

22 January 2026

Auckland Council
C/- Hannah Thomson
Consultant Planner
Planning Plus
PO Box 310 174
Red Beach
Auckland 0945

Via email: hannah@planningplus.co.nz

Kia ora Hannah,

**RE: GOODLAND COASTAL FARM, 2127 KAIPARA COAST HIGHWAY, KAKANUI 0984
COUNCIL REFs: BUN60406128 (LUC60406129, SUB60406160), WAT60412104 &
DIS60412103**

Thank you for your fifth formal s92 request dated 19 May 2025 requiring further clarification which we have responded to as follows to allow for public notification:

1. Section 92 Request dated 6/11/2023

1.1 Question 2 - NZTA Vegetation Removal and Arboricultural Assessment.

We have now obtained the required arboricultural assessment prepared by Craig Webb, Consultant Arborist, dated 17 September 2025 (refer Attachment 1). This assessment addresses all matters set out in E17 and provides the arboricultural assessment requested by Council.

Key findings of the assessment note:

- Trees for removal within 2130 Kaipara Coast Highway comprise 6 Radiata Pine trees
- Trees for removal within road reserve comprise, 1 Yunnan Poplar, 1 Silver Dollar Gum and approximately 2,800m² of contiguous native and exotic tree canopy cover
- Works within the tree protected area root zone: Tree groups including Kānuka, native species, and exotic plantings on roadside embankments
- Consent requirements include resource consent required under rules E15.4.1, E17.4.1, and E26 of the Auckland Unitary Plan
- We confirm we have obtained written approval from the property owners at 2130 Kaipara Coast Highway for removal of trees within their property boundary being Brian Blaine Hodson and Kasandra Price.

The arboricultural assessment confirms that:

- Permitted activity rules and thresholds are exceeded, requiring restricted discretionary consent
- All tree removal works and works within the root zone will be supervised by a qualified arborist
- Comprehensive mitigation measures are proposed including tree protection protocols

- Replanting within the site at 2130 Kaipara Coast Highway is being undertaken over an area commensurate to removed tree canopy with a ~90 x 10 metre planted buffer (~900m²) adjacent to the area where the trees are to be removed. This buffer will have a combination of native shrub species (such as Pittosporum, Hoheria, Pseudopanax, Leptospermum, Kunzea) along with some taller canopy trees (such as Totara and Pohutukawa). The taller trees will be scattered through the buffer and will be planted at a height of at least 2 metres. The planted buffer would have vegetation spaced at ~1.4m spacings, comprising of ~460 planted stems, with at least 18 large grade canopy trees. This planting area is to be mulched (using the waste from the pine trees to be removed) to assist with weed suppression.
- Within the road reserve, all exposed earth will be grassed. We have had confirmation from NZTA that the replacement planting within private property and re-grassing the areas where trees have been removed due to the area constraints is acceptable in this instance (refer to Attachment 4).
- It is noted that the arborist considers that the removal of the trees will be adequately mitigated with the replacement planting in 2130 Kaipara Coast Highway and planting with the subject site.

1.2 Question 3 - Community Building Parameters

The community building (Lot 27) parameters, as detailed in the Design Guidelines, are as follows:

- Maximum height: 7 metres to allow for a gable roof form and to give some internal prominence to the shared facility
- Maximum building footprint: 150m² (excluding external decks and other recreational structures, such as children's natural playground)
- Setbacks: 20m from all boundaries
- Design: Rural character building with recessive colours and materials
- Use: Community facility for residents only (meeting room, shared facilities including a kitchen and toilets) with north facing decking

In addition, the design guidelines will ensure that in terms of community facilities:

- the layout, design and landscaping of the community facilities area shall be consistent with the objectives and controls for the Goodland Coastal Farm and be in general accordance with the Indicative Landscape Concept Plan.
- the recreational structures including a playground are to be of natural materials and the design shall take advantage of the natural environment.
- the communal facility is to include parking for up to 20 vehicles.
- the community facilities are to have their own septic irrigation system.
- the community facilities have their own separate water tanks, including tanks for fire management.

It is considered that these parameters will be controlled through consent condition requiring that the Design Guidelines are complied with to ensure landscape appropriateness.

1.3 Question 11 - Updated AEE

An updated Assessment of Environmental Effects that consolidates all consent requirements identified, including:

- Tree removal under E17.4.1(A10)
- Vegetation removal under E15.4.1(A16) and (A18)

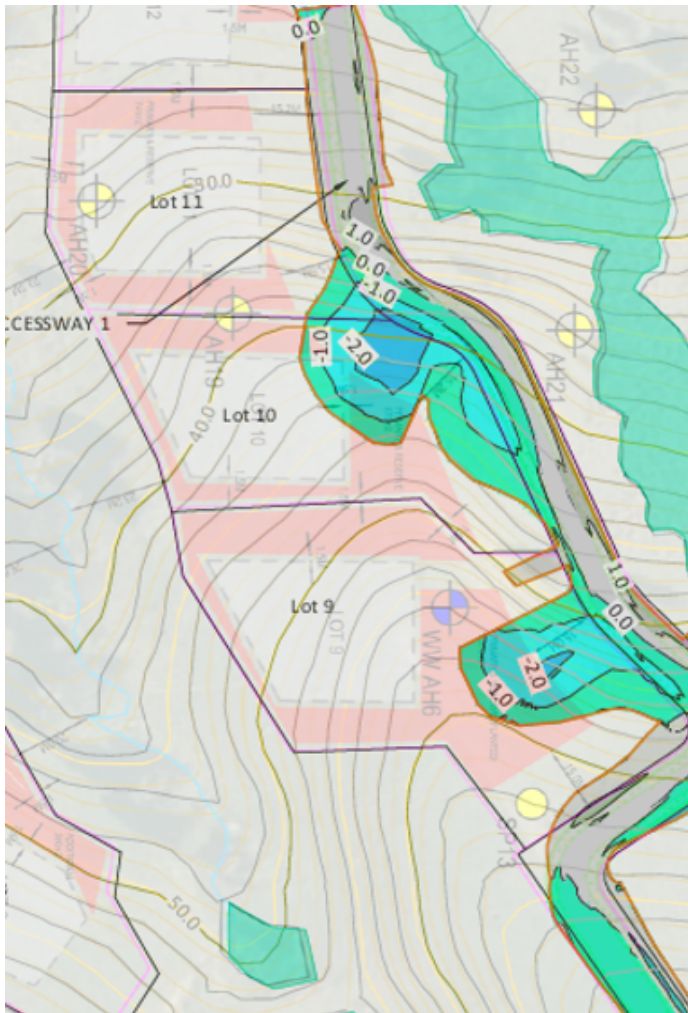
- Works within protected root zones under E17.4.1(A8)
- Stream works and culvert installations under Rule E3.4.1(A33) for culverts or fords more than 30m in length when measured parallel to the direction of water flow being a discretionary activity
- Community building consent requirements Rule H19.8.1(A46) Use and Development Activity Table for community facilities is a discretionary activity (noting that this is for residents use)

Alongside neighbours' approval from Brian Blaine Hodson and Kasandra Price, we also have adjoining neighbours approval from Dianne and Brendon Gray at 2151 and 2153 Kaipara Coast Highway. Please refer to the updated Assessment of Environmental Effects (Attachment 8) which consolidates all consent requirements and provides the relevant assessment.

1.4 Question 43 - Wastewater Disposal on Cut Lands

Following discussions at our meeting on 14 May 2025, Mr Tom Rishworth, Engineering Geologist of KGA Geotechnical Group Limited has noted the following with regard to this request regarding wastewater dispersal:

"...the potential wastewater dispersal areas on Lots 9 and 10 encroach within cut (excavation) earthworks up to 2.0m deep, as indicated in the overlay figure below:



*Reviewing the investigational boreholes drilled within this area, these indicate similar soil characteristics from surface to deeper than the maximum cut depth of 2.0m. In addition, **NO** groundwater is expected within 900mm of the proposed excavation depths. Therefore, we consider the proposed ground surface to be in alignment with the assumptions made in the wastewater assessment.*

To further ensure the suitability of the exposed soils, we recommend the following measures are undertaken during the site formation earthworks of the subdivision:

1. **Use of Lightweight Construction Equipment:** To prevent compaction of the exposed in situ soils, we recommend the use of lightweight construction equipment be used within the cut that encroach into the proposed wastewater dispersal areas.
2. **Surface Preparation:** To prevent shortcutting pathways between a smoothed cut surface and the topsoil placed above, we recommend that the cut surface be scoured/roughened with any striations perpendicular to the slope face.
3. **Topsoil Spreading:** The proposed 250mm topsoil spreading, as outlined by Crang Civil, is considered appropriate.

The above measures will form part of the methodology of works and it is accepted that these form a conditions of consent.

1.5 Question 50 – Wetland Extent

As discussed at our meeting on 14 May 2025, our ecologist maintains their position that all features are correctly mapped and shown correctly on plans. Please note that this has been collected and mapped using GIS.

1.6 Question 62 - Culvert Consent Requirements

As discussed at our meeting on 14 May 2025, we have had legal advice on the interpretation of this rule and based on this advice do not consider that this rule applies. We have included Rule E3.4.1(A33) as a reason for consent and as discussed, we acknowledge that the application is for a non-complying activity and Council can include this as a reason for consent.

1.7 Question 68 and 69 – Traffic Concerns: Blind Spot

Please find video of the intersection from our traffic engineer to support the original response (refer Attachment 6).

2. Section 92 Request dated 5/12/2023

It is noted that you have all the information required for notification.

3. Section 92 Request dated 16/1/2024

It is noted that you have all the information required for notification.

Please refer to the updated Assessment of Environmental Effects (Attachment 8) which addresses all outstanding matters from the above s92 requests.

4. Plan Change 120: Housing Intensification and Resilience

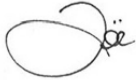
In response to your letter dated 2 December 2025 regarding Plan Change 120 (PC120), which was publicly notified on 3 November 2025, we acknowledge that the proposed natural hazard rules have immediate legal effect under section 86B(3)(f) of the RMA.

