: 420940
Consent No: ABA 100384

Drainlayer / Plumber: Dave Curteis
Date inspected: 19-07-10



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JOHN HAWLEY CONSULTING LTD
John Hawley, FIPENZ, MA, PhD, BE, CPEng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

Geotechnical Report

with

Stormwater and Wastewater System Specs

for

Alan & Denise Rogers

at

Lot 6 "Wainikau", Mangawhai

KAIPARA DISTRICT COUNCIL
BC 108384
BUILDING INSPECTOR

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4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

May 2010

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JOHN HAWLEY CONSULTING LTD.

John Hawley, FIPENZ, MA, PhD, BE, CP Eng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Fax: 09-425 6946

1st April 2010 Job No: 1358

GEOTECHNICAL REPORT re HOUSE SITE
for
DENISE ROGERS
at
Lot 6 WAINIKAU, LAWRENCE ROAD, MANGAWHAI.

Alan and Denise Rogers,

In response to your instructions we have examined your property in Lawrence Road on which you plan to build a house, - Lot 6 Lot 420940.
The Lot was formed by subdivision of Lot 1 DP 315874 for which exercise we undertook the Geotechnical investigations which confirmed that all of the proposed new Lots (including what is now Lot 6 DP 420940) included at least one building site "not subject to instability".

In that exercise a circular area with radius 9m (area 254m^2) was identified as "not subject to instability", - see outline of this circle on the attached plan prepared by Golden Homes: at A4 size it has a scale of 1: 300.

The wording in our Report of 24th Feb 2004 was -

> **Site Locations and Dimensions - 24 Feb 2004**
>
> Sites which we rate as "stable" are shown as circular areas on the plan/map attached. Each has a radius of 9m, ie and area of 254m^2. Extending these areas would in some instances call for more precise survey information because they have steep ground nearby. No inference should be taken however that areas outside the defined circles are not stable. Purchasers wishing to build houses which stray beyond the defined stable sites should seek an opinion from a Chartered Professional Engineer on whether the area they propose to use is stable. In some instances such areas might call for "specific design" of house foundations[1].

The wording in our supplementary letter of 10th September 2004 was –

> **Re: Lawrence Road Developments Ltd – Wainikau Estate**
>
> In response to your letter of 8 September we are able to certify that the 11m (eleven metre) diameter circles labelled K, L, M, N, O, P, Q, R, S and T on the plan prepared in your office for the subdivision into 12 Lots of Lot 1 DP 315 874 – copy attached signed "J G Hawley" – may be taken to represent

[1] As distinct from design according to NZS 3604 as modified for "moderately expansive" soils.

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the relevant "stable building sites" examined by us and certified in our Geotechnical Report dated 24 February 2004. It is noted that they are amplifications of the 9m diameter sites defined in our Geotechnical Report.

The circles should not be interpreted as meaning that land outside them is not stable. Houses might well be built safely elsewhere on the Lots, but additional geotechnical investigation would be required to check whether foundations designed in accordance with NZS 3604 would be appropriate or whether "specific design" of foundations by a professional engineer would be required, - or whether the proposed alternative site could not be certified as "stable".

Because the proposed building "footprint" lies partially outside the 11m circle on that Lot two additional boreholes were put down, - on 17th March 2010. Peak and remoulded shear strengths were measured at depths of 500mm, 1,000mm, 1,500mm and 2,000mm, - at which depth the auger was hard to retrieve and the investigations continued with a Scala Penetrometer, - see attached borelogs.

The Lot was also checked for signs of recent ground movement. Fence lines were checked for offsets which could indicate recent ground movements, and trees for "hockey-stick" trunks or other characteristics which could indicate ground movement. None was found.

Our investigations allow us to extend all of the statements made in our Geotechnical Reports of 24th February 2004 and 17th March 2004 to the footprint of the proposed house shown on the attached plan drawn by Golden Homes and dated 12th March 2010.

Additional recommendation

Since 2004 the addition of detention volumes to water tanks has become common practice, particularly where streambank erosion could be promoted by increased peak flows from introduced low permeability areas such as roofs and sealed driveways. In this setting we recommend that water tanks be fitted with such detention volumes sized in accordance with Table 2 in Waitakere City and Rodney Districts "Toolbox" for the management of stormwater. The roof area of 240m^2 would call for a detention volume of 4,125 litres. If two 25,000 litre water tanks were installed this would mean a reduction in storage volume available from 50,000 to 45,825 litres, ie 8.25%. See also attached Figures 5-1 and 5-2 from that publication.

Wastewater treatment/disposal

As requested, design specifications for an on-site wastewater treatment/disposal system are attached.

If you wish for clarification of points raised above, or any other geotechnical matters, please do not hesitate to telephone or Fax this office.

J.G. Hawley

J G Hawley
CP Eng.

Attached: Borelogs (2)
Plan
Figures 5-1 and 5-2 from the "Toolbox".
from the "Toolbox"

(2)

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John Hawley, FIPENZ, MA, PhD, BE, CPEng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

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WARKWORTH

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7th May 2010 Job No 1358

Alan and Denise Rogers

Stormwater Management – New house, Lot 6, "Wainikau" Mangawhai

This note is an amplification of the "Additional recommendation" included at end of our Geotechnical Report of 1st April 2010.

