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7374
WHAKATANE
Phoenix House, Pyne Street
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Our Ref: 3284

10 August 2015

The Chief Executive
Whakatane District Council
Private Bag
WHAKATANE 3158



RCSAPP

WHAKATANE DISTRICT COUNCIL	
FILE:	
REG. No.	<i>AS3665</i>
11 AUG 2015	
ACTIONED	<i>Shane</i>
1	DATE
2	
3	
4	

Attention: Shane McGhie

Dear Shane

NR & JJ NEWLAND, 1098 BRAEMAR ROAD, ONEPU: PROPOSED SUBDIVISION

Mr and Mrs Newland wish to provide for an additional rural residential property. Accordingly please find herewith an application for resource (subdivision) consent.

Also attached is the application report, together with supporting documents and a cheque for \$1,500.00 being Council's application deposit charge.

Please do not hesitate to contact me should you have any query.

Yours faithfully
Overington Surveyors

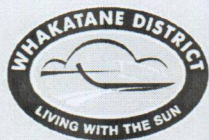
[Signature]
R J OVERINGTON
Registered Professional Surveyor

Encl: Application Report
Form 9 RMA
1 x A3 Copy drawing 3284/1
1 x A4 Copy drawing 3284/1
Title search
DP 419608
Report by Waiora Soil Conservation Limited
Report from Hill Laboratories
Schedule 5 OSWD
OSET Assessment

SCANNED

Whakatane District Council	
<<COPY ONLY>>	
TAX INVOICE No: 2016/26533	
GST Reg No : 16-940-356	
Received From	
NR & JJ NEWLAND	
C/O WDC	
Date	: 11 Aug 2015, Time: 01:45p.m.
To	: CSC1P
Received	: \$1500.00 CHEQUE
=====	
Application	: \$1500.00 RCON-1136
NEWLAND, NEVILLE RAYMOND	
Total Rec : \$1500.00	
=====	
Incl GST	: \$195.65





APPLICATION FOR RESOURCE CONSENT

Address all correspondence to :

Chief Executive Whakatane District Council Private Bag 1002 Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

APPLICANT 1 DETAILS

First Name	NEVILLE RAYMOND	Second Name	JULIE JOYCE
Surname	NEWLAND	Surname	NEWLAND

Physical Address

House/Unit Number	1098	Street	BRAEMAR ROAD
RD Number	2	Suburb/Area	ONEPU
Town	WHAKATANE	Post Code	3192

Postal Address (if different from Physical address)

Home Phone	07 322 2927	Work Phone	
Mobile Phone		Date of Birth	
Email Address			

APPLICANT 2 DETAILS

First Name		Second Name	

Physical Address

House/Unit Number		Street	
RD Number		Suburb/Area	
Town		Post Code	

Postal Address (if different from Physical address)

Home Phone		Work Phone	
Mobile Phone		Date of Birth	
Email Address			

Hereby apply for



Land Use Consent



Subdivision Consent



Outline Plan Approval

AGENT DETAILS			
First Name	OVERINGTON SURVEYORS	Second Name	BOULDER CONSULTANTS LIMITED
Surname		Known As	
Physical Address			
House/Unit Number	UPSTAIRS	Street	PYNE STREET
RD Number	PHOENIX HOUSE	Suburb/Area	
Town	WHAKATANE	Post Code	3120
Postal Address (if different from Physical address)			
PO BOX 600, WHAKATANE 3158			
Home Phone		Work Phone	308 6384
Mobile Phone	0274 904 203	Date of Birth	
Email Address	ross.overington@overington.co.nz		

First point of contact for communications with the Council (all communications will be directed to this person)	
☐ Applicant	☒ Agent
☐ Other	
Name:	ROSS OVERINGTON
Postal Address	PO BOX 600, WHAKATANE 3158

DESCRIPTION OF ACTIVITY (See Note 1)					
Describe the proposal clearly:					
TO CREATE TWO NEW (ONE ADDITIONAL) RURAL PROPERTIES IN ACCORDANCE WITH DRAWING					
3284/1					
MARKET NAME					
LOCATION OF ACTIVITY/SITE ADDRESS (See Note 2)					
The site to which this application relates is described as:					
Site No 1					
No	1098	Street	BRAEMAR ROAD	Locality	ONEPU
Legal description:		LOT 2 DP 419608			
Certificate of Title:		474655	Designating Authority:		Designation No:
Site No 2					
No		Street		Locality	
Legal description:					
Certificate of Title		Designating Authority		Designation No:	
ADDITIONAL RESOURCE CONSENT APPLICATIONS (See Note 3)					
Are resource consents required from Environment Bay of Plenty for this proposal?				☐ Yes ☒ No	
If yes, please detail which consents are required:					
☐ Coastal Permit	☐ Water Permit	☐ Discharge Permit	☐ Land Use Consent		
Has consent been granted?	☐ Yes	☐ Declined	☐ Not yet applied for		

OWNER OF THE SITE THAT IS THE SUBJECT OF THIS APPLICATION

State the name(s) and address of the owner(s) of the site described above. (If these are the same as for the applicant, tick this box.)

Name				
Postal address			Email	
Phone (day)		Cell	Fax	

CONSULTATION (See Note 5)

Have you talked to a Council Planner about your application (pre-application meeting)?

☒ No

Name: _____

☐ Yes

Have you consulted with any potentially affected or interested party?

☒ No☐ Yes

If yes, who did you consult with:

[illegible]

Did they have any concerns?

☐ No☐ Yes

If yes please provide detail

Blank lined paper with a binder hole on the left.

How have you addressed these concerns?

APPROVAL OF AFFECTED PARTIES (See Note 5)

I/We have obtained the written approval of the following affected persons:

Name	Address	Owner (tick if applicable)	Occupier (tick if applicable)
N/A.			

(Continue on a separate sheet where necessary)

Please note: Written forms (available from the Council) are to be completed by affected persons and are to be attached to this application form. Each affected party should sign a copy of the plans and your application forms.

DETAILS OF ACTIVITY

Please give details of the proposed activity and reasons why Council should consider approving your application:

See Accompanying Report

(Continue on a separate sheet where necessary)

ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE) (See Note 6)

What are the effects of your proposal on the environment? If you think there are no effects, please explain why you believe this to be the case.

See Accompanying Report.

(Continue on a separate sheet where necessary)

INVOICES FOR EXTRA CHARGES (See Note 4)

If extra charges are incurred in processing this application, please send invoices to:

☐ Applicant☒ Owner☐ Agent☐ Other party as detailed below

Name: _____

Postal address: _____

Email _____

ANNEXURES

I attach	☒	Deposit fee of \$1,500.00 (as per the Fees and Charges Schedule)
	☒	Written explanation of what is proposed and reasons for application. (See Note 1)
	☐	Details of consultation with affected parties/written consents of affected parties (See Note 5)
	☒	Assessment of Environmental Effects (See Note 6)
	☒	Plans to scale (eg, site plan, elevation details, floor plan)
	☒	Other information (See Note 7) ☐ A building consent has been applied for # _____

Please note that the deposit fee and all of the above information is required to be submitted with your application. Failure to include the deposit fee and all of this information will mean the Council is unable to begin to process your application, and may reject your application.

SIGNATURE

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Whakatane District Council.

NR & JJ NEWLAND

Signature of Applicant: pp _____

Date: **10 AUGUST 2015**

NOTES:

1. Give full description of the activity you are proposed to undertake. Continue on a separate paper if necessary.
2. Describe the location in a manner which will allow it to be readily identified, eg, the street address, the legal description, the name of any relevant stream, river, or other water body to which the application may relate, proximity to any well-known landmark, the grid reference (if known), etc.
3. Some activities require more than one resource consent. Although it is not mandatory to make all applications at once, in some circumstances, Council can decide not to proceed with an application until another resource consent has been obtained. In some cases, a joint hearing or combined hearing may be required. You may apply for two or more resource consents that are needed for the same activity on the same form.
4. The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual cost basis. You may receive a refund or an account for additional costs.
5. Some types of applications require you to have consulted with, and if possible, obtain the written consent of any party who may be adversely affected by the proposal. This may include individuals such as your neighbours, or organisations

such as the Department of Conservation, Transit New Zealand or iwi. Consultation should occur prior to an application being received. The written consent of affected parties will be required for some applications for resource consent to avoid the Council publicly notifying the application for submissions.

6. **Assessment of Environmental Effects (AEE)** - An AEE is an essential part of the application. If no AEE is provided, Council will not start processing the application. The AEE should discuss all the actual and potential effects (both positive and negative) on the environment arising from this proposal. The amount of detail provided must reflect the nature, scale and significance of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. Information from specific experts such as a geotechnical engineer, acoustic consultant or traffic engineer may be required. If the effects of the proposal are very minor, then a less detailed AEE can be submitted.
7. The District Plan will require specific information to be submitted with most applications. Copies of the Plan are held in the District Council offices (Whakatane and Murupara) and the District Libraries. The Resource Management Act 1991 and regional plans may also specify additional information that is required. It is important to check out these requirements before lodging your application.

Staff at the Planning section will be happy to assist you in completing your application.

FOR OFFICE USE ONLY

RC ID		Date received	
Receipt No		CSO Initials	

Our Ref: 3284

RESOURCE CONSENT APPLICATION

NR & JJ NEWLAND, 1098 BRAEMAR ROAD (& 37 SYMOND ROAD), ONEPU: PROPOSED SUBDIVISION

1. INTRODUCTION

Mr and Mrs Newland own a property on the south side of the Braemar and Symond Roads intersection where they live and currently rear calves. They wish to provide for an additional rural residential block while retaining their home.

Accordingly resource (subdivision) consent is required from the Whakatane District Council, as illustrated on our drawing 3284/1.

2. PROPERTY DESCRIPTION

The property is almost rectangular in shape being some 141 metres wide and averaging some 420 metres long. There is 151.7 metres frontage to Braemar Road and 380.3 metres frontage to Symond Road. It is generally flat pasture consisting of light ash (Kawerau) soils that have low fertility and are subject to summer draught. Ground level over the property is generally approximately reduced level 20 to 24 metres in terms of Moturiki Datum, with a slight fall towards the northeast.

The existing legal description is Lot 2 DP 419608 being 5.5935 hectares (ha) contained in Computer Freehold Register 474655.