The updated Assessment of Environmental Effects (Attachment 8) includes an assessment against the relevant PC120 provisions as requested.

Together with our s92 responses over the last few years, the updated AEE consolidates all matters. We note that there are no outstanding matters to delay notification of this application as requested.

If you have any queries or would like to discuss this further, please contact me at 021 832 908 or alternatively via email zoe@theurbanist.nz.

Ngā mihi | Kind regards,



Zoë Avery

Director

The Urbanist

- Attach 1:** Arboricultural Assessment of Proposed Road Widening at 2127 Kaipara Coast Highway, Makarau, prepared by Craig Webb, Consultant Arborist, dated 17 September 2025
 - Attach 2:** Neighbours Written Approval (2130 Kaipara Coast Highway: Brian Hodson and Kasandra Price & 2151 and 2153 Kaipara Coast Highway: Dianne and Brendon Gray)
 - Attach 3:** Engineering Plans Goodland Coastal Farm, 2127 Kaipara Coast Highway, Makarau, dated 30 October 2025, prepared by Crang Civil Consulting Engineers
 - Attach 4:** NZTA Approval for removal of trees in road reserve, dated 12 November 2025 and Geotechnical Letter dated 24 September 2025, prepared by Tom Rishworth of KGA Geotechnical Group Limited
 - Attach 5:** Geotechnical response to s92 letter dated 16 May 2025, prepared by Tom Rishworth of KGA Geotechnical Group Limited
 - Attach 6:** Traffic Engineering video file in response to further Section 92 letter, taken by Mike Nixon, Commute Transportation Consultants
 - Attach 7:** Plan Change 120 Assessments: Geotechnical Plan Change 120 Assessment dated 19 December 2025, prepared by Tom Rishworth of KGA Geotechnical Group Limited and Engineering Plan Change 120 Assessment dated 15 January 2026, prepared by Vaughan Crang of Crang Civil Consulting Engineers
 - Attach 8:** Updated Assessment of Environmental Effects for the Goodland Coastal Farm, 2127 Kaipara Coast Highway, Makarau, prepared by Zoë Avery, The Urbanist, dated January 2026
- CC:** Hari De Alwis, ABIB (Oamaru) Ltd
Dean Hoo, Director, ABIB (Oamaru) Ltd
Jason Hoo, ABIB (Oamaru) Ltd
Jacob Hoo, ABIB (Oamaru) Ltd
Andrew Green, Partner/Chairman, Brookfields Lawyers



19 December 2025

K200826-6a

Goodland Group Limited
PO Box 302247
North Harbour
Auckland

GEOTECHNICAL RFI LETTER

PLAN CHANGE 120 - 2127 KAIPARA COAST HIGHWAY, MAKARAU

1. INTRODUCTION

At the request of Airey Consultants Limited (ACL), KGA Geotechnical Group Limited (KGA) has provided a response to the Planning Plus Limited on behalf of Auckland Council Request for Further Information (RFI) contained in their email to The Urbanist, dated 2 December 2025, under Resource Consent Number BUN60406128. Specifically, this response addresses the following query:

“You may be aware that Council has notified a proposed Plan Change 120 and the natural hazard aspects of this affect the site. The provisions have immediate legal effect, and as such additional assessments will be required.”

KGA have carried out the assessment as requested, specifically to provide the following:

Item 1)

- a. *A landslide hazard risk assessment report as per Standard E36.6.A1(1)(b).*
- b. *A hazard risk assessment in accordance with E36.9(1) and (2). Note this should be proportionate the level of risk (and so would be informed by the results of the landslide hazard risk assessment).*
- c. *If necessary, based on the results of the landslide hazard risk assessment, an update to the geotechnical report.*

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Item 2)

On completion of the landslide hazard risk assessment, please confirm the activity status of the proposal and provide an assessment against the relevant assessment criteria and objectives and policies under PC120.

2. BACKGROUND

This letter should be read in conjunction with the following Geotechnical Reports, previously provided as part of the Subdivision consent process:

Table 1: Relevant Geotechnical Information

Document Type	Reference Number	Date Issued
Geotechnical Investigation Report (GIR)	K200826-1C	28 August 2024
Geotechnical RFI Letter AC (RFI Letter)	K200826-2	9 August 2024
Geotechnical RFI Letter AC (RFI Letter)	K200826-3	1 March 2024
Geotechnical RFI Letter to AC (RFI Letter)	K200826-4	28 August 2025
Geotechnical RFI Letter to NZTA (RFI Letter)	K200826-5	17 October 2025

We recommend that the reader be familiar with the contents of the aforementioned documents, as the information contained therein is pertinent to the assumption presented in this letter. In particular, quantitative analysis carried out in accordance with Auckland Council Code of Practice (AC COP) confirmed that FoS against instability can be achieved provided recommendations within the relevant reports are adopted.

3. RISK ASSESSMENT

The risk assessment for this site has been carried out in general accordance with Appendix 24 of the Plan Change 120 documentation, “Landslide Hazard Risk Assessment Methodology”, dated 3 November 2025. This process includes a four-stage approach to quantify the risk and to determine Activity Status in accordance with Table E36.4.1B of the Auckland Unitary Plan (AUP); PC120 modifications. The four-stage approach includes the following:

- Stage 1: Desktop study including a review of landslide susceptibility maps and mapped landslides.
- Stage 2: Determination of risk assessment methodology and development of Engineering Geological Models.
- Stage 3: Determination of risk class for selected landslides.
- Stage 4: Use of the risk assessment to determine activity status.

The quantitative assessment addresses the potential risk to life. Its basis is to determine an annual risk of loss of life.

4. STAGE 1 – DESKTOP STUDY; LANDSLIDE SUSCEPTIBILITY MAPS

The Auckland Council GeoMaps (AC GeoMaps) database includes landslide susceptibility maps for both “small-scale shallow landslides” and “large scale landslides”. This mapping is based on Technical Report TR202577 titled, “Auckland Region Landslide Susceptibility Assessment”, dated May 2025. The basis of this document is a regional study carried out by WSP, titled “Auckland Landslide Susceptibility Study Technical Report 2025”, dated February 2025.

The technical document states the following regarding the susceptibility and the use for detailed analysis:

- *“This is a susceptibility dataset and does not describe hazard or risk”.*
- *“This is a regional-level assessment and is not intended for site-specific use without further, more detailed assessment”.*

The subject site comprises 2127 Kaipara Coast Highway, Kakanui 0984, and is legally described as Pt Sec 50 Blk II Kaipara Survey District SO 51097, Sec 1 SO 328127, Pt Makarau Blk 4A SO 28095, Pt Makaray Blk 4B SO 28095. The site has an approximate plan area of 133.9Ha. We have assessed the AC GeoMaps portal to check for mapped susceptibility for both the shallow and deep-seated landslides. For the benefit of this assessment, we have chosen the highest susceptibility risk mapped feature within the four properties for our assessment of shallow instability. For large scale landslides, we are required to assess the highest risk mapped susceptibility at the site and within a 150m runout zone.

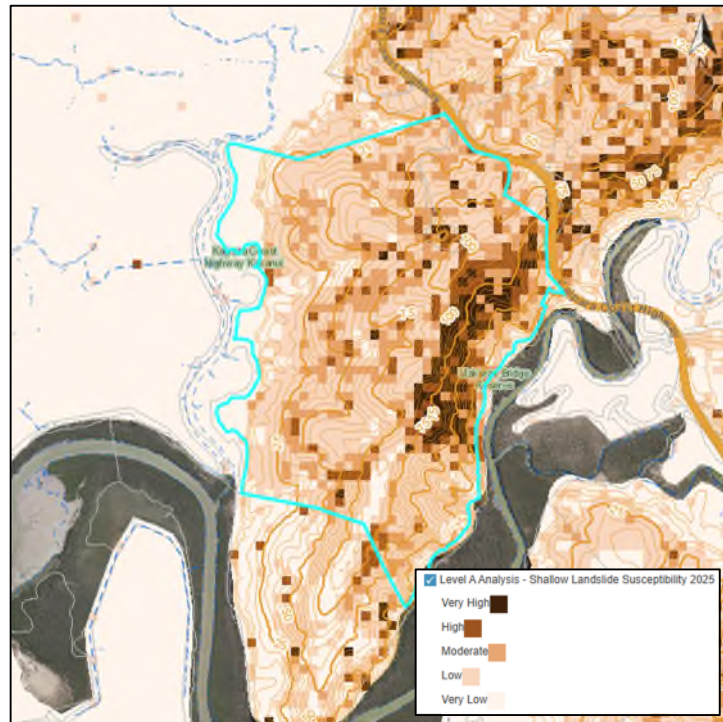


Figure 1: Shallow Landslide Susceptibility Map (North Up Page)

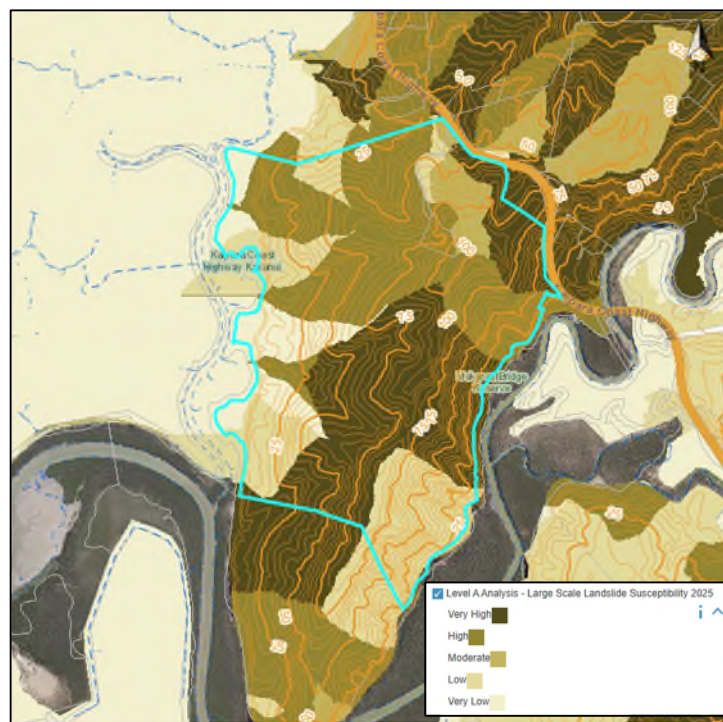


Figure 2: Large Scale Landslide Susceptibility Map (North Up Page)

These maps indicate that the land within these properties is classified as medium to very high susceptibility for both shallow and large-scale landslides.