We note that that the addition of (new) houses to the "Wainikau" development will introduce impermeable surfaces draining into a stream. We recommend that measures be taken to reduce what would otherwise be increased peak flows in the stream during intense rainstorms. The simplest way of doing this is to install a detention volume in the roofwater tanks, and this may be done in accordance with "The Toolbox" jointly prepared by Waitakere City and Rodney District Councils. The purpose, in this case is to protect the streams etc downstream of your Lot from the higher peak flows which such surfaces would create, - rather than to tackle a flooding issue.

It is understood that you plan to have TWO 25,000 litre water tanks. The reduction in volume of water available for household purposes will therefore be small, see below.

It is understood that the house, garage and verandah roofs will all feed the water tanks and have areas of $240m^2$.

Volume of water to be detained
Table 5-2 in Toolbox gives detention volumes and leak diameters for detention tanks with various proportions and roofwater areas.

Extrapolation of the figures in Table 5-2 for a roof area of $240m^2$ leads to a detention volume of 4,100 litres being desirable. This is 8.2 % of the 50,000 litre volume of the two tanks so will not seriously affect the volume available for domestic use.

The two tanks should be joined by a siphon (hose) so that the surfaces in the two tanks rise and fall together. (It is assumed that the bases of the two tanks will be at the same level.)

The horizontal cross-sectional area of 25,000 litre tanks is $10m^2$. The detention volume of 4,100 litres may therefore be created by forming a "leak" 200mm below the level of "ultimate overflow" from the tanks.

This is half the 400mm which extrapolation of the table suggests would be appropriate in a single 25,000 litre tank so a larger than 30mm orifice would be required to get the same flow rate from the tank.

For equal flow rates it is necessary to keep the product "$D^2 \times \sqrt{H}$" constant, where D is diameter of orifice and H is its depth below the free water surface.

(3)

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$D^2 \times \sqrt{240} = 30^2 \times \sqrt{410}$.
ie $D^2 = 900 \times \sqrt{410/240} = 900 \times 1.31 = 1{,}176$.

D = 34mm.

The diameter of the orifice should be **34mm. See Figure 5-2 attached.**

The 80mm pipe carrying the water from the orifice (and in extreme rainstorm events water from the ultimate overflow) should be taken to a safe exit. This would best comprise a 5m length of 110mm perforated draincoil laid on the contour – or running slightly upslope in an area where seepage from it cannot get onto the effluent field. This may be done most conveniently on the slope which leads down to the stream immediately below the house platform, see plan.

The end 1m of the draincoil should be turned to run upslope and the end left open, - but with a ball of wire-netting pushed into it to prevent entry by rodents.

NB The overflow from the water tanks must NOT be taken to the wastewater system.

Driveway runoff
It is understood that much of the driveway area will be un-sealed, ie gravel. Runoff from it, and from small sealed areas should be dispersed as evenly as possible from the sides of those areas.

It is hoped that the above specifications give you all that you require. If you wish for more detail please do not hesitate to contact the undersigned.

J. G. Hawley

J G Hawley
CPEng

Attachments: Plan and Figures 5-1 and 5-2 from The Toolbox

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Borehole: 1	**Diameter 50mm**	**Job No: 1358**	**Client: Rogers**	**Date: 17-03-10**

Soil Description	Depth (m)	Water Level	Shear strength (kPa)		Scala Blows/ 100mm
			Peak	Remould	
	0.00				
Topsoil to 400mm.	0.10				
	0.20				
	0.30				
	0.40				
Silty clay, uniform, orange/tan, dry, hard, crumbly.	0.50		212+		
	0.60				
	0.70				
	0.80				
	0.90				
Clay, pure, orange, moist, plastic.	1.00		212	95	
	1.10				
	1.20				
	1.30				
	1.40				
Clay, pure, tan/orange, moist, plastic.	1.50		205	103	
	1.60				
	1.70				
	1.80				
	1.90				
Clay, pure, tan/cream, moist, plastic.	2.00	nil	202	142	
Start of Scala probe.....	2.10				3
	2.20				5
	2.30				8
	2.40				10
	2.50				12
	2.60				14
	2.70				13
	2.80				13
	2.90				13
End of Scala probe.....	3.00				12
	3.10				
	3.20				
	3.30				
	3.40				
	3.50				

Comments: No water table evident at time of this investigation.

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Borehole: 2	Diameter 50mm	Job No: 1358	Client: Rogers	Date: 17-03-10

Soil Description	Depth (m)	Water Level	Shear strength (kPa)		Scala Blows/ 100mm
			Peak	Remould	
	0.00				
Topsoil to 350.	0.10				
	0.20				
	0.30				
	0.40				
Hard white material 350mm to 700mm. (possibly ash)	0.50		212+		
	0.60				
	0.70				
	0.80				
	0.90				
	1.00		173	92	
Silty clay, orange, crumbly.	1.10				
	1.20				
	1.30				
	1.40				
	1.50		212+		
Silty clay, orange, crumbly.	1.60				
	1.70				
	1.80				
	1.90				
Silty clay, orange/cream, crumbly..	2.00	nil	209	106	
Start of Scala probe.....	2.10				4
	2.20				6
	2.30				7
	2.40				7
	2.50				7
	2.60				7
	2.70				7
	2.80				8
	2.90				8
	3.00				9
End of Scala probe.....	3.10				8
	3.20				
	3.30				
	3.40				
	3.50				

Comments: No water table evident at the time of this investigation.