The existing dwelling, an implement / calf rearing shed and a barn are situated near the southwest corner, with the main entrance being from Symond Road at the northwest corner. There is also a secondary access from Braemar Road at the southeast corner, for farm vehicles.

The land is utilized for cattle grazing and surrounding land use is predominantly pastoral farming (dairy and cattle grazing), horticulture and rural lifestyle. Historically the property has been utilized for cattle (dairy) grazing and asparagus growing.

Images 1 to 12 below (on Pages 11 to 13) provide a visual description of the property (photographs taken 28 July 2015).

3. PROPOSAL DESCRIPTION

The proposal creates two new (one additional) rural lots:



- Lot 1 of approximately 1.29 ha contains the existing house and all farm buildings and will be retained by the Applicants.
- Lot 2 of approximately 4.3035 ha is the balance "bare" land which is intended to be sold in due course.

The proposed boundary follows an existing post and wire fence except at the south where it will be a minimum of 1.0 metre clear of the existing barn.

4. DISTRICT PLAN ASSESSMENT

The land is zoned Rural 1 under the Operative Whakatane District Plan (the Plan), being the current dominant planning document. It is zoned Rural Plains under the Proposed Whakatane District Plan which has been publicly notified and submissions closed but not yet been fully considered by Council.

Subdivision consent is sought in terms of rule 4.1.7.1(b)(i) of the Plan where the average and minimum lot sizes as for the Rural 2 Zone can apply. Soil classification of the property was confirmed by Waiora Soil Conservation Limited (Mr Norm Ngapo) for the underlying subdivision and a copy of their report dated 10 March 2008 is annexed hereto. This identifies 100% of the property being Class 3s5 land (Kawerau soils), in terms of the New Zealand Land Use Capability System (where 5 signifies a severe soil limitation).

It is noted that the average area of the new blocks is 4.0455 ha (being greater than 2.0 ha), taking into account all subdivisions that have included the subject land since January 1998 (ie proposed Lots 1 and 2 and Lots 1 and 3 DP 419608) and the minimum area (Lot 1) is 1.29 ha (being greater than 0.50 ha), which complies with rule 4.1.7.2. The proposal is therefore a specified discretionary activity in terms of rule 4.1.6.2(a).

The relevant assessment criteria in Section 3.11 and Performance Standards listed in Chapter 4, of the Plan, have been considered and this report demonstrates compliance with those requirements.

Both new lots can contain a circle greater than 20.0 metres diameter and each has more than 20.0 metres frontage to a legal road, as required by rule 4.1.10(b) (shape Factor and Frontage).

5. ACCESS

Symond Road, which has no exit, has a good metalled carriageway and traffic sight distances from the existing entrance easily comply with Standard Drawing R25. This entranceway will serve Lot 1 and be upgraded as necessary to comply with Council's engineering standards. It is noted that there is approximately 11 metres from the road carriageway to the boundary at the entrance.

Braemar Road has a good sealed carriageway, with traffic sight distances from the existing entrance also complying with Standard Drawing R25. This entrance will serve Lot 2 and adjoins the entrance to Lot 1 DP 419608 with a gateway set back some 5 metres from the road boundary. It is noted that the entrance was constructed for the underlying subdivision in accordance with Council's current engineering standards, except for sealing. Accordingly the portion between the road carriageway and boundary will be sealed.

6. HOUSE SITE AND DRAINAGE

A possible house site location for Lot 2 is indicated on drawing 3284/1, being the same location as indicated for the underlying subdivision (WDC Reference 24.3.08.72). This is well away and above the Karaponga Stream and appears to be free of any unusual impediment to building. Only minimal earthworks will be required to create a building platform and associated access. Consequently any earthworks are expected to easily comply with permitted activity criteria of the Regional Water and Land Plan.

A septic tank associated with the existing house (located approximately 3.2 metres from the southeast corner) and its disposal system extending to the east, appears to operate satisfactorily and these are located more than 1.5 metres inside Lot 1. It is anticipated that similar systems will be installed, in due course, on Lot 2 in conjunction with a building consent and in accordance with requirements of the Operative On-Site Effluent Treatment Regional Plan 2014 and (the District) Council (refer to Clause 11 below).

Stormwater runoff from dwellings, other buildings and developed areas can readily be disposed of into the course pumice soils via normal soak rings.

The property is generally free draining and not subject to flooding.

7. SERVICES

7.1 Water

Domestic and farm water is currently supplied by separate roof collection and storage systems, noting that there are storage tanks associated with the house, implement shed and barn. The existing appurtenant water rights over Lot 3 DP 419608 extend from a pump drawing from the Karaponga Stream, however this system is not currently used and is considered as a back up supply for farm purposes. The existing situation will remain with Lot 1. It is noted that water tanks currently located on the east side of the barn will be relocated to the south side to be clear of the new boundary.

Domestic water for Lot 2 is also intended to be by roof collection and storage, with back up for farm use available via the Karaponga Stream source. Accordingly easement rights are extended through Lot 1 to Lot 2, as shown "A" and "AB" on drawing 3284/1.

7.2 Electricity

Horizon Energy Distribution Limited's overhead network electricity supply is reticulated along (the opposite side of) the Symond Road and an underground connection from an overhead transformer near the northwest corner supplies the house on Lot 1. It is anticipated that a new underground connection from Symond Road near the road intersection, or from network reticulation along Braemar Road, will be available for Lot 2, in due course.

8. ASSESSMENT OF ENVIRONMENTAL EFFECTS

8.1 Heritage

The proposal will not affect any Significant Cultural Heritage Features listed in Schedule 5.1 or Cultural Heritage Features – For Public Information listed in Appendix 6.3, of the Plan and there are no registered or known archaeological sites on or close to the subject property.

There are no significant ecological values associated with the proposal. The property is typical of rural production land on the Rangitaiki Plains having been intensively developed and modified over time for pastoral and horticultural use.

8.2 High Quality Soils and Land Resource

The NZLRI Classification assessment by Mr Ngapo (Waiora Soil Conservation Ltd) demonstrates that the property has poor quality soils that satisfies the criteria of rule 4.1.7.1(b)(i) and allows lot sizes for new subdivisions to be created as for the Rural 2 Zone.

In addition the proposed subdivision will not adversely affect the value of "high quality soils" for the following reasons:

1. The Kawerau or pumice soils which comprise 100% of the property do not warrant inclusion as "high quality soils" because they are of relatively low fertility and prone to severe drought.
2. The Kawerau soils have recognized moderate limitations for grazing use and severe limitations for cropping and horticultural use.
3. The Kawerau soils are not a scarce resource as they cover an area of some 4850 ha of the southern and western parts of the Rangitaiki Plains.
4. All soil will be retained on site and therefore available for future use if required.
5. The existing land use of mainly pastoral farming and rural "lifestyle" is likely to remain.

The proposal seeks to utilize existing physical and natural resources in a sustainable manner and in circumstances that will be very little different from the existing use.

8.3 Rural Character and Landscape

The existing character of the property is rural residential combined with relatively small scale cattle grazing. There are several similar size combination farming and lifestyle properties in the immediate vicinity so that the proposed subdivision is unlikely to compromise the existing rural character or landscape.

One additional dwelling could be erected as a result of the proposal, however this will not significantly increase the density of dwellings or population in the locality and is unlikely to have more than a minor adverse effect.

The property is not affected by any "Outstanding Natural Features and Landscape" as listed in schedule 5.2 of the Plan.

8.4 Incompatible Activities

There are not expected to be any incompatible activities resulting from the proposal as the new lots will continue to be utilized as combination farming and rural 'lifestyle' properties, similar to many other properties in the immediate locality. However given the size of the lots it is accepted that conflict could arise under different circumstances. Accordingly a reverse sensitivity restriction is proposed by way of consent notice to be registered on new titles for both lots. This would advise that the owner(s) is not entitled to complain about rural activities on surrounding properties that are being carried out lawfully.

8.5 Socio-Economic Effects

The Applicants wish to provide options for impending old age, with ability to remain in their existing home for as long as they desire to do so. The proposal will allow them to be more financially secure, while allowing them to continue the rural lifestyle they enjoy.

Lot 2 will provide an additional rural residential opportunity without compromising better quality land at other locations which is more suitable for food production.

It is anticipated that the existing rural infrastructure can readily cater for one additional family, while additional use and support of the existing services and will help ensure their continued viability.

The proposed subdivision will therefore have socio-economic benefits for both the applicants and the wider community.

8.6 Hazards

There are no known natural hazards associated with the property and any other potential hazard would be part of normal residential or farming activities where established precautions are taken.

It is noted that the nearby Karaponga Stream is confined to a relatively deep gully whereas the subject property is relatively elevated above and not influenced by it.

9.0 POTENTIALLY AFFECTED PARTIES

Consultation was previously carried out with Ngati Awa and Ngati Tuwharetoa in respect of the underlying subdivision and their support confirmed.

It is considered that no other person or body is likely to be adversely affected by the proposal.

10. NATIONAL ENVIRONMENTAL STANDARD

With regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) Regulations 2012, it is acknowledged that a new dwelling on proposed Lot 2 would constitute a change of use and accordingly a Preliminary Site Investigation has been carried out.

Historically, for the period prior to 1950 to approximately early 1980's, the property was utilized for grazing cattle, from then until approximately 2002 it was utilized for growing asparagus. Subsequently it has and is still, being utilized for cattle grazing. There has never been any structure located on or close to the proposed building site on Lot 2. Perusal of historic aerial photographs confirms this situation.

The former use for asparagus growing was considered in respect of potential contamination as part of the underlying subdivision in 2008 and a relevant extract from our application report for that is reproduced below:

"Potential soil contamination from pesticide use /storage is not expected to be an issue. As mentioned, the flats east of the Karaponga Stream were formerly used for asparagus production - the last crop being harvested more than 5 years ago. The asparagus operation involved the use of conventional agrichemicals which were brought onto the property as required - there was no bulk storage of chemicals on-site.

All chemicals were applied at or less than the recommended rates and the last application was September 2002.