5. STAGE 2 – GROUND MODEL AND LANDSLIDE TYPE

5.1 Ground Model

KGA previously provided 17 representative geological ground models at critical sections across the proposed development; Cross-Sections A-A' to N-N presented in our 2024 GIR, and Cross-Section O-O' presented in our 2025 RFI letter, reference No. K200826-5. We also prepared a representative, worst case slope stability scenario to assess potential stability of the proposed wastewater fields, presented in our 2024 RFI Letter, reference No. K200826-4.

These representative ground models are based on interpretation of:

- 39 x Hand Auger Boreholes (AH1 to AH38, and AH2501)
- 18 x Wastewater Boreholes (WWAH1 to WWAH18)
- 7 x Machine Boreholes (From previous Geotechnical Investigation Report, prepared by KR Miller & Associates, dated November 2004)

5.2 Site Geomorphology and Observed Failures

In regional terms, the proposed development site is topographically variable but can be broadly described by a local high point located within the northeast portion of the site. This high point forms part of a ridgeline that trends generally northsouth. The eastern flanks of the ridge are steeply sloping towards the Makarau River, whereas the western slopes, where the proposed development is concentrated are gently to moderately sloping westward. Several gully features are incised into the west-facing slopes, draining in an east-to-west direction.

Towards the western boundary of the site, the slopes steepen abruptly to form a coastal cliff-like feature above the near-level floodplain. The pronounced contrast in topography between the eastern and western sides of the site is considered to reflect underlying geological controls.

As part of our 2024 GIR, we undertook a geomorphological assessment and mapped several relic shallow translational landslides within the gully slopes, along with a larger scarp feature in several locations. No evidence of ongoing movement of these larger features was observed during any of our site walkovers.

Following the Auckland Anniversary Floods and Cyclone Gabrielle (January–February 2023), KGA revisited the site to undertake a detailed walkover assessment. One additional shallow soil slip was observed on the eastern slope (on the far side of the ridgeline and away from the proposed development). No slope instability was observed on the western slopes during this inspection.

5.3 Assessed Landslide Types

PC120 requires the risk assessment to be carried out for three landslide types. We have considered the following landslides for our risk-based assessment based on the regional setting, location of a ridgeline and geology. Our assessment of landslides generally follows guidance contained in Cruden & Varnes (1996). Appendix 24 requires landslide types representing ‘high likelihood’, ‘median likelihood’ and ‘maximum credible’ events.

- 1) High likelihood - Shallow Translational Land Movement on the steeper eastern side of the main ridge and on the cliff-like feature below the western slopes (rapid, wet, earth slide)
- 2) Median likelihood – Clay/silt rotational slides with the gully heads (slow to rapid, moist, soil slide/slump).
- 3) Maximum credible - Deep-Seated Movement (slow, moist, earth slide).

6. STAGE 3 – PC120 Risk Assessment Methodology

6.1 General

To determine the required method for the quantitative assessment, we have made reference to Table 1 of PC120 Appendix 24. This table specifies the land use activity and the susceptibility class to determine the methodology.

For the Land Use Type: "Subdivision". The required assessment is "Method 2", due to the Very High Susceptibility of large and shallow landslides.

The Method 2 assessment must include the following, as defined by PC120 Appendix 24:

- 1. A semi-quantitative risk assessment which covers a wide range of potential impacts. The approach is identical to Method 1. If Method 1 has already been undertaken, the results from this earlier assessment can be used without revision.*
- 2. A quantitative risk assessment which covers individual risk to life.*

We provide in this response the semi-quantitative risk assessment (Method 1) covering a range of potential impacts (human safety, societal, building damage) and a quantitative assessment (Method 2) to determine the Annual Individual Fatality Risk (AIFR).

6.2 Clay/silt rotational slides – High Likelihood

Geomorphological mapping identified several shallow slips within the gully features, typically located near the gully heads where long-term, incremental regression has progressively modified the slope formation. These comprise shallow rotational failures within the residual soils, consistent with the slow retreat processes characteristic of Waitemata Group gully evolution. While generally small in scale, such features can produce relatively rapid debris runout when occurring on steeper slopes, and collectively they represent the gradual, shallow retreat of the gully heads over thousands of years rather than any deep-seated mass movement.

These rotational slides could result in underslips below localised sections of the accessways (including areas along the main ridgeline) and may also affect the proposed building platform within Lot 24. There is also the potential for debris runout to become channelised within incised gullies, posing a risk to downslope areas. To minimise these risks, the alignment of accessways and the locations of building platforms have been set back from gully heads and established flow paths.

6.3 Shallow Translational Movement – Medium Likelihood

The site walkover undertaken following the 2023 extreme rainfall events confirmed the presence of shallow translational movement on the steeper eastern slopes of the main ridgeline. A similar mechanism is also considered plausible along the cliff-like feature forming the western boundary of the site.

As part of the 2024 GIR, slope stability modelling was carried out for the proposed Lots and associated building platforms. The analyses included cross-sections J–J’ through L–L’ along the western boundary, incorporating the cliff-like feature. All sections achieved factors of safety (FoS) well above Auckland Council minimum requirements, under static, raised groundwater, and seismic loading scenarios.

The only exception was Cross-Section N–N’, representing a portion of the accessway located near the crest of the steeper eastern slopes. This analysis returned FoS values below Auckland Council criteria (though all FoS > 1.0), consistent with the shallow movement observed during the 2023 walkover. In response, the proposed accessway alignment was shifted further west, set back from the slope crest. Updated analyses demonstrate compliant FoS along the revised alignment.

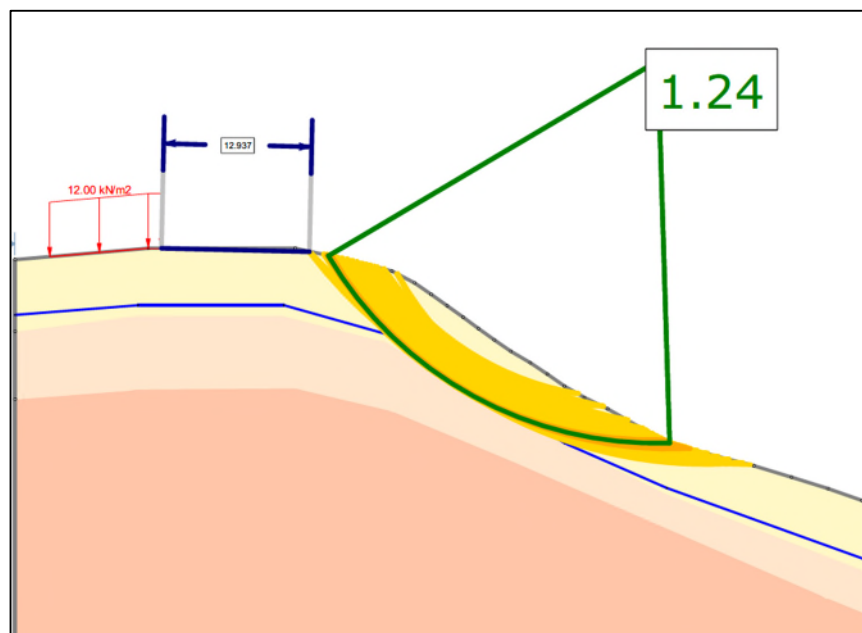


Figure 3: Example of Cross-Section N–N’ showing offset from raised-groundwater failure surfaces (FoS < 1.3).

6.4 Deep Seated Landslide – Maximum Credible

A larger-scale relic landslide feature was mapped on the northwest-facing slope above Lot 8. This feature is considered ancient and did not show evidence of reactivation during the 2023 extreme rainfall events.

Previous deep investigations across the site encountered competent transitional materials and/or rock at shallow depths (approximately 3m to 10 m). To assess the potential for deep-seated reactivation, slope stability modelling was completed along Cross-Section D–D'. For conservatism, the model assumed no rock at depth, relying solely on soil strength parameters. The results indicated no reactivation of the mapped relic feature, and no deep-seated failure surfaces were identified.

6.5 Semi-Quantitative Risk Assessment (Method 1)

The semi-quantitative risk assessment has been carried out in accordance with PC120 Appendix 24, Tables 3 to 6, to evaluate the likelihood and consequences of the three relevant landslide mechanisms identified for the site:

- Shallow translational movement
- Shallow soil creep
- Deep-seated instability

The Method 1 assessment is intended to provide an initial classification of risk before proceeding to the quantitative (Method 2) evaluation required under the PC120 framework.

6.5.1. Likelihood Assessment

The likelihood ratings have been derived from the results of the detailed stability analyses (17 cross-sections), geomorphological mapping, and subsurface investigation, consistent with the likelihood definitions in Table 3 of Appendix 24. Based on site-specific evidence:

- **Shallow translational movement - Likely:**

Shallow translational movement is assessed as *Likely* (1 in 100 years). This mechanism is most credible on the steep eastern slopes and along the steeper cliff-like slope at the western boundary, where the near-surface residual soils are susceptible to shallow shear displacement under elevated groundwater or intense rainfall. The risk to the proposed development is mitigated through the use of development setbacks, which locate building platforms and accessways outside the potential influence zones. Stability modelling shows factors of safety well above Auckland Council requirements, with the exception of Cross-Section N-N', assessing the eastern slopes, where a distinct setback has been applied.