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Geotechnical Reports – On-site Wastewater Systems – Producer Statements

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18th April 2010

Job No 1358

Alan & Denise Rogers
159 Rodney St
Wellsford

On-site Wastewater Treatment/disposal System for 5-bedroom house
at
Lot 6, *Wainikau*, Lawrence Road, Mangawhai

This document has been prepared as part of your application to Kaipara District Council for Building Consent for a house with 4 bedrooms and an office/study. Design is for a 5-bedroom house. .

The proposal is for a pump-driven Low Pressure Effluent Distribution [LPED] system.

Water-reduction fixtures to be fitted will be more stringent than "Standard" as listed in Note 2 of Appendix 4.2D of AS/NZS 1547 in that toilets will be 6/3 dual flush rather than 11/5.5. Other fixtures in "Standard" will be fitted, specifically shower flow restrictors, aerator faucets (taps) and water conserving automatic washing machine. The house will be on roof-water supply. The fixtures are therefore between the 115 and the 80 litre/day situations in Appendix D of AS/NZS 1547. A value of 100 litres/person/day will therefore be used for design purposes.

Loading = 8 x 100 = 800 litres/day

Table 4.3A1 of AS/NZS 1547 requires a septic tank volume (digestion volume) of 3,000 litres for daily loadings up to 1,000 litres/day but 4,000 litres for 8 persons. Choose to install 4,000 litre digestion chamber. (This will probably need to be a separate tank rather than part of a dual-chamber tank.)

A separate chamber with volume approximately 900 litres will be placed near the exit and a filter put on the exit of the septic tank. Effluent will overflow from the septic tank through the filter into the pump chamber/tank. (The pump chamber may be either a separate tank or the second chamber in a dual-chamber tank.)

It is recommended that the filter and the dosing pump be fitted before delivery of the tank(s).

The geology is Waitemata sandstones (Pakiri Formation) and the soils are silty clay-loams, ie Category 5. It is judged that an "areal" design application rate of 5mm/day would be appropriate in these soils.

Area needed for effluent field = 800/5 = **160m^2**.

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Choose to use gently-sloping area with deepened topsoils immediately upslope of building platform. Install pipe-in-pipe distribution lines placed in 200mm x 200mm trenches with each trench running on a contour. All trenches must be everywhere at least 1m apart.

Available width will allow an effluent field 4m x 40m. This will allow EITHER

- **end feed to 4 lines each comprising 32mm pipe** within 110mm perforated draincoil and 39m long, see "Diagram a" OR
- **central feed to 4 pairs of lines, each pair comprising 25mm pipe** within 110mm perforated draincoil. Each of the 4 pairs comprises two 19m lengths, - with 1m gap on centre-line where feeds go to pipes, see "Diagram b".

See Summary for Drainlayer for numbers and spacings of 3mm squirt holes to be drilled in 32mm or 25mm inner pipes, - same spacings of squirt holes regardless of pipe diameter.

Adequate area available for "100% Reserve" immediately upslope of effluent field amongst olive plantation.

Summary for drainlayer

1. Install a septic tank with digestion volume at least 4,000 litres (single or double chamber) with 2mm filter on its exit. This must be located at least 3m from the house. Install a 900 - 1,100 litre dosing tank/chamber adjacent to the septic tank so that effluent overflows from the septic tank through its exit filter into the dosing tank. Fit Davey D15A or similar automatic (float level-controlled) pump in dosing tank with an on/off range of 250mm.

2. Distribution lines to be **EITHER 32mm ϕ** i.d..pipe within 110mm ϕ draincoil. Total length required = 4 x 39m = 156m of each type, **OR 25mm Ø** pipe within 110mm perf draincoil, arranged as 4 pairs of lines, - each of the 8 lines comprising 19m lengths. Total length of pipes = 8 x 19 = 152m.

3. Lay out the inner lines on the ground surface without draincoil, - either 4 long 32mm lines with end feed or 4 pairs of 25mm lines with central feed. Each line to be on a contour.. The lines may curve (in plan) to ensure each remains on its contour but should be everywhere at least 1m apart. Fit bungs to remote ends of lines. Fence 40m x 4m area to exclude stock.

4. Construct surface water diversion swale around effluent field.

5. Diam of outlet from D15A pump is 32mm. Main line from pump chamber to distribution lines to comprise approx 40m of **50mm ϕ** pipe.

6. For "end feed" option, drill 3mm ϕ squirt holes in each 32mm pipe at crs as follows –
   Top lines each with 18 holes @ **2.29m** crs
   Second lines with 16 holes @ **2.60m** crs
   Third lines with 14 holes @ **3.00** crs
   Fourth lines with 12 holes @ **3.55m** crs
   Total number of holes = 60

   Top lines (2) each with 9 holes @ **2.375m** crs
   Second lines with 8 holes @ **2.71m** crs
   Third lines with 7 holes @ **3.17m** crs

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Fourth lines with 6 holes @ **3.80m** crs
Total number of holes = 60

7. Connect distribution lines to main line from pump so that feeds to lower lines are ABOVE feeds to upper lines, see diagram. Photograph this layout.

8. Test system (before sliding draincoil over inner lines) by feeding water into pump chamber. Photograph effluent squirting up from holes, including end holes remote from pump. Photographs will assist engineer to provide "PS4 certification" for system. Record time taken from start to finish of a dose.

9. Excavate 4 trenches 200mm x 200mm (see diagram) each 40m long and everywhere at least 1m apart. Place 10mm drainage metal in trenches.