The agrichemicals used comprised the following:

- *Roundup* (Glyphosphate) - herbicide
- *Krovar* - fungicide

- *Rovral* - fungicide
- *Ridomil* – fungicide
- *Score* - fungicide

None of the above are rated as being “*Dangerous*” or “*Toxic*” – see Appendix 1: *Agrichemicals Used in Asparagus Production - Material Data Safety Sheets (MSDS)*.

Concerning residual effects, *difenoconazole*, the main component of *Score* is the longest lasting with a field soil half-life of 139 - 462 days (refer Appendix 1 for excerpt from *Syngenta Inspire – Technical Bulletin*). As mentioned, the last application of *Score* was January 2002; thus there are no expected residual effects.

Currently, no bulk agrichemicals are stored on-site. There is no known history of sheep dip(s) on the property”.

In recognition of the grazing use, particularly over the last 12 or 13 years (and in confirmation of the above) we have obtained a soil test centred on the “possible house site” location shown for Lot 2 that specifically targets heavy metals. However it is considered that cadmium is the only possible contaminant identified as a result of the grazing land use. Accordingly please find herewith the Analysis Report from Hill Laboratories for a composite of four soil samples centred around the house site (at locations indicated on drawing 3284/1 as SS1 to SS4) that were collected by Ross Overington, representing 0 to 75 mm depth of top soil.

It is noted that the samples were all were of uniform weight and appearance and that testing has been carried out in accordance with the NES “Contaminated Land Management Guidelines”. It is considered that the test is representative of the general area. However in the event that building occurs else where on Lot 2 a consent notice restriction is proposed requiring further investigation

In November 2011 the Regional Council published a report titled “Trace Elements in Bay of Plenty Soils” prepared by Danito Buinto, Environmental Scientist (the EBOP Report), which recorded cadmium levels of 0.53 mg/kg and 0.32 mg/kg from soil samples taken at two dairy farm locations on the Rangitaiki Plains, while the site specific soil test referred to above shows the total recoverable cadmium as 0.42 mg/kg. It is noted that the BOPRC Report states that the mean concentration of cadmium in all dairy pasture sample sites across the Bay of Plenty was 75% of its safe guideline detection limit of 1 mg/kg (being the safe limit mentioned in the Report).

The evidence indicates that the cadmium level over the subject land is well below the safe guideline (NES) value of 0.8mg/kg (for rural/lifestyle blocks). Other heavy metals covered by the test analysis (including arsenic) also show levels well below their safe (NES) guideline limits and there would appear to

be no other contaminant associated with the property that is likely to exceed its safe (NES) guideline limit.

It is noted that the continued combination rural lifestyle/grazing use of the property is likely to result in less fertilizer being applied to the land (as opposed to possible dairy use) so that any accumulation of cadmium in the soil is also less likely.

Accordingly it is considered highly unlikely that the proposal will pose a risk to human health and that location of a new dwelling on Lot 2 therefore constitutes a "permitted activity" in terms of the NES.

11. OPERATIVE ON-SITE EFFLUENT TREATMENT REGIONAL PLAN (2014)

With regard to the above, we attach a completed Schedule 5 "On-Site Wastewater Disposal Site and Soil Evaluation Checklist". This form has been completed as far as practical for the possible house site location indicated for proposed Lot 2. The final location and design for a dwelling has not been determined at this time but the Schedule 5 checklist should give Council sufficient information to be satisfied that a system can comply with the Operative On-Site Effluent treatment Regional Plan (2014).

This evaluation and checklist were completed by John Hesseling who has had experience in preparing site and soil evaluations for on-site effluent disposal systems and is accredited by Environment BOP as an approved OSET systems designer.

With regard to the existing dwelling on Proposed Lot 1 we advise that the associated septic tank and effluent disposal systems have no surface signs of failure. The tank and effluent disposal systems, are located well clear of any existing or proposed boundaries and appear to operate satisfactorily. In this situation we believe that a full assessment demonstrating compliance with Rule 1 and Schedule 1 of the On-Site Effluent Treatment Regional Plan should not be required. Attached is an "On-Site Effluent Treatment Evaluation" report in respect of these, also prepared by John Hesseling.

12. CONCLUSION

There is unlikely to be any significant physical change as a result of the proposed subdivision, other than erection of one additional dwelling and development associated with this, including amenity plantings. In particular, the proposal is considered to be in accordance with Section 5 of the Resource Management Act 1991 which seeks to enable people and communities while providing for the sustainable management of natural and physical resources. It is not expected to have any significant adverse environmental effect in respect of matters set out in Sections 6 & 7.

It is considered that the subdivision will be an efficient and sustainable use of both natural and physical resources. The proposal has been considered

against the objectives and policies of the Plan and the Proposed Plan it is not contrary to either plan.

The proposal would appear to comply or is able to comply with all rules of the Plan and it is considered that any adverse effects associated with the proposed subdivision will be minor.

Although the property is located in the Rural 1 Zone it has been demonstrated that it has predominately poor quality soils. Accordingly the normal objectives and policies promoting protection of "high quality soils" in this zone do not apply.

We cannot identify any possible significant adverse effect and it is considered that any possible minor adverse effect can be satisfactorily eliminated, controlled or mitigated by normal conditions of consent. Accordingly it is anticipated that the application will be processed on a **non-notified** basis.

All relevant information would appear to be provided pursuant to Section 88 of the Resource Management Act, 1991 and it is requested that Council approve the application subject to appropriate conditions.

Anticipated conditions are:

- "(a) That the proposed activity shall be carried out in general accordance with Plan Number 3284/1 dated July 2015 prepared by Overington Surveyors and information submitted as part of this application except where modified by any other condition of this consent.*
- (b) That all easements required to protect services shall be duly granted and reserved.*
- (c) That the consent holder shall nominate an independent potable water supply for Lots 1 & 2, to the satisfaction of the Council.*
- (d) That the septic tank, effluent and stormwater systems serving the existing dwelling are to be contained a minimum of 1.5 metres inside the boundaries of Lot 1.*
- (e) That all services serving the buildings on Lot 1 are to be contained within that lot's boundaries or appropriate easements be duly granted or reserved.*
- (f) That the existing separate vehicle entrances serving Lots 1 and 2 shall be upgraded and constructed in accordance with Standard Drawing R28 of the Council's Engineering Code of Practice 2007.*
- (g) The consent holder shall contact Council's Transport Team to arrange for an inspection to be carried out prior to sealing of the vehicle crossings. They will require 48 hours notice to perform the inspection.*

- (h) That in respect of condition (g) above, a corridor access request (CAR) and a traffic management plan (TMP), shall be submitted through www.corridoraccess.co.nz at least 10 working days prior to any work required being carried out on Braemar or Symond Roads.
- (j) That a consent notice, or other form of legal covenant, shall be issued and registered against the Computer Register for Lot 1 to record that the owner shall on an ongoing basis:
- (i) be aware that the property is located in a rural area where the predominant use of land is typically rural production and other rural based activities. The effects of lawful activities may result in the occupier experiencing effects such as odour, dust, noise, lighting, or increased traffic volumes and variety of vehicles. The owner(s) of the land acknowledge that these effects are typical of the rural environment they live within and that Council will not consider complaints regarding effects arising from lawful activities;
 - (ii) pay the Council's legal costs and disbursements directly attributable to the enforcement of the consent notice and the Council's conditions set out in the notice.
- (k) That a consent notice, or other form of legal covenant, shall be issued and registered against the Computer Register for Lot 2 to record that the owner shall on an ongoing basis:
- (i) be aware that the property is located in a rural area where the predominant use of land is typically rural production and other rural based activities. The effects of lawful activities may result in the occupier experiencing effects such as odour, dust, noise, lighting, or increased traffic volumes and variety of vehicles. The owner(s) of the land acknowledge that these effects are typical of the rural environment they live within and that Council will not consider complaints regarding effects arising from lawful activities;
 - (ii) ensure that before any building for habitation is located on the land, other than within 50 metres of the "Possible House Site" where a soil test has already been carried out in July 2015 (refer Plan 3284/1 and Hill Laboratories Analysis Report Lab No. 1456756), and prior to requesting a building consent, a preliminary site investigation (PSI) is carried out in terms of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) Regulations 2012 and advise the Council of the results of such investigation;
 - (iii) ensure that any habitable building constructed on the lot is constructed with a minimum floor level above or equal to the 1% AEP flood level as determined by the Whakatane District Council in consultation with Environment Bay of Plenty at the time of Building Consent application;

- (iv) permit the Council's officers or contractors entry upon the land at reasonable times so as to ascertain compliance with these conditions;
- (v) pay the Council's legal costs and disbursements directly attributable to the enforcement of the consent notice and the Council's conditions set out in the notice.
- (l) That the consent holder shall pay the Council's legal costs and disbursements directly attributable to the preparation, execution and registration of the consent notice and the Council's conditions set out in the notice.
- (m) That a monitoring fee of \$300 shall be paid to the Council as charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991."



