



013

APPLICATION



**Far North
District Council**

~~FNDC ADMIN~~

~~- 4 AUG 2014~~

Private Bag 752, Memorial Ave

Kaikatoe 0400, New Zealand

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Office Use Only
 Precheck Number: 89537
89506
 Application Number: 2150068

Environmental
09 SEP 2014
Management

~~ENVIRONMENTAL MANAGEMENT~~

~~05 AUG 2014~~

Application for Resource Consent

Section 88 Resource Management Act 1991 (Form 9)

Please refer to Council's Resource Consents Guidance Notes and Schedule of Fees and Charges

1. Applicant Details

Name/s: (please write all names in full) KINGI

Note: Applicant must be a person or legal entity. Full name of Individual, Limited Liability Company or Trust is required.

Postal Address: 133 PERIA ROAD, KAIKA, RD 2 0482

Postcode 0482

Phone Numbers: Work: 408-9180 ext: 4892 Home: 021 210 4392

Fax: X Email: kingioze@yahoo.com

2. Address for Correspondence

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

Name: Shane Stratton Surveying Ltd

Postal Address: P.O. Box 7144

Tikipunga

Whangarei Postcode _____

Phone Numbers: Work: 0274390092 Home: _____

Fax: _____ Email: shane@sbsurveyors.co.nz

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

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

Name/s: Kingi

Property Address/Location: 133 Peria Road

4. Billing Details

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

Name (please write
Name or entity in full)

KINGI

Postal Address:

133 PERIA RD, KAIATA, Kaitaia

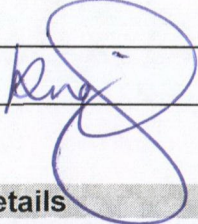
Phone Numbers:

Work: 408 - 9180 ^(rent unit) ext: 4892 Home: 021 210 4392
Fax: X Email: Kingi01@yahoo.com

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

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

Name: KINGI (Please Print)

Signature:  Signature of Bill Payer/s (mandatory) Date: 18/06/2014

5. Application Site Details

Location and/or Property Street Address of the proposed activity

Site Address/Location: 133 Peria Road

Valuation Number:
(from rates notice)

Legal Description:
(from Certificate of Title)

Certificate of Title Identifier: _____ (Please attach a Certificate of Title - Search Copy should be no more than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by council staff?

Yes/No

Is there a dog on the property?

Yes/No

Please provide details of any other entry restrictions that council staff should be aware of e.g. health and safety, caretaker's details.

6. Description of the Proposal & Type of Application

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognised scale e.g. 1:100, 1:200) to illustrate your proposal. Please refer to Chapter 4 of the District Plan which provides details of the standard provisions required for this.

Proposed boundary adjustment of three adjoining sites at Peria Road - details within.

Type of Resource Consent Sought:

- | | |
|---|--|
| <input type="checkbox"/> Landuse | <input type="checkbox"/> Cross Lease Subdivision |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Unit Title Subdivision |
| <input type="checkbox"/> Combined Landuse and Subdivision | <input type="checkbox"/> Discharge Consent |

7(a) Other Consents

Are there any additional consents required for this proposal but not being applied for under this application?

- | | | |
|--|--------------------------------|--------|
| <input type="checkbox"/> Discharge Consent | Is a Building Consent required | Yes/No |
| <input type="checkbox"/> Regional Landuse Consent | If Yes has it been applied for | Yes/No |
| <input type="checkbox"/> Other (give details) _____ | Building Consent Reference | _____ |
| <input type="checkbox"/> Previous consents related to this application _____ | | |

7(b) National Environmental Standard (NES) Consents

This site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.

Is the site currently or has it historically been used for an activity on the HAIL? Yes No Don't Know

Is the proposed activity an activity covered by the NES? Yes No Don't Know

If Yes tick the appropriate box below:

- Subdividing land
 Changing the use of the land
 Sampling or disturbing the soil (earthworks)
 Removing or replacing a fuel storage system

More Information can be found by visiting Council's Website www.fndc.govt.nz and searching for NES prelodgement questionnaire and/or NES HAIL Checklist

8. Assessment of Environmental Effects

An Assessment of Environmental Effects (AEE) is a requirement of the Fourth Schedule of the Resource Management Act 1991 and **must** accompany every resource consent application. An AEE is a written report that identifies the effects of your proposal on the environment. Please attach your AEE to this application

9. Other Information Required

Provide any other information required to be included in this application by the District Plan, Regional Plans, Resource Management Act 1991 or any regulations made under that Act and attach to your application. Please also include any supporting documentation with your application.

Important Information

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

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

Name: Shane Stratton

Signature: [Signature] Date: 4/9/2014

Checklist (please tick the box if information is provided)

All Applications

- Payment (cheques should be made payable to the Far North District Council)
- A current Certificate of Title (Search Copy should not be more than 6 months old) with any listed encumbrances e.g. Consent Notices and Easements
- Description of the Activity (supported with sufficient information as defined in chapter 4 of the District Plan)
- Assessment of Environmental Effects
- Written Approval/s obtained or record of consultation undertaken
- Reports from technical experts (if required) e.g. engineering report, ecological report
- Copies of other Consents obtained e.g. Building Consent, NRC Consent if relevant

Land Use Applications

Please Note: All drawings and plans should be supported with sufficient information as defined in Chapter 4 of the District Plan and must indicate the degree of infringement and be labelled, numbered and dated and drawn to a recognised metric scale e.g. 1:200 for site plan; 1:100 for elevations etc.

- Site Plan showing location and dimensions of all property boundaries, existing and proposed buildings, existing and proposed vegetation, any watercourses, contours, driveways and parking/manoeuvring space and impermeable surface calculations
- Floor Plan/s showing details and dimensions of the interior of the building (area and use)
- Elevation Plan/s of every exterior face of the building (existing and/or proposed) showing height and height in relation to boundary

Subdivision Applications

Please Note: All drawings and plans should be supported with sufficient information as defined in Chapter 4 of the District Plan and must be labelled, numbered, dated and drawn to a recognised metric scale e.g. 1:200

- Scheme Plan showing the position of all new boundaries and their dimensions, the areas of all new allotments and the location of all buildings and existing easements
- The location and areas of land to be set aside as new road or other utilities
- The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown.

Only one copy of the application is required but please note for copying and scanning purposes documentation should be unbound, single sided and no larger than A3 in size

SHANE STRATTON SURVEYING LIMITED

PO Box 7144, Tikipunga, Whangarei, PH (09) 4371749 , Mob 027 4390092, Email shane@sbsurveyors.co.nz

Subdivision Application

KINGI

Property Location: Peria Road, Kaitaia
Council: Far North District Council

Prepared By: Kate Wood, Planner

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1. INTRODUCTION

1.1 Report Basis

- 1.1.1 This report has been prepared for Kingi, in support of a subdivision consent (boundary adjustment) in respect of a property located at Peria Road, Peria. It has been prepared in accordance with the provisions of Section 88 of the Resource Management Act, 1991.
- 1.1.2 Section 88 of the Act requires that each resource consent application be accompanied by an Assessment of Environmental Effects (A.E.E.) outlining any actual or potential effects the proposed activity may have on the environment and the ways in which any adverse effects may be mitigated. The assessment is also expected to cover various related matters listed in the Fourth Schedule to the Act, including a description of the proposal, consultation with interested or affected parties and monitoring.
- 1.1.3 The report identifies relevant provisions in the Act along with the Operative District Plan that determine the activity status of the application.

1.2 Site Description and Proposal

- 1.2.1 Our client currently owns three adjoining titles which are described in the following table:

	Title Reference	Allotments	Area
1.	NA 61D/42	Pt Section 3 Blk I Maungataniwha SD	43.0025ha
2.	NA 887/132	Lot 2 DP 34669	1.73ha
3.	NA 170/80	Allotment M59 Parish of Maungataniwha	16.1874ha

- 1.2.2. The proposal involves the subdivision of Allot M59 Parish of Maungataniwha, which currently accommodates approximately 16.1874ha and is bisected by Peria Road. An existing dwelling is located on the northern side of Peria Road, and is surrounded by a small stream. The site is undulating and in pasture with scattered vegetation.
- 1.2.3 Pt Section 3 Blk I Maungataniwha SD has extensive bush coverage, and much of this site is protected by QEII covenant. The covenanted area is indicated in yellow on the attached quick map in Appendix 2. This site also

contains an existing dwelling, and gains access via an existing vehicle crossing from Peria Road in the south western corner of the site.

- 1.2.4 Lot 2 DP 34669 is undeveloped. This site has no formed legal access and is grazed in conjunction with the adjoining allotments described above and owned by our client.
- 1.2.5 The surrounding environment is rural in character, being zoned rural production land and for the most part consisting of large farming allotments and bush areas.
- 1.2.6 It is proposed that Allot M59 Parish of Maungataniwha be subdivided to create the following allotments:
 - Lot 1: 0.677ha
 - Lot 2: 10.1509ha
 - Lot 3: 5.3595ha
- 1.2.7 Proposed Lot 3 is to be held with Pt Section 3 Block I Maungataniwha SD (NA61D/42) and Lot 2 DP 34669 (NA887/132). Accordingly no additional lots are being created and the proposal is therefore a boundary adjustment.

2. DISTRICT PLAN STATUS

2.1 Operative District Plan

- 2.1.1 The subject site is located within the Rural Production Zone under the Operative District Plan and is not subject to any Resource Features. (Refer to Zone Map 20 in Appendix 3).
- 2.1.2 The proposal cannot meet the provisions of Rule 13.7.1, for controlled activity boundary adjustments, as the level of non-compliance with the allotment area rules for Proposed Lot 1 will be increased.
- 2.1.3 The proposal is therefore assessed against Rule 13.7.2.1 Allotment Size for the Rural Production Zone. The proposal meets the restricted discretionary activity provisions under this rule, as there will be a maximum of 3 lots in the subdivision, with the minimum lot size in excess of 4000m², with the other allotments in excess of 4ha. The sites existed prior to 28 April 2000. The proposal is therefore assessed overall as a Restricted Discretionary Activity.
- 2.1.4 Rule 13.7.3 lists those other matters to be taken into account for controlled activity subdivisions. These matters are relevant to the proposal as these are the matters that Council will restrict the exercise of its discretion to when considering whether or not to impose conditions on applications for Restricted Discretionary Activities. The applicable parts of Rule 13.7.3 are addressed as follows:

13.7.3.1 – Property Access

The proposal can comply with all relevant parts of Chapter 15, transportation. Only one new access will be required, for Proposed Lot 2. This lot has some 200metres of frontage with Peria Road, and given that a number of potential building sites are available for this site, it is considered that access is best determined at building stage. We suggest that a consent notice be included on the Certificate of Title for this lot, requiring that a complying access be constructed prior to the approval of a building consent.

13.7.3.2 – Natural and Other Hazards

The proposal is a minor boundary adjustment only. There are numerous building sites available for Proposed Lot 2 which are not subject to any flooding, erosion or any of the other natural hazards listed under this rule.

13.7.3.3 – Water Supply

The water supply for the two existing dwellings is by way of roof-rainwater collection, as there is no reticulated supply available. This will also be the

case for a potential dwelling on Proposed Lot 2. It is expected that Councils standard consent notice will be applied to the new Certificate of Title for Proposed Lot 2, which will require the volume and configuration of water storage to be sufficient to enable it to be used for fire fighting.

13.7.3.4 – Stormwater Disposal

The vacant allotment (Proposed Lot 2) accommodates approximately 10.1ha and there is therefore ample area available on site for the disposal of stormwater, with any design requirements to be determined at building consent stage.

13.7.3.5 – Sanitary Sewage Disposal

As above, Proposed Lot 2 can comfortably accommodate on-site sewage disposal.

13.7.3.6 & 13.7.3.7 – Energy Supply and Telecommunications

Given that there are no immediate plans to further develop Proposed Lot 2, power and phone connections for this lot will not be provided as part of this development. Being within a rural environment, it is expected that the supply of electricity and telecommunications will be the responsibility of future lot owners. A consent notice may be included on the Certificate of Title to such effect.

13.7.3.10 – Access to Reserves and Waterways

A small stream forms the proposed boundary between Proposed Lots 1 and 3. The stream is approximately 3-4metres wide and Council could therefore require either an esplanade strip or reserve to be created over Proposed Lot 1 under the Resource Management Act 1991. However, given the sites remote location, we feel that there is unlikely to be any demand for public access over the waterway, and we respectfully request that the requirement for either an esplanade strip or reserve be waived in this instance. Further, given the location of the existing dwelling on Proposed Lot 1, the creation of an esplanade reserve could potentially impact on the privacy currently enjoyed by the owners of this site.

13.7.3.11 – Land Use Compatibility

The proposal boundary adjustment is highly unlikely to result in any incompatible land uses, given that no change in land use or additional dwellings are facilitated.

3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.1 General Overview

- 3.1.1 As outlined above, no additional lots are being created, and therefore no further dwellings are facilitated by the proposal. At present, Lot 2 DP 34669 (1.7ha) is vacant and therefore a dwelling could be constructed on this lot as a permitted activity. With the approval of this proposal, Lot 2 DP 34669 will be amalgamated with Proposed Lot 3 and Pt Section 3 Blk I Maungataniwha SD, which already accommodates a residential dwelling. Therefore a dwelling will no longer be able to be constructed on Lot 2 DP 34669 as a permitted activity.
- 3.1.2 Proposed Lot 2 will become the new 'vacant' lot with the approval of this proposal, and at 10.1ha is considered to be more appropriate for the rural production zone, in terms of the open space available to support a potential dwelling while retaining the open, rural character of the area.
- 3.1.3 Whilst Proposed Lot 1 (0.677ha) may be smaller than what is generally anticipated for the rural production zone, this lot will accommodate an existing dwelling, and therefore any associated visual effects are considered to be already established on the site. Further, the dwelling is physically separated from the remainder of the site by the small stream, which provides a logical site boundary. Accordingly, there are not expected to be any landscape or visual effects likely to arise from the proposal that could impact on the existing levels of rural amenity in this location.
- 3.1.4 Proposed Lot 1 will continue to use the existing access which serves the dwelling on this site. Proposed Lot 3 and Lot 2 DP 34669 will gain access via the existing access to Pt Section 3 Blk I Maungataniwha SD, to which they will be amalgamated with. Proposed Lot 2 has approximately 200metres of frontage with Peria Road, where a complying access can be constructed. Given that there are numerous building sites available, the location of the access is best determined at building consent stage. In this regard we would suggest that a consent notice be placed on the Certificate of Title for Proposed Lot 2, advising that a complying access must be constructed prior to the approval of a building consent.
- 3.1.5 The water supply for the existing dwellings on Proposed Lot 1 and Pt Section 3 Blk I Maungataniwha SD is by way of roof-rainwater collection, as there is no reticulated supply available. This will also be the case for a potential dwelling on Proposed Lot 2. It is expected that Councils standard consent notice will be applied to the new Certificate of Title for

Proposed Lot 2, which will require the volume and configuration of water storage to be sufficient to enable it to be used for fire fighting.

- 3.1.6 Power and phone connections to Proposed Lot 2 will not be provided as part of this development. Being within a rural environment, it is expected that the supply of electricity and telecommunications will be the responsibility of future lot owners, and again a consent notice may be included on the Certificate of Title to such effect.

3.2 NES Hazardous Activities and Industries Assessment

- 3.2.1 The NES for Assessing and Managing Contaminants in Soil to Protect Human Health applies to land for which there is a proposed change of land use, and on which an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. The land-use history is therefore the trigger for determining whether the land is covered by the NES.
- 3.2.2 The applicants have owned the site since 2003. The only evidence of previous land uses on the site are two old disused concrete structures, located on a knoll near the Peria Road frontage on Proposed Lot 2. Consultation with historical owners, who farmed the site from 1957 – 1973, confirms that the structures are a small milking shed (approximately 5metres x 5metres), which was used to hand milk cows, and a concrete water trough, both of which were common throughout the area and of no concern in terms of potentially contaminated land. The owners of the site have not identified any of the items on the HAIL as applying to the subject property, either currently or historically. It is therefore considered that the NES does not apply to the subject site.

4. OTHER MATTERS

4.1 Consultation and Notification

- 4.1.1 Given that no additional lots are being created and no further dwellings are facilitated, there are not considered to be any potentially affected parties. Accordingly, consultation with adjoining owners has not been carried out.
- 4.1.2 Given that the anticipated effects are considered to be no more than minor, and there are no affected parties, we respectfully request that the application be processed on a non-notified basis. There are no special circumstances that would warrant notification.