10. Slide 110mm perforated draincoil over 32mm (or 25mm) lines and place on drainage metal in trenches. Introduce clay barrier at 2 places along each line (at breaks in draincoil) to prevent effluent flowing more than 1/3 of length of each draincoil. Fill with drainage metal to 70mm below ground surface. Place layer of hay or geotextile to prevent topsoil moving down into metal and mound up "proud" of ground surface with topsoil.

11. Fit vents to remote ends of draincoil. (Vents may be almost flush with the mounded surface, ie just high enough to prevent surface water draining into them. Paint vents green or brown or.. if white plastic colour is unwanted.). Plant effluent field in shrubs, grasses, or trees as desired.

Assessment of Environmental Effects AEE
(in order listed in RDC Checklist)

Actual or potential impact of the proposal on ground-water, surface-water and soils.

(a) on ground-water *quantity* the impact of the system will be close to zero as no more water will arrive on the Lot as supply is roof-water, and effluent will be taken up by the shrubs on the effluent field and stimulate growth. Ground water *quality* will be protected by these shrubs taking up the nutrients (nitrates and phosphates) and by micro-organisms in the soil digesting any *e coli*.

(b) on surface-water the impact of the system will also be small because water supply is roof-water and evapotranspiration by the shrubs will ensure that soil infiltration rates are preserved.

(c) on soils. The effect on the soils will be beneficial as the nutrients will not only promote plant growth but also increase the micro-biological activity in the soils themselves and slowly convert any inorganic clays to organics. The topsoil depth will therefore increase over the years and the subsoils become more organic.

Potential odour and noise.

No odour will come from the effluent field because conditions there will be aerobic. A slight odour will be detectable at the vent from the septic tank, - as from every properly-functioning anaerobic digestion chamber. This is mostly due to traces of hydrogen sulphide (H_2S) in gas which is dominantly odourless methane (CH_4).

No sound will come from the system as the pump is submerged and of only 150W power.

Measures proposed to protect against system failure.

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Submerged pumps fail at unpredictable intervals. The pump should therefore be installed so that it can be lifted out and replaced by a "handyman" rather than require a drainlayer or an electrician. With regard to failure of the soils to cope with the application of effluent a 100% reserve area has been included in the design, as required by Northland Regional Council, see attached list of NRC requirements.

Alternative methods of treatment

These include Evapo-Transpiration-Seepage [ETS] Recirculating Filter Systems (RFS) Aerated Wastewater Treatment Systems [AWTS] and "advanced secondary" [AS] systems. The LPED system was chosen because of its simplicity, high reliability and low installation, running and maintenance costs.

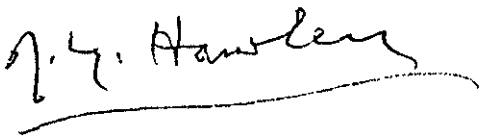
Previous site use

No evidence was seen or heard of the site being used for activities which could have led to site contamination.

Management plan

System management involves no more than lifting the filter out annually and hosing it down, and having the septic tank pumped out at approximately 7-year intervals. Because the effluent field is located where it can be seen from the house the development of wet spots would become apparent immediately. Their appearance should lead to checking by the drainlayer and the effluent field enlarged by extending it into the Reserve area.

J G Hawley
CPEng



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PUMP	**Rogers**	**1358**			
4 lines	Top	40		18	2.35
END FEED	Second	40		16	2.67
	Third	40		14	3.08
	Bottom	40		12	3.64
		Total holes		60	
Slope of field	8	0.140			

Head at pump exit 3.58 **D15**

	Diam	Length	Flow	dH		
Main	50	40	88.97	0.5058		
Top lead	32	0.00	24.82	0.0000		
2nd lead	32	1.1	23.34	0.0103	Dose time	3.0 mins
3rd lead	32	2.2	21.49	0.0176		
4th lead	32	3.3	19.32	0.0217		

Squirt diam 3

H at top of main	1.78
H at upper line	1.91
H at second start	2.11
H at 3rd Start	2.32
H at bottom start	2.53

Diam 32

Top lines

	Spacing	Head	dH to this	Flow to this	Squirt	
1	0.00	1.91	0.0000	24.82	1.42	0.60
2	2.35	1.89	0.0221	23.40	1.41	0.60
3	2.35	1.87	0.0197	21.99	1.40	0.60
4	2.35	1.85	0.0174	20.59	1.40	0.59
5	2.35	1.84	0.0153	19.19	1.39	0.59
6	2.35	1.82	0.0133	17.80	1.38	0.59
7	2.35	1.81	0.0115	16.42	1.38	0.59
8	2.35	1.80	0.0098	15.04	1.38	0.59
9	2.35	1.79	0.0082	13.66	1.37	0.58
10	2.35	1.79	0.0067	12.29	1.37	0.58
11	2.35	1.78	0.0054	10.92	1.37	0.58
12	2.35	1.78	0.0042	9.55	1.37	0.58
13	2.35	1.77	0.0032	8.18	1.37	0.58
14	2.35	1.77	0.0023	6.82	1.37	0.58
15	2.35	1.77	0.0015	5.45	1.36	0.58
16	2.35	1.77	0.0009	4.09	1.36	0.58
17	2.35	1.77	0.0004	2.72	1.36	0.58
18	2.35	1.77	0.0001	1.36	1.36	0.58