- **Clay/Silt Rotational Slips – Likely:**

Shallow rotational slips within clay- and silt-dominant residual soils are also assessed as *Likely* (1 in 100 years). These slips occur within localised gully-head features and reflect long-term geomorphic processes typical of Waitemata Group terrain. Potential movement is mitigated by development setbacks, which locate building platforms outside the influence zones.

- **Deep-seated instability – Unlikely:**

Deep movement likelihood is identified as *Unlikely* (1 in 10,000 years). No deep failure mechanisms were identified in any cross-section. Investigations show competent transitional materials and/or rock at 3 to 10 m depth.

6.5.2. Consequence Assessment

Consequences have been assessed in accordance with Table 4 of Appendix 24, considering both Human Safety and Buildings Accommodating Sensitive Activities. For conservatism, the higher of the two consequence categories has been adopted for each landslide mechanism.

- **Shallow translational movement — Minor:**

Any potential shallow translational movement is expected to be small-scale, limited to slope margins along the steep eastern slopes and cliff-like western slope break. Building platforms are set back from these areas, and any movement is unlikely to directly affect the development. Damage, if it occurs, would be limited and readily reinstated.

- **Clay/Silt Rotational Slips —Minor:**

Shallow rotational slips may result in minor under slips and/or localised debris runout within the incised gully features. The accessways and lots are appropriately set back from gully flow paths, limiting the potential for ongoing regression of the gully head to reach the structures over the design life of the development. Debris volumes are expected to be minimal and confined to the gullies, making it highly unlikely that future building platforms would be affected.

- **Deep-seated instability — Major (structural), Minor to Medium (human safety):**

Although deep-seated instability is assessed as “Unlikely,” the worst-case structural consequence is conservatively assigned as “Major” due to the hypothetical extent of deformation if such an event were to occur. Human safety consequences remain lower, reflecting the unlikely nature of rapid or catastrophic failure in this geological setting.

6.5.3. Risk Classification

Based on the above assessed likelihood and consequence, we have utilised Table 6 from PC120, to assess the risk. **Translational movement is circled red**, **rotational slips circled blue** and **deep-seated movement circled purple** for visual purposes.

Risk classification table:

		Consequence category				
		Insignificant	Minor	Medium	Major	Catastrophic
Likelihood category	Almost certain	Medium (tolerable)	High (significant)	High (significant)	High (significant)	High (significant)
	Likely	Low (acceptable)	Medium (tolerable)	High (significant)	High (significant)	High (significant)
	Possible	Low (acceptable)	Low (acceptable)	Medium (tolerable)	High (significant)	High (significant)
	Unlikely	Low (acceptable)	Low (acceptable)	Low (acceptable)	Medium (tolerable)	High (significant)
	Rare	Low (acceptable)	Low (acceptable)	Low (acceptable)	Low (acceptable)	Medium (tolerable)
	Barely credible	Low (acceptable)	Low (acceptable)	Low (acceptable)	Low (acceptable)	Low (acceptable)

Figure 3: Annotated Risk Classification Table taken from PC120; Appendix 24

Based on Figure 5, the development site should be considered “tolerable”, with respect to building. We point out that if the consequence for the “deep-seated” landslide assumes “Human Safety” (Minor to Medium) instead of “Building”, the risk becomes acceptable.

6.6 Quantitative Risk Assessment (Method 2)

6.6.1. General

Method 2 requires calculation of the Annual Individual Fatality Risk (AIFR) for each relevant landslide mechanism. The assessment follows the PC120 Appendix 24 risk equation and uses probability components informed by site-specific modelling, investigation data, and representative values from AGS (2007c) for vulnerability and occupancy. The Method 2 analysis focuses on actual risk to future dwellings, incorporating:

- The proposed earthworks
- Engineered retaining structures
- Development setback zones
- Location of lots on ridge crest or level engineered fill

Accordingly, the probabilities used in Method 2 reflect the likelihood of a landslide hazard resulting in death, not the natural slope below.

The AIFR is calculated using:

$$R_{LoL} = P(H) \times P(S:H) \times P(T:S) \times V(D:T)$$

Where:

- $P(H)$ = annual probability of the landslide occurring
- $P(S:H)$ = conditional probability of the slide impacting the dwelling
- $P(T:S)$ = probability of a person being present (Consistent with residential use, **0.7** has been adopted (AGS 2007 typical value).
- $V(D:T)$ = vulnerability of an exposed person given the impact.

6.6.2. AIFR Calculations

Table 2: Shallow Translational Movement AIFR Calculations

Parameter	Value	Justification
P(H)	0.01	Shallow slips may occur on steep natural slopes during adverse conditions (consistent with "Likely").
P(S:H)	0.02	Geometry and setbacks mean only ~2% chance of affecting a building platform or accessway. Although "Likely" in natural unmitigated slopes, such failures are not expected to reach building platforms, which are positioned on stable ground as indicated in slope stability assessment.
P(T:S)	0.1 to 0.7	Minimal chance persons will be occupying portion of Accessway when slip occurs. 70% with Residential occupancy.
V(D:T)	0.01	Slip expected to cause local ground deformation, not structural collapse.
Total		$R_{LoL} = 0.01 \times 0.02 \times 0.7 \times 0.01 = 1.4 \times 10^{-6}$

Table 3: Shallow Soil Creep AIFR Calculations

Parameter	Value	Justification
P(H)	0.01	Clay/silt rotational slips within the gully features may occur on steep natural slopes during adverse conditions (consistent with "Likely").
P(S:H)	0.02	Set-back from the gullies and flow paths are unlikely to affect future dwellings, debris runoff
P(T:S)	0.1 to 0.7	Minimal chance persons will be occupying portion of Accessway when slip occurs. 70% with Residential occupancy.
V(D:T)	0.01	Slip expected to cause local ground deformation, not structural collapse.
Total		$R_{LoL} = 0.01 \times 0.02 \times 0.7 \times 0.01 = 1.4 \times 10^{-6}$

Table 4: Deep-Seated Land AIFR Calculations

Parameter	Value	Justification
P(H)	0.0001	"Deep-seated failure is assessed as Unlikely, supported by rock/transitional soils at 3m to 10 m, 17 cross-sections showing FoS > AC requirements and geomorphology inconsistent with deep rotational mechanisms
P(S:H)	0.1	Deep movement, if it occurred, would be broad and slow, with very low likelihood of impacting ridge-crest lots, given proposed setbacks and retaining structures.
P(T:S)	0.1 to 0.7	Minimal chance persons will be occupying portion of Accessway when slip occurs. 70% with Residential occupancy.
V(D:T)	0.05	If a deep failure occurred, structural damage possible, but rapid catastrophic collapse unlikely in this geology.
Total		$R_{LoL} = 0.0001 \times 0.1 \times 0.7 \times 0.05 = 3.5 \times 10^{-7}$

6.6.3. Total Annual Individual Fatality Risk (AIFR)

$$R_{Total} = 1.4 \times 10^{-6} + 1.4 \times 10^{-6} + 3.5 \times 10^{-7}$$

$$R_{Total} \approx 3.15 \times 10^{-6}$$

Using Figure 5, contained in PC120; Appendix 24, this results in an overall “Medium” risk and a resultant “Tolerable” classification.

7. ACTIVITY STATUS

We consider that the quantitative (Method 2) analysis is the most appropriate for use in determining the activity status for the development. This is compliant with PC120; Appendix 24 “Stage 4”, which states, “Where multiple risk assessment methods are applied, results from Method 2 shall take precedence over those from Method 1”.

We have made reference to relevant activity type in Table E36.4.1B of Unitary Plan E36 as detailed below.

The assessment carried out within this letter complies with E36.6.A1 Standard (risk assessment carried out by a geotechnical professional and geotechnical report, Reference K250235-1, prepared in accordance with Auckland Council Code of Practice for Land Development and Subdivision).

Table 5: Relevant Activities from Table E36.4.1B of Unitary Plan E36

E36.4.1B Activity Table		Assessment	Activity Status
A112	On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways private roads and roads intended to be vested in landslide hazard risk areas that comply with Standard E36.6.A1	The landslide risk assessment in respect to AFIR is considered to be ‘Tolerable’	Permitted
A124	New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m2 associated with activities sensitive to natural hazards in landslide hazard risk areas that comply with Standard E36.6.A1		Restricted Discretionary
A128	All other buildings and structures, including retaining walls, in landslide hazard risk areas the comply with Standard E36.6.A1		Permitted

8. LIMITATIONS

This letter was prepared in the context defined in Section 1 must not be relied upon by any other party other than that for whom it was prepared and the relevant Territorial Authority. It has been compiled with respect to the brief given to us and must not be relied upon in any other context or recreated for any other purpose.

Conclusions and risk assessments contained in this letter report are based on our knowledge of the local geology, subsurface data carried out within the subject site and our experience in landslide failure types and should not be construed as a guarantee.

The result of this assessment is for use in planning only.

Yours faithfully,

p.p. KGA Geotechnical Group Limited

Written By:



Thomas Rishworth

BSc (Hons), MSc, MEngNZ
Senior Engineering Geologist

Reviewed By:



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MEngSt (Merit), CPEng, CMEngNZ
Principal Geotechnical Engineer

Authorised By:



Abilio Nogueira

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Director



Yan Chan

BE, ME, CMEngNZ
Director

15 January 2025

Goodland Development Ltd
PO Box 302247
North Harbour
Auckland 0751

Attn: Mr Hari De Alwis

RE: PC120 FLOOD HAZARD ASSESSMENT – 2127 KAIPARA COAST HIGHWAY, KAKANUI

Dear Sir,

As requested we have completed a flood hazard assessment against the PC120 objectives and policies. Attached is drawing 1366 – SK01 PC120 FLOOD HAZAR AREAS PLAN which shows the flood hazard classifications overlayed on to the subdivision scheme plan. There are no building sites within any of the flood hazard areas however there are two areas of the private access road that cross the very high flood hazard area.

OBJECTIVES AND POLICIES

The following objectives are relevant:

OBJECTIVES

(3A) The risk from natural hazards to people, property, infrastructure and the environment resulting from existing use and development across the region is reduced over time to a tolerable or acceptable level.