4.2 Financial Contributions

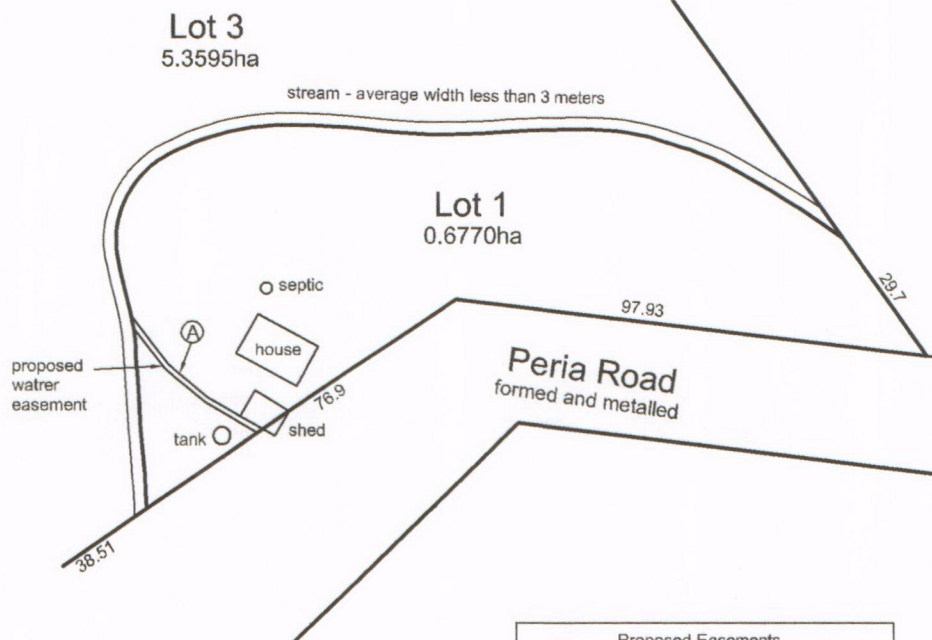
- 4.2.1 Financial contributions will not be payable as no additional allotments are being created.

APPENDICES

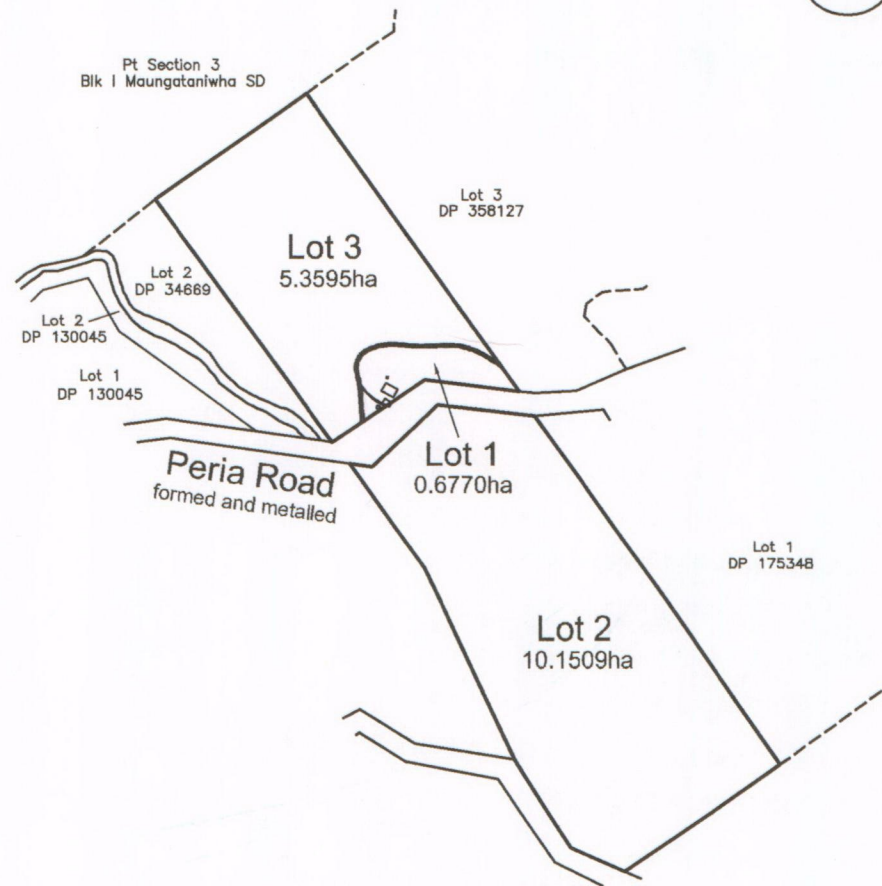
1. Preliminary Plan of Subdivision
2. Cadastral Map
3. Far North District Council Planning Maps
4. Certificate of Title

CAUTION:

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
- This Plan is copyright to Shane Stratton Surveying Ltd. No part of this Plan may be reproduced in any form without the prior permission of the above Mentioned.
- All topographical features are approximate only,



Proposed Easements			
Purpose	shown	dominant tenement	servient tenement
water supply	(A)	Lot 2 hereon	Lot 1 hereon



Amalgamation Condition
That lot 3 hereon, Pt Section 3 Block I Maungataniwha SD (NA61D/42) and Lot 2 DP 34669 (NA887/132) be held in the same CFR.

Shane Stratton
Licenced Cadastral Surveyor

**SHANE STRATTON
SURVEYING LIMITED**

Ph : 0274390092
PO Box 7144 Tikipunga Whangarei
shane@sbsurveyors.co.nz

**PROPOSED SUBDIVISION OF ALLOT M59 PARISH
OF MAUNGATANIWHA**

PREPARED FOR: Kingi

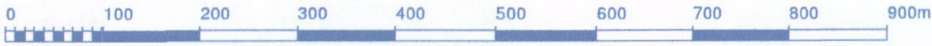
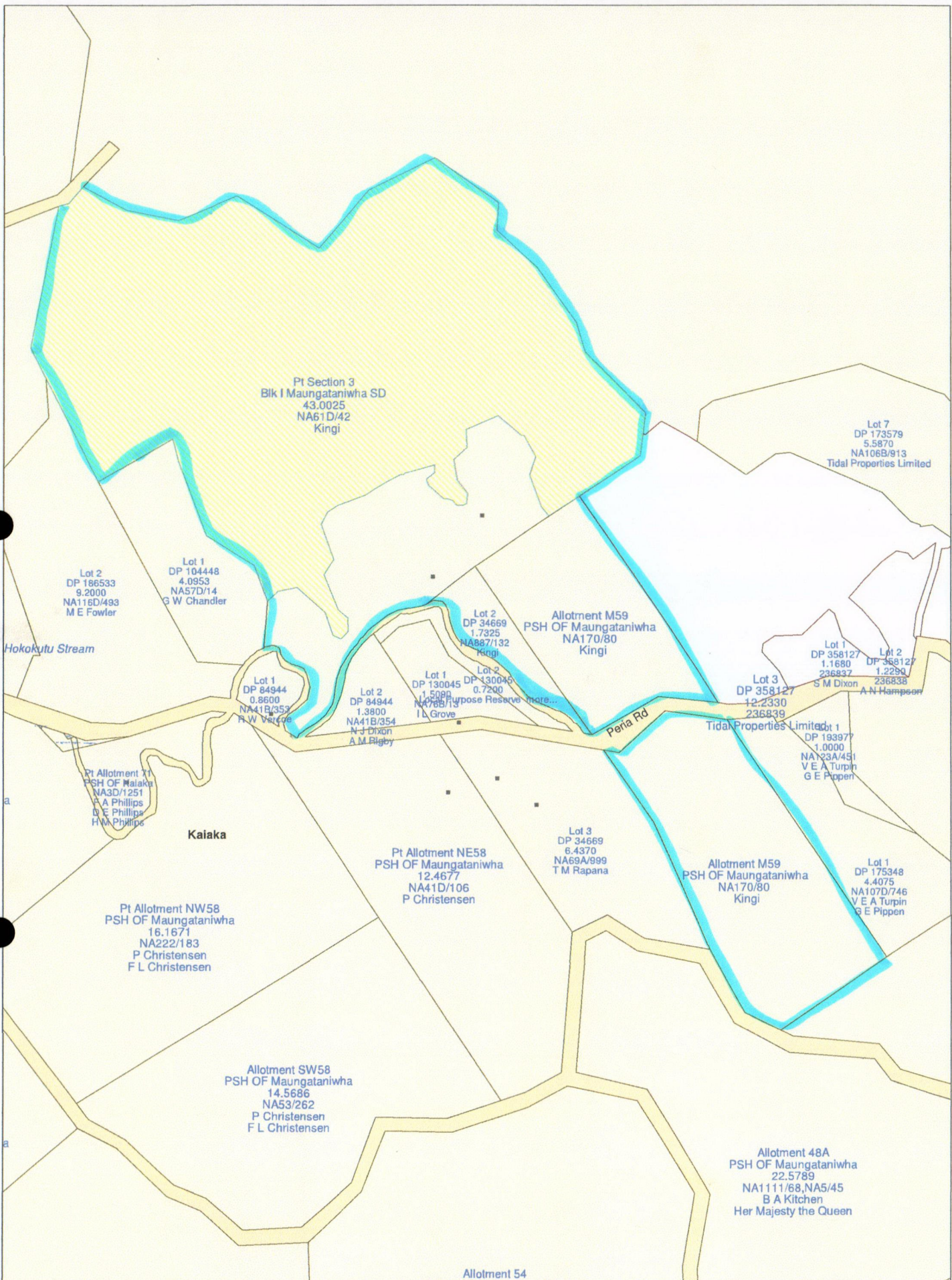
TOTAL AREA 161874ha COMPRISED IN NA170/80, NA887/132, NA61D/42

Scale 1:5000 (A3)

SHEET NUMBER
954-1

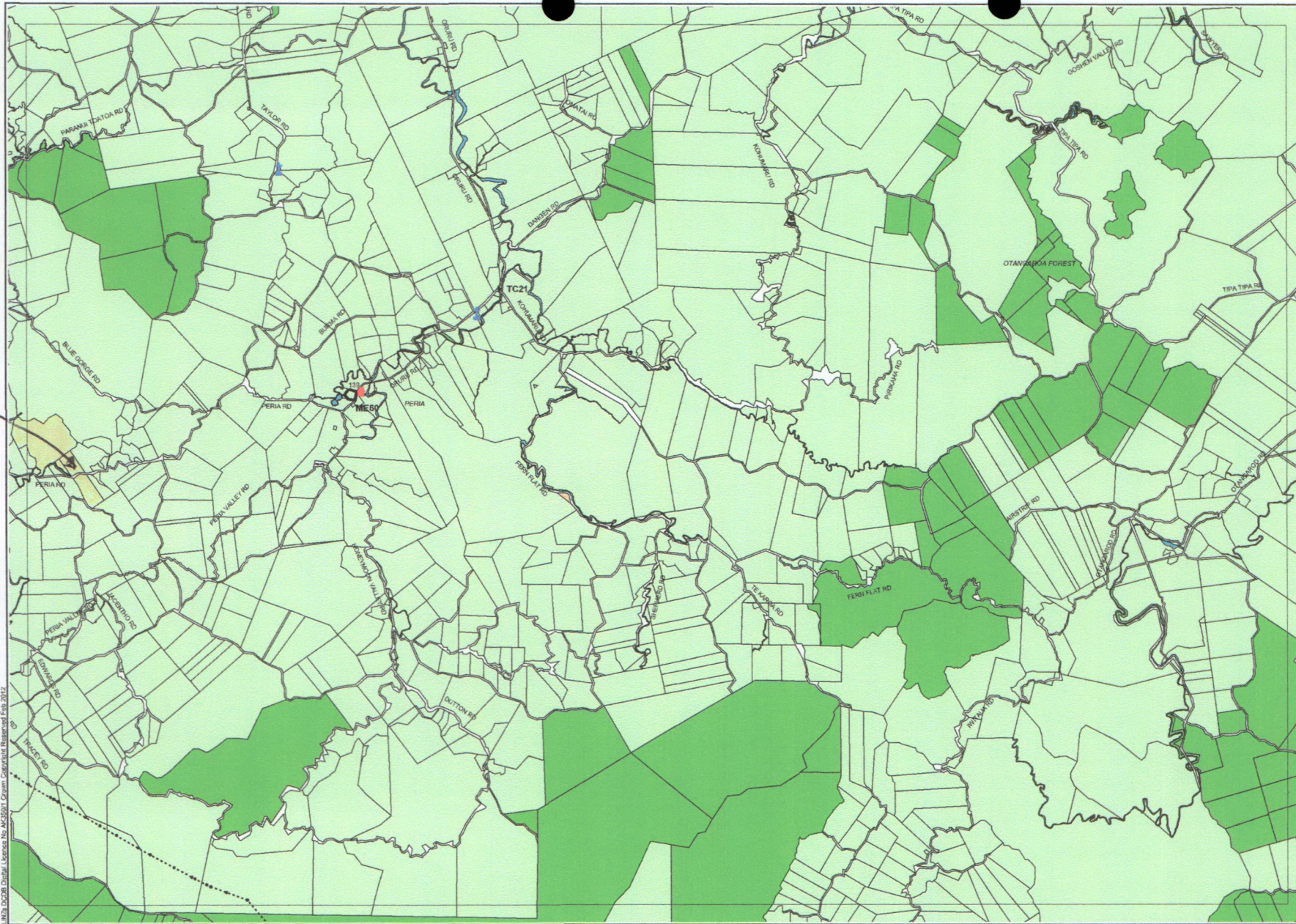
FILE REF.
SSS954

DATE: 15/05/14



QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:7000 Topographical and Cadastral map derived from LINZ data. Printed: 11/07/2014 10:20.



- Zone**
- Conservation
 - Lakes and Rivers
 - Minerals
 - Rural Production
 - Road
 - Designations
 - Cemetery
 - Historic Site
 - High Voltage Power Lines

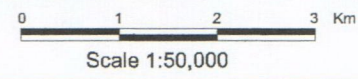
Note -
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

14	15	16
19	20	21
25	26	27

Map Index

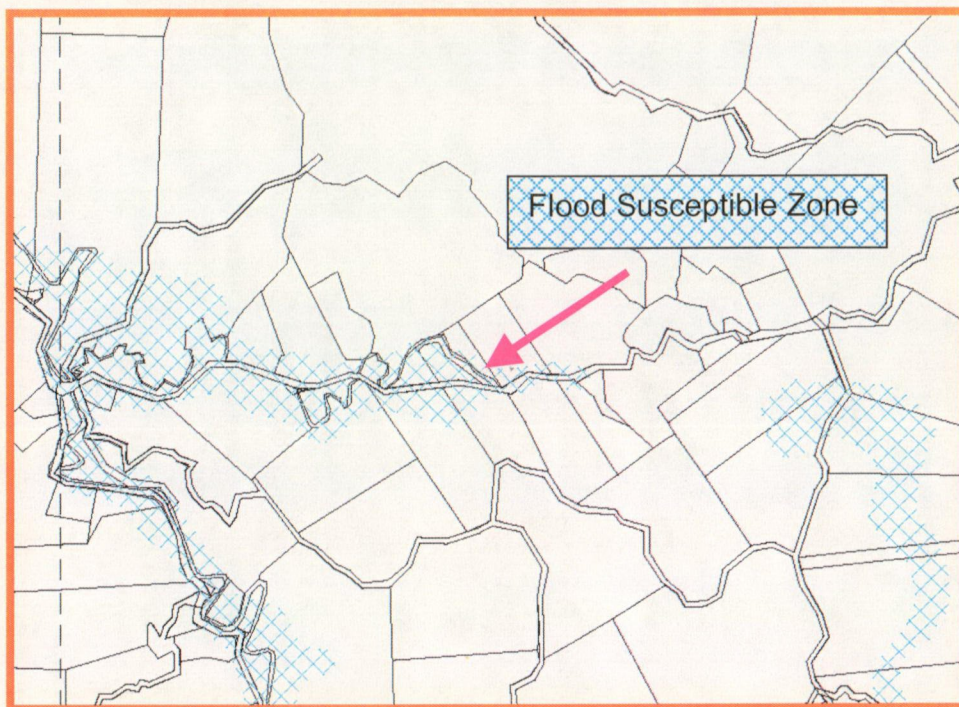
Map 20

LINZ DOCS Digital Licence No. A25501. Crown Copyright Reserved Feb 2012



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

Zone = Rural Production



FAR NORTH DISTRICT COUNCIL
PROPOSED DISTRICT PLAN
RESOURCE MAPS

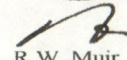
Arrow shows area of application



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier NA887/132
Land Registration District North Auckland
Date Issued 07 October 1947

Prior References
NA53/122

Estate Fee Simple
Area 1.7326 hectares more or less
Legal Description Lot 2 Deposited Plan 34669

Proprietors
Kingi

Interests

POOR QUALITY

I & V, Maungatariwha S. D.