Second line

1	2.67	2.11	0.0249	23.34	1.49	0.56
2	2.67	2.09	0.0221	21.85	1.48	0.56
3	2.67	2.07	0.0194	20.37	1.48	0.55
4	2.67	2.05	0.0169	18.89	1.47	0.55
5	2.67	2.04	0.0145	17.42	1.47	0.55
6	2.67	2.03	0.0123	15.95	1.46	0.55
7	2.67	2.02	0.0103	14.49	1.46	0.55

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8	2.67	2.01	0.0085	13.04	1.45	0.55
9	2.67	2.00	0.0068	11.58	1.45	0.54
10	2.67	2.00	0.0053	10.13	1.45	0.54
11	2.67	1.99	0.0040	8.68	1.45	0.54
12	2.67	1.99	0.0029	7.23	1.45	0.54
13	2.67	1.99	0.0019	5.79	1.45	0.54
14	2.67	1.99	0.0011	4.34	1.45	0.54
15	2.67	1.99	0.0005	2.90	1.45	0.54
16	2.67	1.99	0.0001	1.45	1.45	0.54
Third line						
1	3.08	2.32	0.0247	21.49	1.56	0.51
2	3.08	2.30	0.0215	19.93	1.55	0.51
3	3.08	2.28	0.0185	18.37	1.55	0.50
4	3.08	2.26	0.0157	16.83	1.54	0.50
5	3.08	2.25	0.0131	15.28	1.54	0.50
6	3.08	2.24	0.0108	13.74	1.53	0.50
7	3.08	2.23	0.0087	12.21	1.53	0.50
8	3.08	2.22	0.0068	10.68	1.53	0.50
9	3.08	2.22	0.0051	9.15	1.53	0.50
10	3.08	2.21	0.0036	7.62	1.53	0.50
11	3.08	2.21	0.0024	6.09	1.53	0.50
12	3.08	2.21	0.0014	4.57	1.53	0.50
13	3.08	2.21	0.0007	3.04	1.52	0.50
14	3.08	2.21	0.0002	1.52	1.52	0.50
Fourth line						
1	3.64	2.53	0.0240	19.32	1.63	0.45
2	3.64	2.51	0.0204	17.69	1.62	0.45
3	3.64	2.49	0.0170	16.07	1.62	0.45
4	3.64	2.47	0.0140	14.45	1.61	0.44
5	3.64	2.46	0.0112	12.83	1.61	0.44
6	3.64	2.45	0.0088	11.22	1.61	0.44
7	3.64	2.45	0.0066	9.61	1.61	0.44
8	3.64	2.44	0.0047	8.01	1.60	0.44
9	3.64	2.44	0.0031	6.41	1.60	0.44
10	3.64	2.44	0.0018	4.80	1.60	0.44
11	3.64	2.44	0.0009	3.20	1.60	0.44
12	3.64	2.44	0.0002	1.60	1.60	0.44

Natural Hazards S44B(2)(a)

Drought

The Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (**ENGEO Report**).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Mangawhai Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area*
Report Title:	*Geotechnical Assessment Mangawhai*
Report date:	*16.04.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Mangawhai*
Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Kaipara District*
Report Title:	*Geotechnical Assessment Kaipara District*
Report date:	*17.06.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.*
Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (ENGEO Report).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Natural Hazards

Mangawhai Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area*
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Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Kaipara District*
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Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Please consult the Northland Regional Council Hazard attachment, for information provided by the Northland Regional Council, relating to this hazard.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 20 August 2026 v3.0

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

River flood maps

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, and well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

In 2019 – 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council Natural Hazards Viewer.

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone – Regionwide models (10 year extent).* Flood extent for the most common scenario – a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone – Regionwide models (50 year extent).* The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone – Regionwide models (100 year extent CC).* The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

Scope of report	*Hakaru Catchment (Catchment M08)*
Report Title:	*Design Modelling Hakaru Catchment (M08)*
Report date:	*May 2021*
Report prepared by:	*Water Technology*
Report commissioned by	*Northland Regional Council*
Purpose of the report:	*This report documents the calibration results and design modelling methodology for Hakaru Catchment (M08), noting that this catchment was calibrated to the December 2014 flood event.*
Where or how to access report	*River modelling technical reports*

Northland Regional Council are continuing with their flood hazard modelling programme to improve the information about the potential for flooding in the region. The reports on these models are not currently published as they are going through peer review and quality checks, however they are available upon request from the Northland Regional Council.

The following reports are available

- Whangarei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangarei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by EWaters and updated in 2025
- Waimā and Punakitere Catchment Flood Study. Designed to provide Northland Regional Council (NRC) with the necessary data and information to make informed decisions about catchment and flood management. The report was prepared in September 2024 by Water Technology for Northland Regional Counil
- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.
- Kerikeri-Waipapa Flood Model Build Upgrade Final Report. Reporting on the new flood across the Kerikeri-Waipapa region including the calibration against historical events. The report was prepared in February 2026 for Northland Regional Council.

Coastal inundation hazard maps

Not applicable.

Surveyed and observed flood levels

Not applicable.

Erosion and Landslide

Not applicable.

Coastal erosion

Not applicable.

Tsunami

Not applicable.