(3B) New subdivision, use and development avoids significant risk and only occurs when the risk from natural hazards to people, property, infrastructure and the environment is assessed as being tolerable or acceptable.

(3C) Subdivision, use and development is managed in a way that avoids creating or exacerbating natural hazard risks on other properties, infrastructure and the environment.

The following policies are relevant:

POLICIES

Risk classifications

(1A) Identify risk from natural hazards associated with subdivision, use and development by differentiating risk into the following three classifications: significant, potentially tolerable and acceptable

E36 Natural hazards and flooding

Risk settings and management methodology

(1B) Manage risk from coastal erosion, coastal inundation and flooding associated with subdivision, use and development by:

(a) identifying land that may be exposed to these hazards and requiring a site-specific assessment to determine the extent and nature of the hazard(s) on site; and

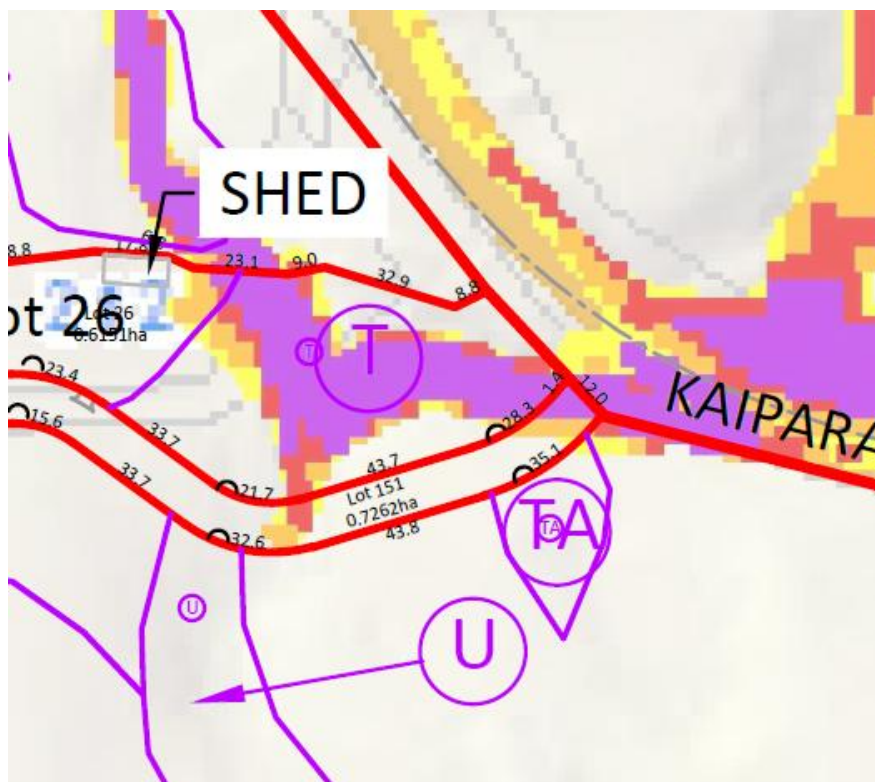
(b) using the hazard, the location of the activity, and the sensitivity of the activity to natural hazards to determine the default level of risk, as per Tables E36.3.1B.1 and E36.3.1B.2; and

(c) requiring a risk assessment to determine the level of risk and applying management approaches proportionate to that level of risk.

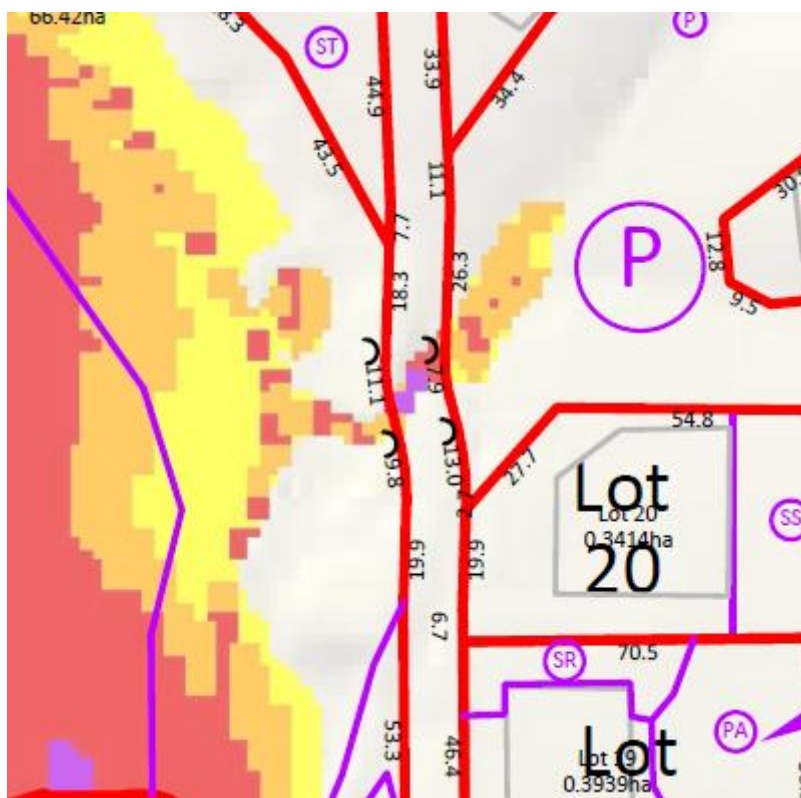
<i>Table E36.3.1B.2 Subdivision, use and development outside of existing urbanised areas</i>	Activities sensitive to natural hazards	Activities potentially sensitive to natural hazards	Activities less sensitive to natural hazards
Very high flood hazard area, high flood hazard area, coastal erosion hazard area 1 and coastal inundation hazard area 1	<i>Significant</i>	<i>Significant</i>	<i>Acceptable</i>
Medium flood hazard area, coastal erosion hazard area 2 and coastal inundation hazard area 2	<i>Significant</i>	<i>Significant</i>	<i>Acceptable</i>
Low flood hazard, coastal erosion hazard area 3 and coastal inundation hazard area 3	<i>Significant</i>	<i>Significant</i>	<i>Acceptable</i>

There are two areas of the private access road that cross the very high flood hazard area. These are shown in the diagram below:

The entrance private road from Kaipara Coast Highway. Note that the hazard extends across the existing highway:



And the private access road that crosses a minor gully feature near lot 20:



The access road activity is deemed to be less sensitive to natural hazards as the gully crossings are designed to cater for the 1% AEP flood event flows. The hazard is therefore in the acceptable category according to Table E36.3.1B.2.

Further policies are as follows:

(4A) Require all of the following matters to be considered when assessing consequences of natural hazards as part of a risk assessment:

- (a) accelerating or exacerbating the natural hazard and/or its potential impacts;*
- (b) creating natural hazard risks that previously were not present at the location;*
- (c) the type of activity being undertaken and its sensitivity to natural hazard events;*
- (d) creating or increasing the natural hazard risk(s) to people and communities, including long-term impacts from more frequent hazard events;*
- (e) creating or increasing the natural hazard risk(s) to other properties, infrastructure and the environment; and*
- (f) cultural impacts, including consequences for Māori land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.*

(4B) Require all of the following matters to be considered as part of a risk assessment of existing and future mitigation measures and residual risk:

- (a) Whether any building, structure or activity located on land subject to natural hazards can be relocated within the site or removed;*

(b) whether the use, design and construction of buildings and structures can mitigate risks associated with natural hazards;

(c) the extent to which methods for long term maintenance of areas affected by natural hazards, such as easements, are provided;

(d) the ability for site layout and management to limit exposure of people and property to natural hazards, including safe egress during a natural hazard event;

(e) the effect of structures to mitigate hazards on landscape values and public access;

(f) the robustness of the mitigation measures, their enforceability and the ability to carry out repairs and maintenance;

(g) the potential consequences of events that exceed the design parameters of mitigation measures;

(h) the potential effects resulting from failure of structural and nature-based mitigation measures over a 100-year timeframe;

(i) the impacts of the mitigation on other people, properties, infrastructure and the environment;

(j) whether natural hazard risks can be reduced for Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values;

(k) the use of conditions of consent, including the duration of consent, to monitor changes in risk and to limit the exposure of people and property to natural hazards; and

(l) the extent to which it is practicable to mitigate residual risk where infrastructure has a functional or operational need to locate in a natural hazard area

Flooding—general

(21) Ensure all development, including fencing, storage of materials and goods, and earthworks, in flood hazard areas in the 1 percent annual exceedance probability (AEP) floodplain does not create or exacerbate flood risk on other sites increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.

(22) Require the storage and containment of hazardous substances in flood hazard areas so that the integrity of the storage method will not be compromised in a flood event.

(23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flood risk on other sites flooding upstream.

(24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not whilst ensuring that create or exacerbate flooding upstream or downstream or otherwise increase flood hazards flood risk on other sites are not created or exacerbated.

(25) Require measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage when considering mitigation of flood hazards for buildings located in flood hazard areas.

(26) Manage accessways, including private roads and public roads to be vested, and parking areas in flood hazard areas so that safe egress is provided where possible, and flood hazard risks are not increased reduced to as low as reasonably practicable.

(27) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment by ensuring that any modifications do not result in a reduction in the capacity of the overland flow path and do not cause nuisance or damage to property or the environment.

(30A) Enable subdivision, use and development that gives rise to acceptable flood hazard risk in accordance with Tables E36.3.1B.1 and E36.3.1B.2 where these activities do not involve buildings or structures that exacerbate the flood hazard beyond the site.

ACTIVITY STATUS

Table E36.4.1A - Activity Table has the following status for the proposed activity.

(A88) Construction of private roads, roads intended to be vested, and accessways in flood hazard areas. In Very High flood hazard areas – RD

(A98) All other structures and buildings (including retaining walls) in the 1 percent annual exceedance probability (AEP) floodplain and flood prone areas. In very high flood hazard areas – RD

(A120) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flowpath – In very high flood hazard areas – RD

The activity of the private access roads that incorporate retaining structures is therefore Restricted Discretionary.