Block 1

Sec 3

P: M 59

2

4 . 1 . 05

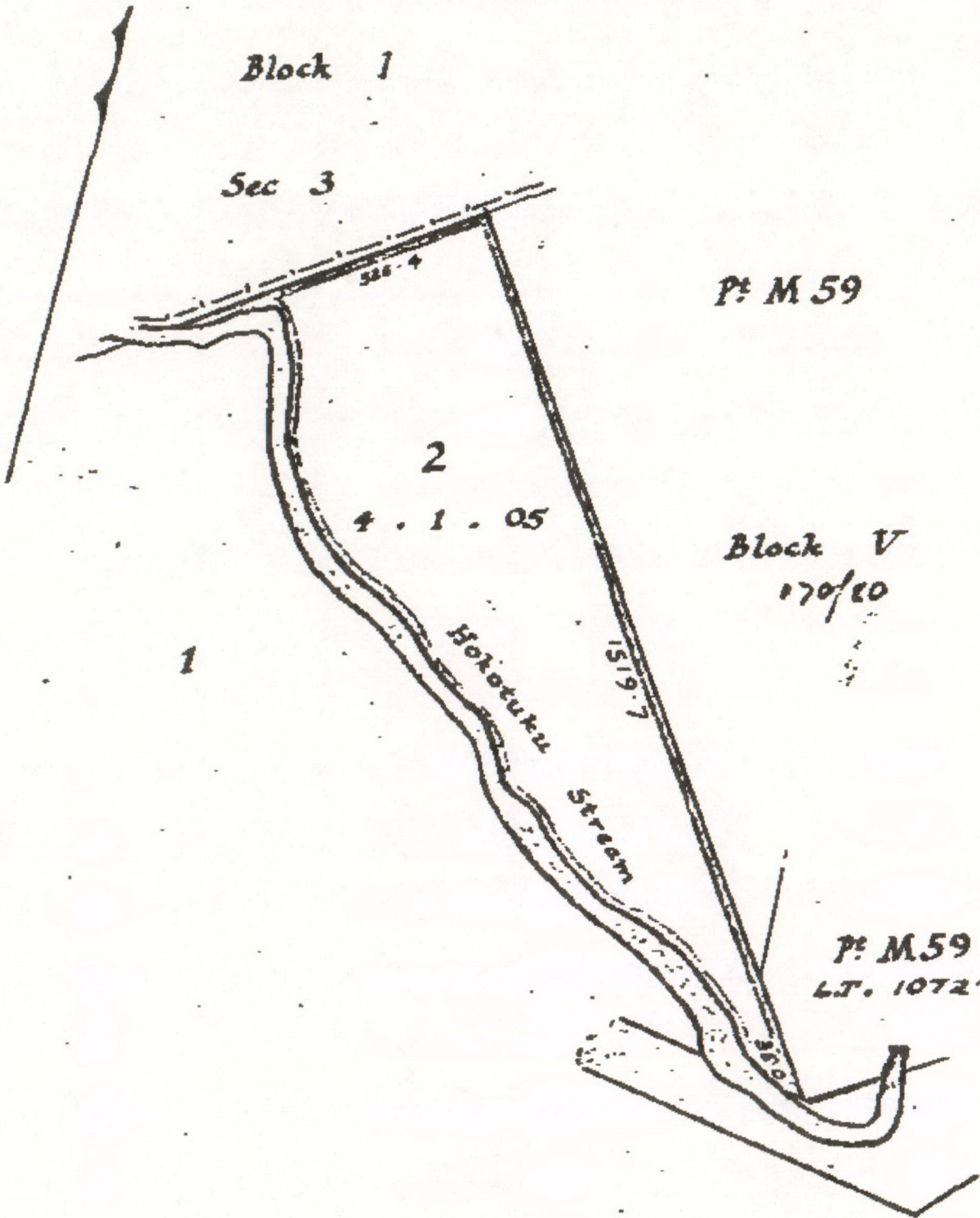
Block V
170/10

1

Holoatuku Stream

15/9.7


P: M 59
L.T. 10727





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA170/80
Land Registration District North Auckland
Date Issued 15 June 1910

Prior References

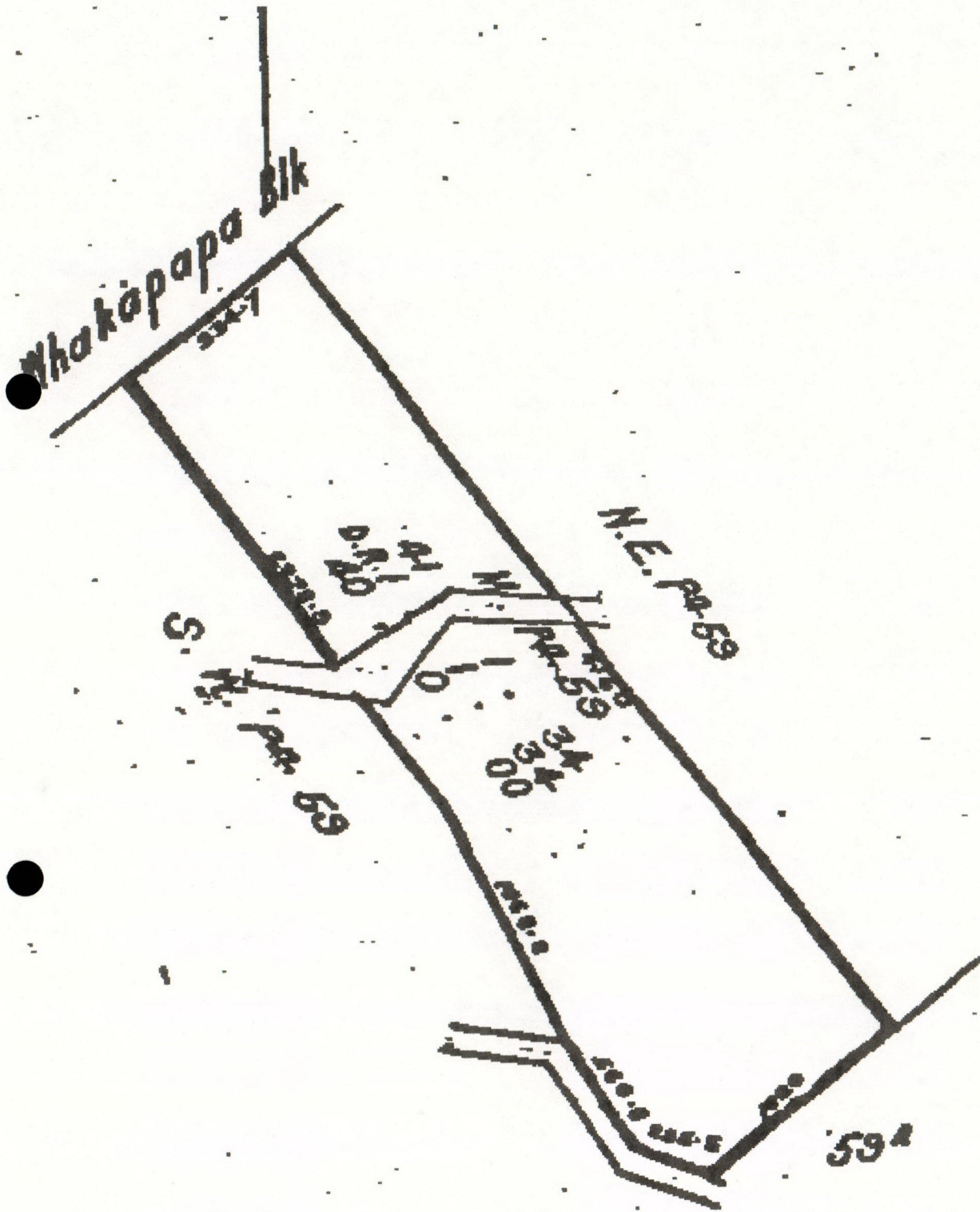
NA63/175 WA 1510

Estate Fee Simple
Area 16.1874 hectares more or less
Legal Description Middle Portion Section 59 Parish of
Maungataniwha

Proprietors
Kingi

Interests

POOR QUALITY

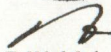




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA61D/42
Land Registration District North Auckland
Date Issued 21 November 1985

Prior References

NA146/80

Estate Fee Simple
Area 43.0025 hectares more or less
Legal Description Part Section 3 Block I Maungataniwha
Survey District

Proprietors

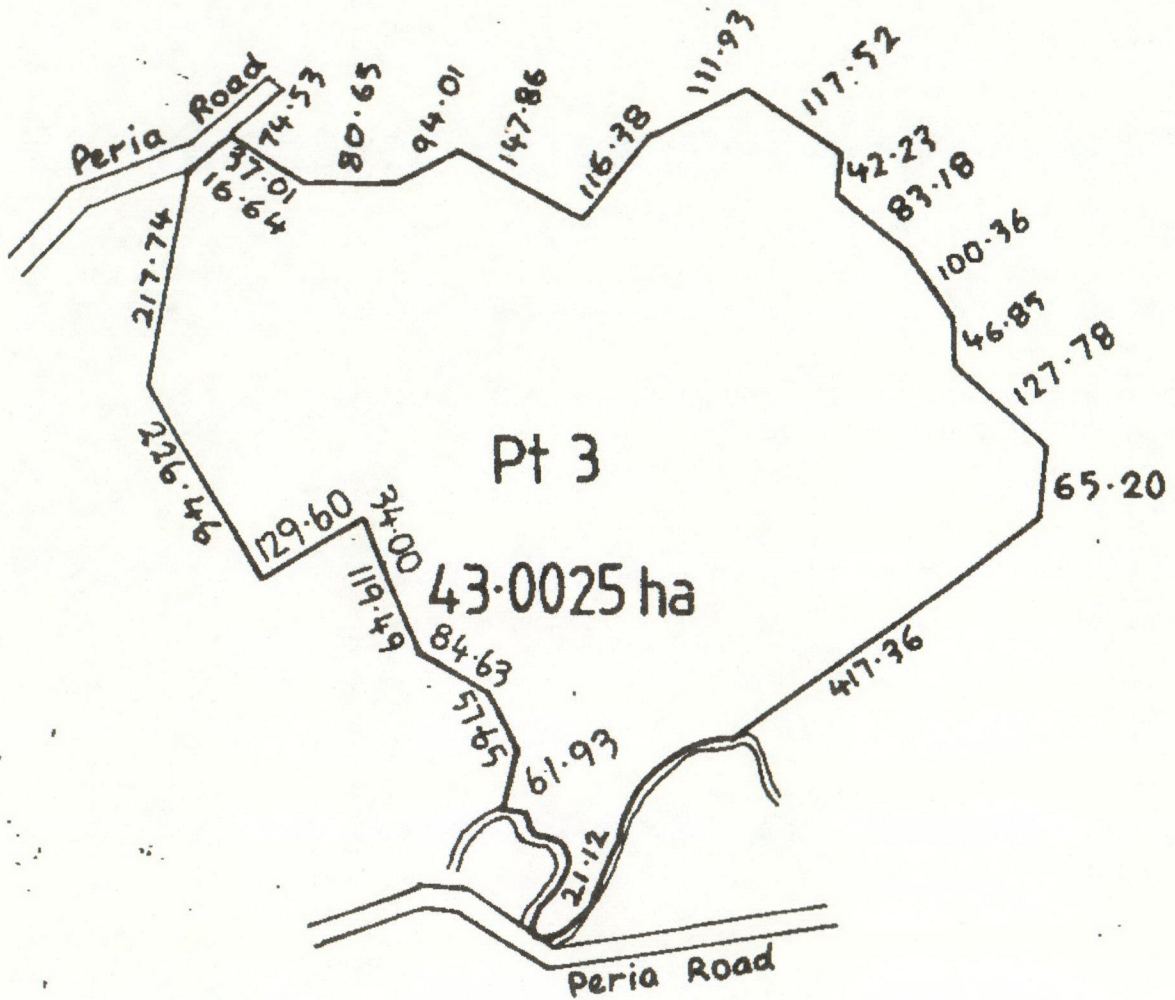
Kingi

Interests

9518151.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 -
24.9.2013 at 2:11 pm.
9736612.1 Mortgage to Bank of New Zealand - 23.5.2014 at 1:20 pm

61D / 42

Mangonui County





View Instrument Details

Instrument No. 9518151.1
Status Registered
Date & Time Lodged 24 Sep 2013 14:11
Lodged By Eglinton, Hamish Ian
Instrument Type Covenant (All types except Land covenants)



Affected Computer Registers	Land District
NA61D/42	North Auckland

Annexure Schedule: Contains 12 Pages.

Signature

Signed by Heather Elizabeth Hay as Grantor/Grantee Representative on 23/09/2013 11:47 AM

*** End of Report ***

No. 5/02/1152

OPEN SPACE COVENANT

(Under section 22 of the Queen Elizabeth the Second National Trust Act 1977)

The **QUEEN ELIZABETH THE SECOND NATIONAL TRUST** ("the Trust") established by the Queen Elizabeth the Second National Trust Act 1977 ("the Act") is authorised by the Act to enter into agreed open space covenants over any private land

and **KINGI**

("the Covenantor") are registered as proprietors of an estate as set out in the Schedule of Land ("the Land") and have agreed to enter into an open space covenant on the Land with the Trust for the purpose and objectives set forth in Schedule 1.

The Covenantor and the Trust have mutually agreed:

- (a) To enter into this Deed in respect of the Land having regard to the purpose and objectives set out in Schedule 1 and subject to the terms and conditions set out in Schedule 2 and Schedule 3 of this Deed;
- (b) To comply with the terms and conditions set out in the Schedules and with every applicable provision of the Act;
- (c) The covenants and conditions contained in this Deed shall bind the Land in perpetuity;
- (d) That if any question arises in the management of the Land that is not clearly covered in the purpose and objectives or terms and conditions of this Deed, then that question shall be resolved by the Trust through the Chief Executive and the Covenantor in a manner that does not diminish the purpose and objectives or terms and conditions.

SCHEDULE 1

AGREED PURPOSE AND OBJECTIVES

The Covenantor and the Trust have mutually agreed the purpose of this Deed is to protect, maintain and enhance the open space values of the Land and to achieve the following particular objectives:

- (a) Protection, enhancement and restoration of the natural character of the Land with particular regard to the indigenous flora and fauna;
- (b) Maintenance and enhancement of the landscape value of the Land;
- (c) Encouraging where appropriate restoration of indigenous vegetation cover on the Land thereby enhancing the contribution the Land makes to the protection of indigenous biodiversity; and
- (d) Prevent subdivision of the Land.

SCHEDULE 2

AGREED TERMS AND CONDITIONS

1. Interpretation and Declaration

1.1 In this Deed unless the context requires otherwise:

“the Board” means the board of directors of the Trust in terms of section 4 of the Act.

the “Covenantor” is the owner of the Land who enters into the agreement with the Trust by executing this Deed.

“Chief Executive” means the person appointed under section 18(1)(a) of the Act.

“Owner” means the person or persons who from time to time are registered as the proprietor(s) of “the Land”.

“the Land” means the land as described in Schedule 4 and more particularly as shown on the plan annexed to this Deed.

1.2 In the event of any inconsistency between this Schedule and Schedule 3, Schedule 3 prevails.

1.3 The reference to any Act in this Deed extends to and includes any amendment to, or substitution for, that Act.

2. Appearance and Condition of the Land

2.1 No act or thing shall be done or placed or permitted to be done or remain upon the Land which in the opinion of the Board materially alters the actual appearance or condition of the Land or is prejudicial to the Land as an area of open space as defined in the Act.

2.2 In particular, on and in respect of the Land, except with the prior written consent of the Trust, or as outlined in Schedule 3, the Owner agrees not to:

- (a) Fell, remove, burn or take any native trees, shrubs or plants of any kind.
- (b) Plant, sow or scatter any trees, shrubs or plants or the seed of any trees, shrubs or plants other than local native flora.
- (c) Introduce any substance injurious to plant life except in the control of pests.
- (d) Mark, paint, deface, blast, move or remove any rock or stone or disturb the ground.
- (e) Construct, erect or allow to be erected, any buildings or undertake exterior alterations to existing buildings.
- (f) Erect, display or permit to be erected or displayed, any sign, notice, hoarding or advertising matter of any kind except for signs identifying the covenant or to indicate walking tracks that are or may be established on the Land.
- (g) Carry out any prospecting or exploration for, or mining or quarrying of any minerals, petroleum, or other substance or deposit.
- (h) Deposit any rubbish or other materials, except in the course of maintenance or approved construction, provided however that after the completion of any such work all rubbish and materials not wanted for the time being are removed and the Land left in a clean and tidy condition.
- (i) Allow any livestock on the Land.

- (j) Cause deterioration in the natural flow, supply, quantity or quality of any river, stream, lake, wetland, pond, marsh or any other water resource affecting the Land.

2.3 In considering any request by the Owner for an approval in terms of Clause 2.2, the Board will not unreasonably withhold its consent if it is satisfied that the proposed work does not conflict with the purpose and objectives of this Deed as contained in Schedule 1.