Drought

Not applicable.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault – a break in the Earth's crust – is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

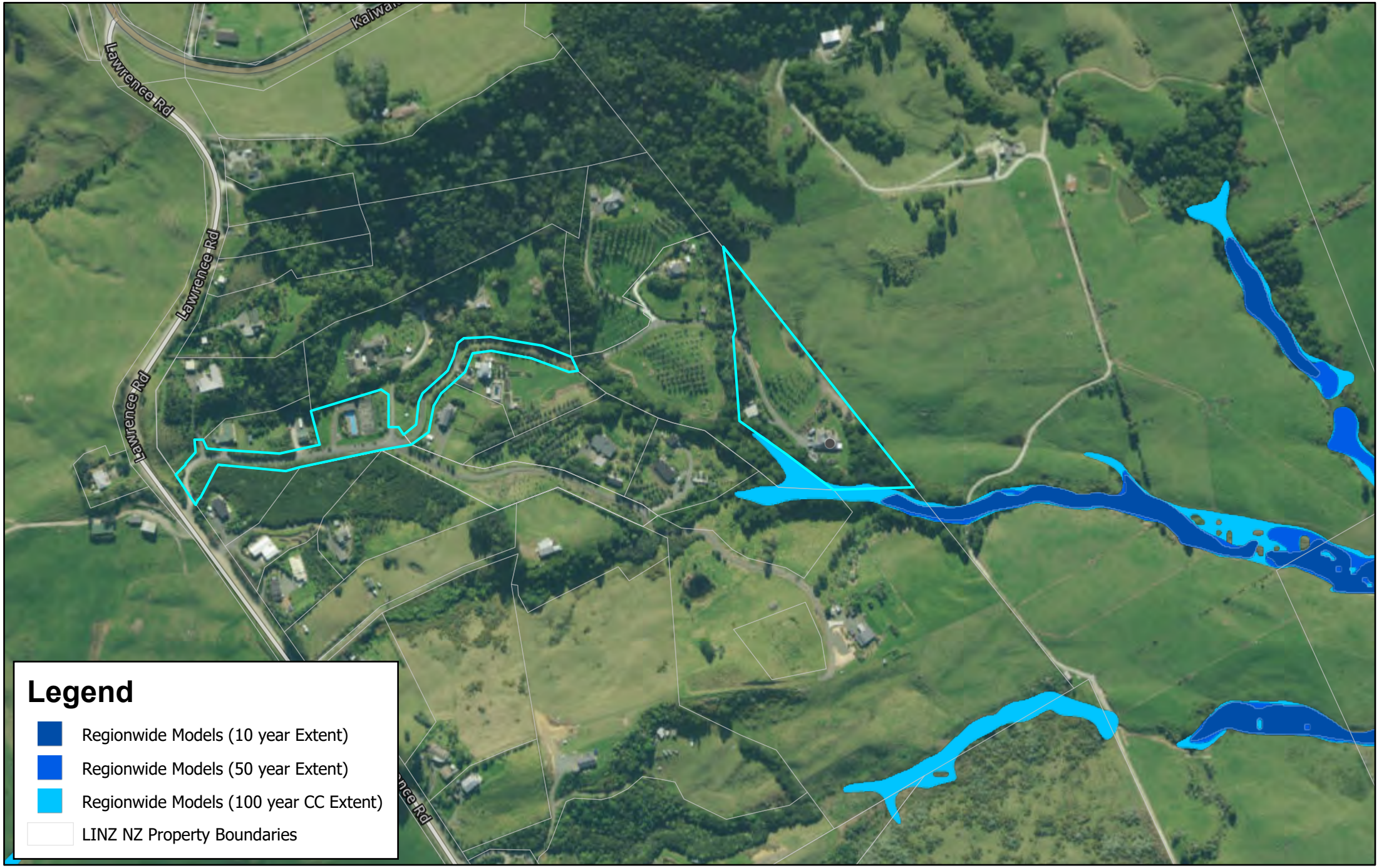
While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the *review of natural hazards information for Northland region.* This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

Scope of report	*Regional*
Report Title:	*A review of natural hazards information for Northland region* *Section 2.0 Seismic Hazards*
Report date:	*2004*
Report prepared by:	*Institute of Geological & Nuclear Sciences Limited*
Report commissioned by	*Northland Regional Council and Whangarei District Council*

Purpose of the report:	*The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work.* *Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.*
Where or how to access	*Northland Regional Council Website* https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf



Northland REGIONAL COUNCIL

Natural Hazards

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The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

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Print Date: 11/6/2026
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Asset Map - 0122013194