ASSESSMENT

The assessment criteria for a restricted discretionary activity is contained in section E36.8.

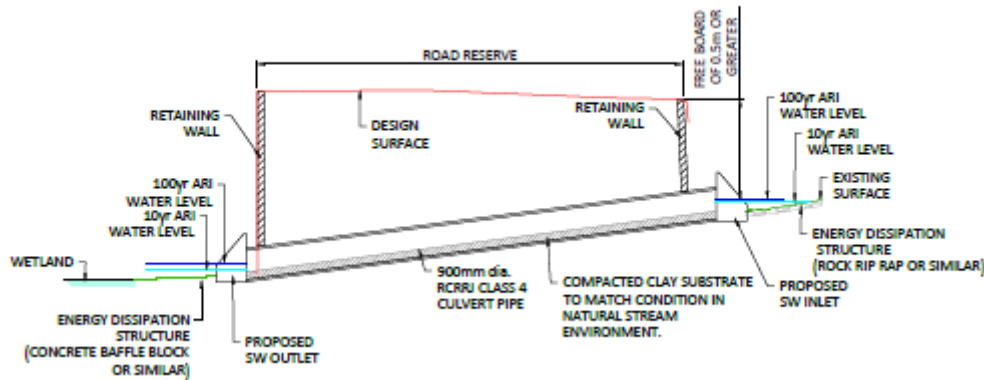
Section E36.8.1. details the matters of discretion that Council has when assessing the consent application. These are as follows with our assessment against each item.

Activities in flood hazard areas

(4) for fences, earth bunds and walls in the flood hazard areas that do not comply with Standard E36.6.1.5:

(a) the design of the fence or wall;

The retaining walls have been designed so that they are outside of the post development flood hazard area. The diagram below shows the location of the wall behind the culvert.



(a) any obstruction of flows, including changes to location and capacity of overland flow paths;

The 1% AEP flows are contained within the proposed culverts at the two gully crossing locations. There is no obstruction to the flow of water or change to capacities.

(b) the effects on flood depth and velocity from the blocking or channelling of water; and

The culvert calculations and details are contained in the infrastructure report. The design includes for appropriate erosion and scour controls through the use of rip rap materials, baffle blocks and appropriately sized culverts.

(c) the effects of the flood hazard within and beyond the site.

Because the culverts are designed for the 1% AEP storm event without any headwater effects then there are no effects on the flood hazard within and beyond the site.

(4A) for the construction of private roads, roads intended to be vested and accessways in very high, high and medium flood hazard areas:

(a) the location and design of the road or accessway;

The proposal includes for culverts under the private roads that cater for the 1% AEP storm event and therefore there will be no effect on the private crossings or their structural integrity.

(b) actions necessary to protect people in flood events; and

All building platforms and private roads are above the 1% AEP storm event.

(c) the design of containment structures.

There are no containment structures.

(9) for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by no more than 10m² in very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for external additions and alterations to existing buildings (as existing at 03/11/25) that increase the gross floor area by more than 10m² in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for new structures and buildings with a gross floor area up to 10m² within very high, high and medium flood hazard areas for the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas; for all other external

additions and alterations to buildings in the 1 per cent annual exceedance probability (AEP) flood plain and flood prone areas; and for all other structures and buildings (including retaining walls) in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas:

(a) the effects of the location of the structures and building platforms;

The building platforms are outside of the flood hazard areas. The culverts have been designed to cater for the 1%AEP storm event with the retaining structures behind the culverts. There is therefore no effect of the flood hazards on any structures.

(b) the effects of flood hazards on the structural integrity of a building or structure;

The retaining structures have been positioned outside of the post development 1%AEP event extents.

(c) the effects of storage of outdoor goods and materials;

Not applicable.

(d) the effects of the location and design of roads, accessways and parking areas;

The locations of the accessways have been carefully located to minimise crossings of high risk flood hazard areas and where crossing have had to occur they have been carefully designed to ensure that the conveyance of the 1% AEP flood event occurs without effects.

(e) the extent of any associated earthworks;

The extent of earthworks is detailed on the earthworks drawings in the resource consent application. Earthworks have been minimised to the formation of the access roads with the only earthworks within high hazard flood areas kept to just the formation of the culvert crossings.

(f) the effects of potential changes in flood depth, velocity and frequency on adjoining sites, including upstream and downstream from buildings and structures;

There are no changes to the flood depth, velocity and frequency on adjoining sites. The culverts have been designed so that headwater and tailwater depths remain the same as pre development conditions.

(g) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided;

Not applicable as the flooding areas remain on the rural land.

(h) the effects of the use of spaces under buildings; and

Not applicable as no building platforms are within flood hazard areas.

(i) the effects on the operational or functional needs of network utilities, marine and port activities and electricity generation activities.

Not applicable.

(12) for diverting the entry or exit point, piping or reducing the capacity in any part of an overland flow path:

(a) the potential impacts on the overland flow path including:

- (i) the obstruction of flows; and*
- (ii) any change to location and capacity; and*
- (iii) any changes in depth and velocity of flow; and*
- (iv) any change to overland flow on other properties.*

The entry and exit points of the culverts in the flood hazard areas remain within the gully. There are therefore no diversions of overland flows.

(b) the provision of alternative overland flow paths;

Not applicable

(c) the extent of any associated earthworks; and

Not applicable

(d) the extent to which methods for long term maintenance of areas affected by flooding, such as easements, are provided.

The flood areas will remain on the rural land. Refer to the resource consent landscape plans.

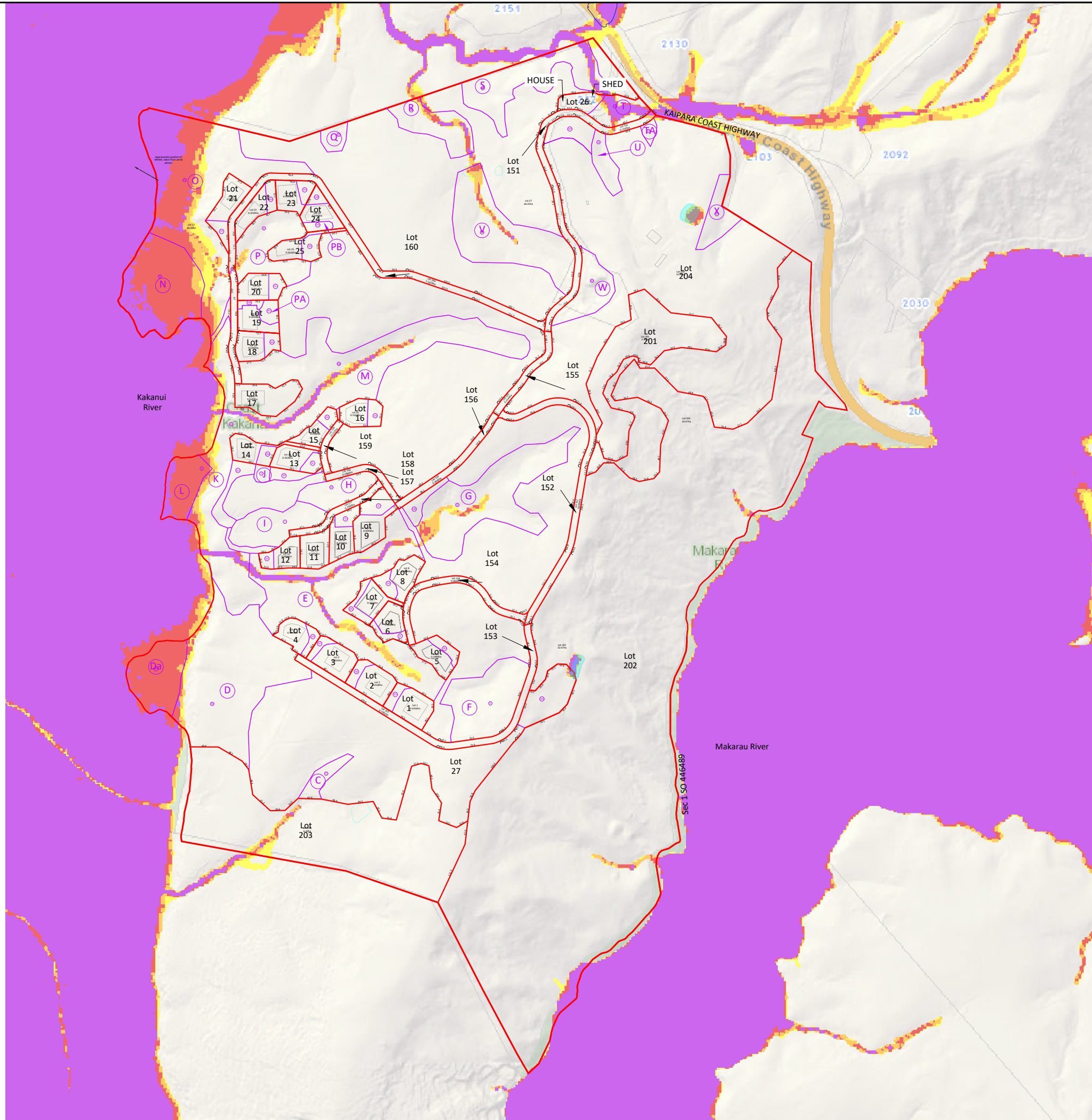
Yours sincerely

CRANG CIVIL



Vaughan Crang
DIRECTOR

APPENDIX A – SK01 – PC120 FLOOD HAZARD AREAS PLAN



LEGEND

- VERY HIGH HAZARD
- HIGH HAZARD
- MEDIUM HAZARD
- LOW HAZARD

FOR INFORMATION			
0	ORIGINAL ISSUE	VC	16/12/25
REVISION	CHANGES	CHECKED	DATE
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CLIENT			
ABIB (OAMARU) LTD			
PROJECT			
GOODLAND COASTAL FARM			
TITLE			
PC120 FLOOD HAZARD AREAS PLAN			
DRAWN	MA	SCALE A1 1:3500	
DESIGNED	MA	A3 1:7000	
PROJECT No	DRAWING No	REVISION	
1366	SK01	0	



CRAIG WEBB
Consultant Arborist

ARBORICULTURAL ASSESSMENT
OF
PROPOSED ROAD WIDENING
AT
2127 KAIPARA COAST HIGHWAY,
MAKARAU
FOR
GOODLAND COASTAL FARM

CLIENT: ABIB (OAMARU) LIMITED

REPORT PREPARED BY: CRAIG WEBB

DATE: 17 SEPTEMBER 2025

EXECUTIVE SUMMARY

Proposed subdivision and development of the site at 2127 Kaipara Coast Highway, requires widening of a section of Kaipara Coast Highway, to allow for vehicle turning lanes at the entrance to the property. Road widening requires removal of trees and vegetation growing within the road reserve adjacent to rural properties and removal of trees in private property at 2130 Kaipara Coast Road.