2.4 By way of clarification, and in addition to the prohibition in clause 2.2(i) of this Schedule, the Owner shall not introduce or keep, or allow to be kept on the Land any non-indigenous animal species, including dogs and cats, except for approved purposes consistent with the aim and purpose of the covenant as contain in Schedule 1 of this Deed, however the Owner shall not be deemed to be in breach of this provision where the non-indigenous animal species is self-introduced or introduced by another person without the consent of the Owner.

3. Management of the Land

3.1 The Trust will provide the Owner with technical advice or assistance as appropriate and practical to assist in meeting the purpose and objectives of this Deed.

4. Use of Land by Third Parties

4.1 If notified by any authority, body or person of an intention to erect any structure or carry out any other work on the Land, the Owner agrees:

- (a) to inform the authority, body or person of this Deed;
- (b) to inform the Trust as soon as possible; and
- (c) not to consent to the work being done without prior permission from the Trust.

5. Fences and Gates

5.1 The Owner shall keep all fences and gates on the boundary of the Land in good order and condition and will accept responsibility for all repairs and replacement except in the case of property boundary fences where the provisions of the Fencing Act 1978 shall apply.

6. Entry and Access

6.1 The Trust may through its officers, employees or agents enter upon the Land for the purpose of viewing the state and condition of the Land.

6.2 Members of the public, with the prior permission from the Owner, shall have freedom of entry and access to the Land provided:

- (a) The Owner shall have regard to the purpose and objectives of this Deed in considering any request for entry and access;
- (b) The Owner shall have the sole right to determine whether or not any request for permission for entry and access should be granted due to specific management issues relating to the Land; and
- (c) In granting consent or permission for entry and access the Owner may determine conditions of such entry and access including any requirement for the Owner or any occupier of the Land to be indemnified from and against any loss, damage or injury suffered by the Owner or any occupier as a consequence of any person entering onto the Land.

7. Pest Plants and Animals

7.1 The Owner shall continue to comply with the provisions of the Biosecurity Act 1993 and the Wild Animal Control Act 1977.

8. Fire

8.1 In the event of fire threatening the Land the Owner shall as soon as practical notify the appropriate Fire Authority.

9. Action for Benefit to the Land

9.1 The Owner or the Trust may at any time during the term of this Deed, by mutual agreement:

- (a) carry out any works or improvements, or
- (b) take any action either jointly or individually, or
- (c) vary the terms of this Deed to ensure the more appropriate preservation of the Land as open space in terms of the Act provided however any such variation is not contrary to the purpose and objectives of this Deed or section 22A of the Act.

10. Notices

10.1 Any consent, approval, authorisation or notice to be given by the Trust may be given in writing signed by the Chief Executive and delivered or sent by ordinary post to the last known residential or postal address of the Owner or to the solicitor acting on behalf of the Owner.

10.2 The Owner shall notify the Trust of any change in respect of ownership of all or any part of the Land and provide the Trust with the name and address of the new owner.

10.3 If before the registration of this Deed by the Registrar General of Land, the Owner wishes to sell or otherwise dispose of all or any part of the Land, the sale or disposition shall be made expressly subject to the terms and conditions contained in this Deed.

10.4 In the event of transfer of the Land to a company the covenants contained in this Deed shall bind a mortgagee in possession, receiver, Official Assignee, liquidator, statutory manager or statutory receiver to the fullest extent permitted by law.

11. Costs

11.1 The Owner will pay the Board's legal costs (as between solicitor and client) of and incidental to the enforcement or attempted enforcement of the Board's rights, remedies and powers arising under and from this Deed.

11.2 The Owner will pay the Board's costs, including administration, associated with any requested Variation to the registered covenant where there is not a conservation benefit.

SCHEDULE 3

SPECIAL CONDITIONS RELATING TO THE LAND

1. Walking Tracks

- 1.1 the Owner may after consultation with the Trust as to route form and maintain safe walking tracks no wider than one meter through the native vegetation on the Land.

2 Water use

- 2.1 The Owner may take water from natural sources on the Land for domestic and stock purposes.

3. Sequestered Carbon

- 3.1 The Covenantor and the Trust acknowledge that the Owner may enter into arrangements with the responsible body to recognise that all or any part of the Land the subject of this Deed is qualified as a site guaranteed for permanent carbon storage and in such an event:

- (i) The terms and conditions of this Deed shall continue to apply and be observed, and
- (ii) The Owner shall advise the Trust of the arrangement but the Trust shall not be party to it unless the Owner and the Trust mutually agree.

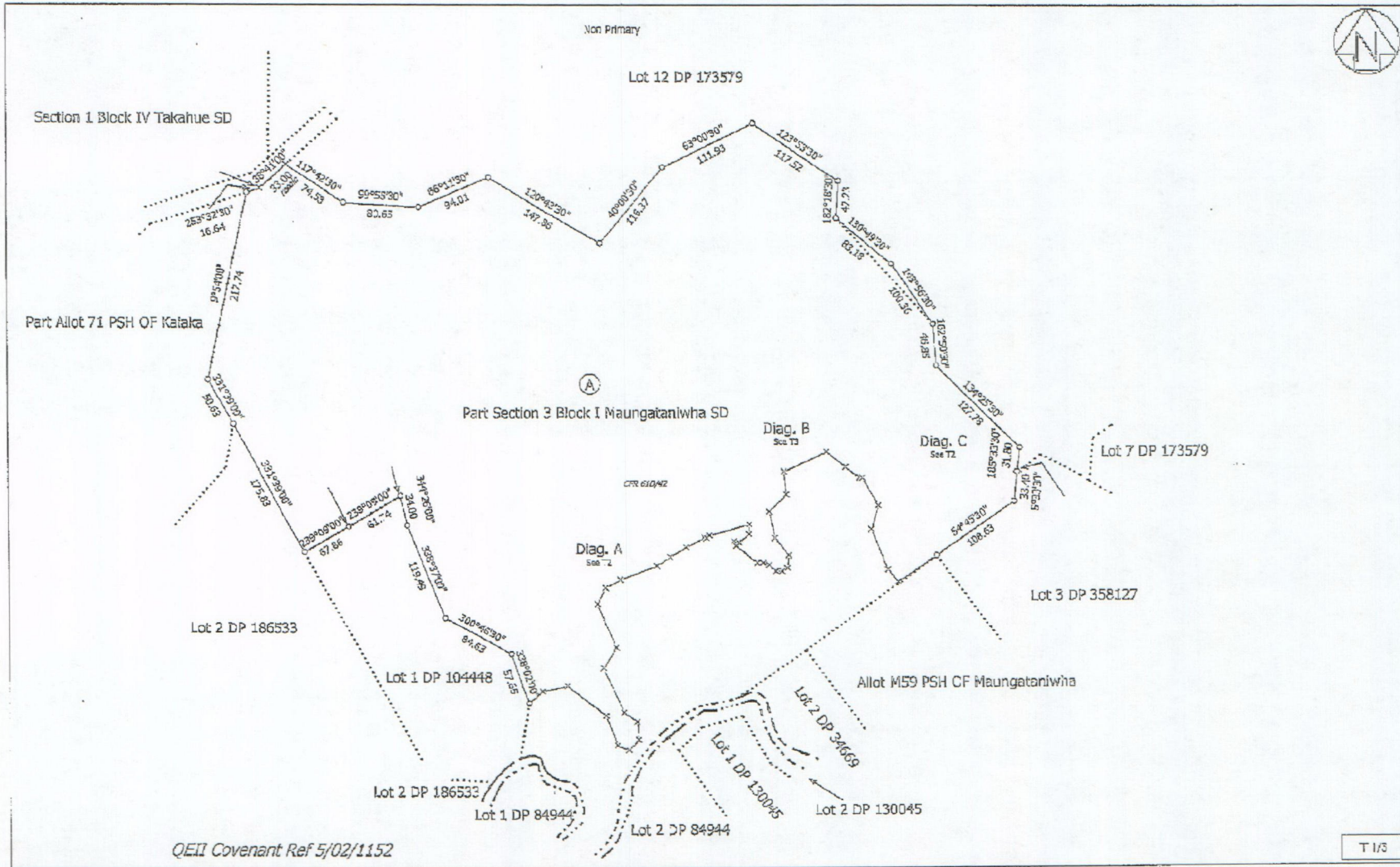
SCHEDULE 4

Schedule of land

Land Registry: **NORTH AUCKLAND**

Estate: Fee Simple

Area: Area A DP 464831, 35.5600 hectares – Part of Part Section 3 Blk I
Maungataniwha SD
(Computer Freehold Register NA61D/42)

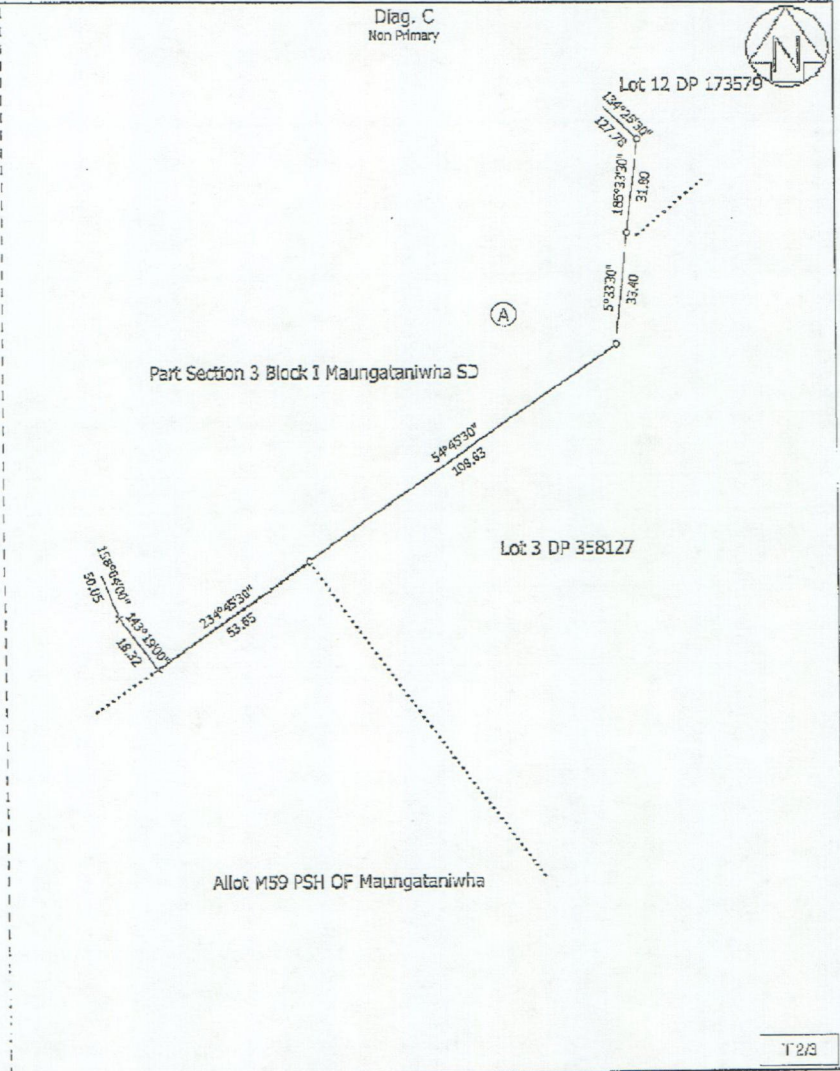
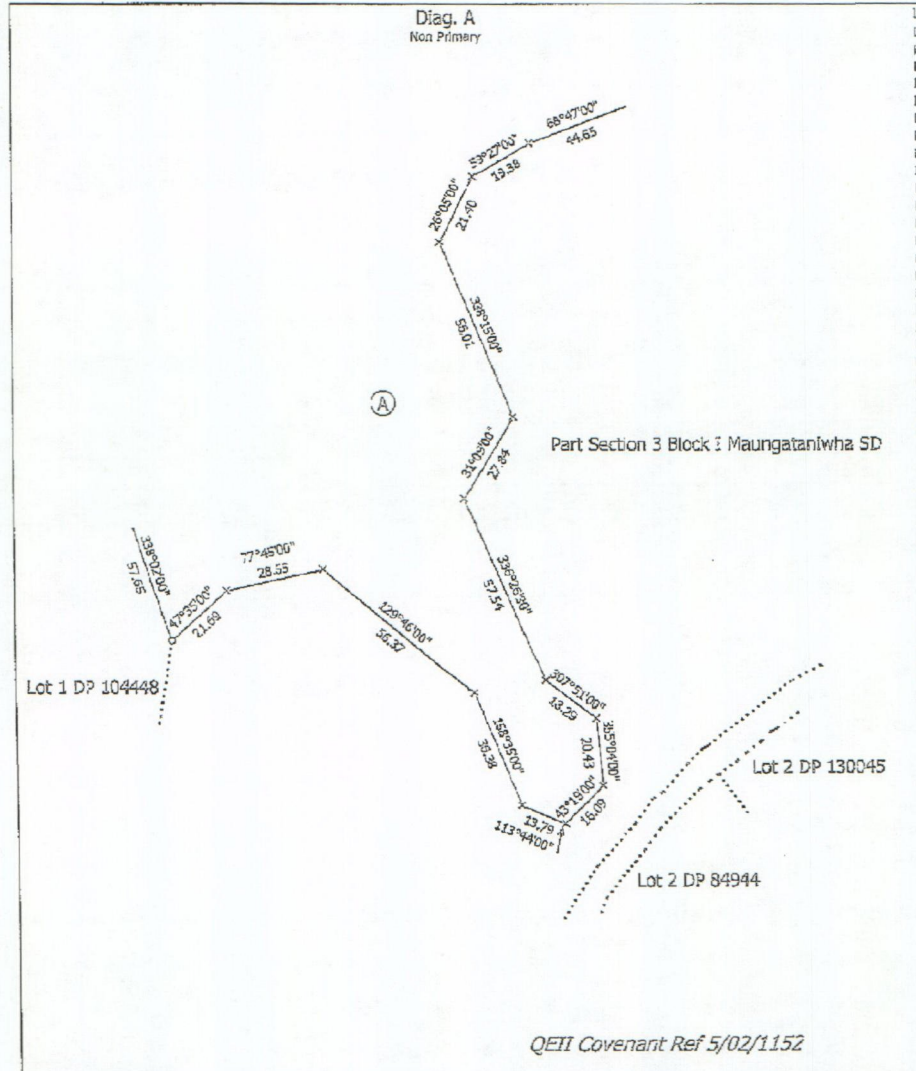


Land District North Auckland
 Dataset Type: Parcels without Survey Information
 Digitally Generated Plan
 Generated on: 02/09/2013 3:45pm Page 3 of 5

Covenant over Part Section 3 Block I Maungataniwha

Surveyor: Ian David Gillespie
 Firm: Lands & Survey Ltd

Title Plan
 LT 464831
 Approved on: 2/09/2013



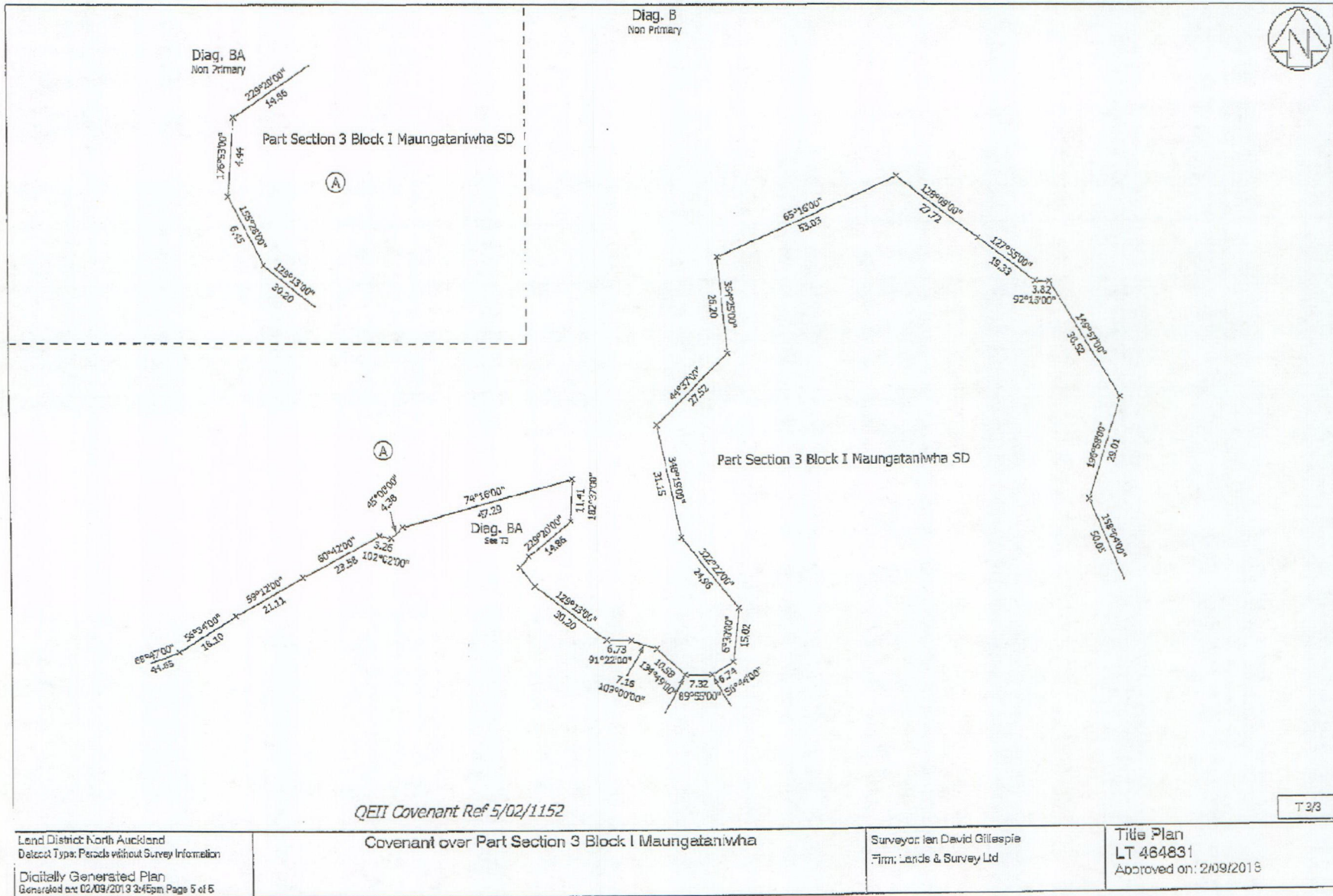
Land District: North Auckland
 Date of Issue: Type: Parcels without Survey Information
 Digitally Generated Plan
 Generated on: 02/09/2013 3:46pm Page 4 of 5