Image 1: Braemar Road entrance



Image 2: North from Braemar Road entrance

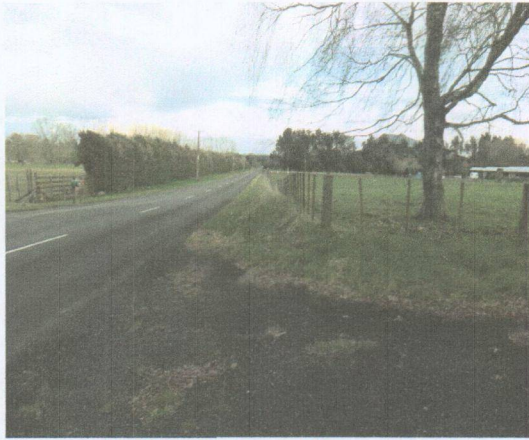


Image 3: South from Braemar Road entrance



Image 4: Symond Road from intersection



Image 5: Lot 2 house site from Intersection (centre)



Image 6: Symond Road entrance



Image 7: Symond Road east from entrance



Image 8: House from entrance



Image 9: Northwest along Symond from entrance



Image 10: house from northwest

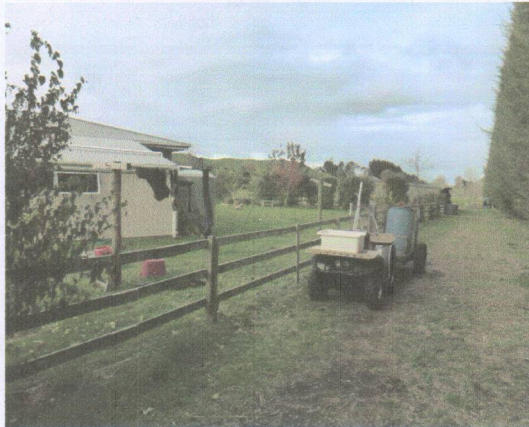


Image 11: East along south boundary from opposite house



Image 12: Barn from east



Image 13: Across Lot 2 from west



Image 14: House from southeast (incl septic tank mushroom)

QuickMap Title Details



Information last updated as at 04 Jul 2015

TITLE DETAILS DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier 474655
Land Registration District South Auckland
Date Issued 28 May 2010

Prior References

SA27D/507

Type	Fee Simple
Area	5.5935 hectares more or less
Legal Description	Lot 2 Deposited Plan 419608

Proprietors
Julie Joyce Newland and Neville Raymond Newland

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 8483891.3 - 28.5.2010 at 11:03 am

The easements created by Easement Instrument 8483891.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey electricity over part marked B on DP 419608 created by Easement Instrument 8483891.3 - 28.5.2010 at 11:03 am

Subject to a right (in gross) to convey electricity over part marked B on DP 419608 in favour of Horizon Energy Distribution Limited created by Easement Instrument 8483891.4 - 28.5.2010 at 11:03 am

9327090.1 Mortgage to ANZ Bank New Zealand Limited - 1.3.2013 at 11:02 am

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.



Digital Title Plan - DP 419608

Survey Number DP 419608
Surveyor Reference 2510 Sheriff
Surveyor Ross James Overington
Survey Firm Ross Overington Surveyors (Whakatane)
Surveyor Declaration I Ross James Overington, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 11 May 2009 10:45 AM.

Survey Details

Dataset Description	Lots 1 - 3 Being Subdivision of Lots 1 and 2 DPS 30717		
Status	Deposited		
Land District	South Auckland	Survey Class	Class III Cadastral Survey
Submitted Date	11/05/2009	Survey Approval Date	18/05/2009
		Deposit Date	28/05/2010

Territorial Authorities

Whakatane District

Comprised In

CT SA27D/506
CT SA27D/507

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 3 Deposited Plan 419608	Fee Simple Title	4.0300 Ha	474656
Lot 2 Deposited Plan 419608	Fee Simple Title	5.5935 Ha	474655
Lot 1 Deposited Plan 419608	Fee Simple Title	6.5585 Ha	474654
Marked A Deposited Plan 419608	Easement		
Marked B Deposited Plan 419608	Easement		
Total Area		16.1820 Ha	

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 419608

Territorial Authority (the Council)

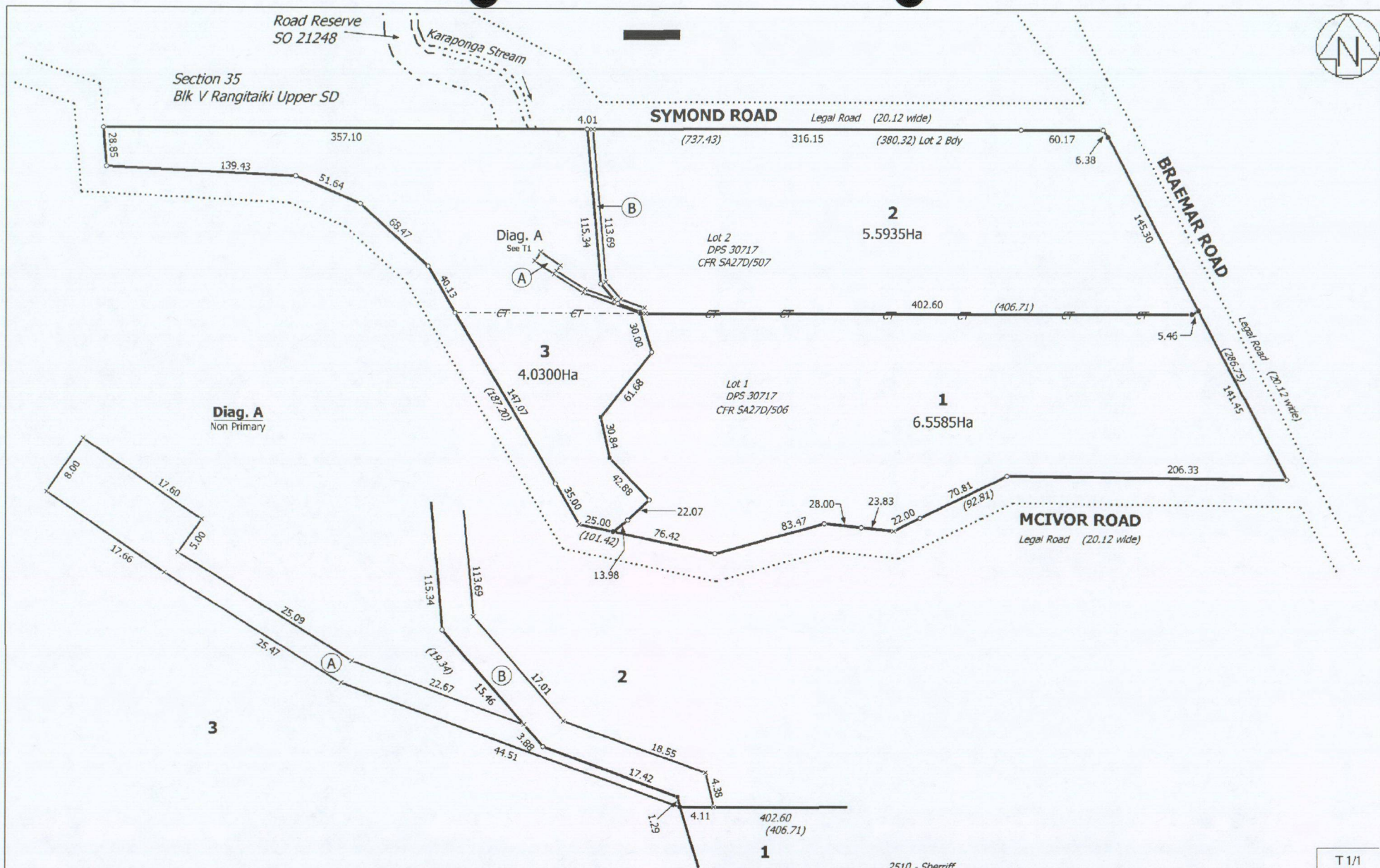
Whakatane District Council

TA Reference

24.3.08.72 (2510 Sherriff)

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Water Right to Convey Electricity	A	Lot 3 DP 419608	Lot 2 DP 419608
Right to Convey Electricity	B	Lot 2 DP 419608	Lot 1 DP 419608 Lot 3 DP 419608

Schedule of Proposed Easement in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity	B	Lot 2 DP 419608	Horizon Energy Distribution Limited



Land District: South Auckland Digitally Generated Plan Generated on: 02/06/2010 07:55am Page 3 of 3	Lots 1 - 3 Being Subdivision of Lots 1 and 2 DPS 30717	Surveyor: Ross James Overington Firm: Ross Overington Surveyors (Whakat)	Digital Title Plan DP 419608 Deposited on: 28/05/2010
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NEW ZEALAND LAND
RESOURCE INVENTORY
CLASSIFICATION



WAI ORA Soil Conservation Ltd

PO Box 3076

OHOPE

Ph 07 312 6318

Fax 07 312 6319

Property Owner: NF & JR Sherriff
80 McIvor Road
RD2 Whakatane

Grid Reference: NZMS 260 V15 359 478

Legal description: Lots 1 & 2 DPS 30717
Block V Rangitaiki
Upper SD

Date: 10 March 2008

Area of Property: 16.179 hectares

General

The property owned by NF & JR Sherriff is at the eastern end of McIvor Road, at the base of the Manawahe foothills on the western margin of the Rangitaiki Plains. The Sheriffs manage the property as a dry stock pastoral unit, buying in young cattle and fattening them before selling. Some sheep are also run on the block and used to control weeds, and graze the steeper grassed areas near the stream margins. The Karaponga Stream flows through the western part of the property, and a range of mixed exotic and native trees have been planted on the stream banks. While the majority of the property is flat, the riparian margins drop away steeply alongside the Karaponga Stream.

Soils on the property

The most recent soil mapping was undertaken by Rijkse (1993), but incorporates earlier mapping undertaken by Pullar (1985). The following soils were identified on site.

Kawerau Soils

Described by Rijkse (1993), Kawerau soils occur on the flat land within the subject property. These soils are formed from Tarawera Ash on pumice alluvium derived from Kaharoa Ash and Taupo Pumice. The soils stand out in summer as distinctly droughty, with the technical description being "somewhat excessively drained".

The soil profile consists of 15-30 cm very dark greyish brown to dark greyish brown Tarawera Ash (coarse to gravelly sand) with very weakly developed structure. Subsoils have a black to dark grey buried topsoil (Kaharoa Ash) underlain by dark brown to pale yellow pumice sand and fine gravel.

The soil structure of the Kawerau soils is very weak, as the Tarawera Ash results in the soil being loose, single grained and non-cohesive. This leads to the soil being droughty, particularly during the summer months. This is exacerbated by the dark colour of the Tarawera Ash, which absorbs heat from the sun and creates high ground temperatures that dry out the ground more quickly than other soils. Once the surface vegetation is disturbed, and the topsoil is exposed, the raw Tarawera Ash is difficult to revegetate, as the natural fertility is low.

The Kawerau soils described by Rijkse correlate to the Kawerau loamy coarse sand and Kawerau loamy coarse sand (undulating phase) by Pullar (1985).

Kawerau soils are classified as Immature Orthic Pumice Soils under the New Zealand soil classification by Rijkse (1993).

Manawahe Hill Soils

Described by Rijkse (1993), the Manawahe hill soils have historically been described as composite recent soils on yellow brown pumice soils. Formed from 7-20 cm Tarawera Ash on Kaharoa Ash and Taupo Pumice on weathered rhyolitic tephric alluvium, these soils are well drained to somewhat excessively drained. They have low natural nutrient levels, coarse sandy textures and weak soil structure. They are prone to moderate summer drought.