Trees affected by the proposal include native and exotic wildling trees that have established on the roadside embankments. These are dominated by kanuka (*Kunzea robusta*) and Monterey pine (*Pinus radiata*). Mature Monterey pine and poplar (*Populus spp.*) growing on the road reserve and private property adjacent to the site works are affected to varying degrees by the proposed works.

In relation to mature exotic trees within the site, the proposal will:

- Remove 10 pine trees, one Yunnan poplar and one silver dollar gum,
- Require works within the root zone of pine and poplar trees with no impact on tree roots,
- Possibly require pruning of gum and Tasmanian blackwood trees overhanging the highway.

In relation to the native and exotic tree canopy cover on road side embankments, the proposal will:

- Remove approximately 2,800 m² of contiguous tree canopy, including kākūka and pine trees over 6 m in height,
- Require works within the root zone of trees retained adjacent to the edge of earthworks, where cut and fill is required for the new road formation.

The loss of trees in the road will remove tree canopy cover and result in loss of the benefits that the trees provide, which include visual amenity, wildlife habitat, stormwater interception and soil stabilisation. The proposed development includes landscape and riparian planting designed to improve the rural landscape and riparian margins. The enhancement of rural landscape and riparian margins will increase tree canopy cover and mitigate the loss of trees in the road.

Effects on the environment arising from the removal of trees have been assessed as being significant due to the size and number of trees that will be removed. The effects of tree removal can be mitigated by replanting within the site and within the remaining road reserve.

Further adverse effects on the environment can be avoided by retention and protection of trees that are adjacent to the proposed works. Safe and healthy retention of trees on development sites requires adherence to tree protection protocols and specific arboricultural measures during all earthworks and construction-related activities. A tree protection methodology is provided in this report to guide the road widening work in relation to trees that are to be retained.



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1 INTRODUCTION

- 1.1 I have been commissioned by The Urbanist, on behalf of ABIB (Oamaru) Limited, to prepare this arboricultural report relating to widening of a portion of Kaipara Coast Highway. The southbound lane is proposed to be widened to accommodate a right turn lane into a proposed access road servicing a proposed rural subdivision and development. The northbound lane is proposed to be widened to accommodate a left turn into the proposed access road.
- 1.2 Trees have been identified on the road reserve and adjacent rural land, where they are affected by earthworks for road construction. The trees may be protected according to the Auckland Unitary Plan (AUP), and this report provides analysis of applicable chapters of the AUP pertaining to tree protection.
- 1.3 This report identifies affected trees and tree groups, describes the impacts of the proposal on them and sets out tree management protocols that are proposed to be implemented as part of the development.

QUALIFICATIONS/EXPERIENCE

- 1.4 I am a consultant arborist with experience and qualifications suitable to provide specialist assessment and advice in relation to arboricultural matters. I hold the New Zealand Diploma in Arboriculture (with distinction) from WINTEC and I have 23 years' experience as an arborist in the regulatory and commercial sectors. I hold relevant qualifications in tree risk assessment and a wealth of experience in all matters relevant to the writing of this report.

BACKGROUND / PLANS PROVIDED

- 1.5 This report has been compiled with reference to site plans provided for the purposes of the proposed development. The plans that I have relied on for this report are:
- 'Consent Issue' plans by Crang Civil – project: 'Goodland Coastal Farm', revision D, dated 30 July 2025
 - 'Topographical Survey Plan' by Survey Worx – project: '2127 Kaipara Coast Highway, Kakanui', dated 15 July 2025
- 1.6 This report has been compiled with reference to documents provided for the purposes of the proposed development. The documents that I have relied on for this report are:
- 'Goodland Coastal Farm Design Guidelines' v3, by The Urbanist and Kaipara Coast Landscape Architecture, dated December 2024.
 - 'Landscape & Visual Effects Assessment' by Kaipara Coast Landscape Architecture, dated 8 July 2024.



- 'Goodland Coastal Farm Plan' by Kaipara Coast Landscape Architecture, dated 8 July 2023.
- 'Landscape and Visual S92 Response', by Kaipara Coast Landscape Architecture, dated 15 February 2024.
- 'Summary of Meeting Notes RE: Tree removal and 2130 Kaipara Coast Highway', by Kaipara Coast Landscape Architecture, dated 2 September 2025.
- 'Ecology Response to Section 92 Questions for a Proposed Subdivision 2127 Kaipara Coast Highway, Makarau', by Wildlands, dated March 2024.

- 1.7 On 17 June 2025, I met with Geraldine Bayly (*Kaipara Coast Landscape Architecture*) to review the plans of the proposed road widening. The approximate extent of road widening works was identified on site and I observed the trees present on the road reserve and adjacent private property. Because it was not clear where the property boundary was in some places, the ownership of individual trees and their location relative to the proposed works could not be established. Subsequently trees were surveyed and plotted on revised plans showing the extent of proposed works.
- 1.8 On 31 July 2025, I visited the site and carried out an arboricultural survey of trees identified on the survey plan. I carried out visual inspections of trees located within the road reserve and within the private property at 2130 Kaipara Coast Highway, and recorded details of these trees.

SCOPE OF REPORT / METHODOLOGY

- 1.9 Auckland Council have requested further information to support the application for resource consent for the proposed development. Specifically, the Council requested:

I note that the applicant now seeks consent to remove 97 trees, under rule E17.4.1 (I assume (A10)). Please provide more detailed information identifying and describing the trees for removal and provide the related assessments. This should include arboricultural assessment addressing all matters set out in E17, and also planning assessment of relevant objectives and policies.

Please ensure that the arboricultural assessment also includes:

- *Confirmation (and demonstration) that permitted activity rules and thresholds are met in relation to other vegetation removal or alteration proposed as part of this development.*
- *Quantification (the vegetation affected) and assessment the infringements proposed under E15.4.1(A16) and (A18).*
- *Mitigation measures such as arboricultural supervision, tree protection zone (construction exclusion zone) and erosion and sediment management protocol for the tree works proposed over the site to avoid or mitigate the tree impacts during period of*



construction, in particular for these trees located within sensitive habitats (riparian margin of stream, wetlands and SEA overlay).

- *Any additional planting to mitigate the adverse effects created by removal now proposed. The council's Senior Arborist has suggested that a replanting plan is appropriate, to mitigate potential adverse effects, such as those related to amenity, ecological function, soil stability and visual screening.*

1.10 This report presents information designed to address the request from Council. This report includes:

- Details of trees in the road reserve and adjacent private land affected by the road widening,
- An assessment of the potential adverse effects from tree removal,
- An assessment of the potential adverse effects on principal trees from works within the root zone,
- Analysis of AUP provisions that may apply to the proposed activities affecting trees,
- Recommendations for mitigating measures that aim to minimise the impact of the proposed works on trees that are to be retained.

1.11 Schedules of trees and tree groups identified within the site are provided in Appendix A of this report. Plans showing the location of identified trees and tree groups are provided in Appendix B of this report.

1.12 During my site visit I recorded approximate tree heights, measured trunk diameters and estimated crown spread. I recorded descriptors of tree age class, health and structure for the principal trees. I also recorded details of smaller trees, where I have classified these in groups according to species, location and the impacts of works.

1.13 The plans provided (as listed above) were used as a reference to the location of the proposed works in relation to existing trees on site. Using the survey plan I was able to confirm the ownership of trees based on their trunk location relative the property boundary.

1.14 I have referenced Australian Standard 4970 (AS4970) - Protection of Trees on Development Sites (Standards Australia, 2009) to inform my assessment of impacts on individual trees. Tree trunk diameter records have been used to calculate the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ), as per AS4970.

1.15 For the purpose of arboricultural effects assessment in this report, the root zones of trees have been established using trunk diameter measurements, as per AS4970. For the purpose of assessing infringement of AUP standards, the 'protected root zone' has been established according to crown dimension measurements. The AUP definition of Protected root zone is:



The circular area of ground around the trunk of a protected tree, the radius of which is the greatest distance between the trunk and the outer edge of the canopy. For columnar crown species the protected root zone is half the height of the tree.

- 1.16 Trunk diameter has been scientifically correlated to root zone extent, whereas there is no established correlation between crown spread dimensions and root zone extent. This is the reason for using the TPZ and SRZ, as defined by AS4970 as a basis for my assessment of arboricultural effects, rather than the AUP definition of protected root zone.
- 1.17 Using a GIS canvas, I have overlaid shape files from Auckland Council GeoMaps, data points containing my tree records, the survey plan and the proposed road widening plans (drawing No.C304 of the referenced Crang Civil plan set). I matched my tree data points with the locations of trees shown on the survey plan (Survey Worx) and I added the TPZ and SRZ of these trees to allow an assessment of the extent of work's incursion into tree root zones.
- 1.18 Based on the extent of incursion into tree root zones, I have determined which trees are compromised by the project. This assessment was based on the following considerations:
- Earthworks extent relative to SRZ, where if the SRZ is encroached the tree's structural stability is impacted and the tree requires removal,
 - Earthworks extent relative to TPZ, where greater than 10% encroachment warrants consideration of factors set out in AS4970,
 - The impact of the removal of adjacent trees, where changes to trees' exposure to wind could contribute to tree failure.