Covenant over Part Section 3 Block 1 Maungataniwha

Surveyor: Ian David Gillespie
 Firm: Lende & Survey Ltd

Title Plan
 LT 464831
 Approved on: 2/09/2013

T 2/3



Lend District: North Auckland
 Detectal Type: Periods without Survey Information
 Digitally Generated Plan
 Generated on: 02/09/2013 3:45pm Page 5 of 5

Covenant over Part Section 3 Block I Maungataniwha


Surveyor: Ian David Gillespie
 Firm: Lands & Survey Ltd


Title Plan
 LT 464831
 Approved on: 2/09/2013

T 3/3

Dated this 14th day of March 2010-2013 ~~18~~

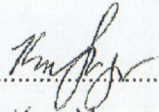
by: KINGI





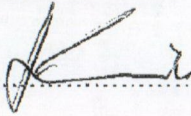
as Covenantor

in the presence of:

Witness (Signed) 
Name (Print) Keith Michael Fryer
Occupation Plumber
Address 506 Kaitia Awaroa Rd
RD 1
Kaitia
0481

The Common Seal of the QUEEN
ELIZABETH THE SECOND NATIONAL
TRUST was affixed in the presence of:

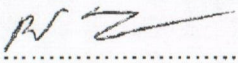
Chairperson

..... 

Director

..... 

Chief Executive

..... 



OPEN SPACE COVENANT

Pursuant to Section 22 of
the Queen Elizabeth the
Second National Trust
Act 1977.

Correct for the
purposes of the Land
Transfer Act.

KINGI
Covenantor

Chief Executive

AND

THE QUEEN ELIZABETH THE
SECOND NATIONAL TRUST

Felicity Foy

From: Shane Stratton <shane@sbsurveyors.co.nz>
Sent: Wednesday, 12 November 2014 1:49 p.m.
To: Rex Shand; Felicity Foy
Subject: RE: Section 92 request for the Kingi Application - Peria (RC2150068)

Hi Rex

I am out of the country at the moment which is why you couldn't get hold of me. The only way you can get at the moment is by email.

The problem (in my opinion) with moving it further to the east is that the bank on the side of the road gets higher meaning more earthworks to get off and up the site. Its probably achievable though and with site benching and vegetation clearance to the west I think you probably could get 70 meters. Moving it to the east alone does not really improve the site distance as all its doing is moving it around the corner so any gains are lost at the same time.

Anyway you have another look and let me know what you think.

Regards

Shane

From: Rex Shand [mailto:rex.shand@fndc.govt.nz]
Sent: Wednesday, November 12, 2014 12:22 PM
To: Felicity Foy
Cc: 'shane@sbsurveyors.co.nz'
Subject: RE: Section 92 request for the Kingi Application - Peria (RC2150068)

Felicity,

I tried unsuccessfully to call Shane so have copied him into the email,

Please leave the application on hold until I have had an opportunity to reassess the entrance to Lot 2 at its new location, I hope to get up that way tomorrow.

I had anticipated that the entrance would be further east and we would achieve a longer sight distance than the 50m so I will recheck tomorrow and let you know.

Regards,
Rex.

From: Felicity Foy
Sent: Wednesday, 12 November 2014 12:05 p.m.
To: Rex Shand
Subject: FW: Section 92 request for the Kingi Application - Peria (RC2150068)

Further info received for the Kingi application – RC 2150068

Regards,

Felicity Foy
Resource Planner
Environmental Management
Ph. 09 401 5200 or 0800 920 029

From: Shane Stratton [mailto:shane@sbsurveyors.co.nz]
Sent: Tuesday, 11 November 2014 11:20 a.m.

Felicity Foy

From: Shane Stratton <shane@sbsurveyors.co.nz>
Sent: Tuesday, 11 November 2014 11:20 a.m.
To: Felicity Foy
Subject: RE: Section 92 request for the Kingi Application - Peria
Attachments: Kingi Lot 2 Crossing plan.pdf; 20141020_141251.jpg; Kingi subdvn.pdf

Hi Felicity

With regards to your email and section 92 request I can now provide the following further information in addition to information already supplied in my email previously.

- 1) I have spoken to Rex Shand regarding the crossing to lot 2. I have suggested to him that a consent notice be registered against the title of lot 2 which states that at the time of building consent an application is to be made to the council for the construction of a vehicle crossing. He seemed to be happy with this suggestion. We also discussed the existing crossing and agreed that it does not comply. Rex has asked that I demonstrate now that we can construct a safe crossing. Attached to this email is a plan I have prepared showing the existing crossing and proposed future crossing. The existing crossing has a site distance of 30 meters to the east and only 20 to the west. This can be improved by relocating this crossing 20 meters to the east, this has the effect of increasing sight distances to 50 meters to the west and 120 meters to the east. I have driven the road myself several times and deem that safe operating speed for this stretch of road (approaching from the west) is 50km/hr as it is a windy metal road. FNDC/S/6 shows a minimum requirement of 65m sight distance. This could be achieved with some minimal site benching to the west however I think that given the low operating speed of the road and the fact that relocating the crossing considerably improves the existing situation that this would be unnecessary. I have also suggested that the attached plan be attached to the consent notice as future guidance when relocating the crossing at time of building consent.
- 2) Attached is the requirements letter from Top Energy which are Nil. I note that these requirements would normally be supplied at the time of 223 application. As discussed with you on the phone we will provide Chorus requirements at the time of 223 application given the time it takes to get those requirements from them. As this a boundary adjustment in which no additional titles are being created I anticipate that there requirements will also be NIL.

As discussed separately with you on the phone Lot 3 is to be amalgamated with Pt Section 3 Blk I Maungataniwha SD and does not require a new crossing as Pt section 3 has an existing crossing. A photo of that crossing is attached as requested.

I hope this now satisfies the information requested in the section 92 request.

If you have any further questions please do not hesitate to contact me. Please note that I am out of the country at the moment and can only be contacted by email.

Regards

Shane Stratton

From: Felicity Foy [mailto:Felicity.Foy@fndc.govt.nz]
Sent: Tuesday, September 30, 2014 12:52 PM
To: 'shane@sbsurveyors.co.nz'
Subject: Section 92 request for the Kingi Application - Peria

Please see the attached Section 92 request.

Please note that a hard copy of the letter is being sent in the mail.

Regards,

Felicity Foy
Resource Planner
FNDC

Get it done online at your convenience, visit our website - www.fndc.govt.nz

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Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz
Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

● Please consider the environment before printing this email.

Lot 3
5.3595ha

stream - average width less than 3 meters



CAUTION:

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
- This Plan is copyright to Shane Stratton Surveying Ltd. No part of this Plan may be reproduced in any form without the prior permission of the above Mentioned.
- All topographical features are approximate only,

Lot 1
0.6770ha

Peria Road
formed and metalled

50m sight distance

30m sight distance

20m sight distance

120m sight distance

existing vehicle crossing (farm use only)

proposed future crossing to be constructed at time of building consent application

Lot 2
10.1509ha

Shane Stratton
Licenced Cadastral Surveyor

Plan of Alternative Vehicle Crossing for Lot 2
PROPOSED SUBDIVISION OF ALLOT M59 PARISH
OF MAUNGATANIWHA

Scale 1:500 (A3)

PREPARED FOR: Kingi

TOTAL AREA 16.1874ha COMPRISED IN NA170/80, NA887/132, NA61D/42

SHEET NUMBER
954-1

FILE REF.
SSS954

DATE: 6/11/14

Shane Stratton
Surveying Limited

Ph : 0274390092
PO Box 7144 Tikipunga Whangarei
shane@sbsurveyors.co.nz





21 October 2014

Shane Stratton
Shane Stratton Surveying Limited
PO Box 7144
WHANGAREI

Email: shane@sbsurveyors.co.nz

Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

Dear Shane

RE: PROPOSED SUBDIVISION – KINGI – PERIA ROAD

Thank you for your recent email with attached subdivision proposal plan.

Top Energy's requirements for this subdivision are nil.

Costs for any new connections will be provided to a prospective electricity consumer after application and on site survey have been completed.

In order to get a letter from Top Energy upon completion of your subdivision a copy of the Resource Consent Decision must be provided.

We look forward to hearing from you in due course. In the interim if you have any further queries please do not hesitate to contact the writer.

Yours faithfully

Marcia Wendelborn
Network Project Administrator
DDI: 09 401 5623
Email: marcia.wendelborn@topenergy.co.nz

Felicity Foy

From: Shane Stratton <shane@sbsurveyors.co.nz>
Sent: Wednesday, 15 October 2014 9:58 a.m.
To: Felicity Foy
Subject: RE: Section 92 request for the Kingi Application - Peria
Attachments: dp464831t.pdf

Hi Felicity

Thanks for your time on the phone just now. As discussed I can advise the following for each item you have raised in your section 92 request;

- 1) I have spoken to Rex Shand regarding the crossing to lot 2. I will be having a look at this on site and will provide additional information next week regarding it. Also as discussed with you I will locate the existing vehicle crossing to Pt Section 3 Blk I Maungataniwha SD, (to be amalgamated with Lot 3) and take some photographs for you.
- 2) Our client does not wish to have a no cats and dogs covenant registered against lot 3. Although classed as a subdivision under the district plans rules the proposal is effectively an adjustment between existing title boundaries and does not create any additional titles or facilitate the construction of any additional dwellings. Furthermore Lot 3 is to be amalgamated with Pt Section 3 Blk I Maungataniwha SD which already has a dwelling on it owned by the applicant. Kingi is a conservation minded person who has had registered a QEII Trust covenant over 35.56ha of this block which is 82% of its total area. She is also a responsible dog owner who has working dogs, which have been given Kiwi aversion training in the past. Given the above we therefore respectfully request that the lots do not have no cats or dogs consent notices registered against the titles however we would be happy that an advice note be added to the consent that it is a recommendation that any cats or dogs on the properties are to be kept locked up at night.
- 3) The issue of the shed has already been discussed with Mark Lagerstedt of the FNDC. He phoned to discuss the issue and I confirmed the following things to him, The legal road width here is over width (nearly 35 meters wide) and the shed itself is some 15 meters from the actual road formation. Furthermore, given the way corner is turning, if council were to ever realign the road it would be further away from where the shed is. Mark agreed that given the above that there was really no issue with the current position of the shed. Given the above (and in particular the distance from the shed to the road formation) there is also no issue with reverse sensitivity. If you could confirm the above with Mark and then let us know if this issue is considered resolved or otherwise that would be great.
- 4) As discussed with you I will supply you with a requirements letter from Top Energy but if we could provide you with Chorus's requirements at 223 stage then that would suit us better given the time taken to get them from Chorus.

If you can discuss our comments regarding item 2 above with your team leader and if necessary DOC and let us know if what we are proposing would be acceptable that would be great.

I will provide the other information for items 1 and 4 early next week.

If you have any questions please do not hesitate to contact me.

Regards

*Shane Stratton
Licensed Cadastral Surveyor
Shane Stratton Surveying Limited
Ph (09) 433 9937
Mobile: 0274390092*

From: Felicity Foy [<mailto:Felicity.Foy@fndc.govt.nz>]
Sent: Tuesday, 30 September 2014 12:52 p.m.
To: 'shane@sbsurveyors.co.nz'
Subject: Section 92 request for the Kingi Application - Peria

Please see the attached Section 92 request.

Please note that a hard copy of the letter is being sent in the mail.

Regards,

Felicity Foy
Resource Planner
FNDC

Get it done online at your convenience, visit our website - www.fndc.govt.nz

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Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

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Title Plan - DP 464831

Survey Number DP 464831
Surveyor Reference 8805 QEII Kaiaka
Surveyor Ian David Gillespie
Survey Firm Lands & Survey Ltd
Surveyor Declaration I Ian David Gillespie, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 16 Aug 2013 09:39 AM

Survey Details

Dataset Description	Covenant over Part Section 3 Block I Maungataniwha		
Status	Deposited		
Land District	North Auckland	Survey Class	Class B
Submitted Date	16/08/2013	Survey Approval Date	02/09/2013
		Deposit Date	24/09/2013

Territorial Authorities

Far North District

Comprised In

CT NA61D/42

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area A Deposited Plan 464831	Land Covenant		
Total Area		0.0000 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

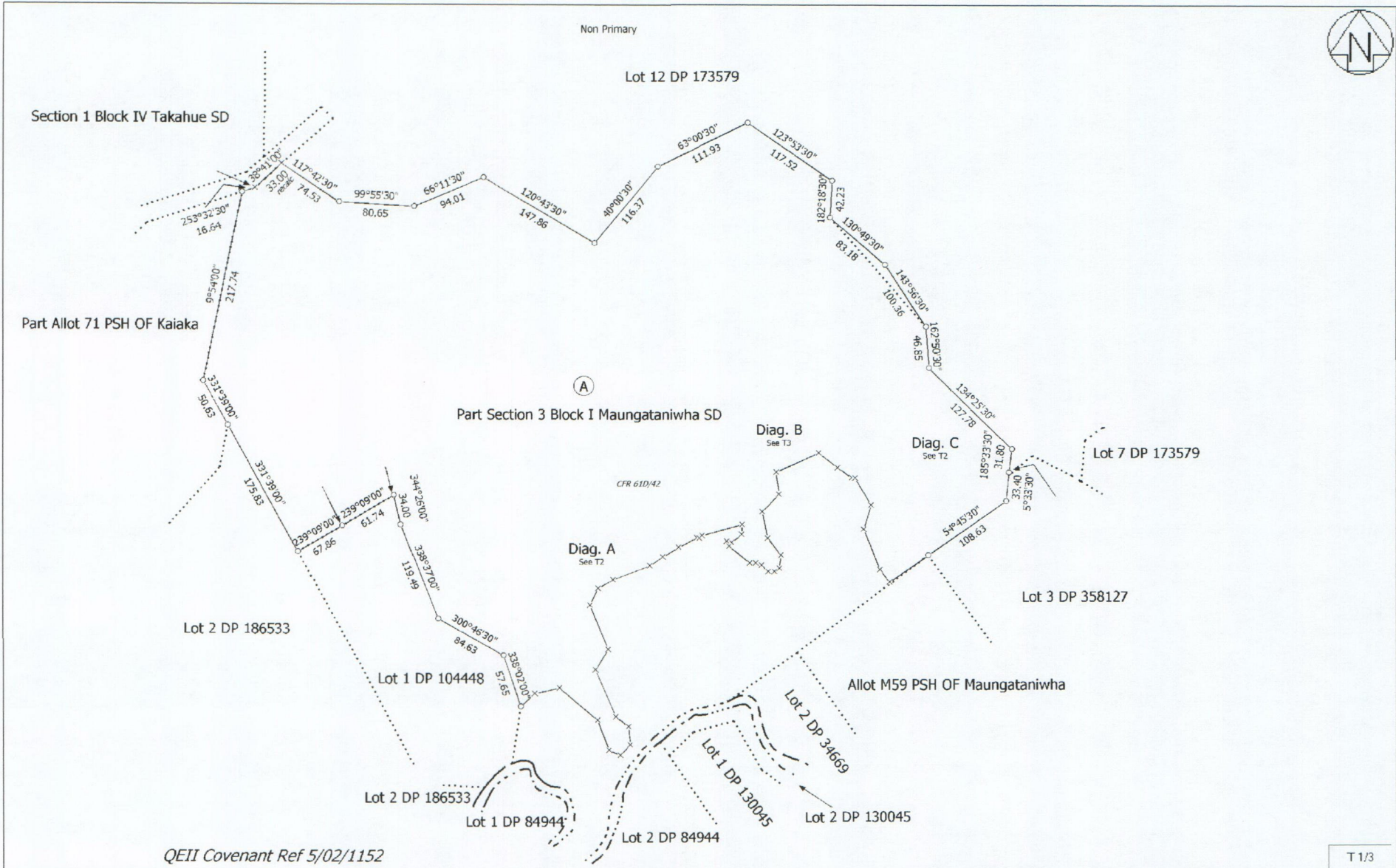
Plan Number

DP 464821

Territorial Authority (the Council)