The Manawahe hill soils are classified as Immature Orthic Pumice Soils under the New Zealand soil classification by Rijkse (1993).

Pukemaku Steepland Soils

Described by Rijkse (1993), the Pukemaku steepland soils have been historically described as steepland soils associated with yellow brown pumice soils. They are formed on 2-20 cm of Tarawera Ash on Kaharoa Ash, on Taupo Pumice, on weathered rhyolitic tephric alluvium. They are well drained soils that are found on steep to very steep slopes. They have low natural nutrient levels and have a moderate to severe erosion potential.

The Pukemaku steepland soils are classified as Immature Orthic Pumice Soils under the New Zealand soil classification by Rijkse (1993).

NZLRI Classification

NZLRI Classification: NF & JR Sherriff

The New Zealand Land Resource Inventory Classification (NZLRI) is a mapping system covering the entire land area of New Zealand. The NZLRI system is mapped at 1:63360 (1 inch to 1 mile), and was undertaken from 1975 to 1979.

The NZLRI maps contain two main datasets:

- An inventory of 5 physical factors (rock type, soil, slope, erosion type and severity, and vegetation), which are basic to the assessment of land resources.
- An assessment of the long term potential for sustained production, in the form of a land use capability assessment.

The classification is divided into 8 major classes of land, based on increasing management limitations from class I through to class VIII. Class I land has very few limitations, and has the capability to sustain a wide range of potential land uses. Class VIII land has little or no inherent productive potential, and is normally used for catchment protection and/or recreational purposes. Classes I to IV are arable, and classes V to VIII are non arable. The classes of land are further subdivided using one of the four major limiting factors identified by the NZLRI system. These include erosion (e), wetness (w), soils (s) and climate (c).

NZLRI on the Property of NF & JR Sherriff

Kawerau soils are mapped over all of the flats on the property. The Kawerau soils on this property have been identified as having a land use capability assessment of Class IIIs5.

The balance of the property comprising Manawahe hill soils and Pukemaku steep land soils occur on the rolling through to very steep country. This area is made up of a combination of classes VIe15 and VIIe2. This combination of classes generally comprises the area adjacent to the meandering Karaponga Stream, although a small area has also been mapped adjacent to McIvor Road at the western end of the property.

The NZLRI assessment has been confirmed with an on-site inspection, and hand augering to check soil profiles.

The table below and attached map shows the NZLRI classification on the two separate existing Lots making up the property.

Legal description	Class IIIs5	Classes VIe15 & VIIe2	Total
Lot 1 DPS 30717	5.254 ha	2.588 ha	7.842 ha
Lot 2 DPS 30717	7.086 ha	1.251 ha	8.337 ha
Total	12.340 ha	3.839 ha	16.179 ha

Note: Measured areas are based on planimeter measurement from aerial photo (original scale 1:2,860) and accuracy of measurement is limited to that methodology.

Soil Limitations for Pastoral, Cropping and Horticultural Use

The soils on the property are classified as Kawerau Soils, Manawahe hill soils and Pukemaku steep land soils. The Landcare Research NZ Ltd Report "Soils of

NZLRI Classification: NF & JR Sherriff

Whakatane County, North Island New Zealand" has classified these soils according to their limitations for pastoral, cropping, and horticultural use (Rijkse 1993).

Kawerau soils have:

- Moderate limitations for pastoral use (limitations of insufficient moisture, and to a lesser extent, nutrients);
- Severe limitations for crop production (limitations of shallow profiles with serious moisture deficiency);
- Severe limitations for horticultural use (limitations of excessive drainage).

Manawahe hill soils have:

- Moderate to severe limitations for pastoral use (limitations of insufficient moisture);
- Unsuitable for cropping or horticulture.

Pukemaku steepland soils have:

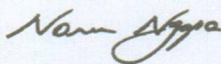
- Moderate to severe limitations for pastoral use (limitations of erosion);
- Unsuitable for cropping or horticulture.

Conclusion

The property owned by NF & JR Sherriff at 80 McIvor Road, Braemar has been assessed as having Kawerau soils over the flats and a combination of Manawahe hill soils and Pukemaku steepland soils on the steeper areas adjacent to the Karaponga Stream. The flats have been classified on site as being Class IIIs5, with the riparian margins being Class VIe15 and VIIe2 under the NZLRI.

The Kawerau soils have moderate soil limitations to pastoral use, and severe limitations to crop production and horticultural use due to severe moisture deficiency and excessive drainage characteristics.

The Manawahe hill soils and Pukemaku steepland soils have moderate to severe limitations for pastoral use (insufficient moisture and erosion respectively), and are unsuited to cropping or horticulture.



Norm Ngapo

B.Agr.Sc

Certified Practising Resource Manager (CPRM) Certificate

Member of the New Zealand Association of Resource Management

Member of the International Erosion Control Association

Waioara Soil Conservation Ltd

References:

Blaschke PM, 1985. Land Use Capability Classification and Land Resources of the Bay of Plenty – Volcanic Plateau Region. Water and Soil Miscellaneous Publication No. 89, National Water and Soil Conservation Authority.

Harmsworth G, Page M 1993. Correlation of Land Use Capability (LUC) Units into a Single LUC Classification for the Bay of Plenty Regional Council Area – Phase Two. Manaaki Whenua, Landcare Research NZ Ltd.

New Zealand Land Resource Inventory Worksheet N77 and Extended Legend produced for National Water and Soil Organisation by Water and Soil Division of Ministry of Works and Development. Extended Legend for Bay of Plenty-Volcanic Plateau Region.

Pullar, WA 1985: Soils and Land Use of Rangitaiki Plains, North Island, New Zealand. *NZ Soil Survey Report 86*.

Includes:

Pullar, WA 1984: Soil Map of Rangitaiki Plains, North Island, New Zealand. 1:31,680. *NZ Soil Bureau Map 209*.

Rijkse WC, 1993. Soils of the Whakatane County, North Island, New Zealand. Manaaki Whenua, Landcare Research NZ Ltd. Unpublished accompanying map @ 1:50,000 scale.

Property of N.F & J.R. Sherrin – Karaponga Farm
80 McIvor Road, Braemar
RD 2, Whakatane



WAI ORA Soil Conservation Ltd

PO Box 3076, Ohope NZ
Phone 07 312 6318

Scale: ~1:2,860

March 2008

File: LRI Whk 104



Legend

- Property Boundary (approx.) ———
- Class IIIs5 Kawerau soils
- Class VIe15 Manawahe hill soils
- Class VIIe2 Pukemaku steepland soils



ANALYSIS REPORT

Page 1 of 2

Client:	Boulder Consultants T/A Overington Surveyors	Lab No:	1456756	SPv1
Contact:	R Overington	Date Registered:	30-Jul-2015	
	C/- Boulder Consultants T/A Overington Surveyors	Date Reported:	07-Aug-2015	
	PO Box 600	Quote No:	57789	
	WHAKATANE 3158	Order No:		
		Client Reference:	3284 Newland	
		Submitted By:	R Overington	

Sample Type: Soil

Sample Name:	Composite of 3284/1, 3284/2, 3284/3 and 3284/4
Lab Number:	1456756.5

Individual Tests

Dry Matter	g/100g as rcvd	80	-	-	-	-
Total Recoverable Chromium	mg/kg dry wt	4	-	-	-	-

National Environmental Standards Metals

Total Recoverable Arsenic	mg/kg dry wt	6	-	-	-	-
Total Recoverable Boron	mg/kg dry wt	< 20	-	-	-	-
Total Recoverable Cadmium	mg/kg dry wt	0.42	-	-	-	-
Trivalent Chromium*	mg/kg dry wt	4	-	-	-	-
Chromium (hexavalent)*	mg/kg dry wt	< 0.4	-	-	-	-
Total Recoverable Copper	mg/kg dry wt	8	-	-	-	-
Total Recoverable Lead	mg/kg dry wt	1.9	-	-	-	-
Total Recoverable Mercury	mg/kg dry wt	< 0.10	-	-	-	-

Analyst's Comments

Sample 5 Comment:

It should be noted that the results reported for lead and mercury are total recoverable, not inorganic as specified by the NES standards. This should be kept in mind when interpreting these results.

SUMMARY OF METHODS

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation. May contain a residual moisture content of 2-5%.	-	5
National Environmental Standards Metals*		0 - 20 mg/kg dry wt	5
Dry Matter (Env)	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry), gravimetry. US EPA 3550. (Free water removed before analysis).	0.10 g/100g as rcvd	5
Extraction of Hexavalent Chromium in Environmental Solids*	0.01M KH ₂ PO ₄ Extraction.	-	5
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	5
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-4
Total Recoverable Arsenic	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	5

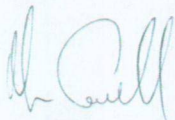


Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Total Recoverable Boron	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	20 mg/kg dry wt	5
Total Recoverable Cadmium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	5
Trivalent Chromium*	Calculation Total Chromium - Hexavalent Chromium.	0 mg/kg dry wt	5
Hexavalent Chromium in Environmental Solids*	Phosphate buffer extraction, colorimetry.	0.4 mg/kg dry wt	5
Total Recoverable Chromium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	5
Total Recoverable Copper	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	2 mg/kg dry wt	5
Total Recoverable Lead	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.4 mg/kg dry wt	5
Total Recoverable Mercury	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	5

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

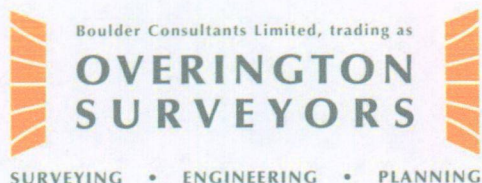
Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This report must not be reproduced, except in full, without the written consent of the signatory.