KAIPARA DISTRICT



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Original Sheet Size: A4

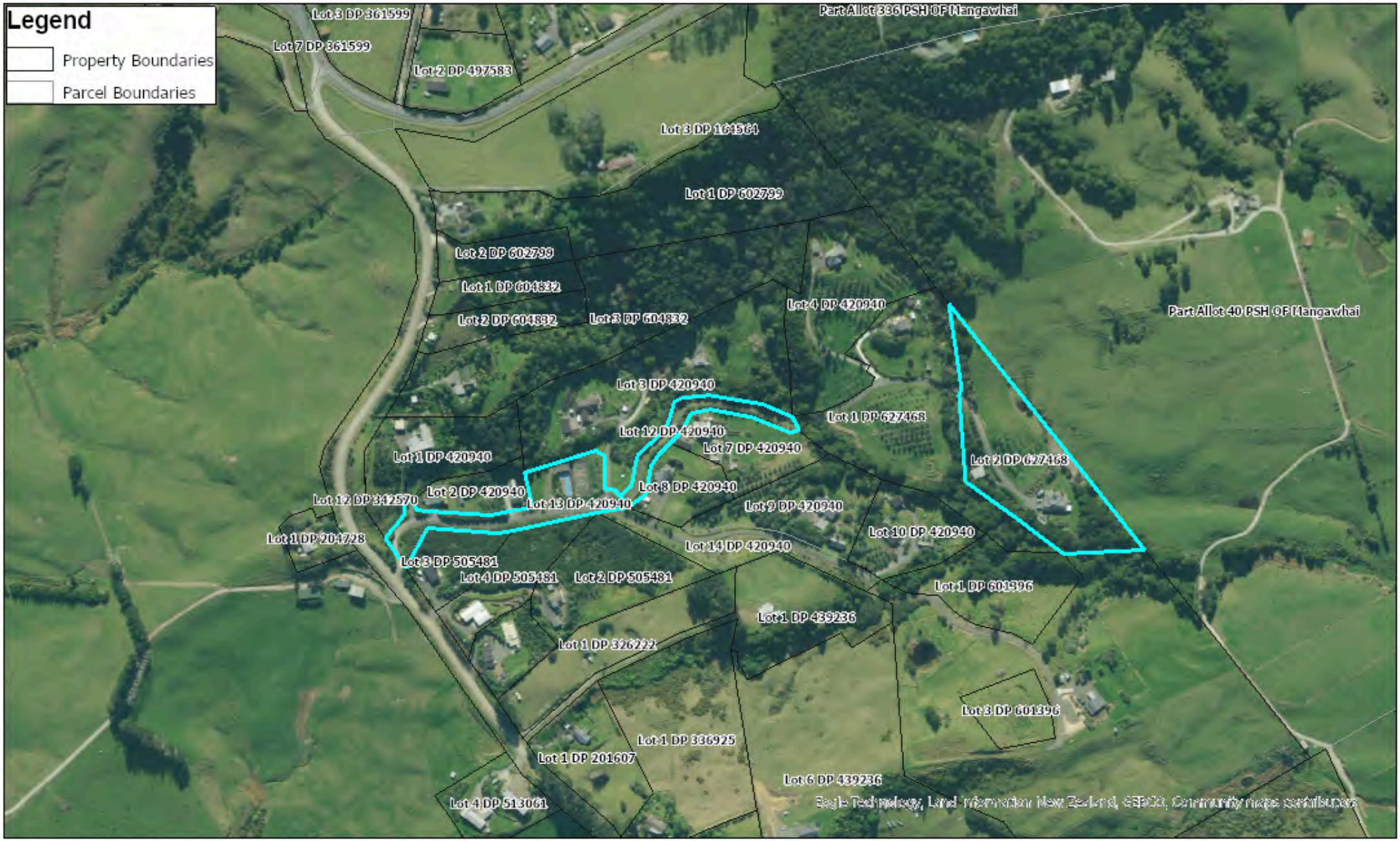
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1738931.595908E 5999661.346409N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's

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Print Time: 5:16 PM

Asset Map - 0122013194

KAIPARA DISTRICT



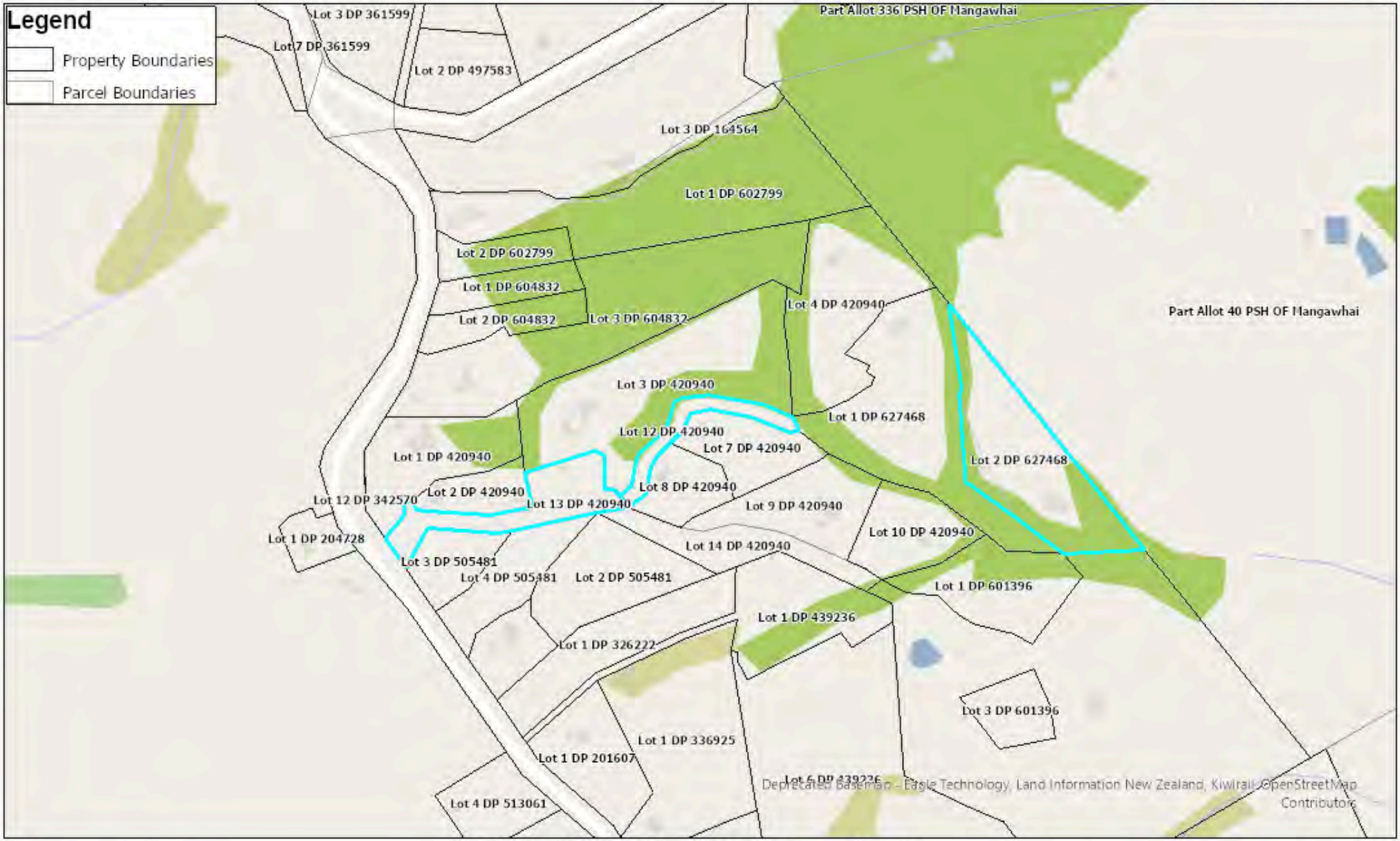
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Roads and driveways