Far North District Council

Proposed Open Space Covenant Schedule		
Shown	Description	Area
A DP 464831	Part Section 3 Blk I Maungataniwha SD	35.5600 ha



QEII Covenant Ref 5/02/1152

T 1/3

Land District: North Auckland
 Dataset Type: Parcels without Survey Information
 Digitally Generated Plan
 Generated on: 06/10/2013 3:27pm Page 3 of 5

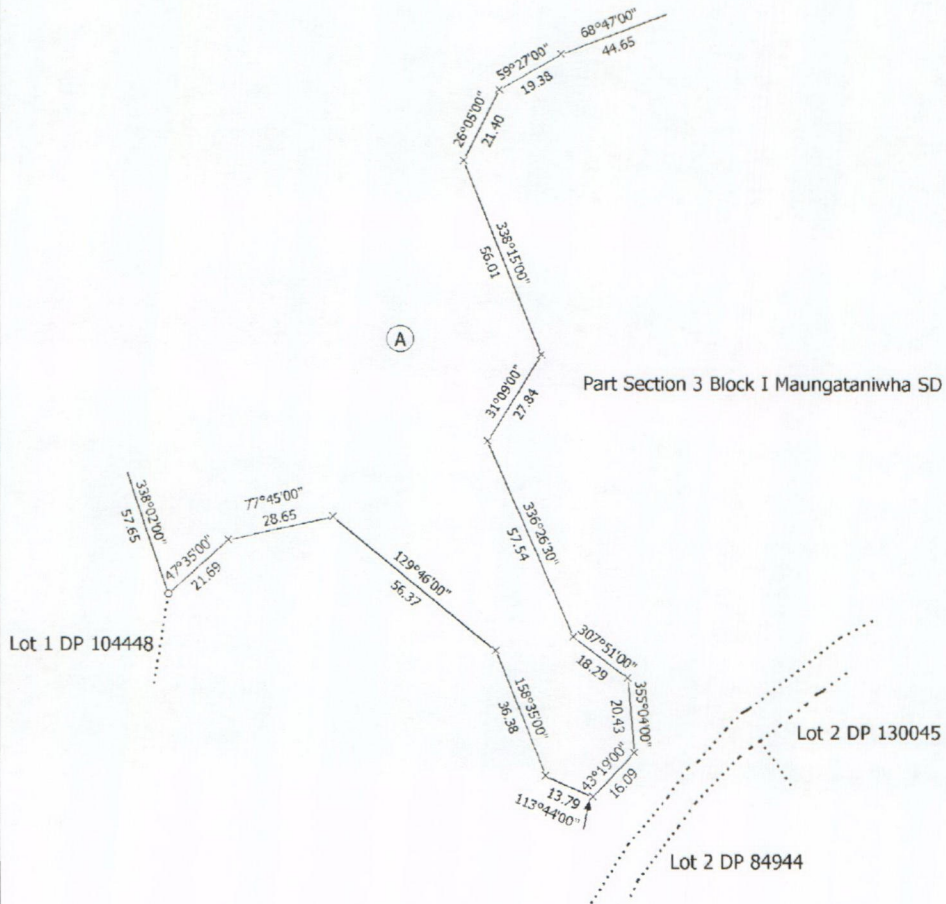
Covenant over Part Section 3 Block I Maungataniwha

Surveyor: Ian David Gillespie
 Firm: Lands & Survey Ltd

Title Plan
DP 464831

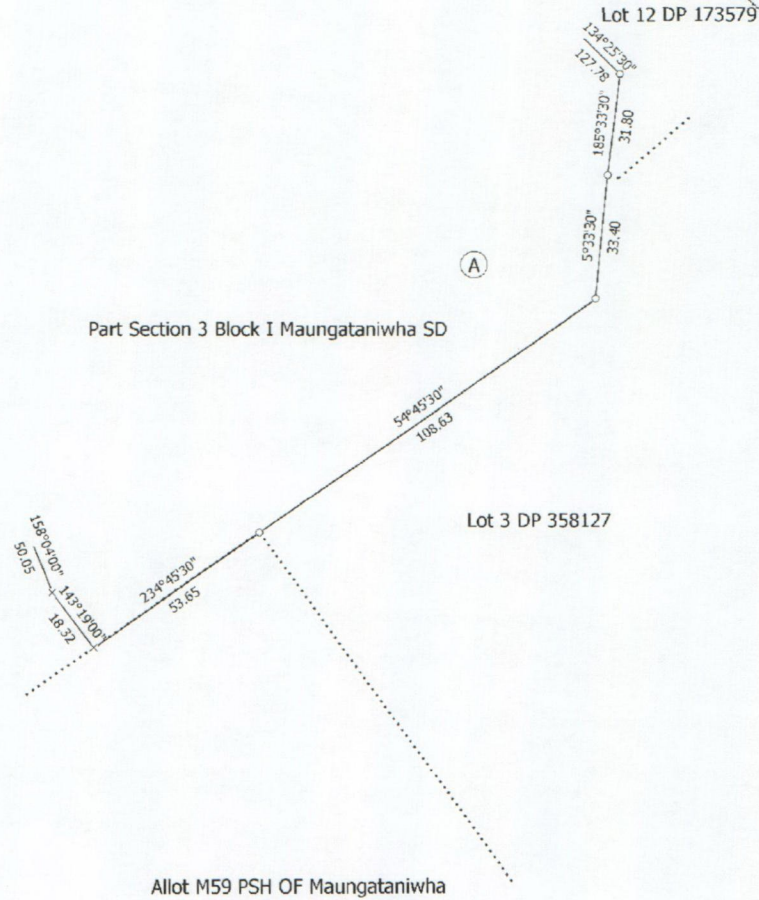
Deposited on: 24/09/2013

Diag. A
Non Primary



QEII Covenant Ref 5/02/1152

Diag. C
Non Primary



T 2/3

Land District North Auckland
Dataset Type: Parcels without Survey Information

Covenant over Part Section 3 Block I Maungataniwha

Surveyor: Ian David Gillespie
Firm: Lends & Survey Ltd

Title Plan
DP 464831

Digitally Generated Plan
Generated on: 06/10/2013 3:27pm Page 4 of 5

Deposited on: 24/09/2013



Diag. B
Non Primary

Diag. BA
Non Primary

Part Section 3 Block I Maungataniwha SD

Part Section 3 Block I Maungataniwha SD

Diag. BA
See T3

QEII Covenant Ref 5/02/1152

T 3/3

Land District North Auckland
Dataset Type: Parcels without Survey Information

Covenant over Part Section 3 Block I Maungataniwha

Surveyor: Ian David Gillespie
Firm: Lands & Survey Ltd

Title Plan
DP 464831

Deposited on: 24/09/2013

Digitally Generated Plan
Generated on: 06/10/2013 3:27pm Page 5 of 5

Application No: 2150068-RMASUB
For: 193 Peria Road,
Peria 0482

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

30 September 2014

Kingi
C/- Shane Stratton Surveying
PO Box 7144
Tikipunga
Whangarei 0144

Re: Resource Consent Application – Request for Further Information

An assessment of your application for a resource consent to subdivide has been made.

Under Section 92(1) of the Resource Management Act 1991, the Council requires further information to be able to consider your proposal. This additional information will help us to better understand the proposed activity, its effects on the environment and the means by which any adverse effects on the environment may be avoided, remedied, or mitigated.

The additional information required by the Council is listed below, with reasons as to why we need this information to be provided.

1. Please provide an updated site plan and details of how the existing entrance to proposed Lot 2 can be upgraded or relocated to provide an entrance which complies with the Council's Engineering Standard FNDC/S/6 and 6B (a copy of Standard FNDC/S/6 is attached). It is noted that the application report considers that a complying access can be constructed, this will be required to be constructed at subdivision stage (not building consent stage – as proposed in the application).

The existing entry point to proposed Lot 2 is considered to be unsafe because of inadequate sight distances.

2. The Department of Conservation (DoC) recommend that a no cat/dog covenant (consent notice) is placed on Lot 3, as it sits within an area identified as having a high kiwi presence. Lot 1 and Lot 2 are just outside of the kiwi high presence area (they are within a kiwi present zone), therefore it is advised by DoC that if any dogs or cats are present on Lots 1 and 2, that they are tided up or kept inside at night. Kiwi aversion training is also recommended. DoC's emailed comments are attached for your reference.

The no cat/dog covenant is currently recommended as a condition of consent for Lot 3, and the advice note for dogs or cats to be tided up or kept inside at night will relate to Lots 1 and 2. Please advise if your clients are satisfied with the recommended condition of consent and advice note, or if your clients will liaise with

DoC with regard to their recommendations to seek different wording for the condition or the advice note (or not to require it).

3. It appears that a shed spans across the legal boundary of proposed Lot 1 and is partly within the Road reserve. Please clarify if the shed does span across the legal road boundary, and if so, provide comments from the Roading department about this existing structure and any potential roading or reverse sensitivity issues.
4. Please provide comments from Top Energy and Chorus with regard to telecommunications and power supply to the proposed allotments. Although power and telecommunications services may not be required to be reticulated to the boundary of the proposed allotments (as they are in a rural zone), their comments are relevant in relation to the assessment criteria of Chapter 13 'Subdivision' of the District Plan.

In accordance with the Act, your application will be suspended until we receive this information. Once we have received the information to our satisfaction, a decision will be made regarding the further processing of the application and whether notification may be required.

Under Section 92A (1) of the Act you are required to comply with this request before **21st October 2014**, by either:

- (a) providing the requested information, or;
- (b) informing the Council in writing that you agree to provide the information. (Please advise Council when the information will be provided. Taking this into account, Council will set a reasonable time for the provision for the information), or;
- (c) informing the Council in writing of your refusal to provide the information.

Please use the attached form when sending in your response to the Council.

It is important that you respond in one of the three ways listed above within the timeframe specified. If you do not provide the information before the deadline, or if you refuse to provide the information, the Council **must**, pursuant to Section 95C of the Resource Management Act, publicly notify your application (upon payment of the required fee).

Please feel free to contact the undersigned if you have any questions or concerns regarding this request for further information.

Yours faithfully

Felicity Foy
RESOURCE PLANNER



MEMO

To:	Sheryl Hansford	Department:	Environmental Management
From:	Rex Shand	Department:	Environmental Management
Date:	17-Sep-2014		
Subject:	ENGINEERS REQUEST FOR INFORMATION 2150068-RMASUB, 193 Peria Road, Peria 0482		

The existing entry point to proposed Lot 2 is considered unsafe because of inadequate sight distances.

Please section 92 this application for a report and plan which details how the existing entrance to proposed Lot 2 can be upgraded or relocated to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 & 6B.

Sheryl,

Please include a copy of the Councils Standard drawing FNDC/S/6 as it has a table which sets out the sight distance requirements.

I note that the application report considers that a complying access can be constructed.

It would be good to get comments from Roding and or Legal with regard to the shed across the boundary.

Yours sincerely

Rex Shand
RC Engineer

- 8 SEP 2014

Effluent DrainLayers Ltd
3778 Main North Road
R.D.4
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

23/08/2014

Kingi
133 Peria Road
R.D.2
Kaitaia 0482

Dear Kingi,

As per your instructions, I have prepared the T.P58 for your boundary adjustment assessing the system installed and evaluating the potential for system extension. The design enclosed is an assessment based on the data supplied by yourself, our site inspections, and Ksat soil absorption calculations. As you are aware the testing was undertaken under the worst case scenario and so I am confident that the evaluation of the current installation does show that the system in place is within that performance design criteria required under T.P58.

If I can be of further assistance please do not hesitate to phone.

Yours sincerely



Eric Wagener 05877

Producer statement:

B0005101

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY Eric John Wagener (approved qualified design professional)

TO Kingi (Owner/Occupier)

TO BE SUPPLIED TO: Far North District Council.

PROPERTY LOCATION: 193 Peria Road RD2 Kaitaia

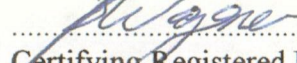
LEGAL DESCRIPTION: Allotment M59 Parish of Maungataniwha

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS That subject to:

- (1) The site verification of the soil types.
 - (2) All proprietary products met the performance requirements.
- The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.


..... (Signature of approved design professional)
Certifying Registered Drainlayer NZCB Stage 3 (Professional qualifications)
.....05877..... (License Number or professional Registration number)

Address 3778 Far North Road, R.D.4, Kaitaia 0484
Phone Number 09 409 8854
Fax Number
Cell-Phone 0274 88 55 84
Date 23/8/2014

Note: This form is to accompany every application for building Consent incorporating a T.P.58. Approval as a design Professional is at Councils discretion.

QuickMap Title Preview



Information last updated as at 02 Aug 2014

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Identifier NA170/80
Land Registration District North Auckland
Date Issued 15 June 1910

Prior References

WA 1510 NA63/175

Type Fee Simple
Area 16.1874 hectares more or less
Legal Description Middle Portion Section 59 Parish of Maungataniwha

Proprietors

Kingi

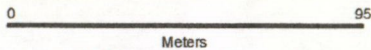
The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

Property Map

Date Printed: 24-August-2014



SCALE 1: 1,894



Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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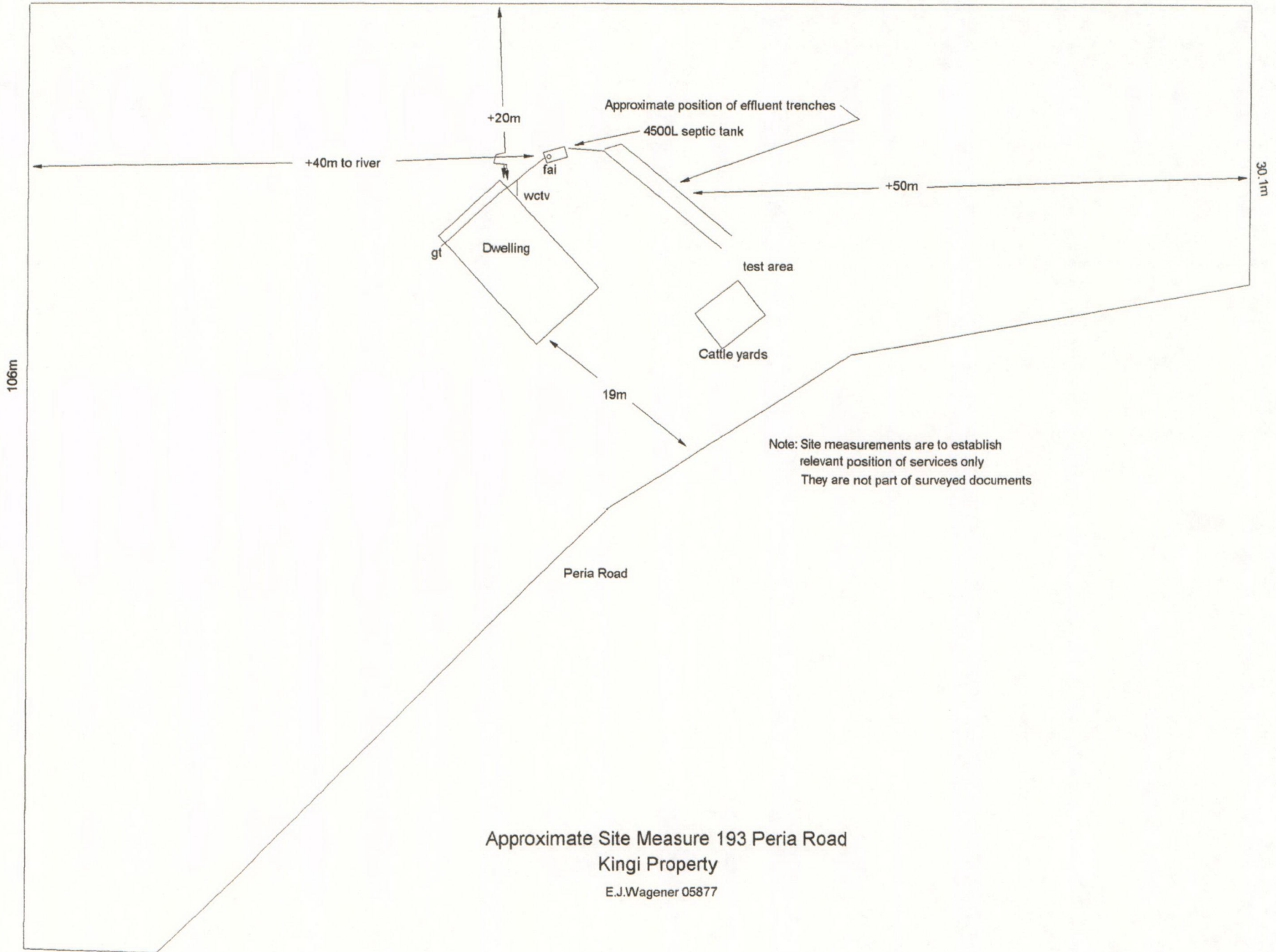