Martin Cowell - BSc
Client Services Manager - Environmental Division

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldecni.co.nz
www.overington.co.nz



WHAKATANE
Phoenix House, Pyne Street
PO Box 600, Whakatane 3158
Phone 07 308 6384
Fax 07 308 6328
whakatane@bouldecni.co.nz
www.overington.co.nz

ON-SITE EFFLUENT TREATMENT

NR & JJ NEWLAND, 1098 BRAEMAR ROAD (37 SYMOND RD), WHAKATANE

PROPOSED SUBDIVISION

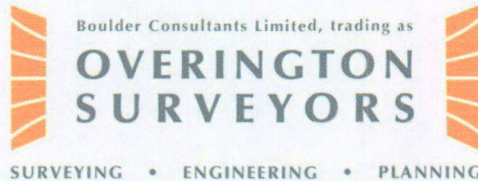
1. The applicants propose to subdivide their property at 1098 Braemar Road as shown on Overington Surveyors drawing 3284/1.
2. Lot 1 of 1.2900 hectares is partly in pasture and contains an existing dwelling, a barn and a shed. There is an existing standard septic tank with outlet filter and effluent disposal trenches associated with the existing house. This systems are located clear of all new boundaries. The septic tank is located to the south east of the dwelling and the associated disposal field is located to the east of the septic tank with trenches running parallel to the southern boundary (See Figure 1)



Figure 1 – Site Plan Lot 1

TAUPO

4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldercni.co.nz
www.overington.co.nz

**WHAKATANE**

Phoenix House, Pyne Street
PO Box 600, Whakatane 3158
Phone 07 308 6384
Fax 07 308 6328
whakatane@bouldercni.co.nz
www.overington.co.nz

The septic tank has a volume greater than 2700 litres and the disposal field consists of four trenches each approximately 18 metres long (72 m total). A walk over of the site did not reveal any surface ponding or any other signs of failure of the effluent disposal field.

This information was determined from onsite observation, Council's property file and from discussions with the landowner.

3. The soils are described in S-map as Sandy Loam, Very Stony, Well Drained, Immature Orthic Pumice Soils (Taupof)
4. Lot 1 is of sufficient size to dispose of wastewater onsite with no adverse effects on the environment.
5. Lot 2 of 4.3035 hectares is a vacant lot in pasture. A Schedule 5 has been prepared for this site. Lot 2 is of sufficient size to dispose of wastewater onsite with no adverse effects on the environment.

Report Prepared by
John Hesseling
30 July 2015



Schedule 5 - On-site Wastewater Disposal Site and Soil Evaluation Checklist

PART A: Contact Details

1. Applicant Details:

Applicant Name	NR & JJ Newland		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	Neville Raymond	Newland	
	Julie Joyce	Newland	
Nature of Applicant*	Owner		

(*i.e. Owner, Lessee, Prospective Purchaser, Developer)

2. Consultant/Site Evaluation Details:

Consultant/Agent Name	Boulder Consultants Limited t/a Overington Surveyors			
Site Evaluator Name	John Hesseling			
Postal Address	PO Box 2031, TAUPO, 3351			
Phone Number	Business	07 377 1477	Private	
	Mobile	0275 649 660	Fax	07 377 1478
Name of Contact Person	John Hesseling			
E-mail Address	john.hesseling@overington.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge/disposal on the site?

Yes		No	✓	(Please tick)
-----	--	----	---	---------------

If yes, give Reference Number(s) on Description

Existing house on underlying certificate of title

4. List any other consents in relation to this proposal site and indicate whether or not they have been applied for or granted. If so, specify Application Details and Consent No.): (e.g. Land Use, Water Take, Subdivision, Earthworks Stormwater Consents)

Subdivision application by Overington Surveyors. See Dwg 3284/1

PART B: Property Details

1. Property for which this application relates:

Physical address of property	1098 Braemar Road (37 Symond Road), Whakatane
Territorial Local Authority	Whakatane District Council
Regional Council	Bay of Plenty Regional Council
Legal Status of Activity	Permitted: ☒ Controlled: ☐ Discretionary: ☐
Relevant Regional Rule(s) [Note 1]	Rule 3
Map Grid Reference of Property [Note 2]	1,926,257 mE, 5,786,388 mN
1. On-Site Effluent Treatment Regional Plan 2. NZMS 260 series, scale 1:50,000	

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

Lot No.	Lot 2	DP No.	DP 419608	Ct No.	474655
Other (specify)		Lot 2 on Overington Surveyors Dwg 3284/1			

Please ensure copy of Certificate of Title is attached.

PART C: Site Assessment – Surface Evaluation

1. Has a Desk Study been undertaken for this property?

Yes	☒	No	☐	(Please tick one)
-----	-------------------------------------	----	--------------------------	-------------------

If yes, please specify the findings of the Desk Study, and if not please specify why this was not considered necessary.

In respect to geology, soils and rainfall

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

Yes		No	☒	(Please tick one)
-----	--	----	-------------------------------------	-------------------

If No, why not?

Slopes of less than 5% in vicinity of proposed disposal field and location clear of steep slopes.

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 – Provide descriptive details below:

<u>Performance of Adjacent Systems:</u>
No known issues
<u>Estimated Rainfall and Seasonal Variation:</u>
1300 - 1500 mm mean annual rainfall
Refer to Map 3
<u>Vegetation Cover:</u>
Pasture
<u>Slope Shape:</u>
Planar
<u>Slope Angle:</u>
<5%
<u>Surface Water Drainage Characteristics:</u>
Surface flow to low points
<u>Flooding Potential: YES/NO</u>
No
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 year and/or 20 year and/or 100 year return period flood level, relative to disposal area.
<u>Surface Water Separation:</u>
>50 m
<u>Site Clearances (Provide general description here and specific dimensions in Part 6 below an in Site Plan):</u>
<u>Site Characteristics:</u>
Flat land in pasture.

4. Site Geology of the subject property

Dune sand, flood plain alluvium (sand and silt)	
Geological Map Reference Number	

5. What Aspect(s) does the proposed disposal system face (please tick)?

North	☒	West	☒
North-West	☐	South-West	☐
North-East	☐	South-East	☐
East	☒	South	☒

6. Site clearances, which should also be shown on the site plan:

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	> 10 m	> 10 m
Surface water	> 50 m	> 50 m
Groundwater	> 2 m	> 2 m
Stands of Trees/Shrubs	> 10 m	> 10 m
Wells, water bores	> 50 m	> 50 m
Embankments/retaining walls	> 50 m	> 50 m
Buildings	> 3 m	> 5 m
Other (specify):		

PART D: Site Assessment – Subsoil Investigation

1. Please identify the soil profile determination method:

Test Pit		(Depth ____m)	No. of Test Pits	
Bore Hole		(Depth m)	No. of Bore Holes	
Other (specify)	Wai Ora Soil Conservation Limited soil report			
Soil Report Attached?	Yes	See Below	No	(Please tick)

Soil Report

S-map describes the soils as Sandy Loam, Very Stony, Well Drained, Immature Orthic Pumice Soils (Taupof)

Soils described in Bay eXplorer as Kawerau Coarse Sand, Immature Orthic Pumice Soil, Well Drained.

A report prepared by Wai Ora Soil Conservation Limited identifies the soils as Kawerau Soils. These soils are formed from Tarawera Ash on pumice alluvium derived from Kaharoa Ash and Taupo Pumice. The soil profile consists of 15 – 30 cm very dark greyish brown Tarawera Ash (coarse to gravelly sand) with very weakly developed structure. Subsoils have black to dark grey buried topsoil (Kaharoa Ash) underlain by dark brown to pale yellow pumice sand and fine gravel. The soil structure of Kawerau Soils is very weak.

2. Was fill material intercepted during the subsoil investigation?:

Yes		No	✓
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(Please tick) If yes, please specify the effect of the fill on wastewater disposal.

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3. Has percolation testing been carried out?

Yes		No	✓
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(Please tick) If yes, please specify the method

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

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

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

Winter	>2 (m)
Summer	>2 (m)
Please indicate whether measured	or estimated
	✓

(Please tick)

6. Are there any potential short circuit paths?

Yes		No	✓
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(Please tick)

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

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7. Based on results of subsoil investigation above please indicate the disposal field soil category :

Is Topsoil Present? Yes	If so, Topsoil Depth?	xxx (m)
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Soil Category	Classification	Properties
1	Sand	Very little to no coherence; cannot be moulded; single grains stick to fingers
2	Loamy sand	Slight coherence; forms a fragile cast that just bears handling; gives a very short (5mm) ribbon that breaks easily; discolours the fingers
	Sandy loam	Forms a cast but will not roll into a coherent ball; individual sand grains can be seen and felt; gives a ribbon 15-25 mm long

3	Fine sandy loam	As for sandy loams, except that individual sand grains are not visible, although they can be heard and felt; gives a ribbon 15-25 mm long
	Loam	As for sandy loams but cast feels spongy, with no obvious sandiness or silkiness; may feel greasy if much organic matter is present; forms a thick ribbon about 25 mm long
	Silty Loam	As for loams but not spongy; very smooth and silky; will form a very thin ribbon 25mm long and dries out rapidly
4	Sandy clay loam	Can be rolled into a ball in which sand grains can be felt; forms a ribbon 25-40 mm long
	Fine sandy clay	As for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt; forms a ribbon 40-50 mm long
	Clay loam	Can be rolled into a ball with a rather spongy feel; slightly plastic; smooth to manipulate; will form a ribbon 40-50 mm long
	Silty clay loam	As for clay loams but not spongy; very smooth and silky; will form a ribbon 40-50 mm long; dries out rapidly
5	Sandy clay	Forms a plastic ball in which sand grains can be seen, felt or heard; forms a ribbon 50-75 mm long
	Light clay	Smooth plastic ball that can be rolled into a rod; slight resistance to shearing between thumb and forefinger; forms a ribbon 50-75 mm long
	Silty clay	As for light clay but very smooth and silky; will form a ribbon about 50-75 mm but very fragmentary; dries out rapidly
6	Medium clay	Smooth plastic ball, handles like plasticine and can be moulded into rods without fracture; some resistance to ribboning, forms a ribbon 75 mm or more long
	Heavy clay	Smooth plastic ball that handles like stiff plasticine; can be moulded into rods without fracture; firm resistance to ribboning; forms a ribbon 75 mm or more in length

Reasons for placing in stated category

Category 2, weak structure, Loamy sand

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 Schedule 6 and NZS1547:2012 Table H3).