District councils are responsible for local roads and Transit New Zealand is responsible for state highways. Private driveways are the responsibility of private landowners.

Check whether the access driveway from the public road is part of the property or crosses other land.

Make sure any right of way is recorded on the title.

Check that any right of way shown on paper matches up with the formed access.

Check the location of any dwelling in relation to other people's or shared driveways – vehicles using driveways can cause dust.

Will my green rural outlook change?

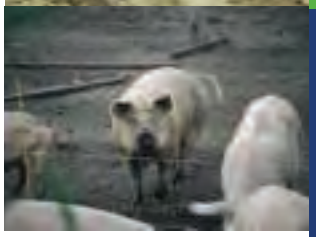
The rural landscape is constantly changing. Change is a necessary and inevitable part of living in the country -

- farming methods change
- new types of rural production will occur
- crops (including trees) will be harvested
- land may be subdivided
- new people and new ideas will come

The council's rules are not intended to preserve things as they are now but to manage the environmental effects of ongoing changes.

Ask the council about its rules for rural subdivision and the location of buildings on adjoining land.





Other things to check:

- Requirements for controlling serious weeds
- Responsibilities to control dogs and livestock
- The use of chemical sprays
- The location of emergency services (doctor, rural fire service)
- Power connection to the property



How can I find out about all of that?

Visit your district council – they will be able to answer many of your questions.

The district council can give you a Land Information Memorandum (a 'LIM') which describes important details about any property. There will usually be a small fee – but it is a small price to pay for accurate information.

You might also like to talk to the regional council.

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Thinking about living in the country?

Some things to check

This brochure answers some of the frequently asked questions about living in the country

REAL ESTATE INSTITUTE OF NEW ZEALAND

NEW ZEALAND PLANNING INSTITUTE



it's paradise – right?

It can be but remember - the rural environment is where people live and work. That means it's both a beautiful landscape and a place of production.

Some production activities create effects that are noticeable on adjoining properties. Many of these effects are a necessary and legitimate part of rural production. Maybe not all day or all year – but sometimes, depending on the season, there might be:

Noise	Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters
Smell	Animal enclosures, silage, effluent disposal
Smoke	Stubble burn-off or other fires
Dust	Cultivation, planting and harvesting, vehicles on unsealed roads and driveways
Spray	Agrichemical spraying of crops and paddocks

Look around the rural neighbourhood and see what's there. Think about how established activities might affect you.

Ask around – find out what day-to-day life is like in that rural area in all seasons.

Spend some time there – check it out in good weather and bad weather days and all wind directions.

Can I do anything I want on my land?

It might pay to check. Usually you can – provided your activities don't cause adverse environmental effects.

Councils are responsible for managing the effects of activities and may have rules and bylaws controlling things like:

- house location and number of houses
- location of farm buildings and stock yards
- disposal of household sewage and stock effluent
- taking water from the ground or rivers
- discharges to ground and water
- burning of open fires
- distance of shelter belts and plantation forestry from boundaries
- noise
- removal of scrub or trees
- earthworks to build access tracks

There may be particular or additional controls in areas that have special landscape or ecological importance.

Ask the council for a copy of the rules applying to your property and rural neighbourhood.

Just as in town, it's important to get on with neighbours. The council can set basic guidelines or standards but, when it comes to managing minor matters, it's up to you and your neighbours.

Make sure you can get hold of your neighbours if anything happens on their property that might affect you.

Why not tell your neighbours about anything you plan to do that might affect them?





Water and sewerage

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means rain water has to be collected in tanks or water has to be pumped from waterways or an underground bore. If water is already piped onto the property from elsewhere, find out where it comes from and check that there is an easement or permission that allows this to continue – even in summer dry periods.

Sewage disposal is often to a septic tank. Septic tanks need to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if the property is bare land.

water supply and sewage disposal systems meet required standards and actually work.

Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems – you'll need to know how to maintain pumps and clear blocked drains.