Valuation Number:	00085-38700
Address:	193 Peria Road Peria 0482
Legal Description:	Allotment M59 PSH OF Maungataniwha
Capital Value:	\$365,000.00
Land Value:	\$240,000.00
Rate Account:	2409559
Area (ha)	59892.00000

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133.3



Approximate Site Measure 193 Peria Road

Kingi Property

E.J.Wagener 05877

106m

APPENDIX – A

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Summary: Kingi

193 Peria Road

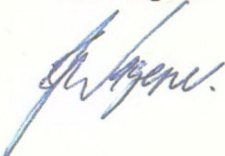
R.D 2

Kaitaia

In Preparing this design and recommendations the writer has taken into account:

- Subsoil structure, surface structure and the ability to contain effluent on the lot size proposed.
- Ground water separation and potential for contamination.
- Evaluated the potential for effluent disposal and calculated the absorption field requirements using conservative values.
- Adopted and evaluated design criteria as they apply to standard septic tank systems
- Evaluated the existing against current best practice design
- Calculated the daily water use and combined that into the calculations for effluent disposal in m2 requirements plus 100% reserve.
- Evaluated visually the potential for surface water contamination and potential for system short circuit.
- Identified that there is enough area within the proposed site constraints to allow for dwellings, and the designed effluent disposal.
- Identified and recorded the site aspect, and location
- Included topographical, site, and location maps.
- Included site drainage proposed location
- Stipulated design criteria
- Referred to the design criteria in T.P.58 Manual for On Site Disposal with particular reference to soil categories "Appendix D"
- Used for assessment purposes calculations based on actual site land bore investigation and percolation test.
- Concluded from careful evaluation that there will be no environmental effects which cannot be easily remedied.
- Accepted that while the original design location is not accurately identified there is potential to couple existing systems to one similar to the designed new system, as per the new T.P58.

E.J.Wagener 05877



Background to the summary for the assessment of environmental effects and mitigation measures Appendix A

Allotment M59 Parish of Maungataniwha
Kingi
193 Peria Road
R.D 2
Kaitaia

Impact on surface water:

Visual evaluation of the site showed that there are falls of $2 > 4$ degrees at the current effluent site and alternative sites. The semi top soil effluent disposal system in place for effluent treatment (wide trench) will not affect surface water. There is sufficient slope on the section to ensure that while run off drainage will be slow there will be little surface water retention which could affect or compromise the effluent disposal system installed.

Impact on groundwater:

On site exploration and extensive testing has shown

- K sat figures indicate that the soil falls into a category 5. Test results were better than this category with a better K sat absorption factor presenting during test (17) The location of the alternate effluent soakage fields for reserve areas, were chosen as those areas were similar in nature and had similar test results. This area is noted for pockets of very good soakage.
- The decision tree process upon which the existing design has been evaluated/based involved the careful analysis of soil structure , consideration of the area available , the depth of soil available and the ability of the block to safely contain effluent discharge . The soil loading rates used for calculation were as a result of Ksat tests, FNDC appendix F and those recommended in T.P58
- Having taken all of the above factors into consideration it is believed that there will be little possibility of any adverse effect on groundwater on the lot, as it stands at present.

Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore low effluent loading rates can assist in mitigation of nitrogen leaching. In this case the past design treats the dwelling as a three bedroom dwelling. This requires a basal area which will cope with a daily load of 800L/D. The old villa is dependant in the main on tank supply which tends to limit water usage.

The primary mechanism for reducing nitrogen discharges into the receiving environment is the reduction of the organic load. In this case the opportunity for intensive organic load is not considered a major factor due to the nature of the reliance on tank water.

Design mitigation measures:

The system is designed to provide a low density hydraulic infiltration processes this will in part reduce the potential for cumulative effects.

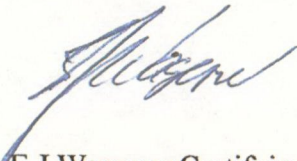
The wide trench design provides low hydraulic loading rates over the existing potential absorption area and the separation distance of waste water distribution from potential groundwater aquifers minimises the opportunity for any subterranean contamination.

Ammenity Values:

An in-depth study of the immediate areas of impact indicates that this proposal will have no more impact on the surrounding land users or occupiers than that currently existing.

Conclusion:

The summary of factors taken into consideration "Appendix A" leads to the conclusion that there are no environmental effects which have not been taken into consideration with this undertaking.



E.J. Wagener Certifying Registered Drainlayer 05877

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part B-Property Details

1. Property for which this application relates:

Physical Address of Property	193 Peria Road
	R.D.2
	Kaitaia 0482
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: ✓ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m ²)	
Map Grid Reference of Property If Known	E N

2. Legal description of land (as shown on Certificate of Title)

Allot	M59 Parish of				
	Maungataniwha				
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment – Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
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If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Site surface evaluation and subsoil percolation testing has been conducted .soil maps have been used in conjunction with on site sampling to arrive at soil classification, in this case category 4-5
Rainfall density 1.200> 1400mm average per year. Vegetation mainly grass, Soils are classed as WF Whakapra Silt Clay Loams, and Clay Loam Well to moderately well drained soil
There are no short circuit paths which are apparent which would affect drainage at the current site.

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	✓	Please tick
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If No, why not?

Site is on alluvial flats

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
<u>Performance of Adjacent Systems:</u>
98 satisfactory – There are none relevant to this site
<u>Estimated Rainfall and Seasonal Variation:</u>
Information available from N.I.W.A MET RESEARCH 1200mm>1400mm
<u>Vegetation / Tree Cover:</u>
Grass & Trees
<u>Slope Shape: (Please provide diagrams)</u>
See topographical River Flats
<u>Slope Angle:</u>
The main building plateau is basically flat
<u>Surface Water Drainage Characteristics:</u>
Site is gently sloping where the effluent disposal is located. The section faces North East
Due to the nature of the site there is no evidence of a potential problem with surface water drainage.
<u>Flooding Potential: YES/NO –</u>
Has flooding potential on 100yr period. Marked on hazard maps.
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
<u>Surface Water Separation:</u>
Plus 30m

Site Characteristics: or any other limitation influencing factors

4. Site Geology

Check Soil Maps

Top soil is a black/brown clay loam 100mm deep. The natural underlying structure is a brown clay, Soil map classed as WF Whakapara silt loams, well to moderately well drained Texture testing confirmed the soil map information

Testing indicates category 5 for calculation.

Geological Map Reference Number	NZMS 290
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5. What Aspect(s) does the proposed disposal system face? (please tick)

North		West	
North-West		South-West	
North-East	<input checked="" type="checkbox"/>	South-East	
East		South	

6. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	+20.00 to the closest	+30m
Surface water, rivers Creeks drains etc	+30	+30
Groundwater	Not Found	Not Found
Stands of Trees/Shrubs	N/A	NA
Wells, water bores	N/A	N/A
Embankments/retaining walls	N/A	N/A
Buildings	+5.00	+12m
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth) m	No of Test Pits	
Bore Hole		(Depth_ 800mm	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
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2. Was fill material intercepted during the subsoil investigation?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
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If yes, please specify the effect of the fill on wastewater disposal

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3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method: Constant head Ksat calculations

Test Report Attached?	Yes	✓	No		Please tick
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4. Are surface water interception/diversion drains required?

Yes		No		Please tick
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If yes, please show on site plan

4a Are subsurface drains required – No

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	+0.8	m	Measured	✓	Estimated	
Summer	+2.	m	Measured		Estimated	✓

6. Are there any potential storm water short circuit paths?

Yes		No		Please tick
-----	--	----	--	-------------

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present? Yes ✓	If so, Topsoil Depth? .100mm (m)
---------------------------	----------------------------------

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage✓	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	✓
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Results of percolation test, bore sampling and analysis from Fertilisers and Soils in N.Z Farming by C During – Elite Soils of the Far North F.N.D.C analysis and institute of geological and nuclear sciences map 1. Soil texture and structure tests

Soil tests put this soil into category 5

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	1-2 – 3✓ – 4			
Design Occupancy	5			(Number of People)
Per capita Wastewater Production	145	160	180	(tick) (Litres per person per day)
Other – specify	200	220		
Total Daily Wastewater Production	800			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	✓	(Please tick)
b) Water Recycling - what %?	%		No	✓	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	✓	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	59892	
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	71.8	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	✓	No	Please tick
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8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	(Please tick)
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PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Plaster & Concrete	4500L
	Total Capacity	4500L

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment		Nil
Home aeration plant		
Commercial aeration plant		
Intermediate sand filter		
Recirculating sand filter		
Recirculating textile filter		
Clarification tank		
Tertiary Treatment		
Ultraviolet disinfection		
Chlorination		
Other	Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	✓
Dosing Siphon	
Pump	

2.High water level alarm to be installed in pump chambers

Yes	No ✓
-----	------

If not to be installed, explain why

N/A

3. If a pump is being used, please provide the following information:

Total Design Head	12	29	(m)
Pump Chamber Volume			(Litres)
Emergency Storage Volume			(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation		See design drawings
Sub-surface Dripper irrigation		
Standard Trench	✓	
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify As per Appendix "F" T.P.58

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	15mm/m2/day	(Litres/m2/day)
Disposal Area	Design	53 (m2)
100%	Reserve	53 (m2)

Explanation (Refer TP58 Sections 9 and 10)

K sat soil percolation tests show an expected absorption result for this site of up to 17mm tests were conducted after heavy rain

The results indicate that soakage for this site is good into the sub top soil region. The area available indicates that for any expansion, additional soakage of a similar nature will give a good result. Calculations allow for the fact of seasonal absorption variation.

The U.S.A Soil texture and percolation rates E.P.A Design Manual 1980 gives rates for soil absorption as below:

Soil Texture	Percolation min/25mm	Rate mm/hr
Gravel, Coarse & Medium Sand	1 to 5	1520 to 300
Fine Sand, Loamy Sand	6 to 15	300 to 100
Sandy Loam, Loam	16 to 30	100 to 50
Loam, Porous Silt	31 to 60	50 to 25
Silty Clay Loam, Clay Loam	61 to 120	25 to 12

The U.S.A. Manual also gives the following:

The Soil Design considerations of:

Soil Type	Likely Percolation Rate	Limitation for on Site Disposal
Rapid to free draining Gravels, Sands, Volcanic Ash	150mm/hr or greater	Slight where ground water impacts not important. Severe where contamination of ground

water is possible

Good drainage sandy to silty
Loams

150mm to 60mm/hr

Moderate

Moderate to slow draining
Sandy clay to silty clay loam

60 to 25mm/hr

Moderately Severe

Slow draining silty clay and
Clay soils

less than 25mm/hr

Severe requiring careful
design

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	+53m ²
Percentage of Primary Disposal Area (%)	+100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Disposal has been installed as wide trench. The basic design from research indicates that area requirements are met as specified in accompanying Drawings appendix C				
A cross section of the basic design is attached as per accompanying drawings. Appendix "C"				
Plan Attached?	Yes	✓	No	(Please tick)

If not, explain why not

Note: Trench details are as researched. Without extensive earthworks actual position and dimensions cannot be accurately established. Suffice to say no stress was noted.

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)
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Name of Suppliers

--

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	✓	No		(Please tick)
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If Yes, list and explain possible effects

See separate document.

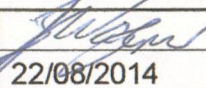
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	Yes ✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	Yes ✓
Attach an Assessment of Environmental Effects (AEE)	Yes ✓

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Eric Wagener	Signature	
Position	Certifying Registered Drainlayer 05877	Date	22/08/2014

Note

Any alteration to the site plan or design after approval will result in non compliance.

Note 2: This T.P58 merely establishes the fact that site evaluations show that the system as installed is functioning without evidence of stress, and that there is sufficient room for expansion if required.

APPENDIX F:

DESIGN SIZE DISPOSAL AREA REQUIREMENTS

Disposal Systems and Site Conditions	Design Size (level or slightly sloping Sites -Most Conservative Design Loading)		Design Area Requirements																				
	3-Bedroom 5-persons 700 litres/day	2-Bedroom 4-Persons 450 litres/day (full water saving devices)																					
<p>1.0 TRENCHES</p> <table border="1"> <thead> <tr> <th>Soil category</th> <th>Loading Rate</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>35mm/day</td> <td>20 m²</td> <td>13 m²</td> </tr> <tr> <td>2</td> <td>20mm/day</td> <td>35 m²</td> <td>23 m²</td> </tr> <tr> <td>3</td> <td>15 mm/day</td> <td>47 m²</td> <td>30 m²</td> </tr> <tr> <td>4</td> <td>10mm/day</td> <td>70 m²</td> <td>45 m²</td> </tr> </tbody> </table>	Soil category	Loading Rate			1	35mm/day	20 m ²	13 m ²	2	20mm/day	35 m ²	23 m ²	3	15 mm/day	47 m ²	30 m ²	4	10mm/day	70 m ²	45 m ²			<p>(a) 20 m² gives 3 trenches 450 mm wide and 15 m length, 2.0 m centres, overall enclosing area 102 m² (with reserve area 102m², total is 204 m²).</p> <p>(b) 70 m² gives 5 trenches 450mm wide and (2x15) m length. 2.0m centres, overall enclosing area 340m² (width reserve area m², total is 680m²).</p>
Soil category	Loading Rate																						
1	35mm/day	20 m ²	13 m ²																				
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<p>2.0 BEDS</p> <table border="1"> <thead> <tr> <th>Soil category</th> <th>Loading Rate</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>2</td> <td>20 mm/day</td> <td>35 m²</td> <td>23 m²</td> </tr> <tr> <td>3</td> <td>12.5mm/day</td> <td>56 m²</td> <td>36 m²</td> </tr> <tr> <td>4</td> <td>10 mm/day</td> <td>70 m²</td> <td>45 m²</td> </tr> </tbody> </table>	Soil category	Loading Rate			2	20 mm/day	35 m ²	23 m ²	3	12.5mm/day	56 m ²	36 m ²	4	10 mm/day	70 m ²	45 m ²			<p>(a) 35m² gives 2 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 90m² (with reserve area 90m² total is 180m²)</p> <p>(b) 70m² gives 4 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m², total is 360m²)</p>				
Soil category	Loading Rate																						
2	20 mm/day	35 m ²	23 m ²																				
3	12.5mm/day	56 m ²	36 m ²																				
4	10 mm/day	70 m ²	45 m ²																				
<p>3.0 INFILTRATIVE SYSTEMS</p> <p>Loading rate 200mm/day (Soil Categories 1 & 2 with no site constraints)</p>	3.5m ²	2.25m ²	<p>(a) 3.5m² gives 3 of 1200 mm dia. Soakage holes (3.0m clearance between each) overall enclosing area 53m² (with reserve area 53m², total is 106m²).</p> <p>(b) 3.5m² gives one rectangular pit, 1200mm by 3000mm, overall enclosing area 25m² (with reserve area 25m² totals is 50m²).</p>																				

APPENDIX F: DESIGN SIZE AND DISPOSAL AREA REQUIREMENTS

Disposal System and Site Conditions	Design size (Level or Slightly Sloping Sites -Most Conservative Design Loading)		Design Area Requirements
<p>4.0 ETS (EVAPO-TRANSPIRATION SEEPAGE) AND ASB (AEROBIC SEEPAGE BED)</p> <p>Loading rate 10mm/day (soil categories 5 and 6)</p>	70 m ²	45 m ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank". Pumped dose loading.</p> <p>a) Bed width 1500 mm with crowned and grassed (or ET planted) surface, plus surface water and groundwater controls.</p> <p>b) 70m² gives beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m². total is 360m²).</p>
<p>5.0 TET (TOTAL EVAPO-TRANSPIRATION OVERFLOW)</p> <p>Loading rate 7mm/day (Soil Categories 1 & 2 and which have potential for significant groundwater impacts).</p>	100 m ²	65 m ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank".</p> <p>b) Bed width 3.0m with crowned surface planted in cannas lilies or other high transpiration plantings; bed fully sealed with plastic liners.</p> <p>c) 100m² gives 2 beds each 16.7m length, spacing 2m between each, overall enclosing area (including overflow trench) 225m² (with 50% reserve bed area at 20m², total is 375m²).</p> <p>d) Overflow trench length, 15m.</p>

APPROVED LIST OF TP58 WRITERS

Far North District Council

October 2005

NORTHERN WARD:

Rogers & Rogers
P O Box 177
KAITAIA 0500
Phone: (09) 4082660
Facsimile: (09) 4082660
Contact: Jack Rogers

Apex Plumbers Limited
P O Box 70
KAITAIA 0500
Phone: (09) 4080830
Facsimile: (09) 4080831
Mobile 0274-721048
Contact: Kerry Robertson

Chris Vernon
99 Cable Bay Block Rd
Coopers Beach, Mangonui
Phone: (09) 4061733
Mobile: (025) 970457

Kaitaia Plumbers
14 Allen Bell Drive
KAITAIA 0500
Phone: (09) 4080210
Contact: Graeme Foster

Eric John Wagener
3778 Main North Road
R D 4
KAITAIA
Phone: (09) 4098854
Fax: (09) 4097720
Mobile: (0274) 885584

Glen L Drainage
PO Box 386
Mangonui
Phone: (09) 4060041
Mobile: (027) 220 2826
Contact: Glen Lemberg

South Shore Plumbing
PO Box 70
OPONONI
Phone: (09) 4058453
Facsimile: (09) 4058022
Contact: Stephen Arnopp

Les Hogarth
Phone: (09) 4060976
Mobile: (025) 6220083

EASTERN & WESTERN WARDS

Tobin Plumbers 1998 Limited
P O Box 133
KAIKOHE
Phone: (09) 4010268

Boyd Plumbing
PO Box 676
KAIKOHE
Phone: (09) 4010748

Mike Woodward
181 Kerikeri Road
KERIKERI 0470
Phone 09-4078694
Mobile (0274) 970367

John Chapman Contractors
P O Box 73
Moerewa
Mobile (0274) 999689

AND ANY REGISTERED ENGINEER

NB: You will be duly notified of any changes to the above list in writing.