Number of Bedrooms	3	
Design Occupancy	5	(Number of people)
Per capita Wastewater Production	200	(Litres per person per day)
Other – Specify		
Total Daily Wastewater Production	1000	(Litres per day)

3. Do you propose to install:

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

If you have answered Yes, please provide additional information including the estimated reduction in water usage:

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4. Is Daily Wastewater Discharge Volume more than 2,000 litres:

Yes		No	✓	(Please tick)
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Note if the answer to the above is yes, a Bay of Plenty Regional Council wastewater discharge

PART F: Primary Treatment (Refer NZS 1547:2012 Appendix J)

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:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Standard	>3000
Total Capacity		>3000

4. Is a Septic Tank Outlet Filter to be installed?

Yes	✓	No		(Please tick)
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If yes, please state the type, manufacturer and serial number.

Zabel A1800 or approved alternative
Must comply with NZS 1546.1:2008 Appendix D

PART G: Secondary and Tertiary Treatment

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

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

Specify	

PART H: Land Application Method

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

Gravity	
Dosing Siphon	
Pump	✓

2. Is a high water level alarm being installed in pump chambers?

Yes		No	
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(Please tick)

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

Total Design Head		(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 NZS 1547:2012 Appendices K to N):

Surface Dripper Irrigation	
Sub-surface Dripper Irrigation	
Standard Trench	
Deep Trench	
Mound	
Evapo-transpiration Beds	
Other (Please Specify)	Discharge Control Trench – See AS/NZS 1547:2012 Fig L4

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: (Refer NZS 1547:2012 Tables L1 and L2)

Loading rate	20		(mm/day)
Disposal Area	Basal	50	(m ²)
	Areal	187	(m ²)

Explanation (Refer NZS 1547:2012 Appendix L and Appendix M)

Conservative rate for Category 1 and 2 soils, weakly structured

6. What is the available reserve wastewater disposal area (Refer NZS 1547:2012 5.5.3.4):

Reserve Disposal Area (m ²)	187
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:

5 x 0.5 m wide x 20 m long Discharge Control Trenches (See AS/NZS 1547:2012 Fig L4). Minimum 1.0 m between adjacent trench walls and 1.0 m buffer all around. Effluent to be pressure dose loaded by pump.

Refer to NZS 1547:2012 Appendix R

Plan Attached? Yes ☒ No ☐ (Please tick)

If not, explain why not.

PART I: Maintenance and Management (Refer NZS 1547:2012 section 6.3 and Appendix U)

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

Yes ☐ No ☐ (Please tick)

PART J: Risk Management

1. Is a Risk Reduction Report included with application? (Refer NZS 1547:2012 Appendix A. Ensure all issues concerning potential effects addressed)

Yes ☒ No ☐ (Please tick)

2. Are there any specific environmental constraints?

Yes ☒

No ☐

(Please tick)

If Yes, please explain

Free draining soils. Use discharge control Trench and pressure dose load effluent

PART K: Is Your Application Complete?

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

Fully Complete this Assessment Form	☒
Include a <i>Location Plan and Site Plan</i> (with Scale Bars)	☒
Include a Property Title (Certificate of Title)	☐
Attach a Risk Reduction Report	☒

2. Declaration

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

Name	John Hesseling Approved OSET Designer	Signature	
Position	Surveyor / Principal	Date	30 July 2015

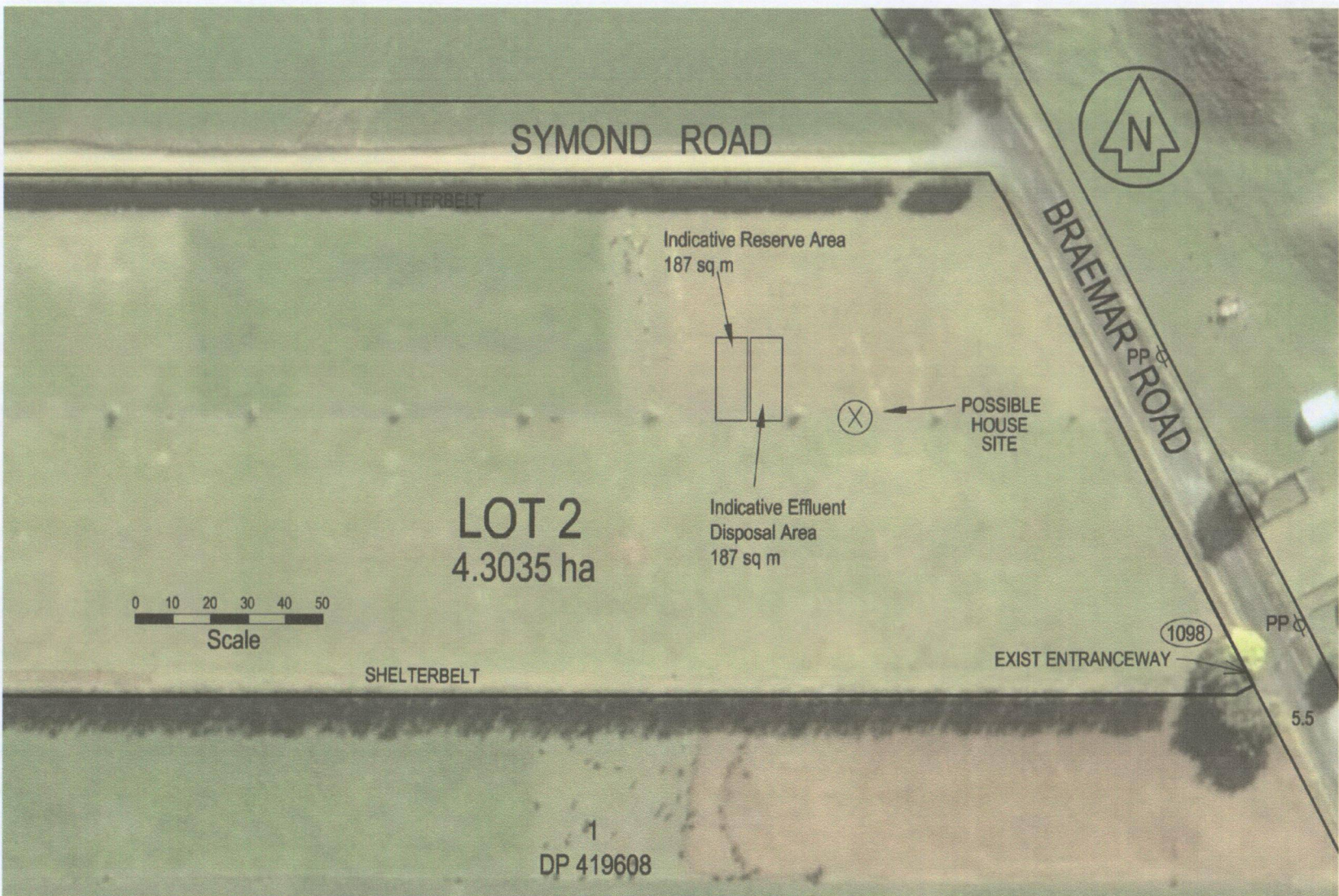
Schedule 6 - Occupancy Allowances

Facility	Occupancy For Design Purposes
Homes	
Number of Bedrooms (Notes 1, 2 and 3)	
1	2
2	4
3	5
4	6
5	8
6	9
Hotels & Motels	
Guests	Maximum Occupancy/number of beds
Staff	Maximum number of staff
Hospitals (Note 3)	
Patients	1 per bed (Note 3)
Staff	Maximum Number of Staff
Retirement Villages (Note 3)	
1 bedroom	1.3p per unit
2 bedroom	1.3p to 2.0p per unit
3 bedroom	2p – 4p per unit
Staff	Maximum Number
Notes: <i>In situations where large modern dwellings are proposed which have additional rooms beyond those allocated dining, lounge, bedrooms, (e.g. "family", "recreation", "games", "office", "study", "sewing", "work" rooms) which could have potential to be utilised as bedrooms with different furnishings, an additional occupancy allowance is to be made on the basis of 1 extra person times the ratio of the total floor area of the additional room(s) to that of the smallest designated bedroom and rounded up to the next whole number.</i> <i>Design occupancy should allow for a seasonal peak, not just the average daily flow. Holiday homes tend to have intermittent occupancy but when occupied are likely to have a higher occupancy than a continuously occupied dwelling. An allowance in design occupancy should be made for the seasonally higher flows.</i> <i>Occupancy data in this table is from the literature and observed levels. A higher water use/person should be allowed in facilities providing community care unless specific water meter data is available. Retirement village average occupancy from observed rates and the literature is 1.3 people per unit with occasional overnight guests. In the case of retirement homes occupancy should be based on the number of beds per bedroom.</i>	

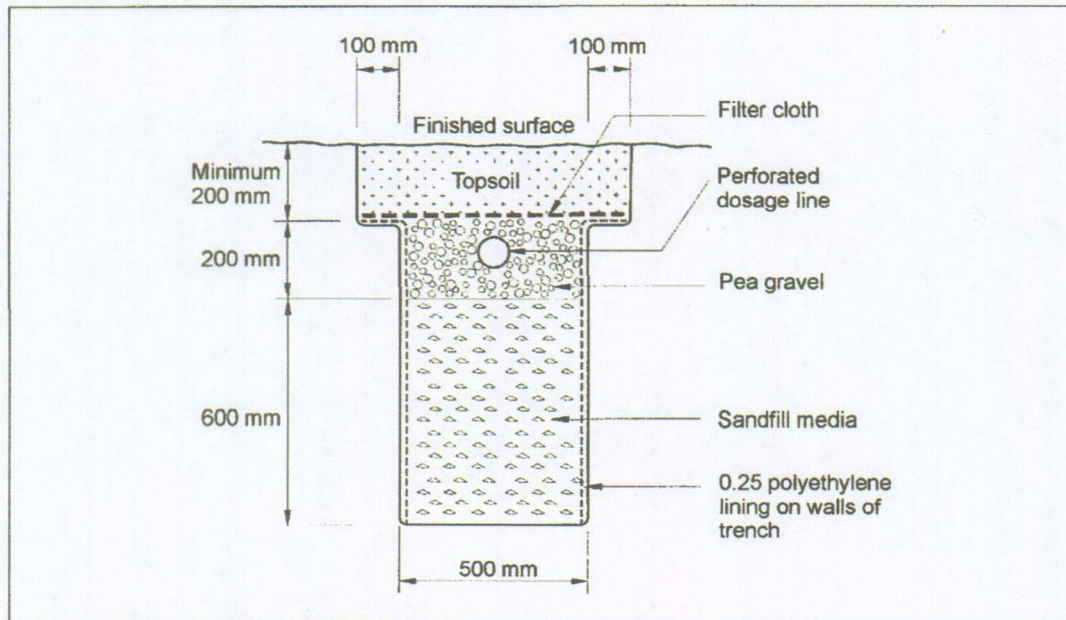
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SITE PLAN



NOTE: An LPED line can be used for dose loading instead of the perforated line.