If you would like to contact us regarding approval of TP58 writing, please contact the building office using our normal contact details:

Private Bag 752, Memorial Ave, Kaikohe 0400, New Zealand, Freephone: 0800 920 029,
Phone: (09) 405 2750, Fax: (09) 401 2137, Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

Fall in mm 1 unit = 100mm

Calibration Line

1

1 = 1150 fall in 27.35min = 470mls in 27.35

Reduce to mins/500 fall

$500/17.18 = 29.10$ mins

Note very wet conditions leading up to tests

Dark Brown Top Soil

Brown clay
interspersed with shingle

800mm

0.500Mil 1 unit = 050ml

K Sat Chart

Calibration Scale

Kingi Property

E.J.Wagener 05877

Fall in mm 1 unit = 100mm

Calibration Line

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Kingi Property

E.J.Wagener 05877

EFFLUENTIAL DRAINLAYERS LTD

3778 MAIN NORTH ROAD

RD 4

KAITIARA, 0848

Outcome of Permeability Test in accordance with AS/NZS 1547:2000, Clause 4.1F3

Inputs

Hole Diameter cm.

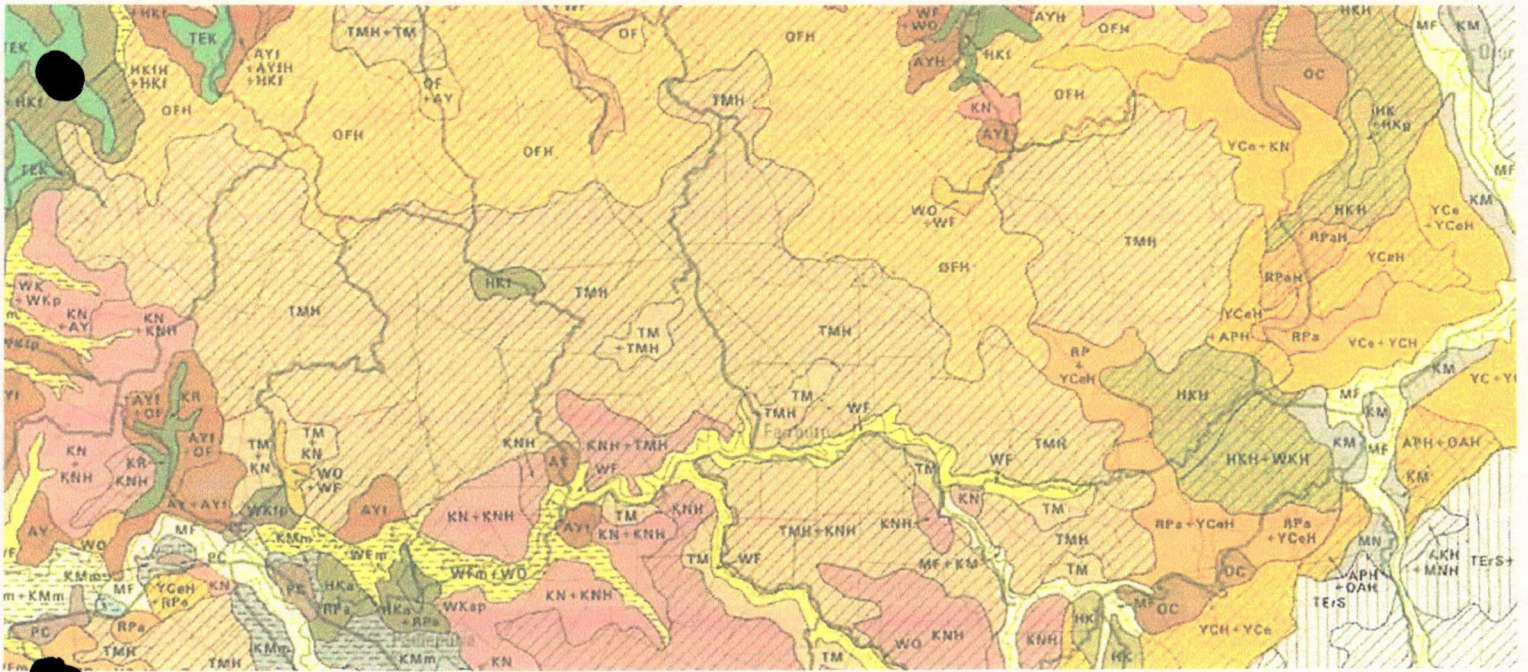
Depth of Water in Test Hole cm.

Time to deplete reservoir by 500ml min.

Outputs

Permeability (K_{sat}) cm/min

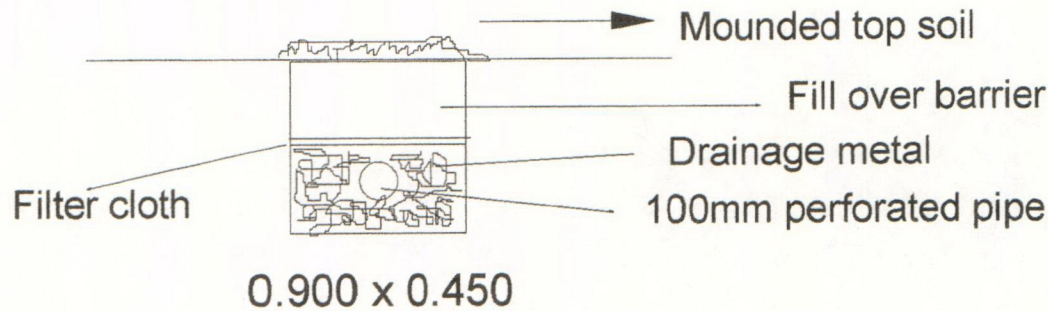
m/d



WF WHAKAPARA Silt loam AND clay loam

Appendix C

Note: Pipes to be capped at open ends

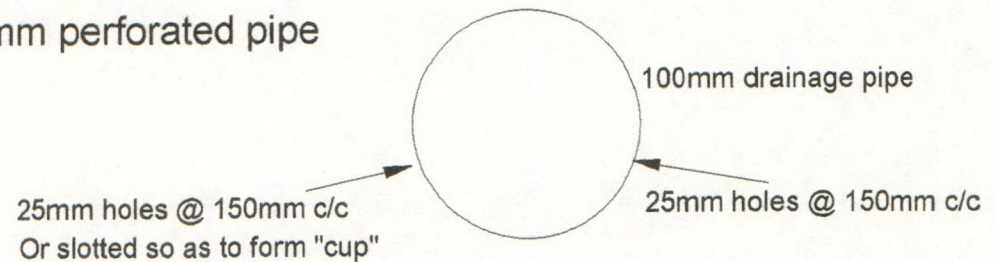


Trenches should be laid level so that even loading occurs

Note: 3 bedroom 5 person @ 160L = 800L/D
MDWF/15L/m²/d = Basal Area required
800/15 = 53m²

Actual installed 2 x 30m

As per T.P 58 Appendix F

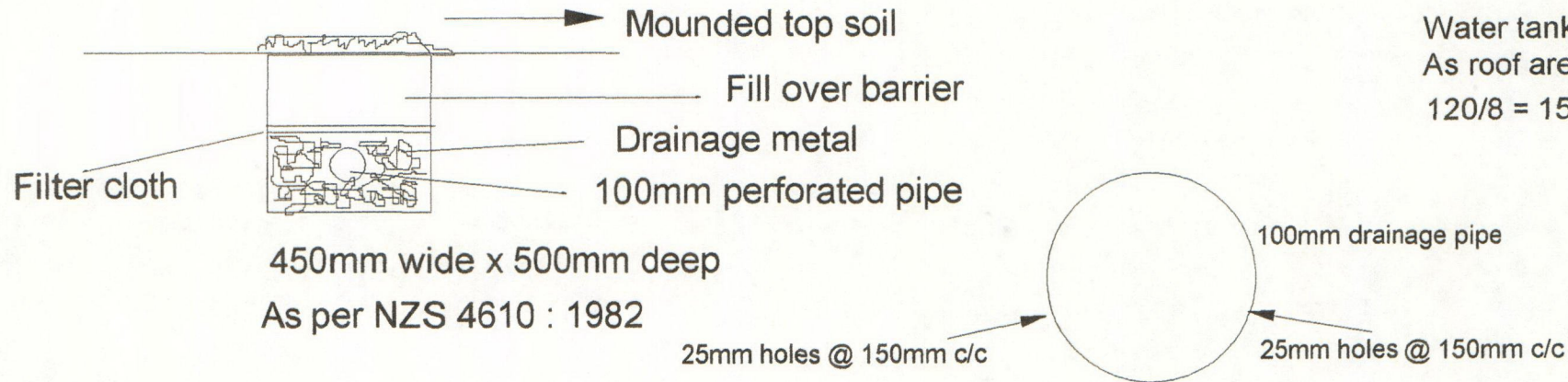


Effluent Trench Details

Researched Instalation Kingi Property

E.J.Wagener 05877

Appendix B Trench



Water tank overflow is calculated
As roof area/8
 $120/8 = 15\text{m}$

Note: Overflow may also be disposed of to farm drains

Water Tank Over flow

Kingi Property

E.J.Wagener 05877

8 SEP 2014

SHANE STRATTON SURVEYING LIMITEDPO Box 7144, Tikipunga, Whangarei, PH (09) 4339937, Mob 027 4390092, Email shane@sbsurveyors.co.nz

4 September 2014

Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

ENVIRONMENTAL MANAGEMENT

ATTN: Pat Killalea

09 SEP 2014

Dear Sir

**RE: RESOURCE CONSENT APPLICATION – KINGI – PERIA ROAD – YOUR
REFERENCE 89506 PRECHK**

With regards to letter dated 6th of August 2014 for the above job I submit the following;

- 1) I have signed the application form
- 2) Enclosed is a copy of the TP58 report prepared by Eric Wagener
- 3) The existing house on lot 1 is sited on the highest point of the site. The house sits on piles off the ground. The house was built approximately 90 years ago and although the house is within the flood susceptible area as shown on the resource maps there are no known instances where the house has flooded. It is therefore considered the current location of the house is a suitable building site.

I trust that this information is now satisfactory and that you can continue to process the application.

If you have any questions please do not hesitate to contact me.

Yours faithfully,

Shane Stratton
Licensed Cadastral Surveyor

FNDC ADMIN

8 SEP 2014

SHANE STRATTON SURVEYING LIMITED

PO Box 7144, Tikipunga, Whangarei, PH (09) 4339937, Mob 027 4390092, Email shane@sbsurveyors.co.nz

4 September 2014

Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

ENVIRONMENTAL MANAGEMENT

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Shane Stratton
Licensed Cadastral Surveyor



**Far North
District Council**

~~FNDC ADMIN
- 4 AUG 2014~~

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Office Use Only
Precheck Number: 89537
Application Number: 89506
2150068

**Environmental
09 SEP 2014
Management**

~~ENVIRONMENTAL MANAGEMENT
05 AUG 2014~~

Application for Resource Consent

Section 88 Resource Management Act 1991 (Form 9)

Please refer to Council's Resource Consents Guidance Notes and Schedule of Fees and Charges

1. Applicant Details

Name/s: (please write all names in full) Kingi

Note: Applicant must be a person or legal entity. Full name of Individual, Limited Liability Company or Trust is required.

Postal Address: 133 PERIA ROAD, KAIKA, RD2 0482

Phone Numbers: Work: 408-9180 ^(rental unit) ext: 4892 Home: 021 210 4392
Postcode: 0482
Fax: X Email: kingioze@yahoo.com

2. Address for Correspondence

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

Name: Shane Stratton Surveying Ltd

Postal Address: PO. Box 7144

Tikipunga
Whangarei Postcode _____

Phone Numbers: Work: 0274390092 Home: _____
Fax: _____ Email: shane@sbsurveyors.co.nz

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

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

Name/s: Kingi

Property Address/Location: 133 Peria Road

Lot 3
5.3595ha

stream - average width less than 3 meters



CAUTION:

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
- This Plan is copyright to Shane Stratton Surveying Ltd. No part of this Plan may be reproduced in any form without the prior permission of the above Mentioned.
- All topographical features are approximate only,

Lot 1
0.6770ha

Peria Road
formed and metalled

50m sight distance

30m sight distance

20m sight distance

75m

55m

120m sight distance

existing vehicle crossing (farm use only)

proposed future crossing to be constructed at time of building consent application

45 km/hr

Lot 2
10.1509ha

Plan of Alternative Vehicle Crossing for Lot 2
**PROPOSED SUBDIVISION OF ALLOT M59 PARISH
 OF MAUNGATANIWHA**

Scale 1:500 (A3)

PREPARED FOR: Kingi
 TOTAL AREA 16.1874ha COMPRISED IN NA170/80, NA887/132, NA61D/42

SHEET NUMBER
954-1

FILE REF. SSS954
DATE: 6/11/14

















**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

89506-PRECHK
For: 193 Peria Road, Peria 0482

Te Kaunihera o Tai Tokerau Ki Te Raki

*Te Kaitiaki Take Kōwhiri
Te Kaitiaki Take Kōwhiri*

6 August 2014

Kingi
C/- Shane Stratton Surveying
PO Box 7144
Tikipunga
Whangarei 0144

Dear Sir / Madam

RE: Return of Incomplete Application

Thank you for your application for resource consent for the proposed boundary adjustment of three adjoining sites at Peria Road. Your application was received by the Council on 4 August 2014.

We have undertaken an initial check of your application to ensure we have all the information we require to receive the application pursuant to section 88(3) of the Resource Management Act 1991.

Unfortunately we are unable to accept your application in its current form for formal receipt purposes. This is because the application does not contain the following information:

- *Sign and date the application form (section 9)*
- *Provide a report and plan from an approved TP 58 writer which shows the location of the effluent disposal bed and a suitable site for a 100% reserve disposal area for Lot 1 complying with the permitted activity rules of the Regional Water and Soil Plan.*
- *Lot 1 is shown on the planning data maps as being susceptible to flooding. Please advise of a suitable building area above the flood susceptible area.*

Your application and payment] is returned for your review and amendment.

You are entitled to formally object to the return of this application pursuant to section 357 of the Resource Management Act 1991. If you wish to object then the objection must be made in writing and served on the Council within 15 working days of the receipt of this letter. The objection must state the reasons for objecting.



Please do not hesitate to contact the undersigned if you have any queries in relation to the above information or information that needs to be supplied as part of your application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Killalea". The signature is written in a cursive style with a large initial "P".

Pat Killalea
Principal Planner