FIGURE L4 DISCHARGE CONTROL TRENCH

L6.2 Discharge control trench effluent loading method for category 1 soil

Systems constructed in highly permeable Category 1 soils (see Note 1 of Table L1) may use an in-trench filter based upon bottom area loading at the rate for DLR soil Category 1. The trench can be constructed as in Figure L4 with the effluent pressure dose loaded, such as by siphon or pump, from the wastewater treatment unit. The sand-fill media shall be a medium sand with a grain size of 0.25 – 1.0 mm, a uniformity coefficient less than 4, less than 3% fines passing a 200 sieve (0.074 mm), free of clay, limestone and organic material. Polyethylene lining of the sides of the trench is required to ensure the dosed effluent passes through the full depth of the sand.

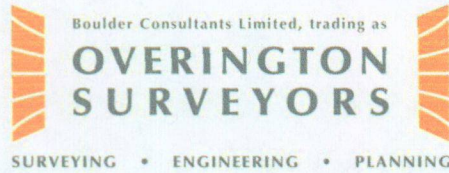
RISK REDUCTION FACTORS

Cause	Factors that Increase Likelihood	Reduction measures
Wastewater system hydraulic failure	- Excess solids discharged - Inadequate hydraulic design of treatment plant or land application system	- Install outlet filter - Use conservative water usage practices or provide flow balancing

Biological failure from power outage causing cessation of pumps and aerators	• Remote or poorly serviced power areas • Faulty wiring	• 24 hour emergency capacity • Separate emergency storage • Back-up power supply
Wastewater biological failure from washout of bacteria	• Inadequate hydraulic design	• Use conservative water usage practices or provide flow balancing • Selection of wastewater treatment unit appropriate to pattern of use of dwelling
Soil system failure in dispersive soils	• N/A	• N/A
Marginal soil conditions	• Non-conservative design loading rate for soil type • Inadequate topsoil • Inadequate vegetation	• Incorporate factors of safety through conservative design criteria, or additional wastewater treatment capacity • Enlarge reserve area; use lower design loading rate. • Increase performance monitoring inspection level and frequency
Site constraints	• Potential high ground water levels in winter	• Limit scale of development / occupancy capacity permitted • Increase performance monitoring inspection level and frequency • Increase treatment capacity / level of treatment or both
High rainfall or torrential downpours	• Stormwater Ingress / ponding	• Provide adequate surface water and soil drainage controls

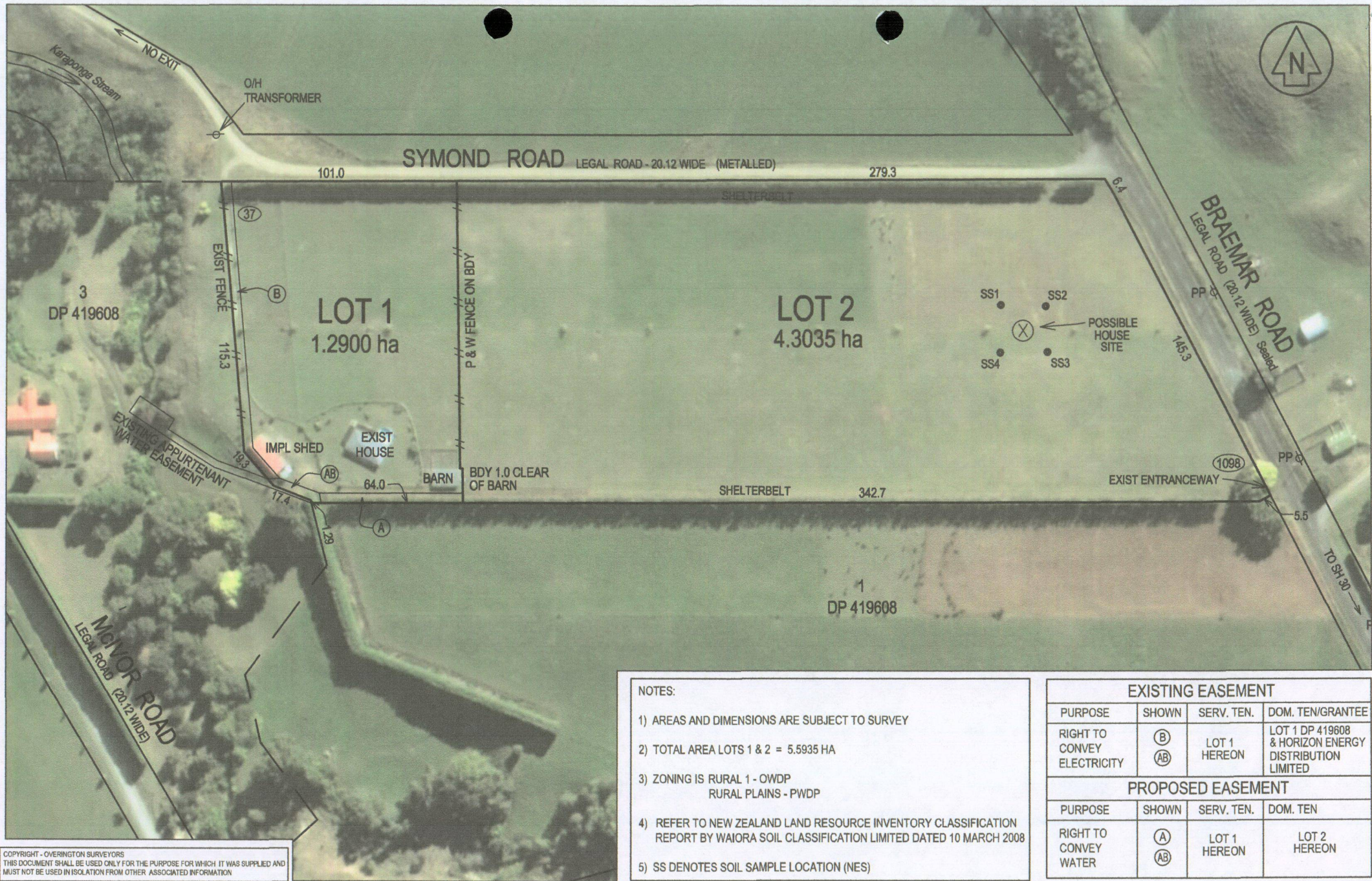
Salinisation	• N/A	• N/A
Highly permeable soils or soils with preferential pathways	• Permeable gravel soils • Inadequate design of land application system	• Modify design with sand bed within trench • Improve treatment standard • Site land application to maximise vertical and horizontal setback distances • Nutrient management.
Clogged outlet filter	• Inadequate servicing of outlet filters	• Regular servicing • Educate property owners • Increase septic tank capacity • Select appropriate wastewater treatment unit type
Pipe blockage	• Discharge of inappropriate material to household sewer	• Educate property owners
Sludge and scum solids fill tank and overflow to the soakage field	• Irregular pump out • Inadequate sized septic tank • Occupancy / hydraulic flows / biological oxygen demand of wastewater exceed initial design limits	• Increase size of tank • Educate property owners • Inspect or pump tank to a regular schedule
Biological failure from chemical poisoning	• Insufficient knowledge of suitable chemicals for use in house	• Educate property owners • Pump out septic tank • Recommission wastewater treatment unit by seeding with sludge from another plant.
Biological failure from power outage causing	• Remote or poorly services power areas	• Separate emergency storage

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cessation of pumps and aerators	Reducing power or turning power off	- Back up power supply - Educate property owners to leave system on during holidays.
Wastewater biological failure from washout of bacteria	High flows	Manage water usage
Build up of excessive solids to land application area	- High organic loading - Food waste disposal units - Insufficient settling of solids	- Regular servicing of outlet filter - Install other devices to reduce solids in effluent - Provide secondary treatment
Uneven distribution system / broken / damaged distribution lines	Traffic over land application area	- Protect land application area by fencing - Minimise compaction during installation - Educate property owners and emphasise importance of "no-go" areas over land application system - Repair / replace damaged lines. - Commissioning trial to ensure equal pressure and distribution throughout land application system.



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NOTES:

- 1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- 2) TOTAL AREA LOTS 1 & 2 = 5.5935 HA
- 3) ZONING IS RURAL 1 - OWDP
RURAL PLAINS - PWDP
- 4) REFER TO NEW ZEALAND LAND RESOURCE INVENTORY CLASSIFICATION
REPORT BY WAIORA SOIL CLASSIFICATION LIMITED DATED 10 MARCH 2008
- 5) SS DENOTES SOIL SAMPLE LOCATION (NES)

EXISTING EASEMENT

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN/GRANTEE
RIGHT TO CONVEY ELECTRICITY	(B) (AB)	LOT 1 HEREON	LOT 1 DP 419608 & HORIZON ENERGY DISTRIBUTION LIMITED

PROPOSED EASEMENT

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN
RIGHT TO CONVEY WATER	(A) (AB)	LOT 1 HEREON	LOT 2 HEREON

PREPARED FOR: NR & JJ NEWLAND
1098 BRAEMAR ROAD
(37 SYMOND ROAD), RD2
WHAKATANE 3192

PROPOSED LOTS 1 & 2 BEING SUBDIVISION
OF LOT 2 DP 419608

COMPRIED IN CFR 474655

WHAKATANE DISTRICT

DATE	JULY 2015
DESIGNED	RJO
DRAWN	
DATE	Revision

Boulder Consultants Limited, trading as
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PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@bouldercon.co.nz

DESIGNED	RJO	SURVEYED		SCALES	1 : 1500 (A3)
DRAWN					

DRAWING No.
3284/1
CAD No.