LIMITATIONS

- 1.19 This report is based on a ground-based visual assessment of trees and tree groups in the road and immediately adjacent private land. I have grouped trees where logical categorisations could be made according to growing location, status and species.
- 1.20 I have not counted the number of individual trees in the identified tree groups, due to the sheer number of trees making this a futile exercise. Instead I have approximated the area of the tree canopy of the listed tree groups using polygons on my GIS canvas.

2 THE PROPOSAL

- 2.1 The proposal involves clearance of land for earthworks to the extent required for the proposed increased road width, including road shoulder, drain channel and retaining structures. Removal of trees that are outside of the earthwork's footprint is necessary where the earthworks impact the root zones of these trees to a large degree. The removal of trees is proposed to be limited to those that are within the earthworks extent and those that are in such close



proximity to the works that they are unavoidably compromised by earthworks or by the removal of adjacent trees.

- 2.2 Where works are proposed within areas containing trees that are not compromised by earthworks, it is recommended to carry out the works in accordance with tree protection measures that aim to avoid damage to trees and vegetation.
- 2.3 Earthworks, involving cut and fill is required along the length of the work site on Kaipara Coast Highway to create the platform for a wider road construction. Construction of a retaining wall up to 6.5 metres in height is required for a section of the work site where a steep roadside embankment is required to be cut to establish the additional road width. On the cross-sectional drawing of the retaining wall (drawing No. C243) the excavation is to the boundary line between the road reserve and 2130 Kaipara Coast Highway.

3 SITE AND TREE DESCRIPTION

- 3.1 For the purpose of this report, the site is defined as the section of Kaipara Coast Highway shown on the plans provided (Crang Civil) and the private land containing trees immediately adjacent to it.
- 3.2 The section of Kaipara Coast Highway is characterised by tree clad embankments that rise or fall adjacent to the shoulder of the two-lane road's surface level. The road reserve topography varies across the site. In some areas it rises steeply from the drainage channel, while in others it falls steeply from the road shoulder.
- 3.3 The southwestern side of Kaipara Coast Highway generally contains a single row of trees, predominantly kānuka (*Kunzea robusta*), on the gently sloping land and low embankments beside the road. A cluster of larger trees, gum (*Eucalyptus sp.*) and Tasmanian blackwood (*Acacia melanoxylon*) exist beside the current driveway to the property at 2127 Kaipara Coast Highway.
- 3.4 The northeastern side has a high embankment at the northern end of the site with pine (*Pinus radiata*) and kānuka predominating. Groups of large pine (*Pinus radiata*) comprise the largest trees within the site. These are located both on the road reserve and the adjacent private property. The eastern end of the northeastern side drops away from road level to a small stream with trees on both stream banks. Large poplar trees grow on and adjacent to the stream bank at the eastern end of the site.
- 3.5 Trees on site are broadly divided into three categories, (1) native wildlings growing on roadside embankments, (2) exotic wildlings growing on roadside embankments, and (3) exotic specimen trees planted on private property or roadside embankments for farm forestry and/or amenity purposes. Wildling trees are those that are self-seeded from naturalized exotic or native tree species.



4 ASSESSMENT OF ARBORICULTURAL EFFECTS

- 4.1 The tree inventory describes a total of 47 trees and tree groups, which is made up of nine broadly-defined tree groups and 38 individually plotted trees.
- 4.2 The site contains large pine trees that were a primary focus of my arboricultural assessment by virtue of them being large and prominent trees close to the extent of proposed works. The mature pines are in two groups, located on either side of a farm gate access to 2130 Kaipara Coast Highway from the eastern side of the highway. The pines were planted in rows that cross the boundary line, with some trees identified on the boundary line.
- 4.3 The excavation required to build the retaining wall requires removal of pine trees 33-36, as they are within the proposed cut area. The cut line intersects the structural root zone of tree 37 and affects a large portion of the tree protection zone of trees 37-41, such that they are likely to be compromised by root loss. Regardless of the root impacts from earthworks, the removal of trees 33-36 will be highly likely to result in failure of trees 37-41 due to changes in the wind velocity that would result from removing the tree crowns that currently buffer the wind from the southwest. Removal of the entire group of 9 mature pine trees is necessary.
- 4.4 The pines to the east of the farm access gate (trees 19-30) are affected to a lesser degree by earthworks because the extent of works steps in from the boundary to avoid works in the stream. The extent of works intercepts the tree protection zone of the majority of these pine trees, however the chance of tree roots being present below the road side embankment is unlikely, as they will be curtailed by the stream.
- 4.5 Similarly, one poplar (tree 17) has the extent of works intersecting the TPZ, but the impact on tree roots will be minimal due to the tree's position relative to the works, where the incursion into the TPZ is marginal and the majority of tree roots will tend towards the stream and away from the road.
- 4.6 Trees 32 and 44, Yunnan poplar and silver dollar gum, are compromised by earthworks due to their positions either immediately next to (Tree 32) the earthworks extent, or within the cut for the retaining wall (Tree 44).
- 4.7 Removal of four entire tree groups (7, 42, 43 & 45) and partial removal of three tree groups (18, 31 & 46) is necessary for the proposed works. Two tree groups (6 & 47) should be unaffected by the works as they are outside of the proposed extent of works shown on the plans.
- 4.8 Kānuka and radiata pine are the dominant trees on the roadside embankments. Kānuka is a relatively short-lived coloniser that give way to emergent tree species in a natural cycle of succession. Beneath the kānuka canopy, species such as tanekaha, kohekohe and tōtara were noted, which, may in time become forest canopy trees.



- 4.9 The proposed removal of trees will alter the appearance and character of the location. Due to the size of the pine trees and the extent of kānuka canopy, their absence will be noticeable following removal, as they are a feature of this well-treed part of the highway.
- 4.10 The proposed removal of trees from the site will result in a loss of the ecosystem services provision and amenity functions that the trees provide. The adverse environmental effects require mitigation, which can be achieved through replanting on public and private land following completion of the road widening.
- 4.11 Replacement planting as part of the site landscaping will go some way towards mitigating the effects of tree loss on the site. Tree planting and correct maintenance practices to ensure good tree establishment will offset the effects arising from tree removal. It is acknowledged that the space available for large-growing specimen trees in the road reserve will be reduced and limited by extant trees, however there is opportunity for trees to be established on private property and remaining road reserve, where screening and landscape enhancement is desirable.
- 4.12 Opportunities for planting large-growing specimen trees may be present on adjacent private properties. Large grade trees that are appropriately selected and planted will offset the loss of trees in the long-term. The summary of meeting notes between the owner of 2130 Kaipara Coast Highway and Geraldine Bayly, Kaipara Coast Landscape Architecture, sets out a plan to replant within the road and/or private property with a range of native trees and shrubs in a 10-metre-wide buffer. This provides mitigation for the removal of trees in the road and on the private property.
- 4.13 Landscape enhancement within the farm development itself, as per the Kaipara Coast Landscape Architecture plan, will mitigate the loss of trees on the western side of Kaipara Coast Highway. Comprehensive planting of wetlands, riparian margins and to improve groves of existing native trees will result in increased and improved tree canopy cover over a larger area than the trees that will be removed for road widening.
- 4.14 Retention and protection of trees that are not required to be removed will be a significant factor in minimising environmental impacts of the proposal. Adherence to the tree protection methodologies provided in Appendix C of this report will minimise the potential effects of works in the vicinity of trees that are to be retained. Paramount to this is the advice and supervision of a suitably qualified arborist during crucial phases of the earthworks and construction process and the understanding of all machinery operators and contractors of the limitations for movement of machinery, removal and deposition of soil and materials, and the measures specifically required for protection of trees and their root zones.



5 ARBORICULTURAL PLANNING ASSESSMENT

GENERAL

- 5.1 According to the Auckland Unitary Plan (AUP) planning maps, the site is within the unzoned road adjacent to land that is zoned Rural – Rural Coastal Zone and Rural – Rural Production Zone. Trees in roads may be protected according to *Activity Table E17.4.1*.
- 5.2 A stream is adjacent to, and passes in a culvert below, Kaipara Coast Highway. Trees in riparian stream margins may be protected according to *Activity Table E15.4.1 – Auckland-wide vegetation and biodiversity management rules*.
- 5.3 The project involves road widening, which makes this aspect of the project an infrastructure project that is subject to rules in *E26 Infrastructure* of the AUP.
- 5.4 The site contains no overlays relevant to tree protection.

E15 - VEGETATION MANAGEMENT AND BIODIVERSITY

- 5.5 Activity table E15.4.1 contains the following relevant provisions:

For All zones outside the Rural-Urban Boundary (RUB):

(A10) - Vegetation alteration or removal, including cumulative removal on a site over a 10-year period, of greater than 250 m² of indigenous vegetation that: (a) is contiguous vegetation on a site or sites existing on 30 September 2013; and (b) is outside the rural urban boundary – is a Restricted Discretionary activity.

For Riparian areas:

(A16) - Vegetation alteration or removal within 20 m of rural streams, other than those in Rural – Rural Production Zone and Rural – Mixed Rural Zone – is a Restricted Discretionary activity.

(A17) - Vegetation alteration or removal within 10 m of rural streams in the Rural – Rural Production Zone and Rural – Mixed Rural Zone – is a Restricted Discretionary activity.

- 5.6 The project will require removal of greater than 250 m² of contiguous indigenous vegetation from the road reserve outside of the RUB. The project will require vegetation alteration and removal within 10 m of a rural stream in the road reserve adjacent to a Rural Production zone and within 20 m of a rural stream in the Rural Coastal zone. These may be considered Restricted Discretionary activities.

E17 – TREES IN ROADS

- 5.7 Activity table E17.4.1 contains the following relevant provisions:



(A6) - *Tree trimming or alteration that does not comply with Standard E17.6.1* - is a Restricted Discretionary activity.

(A8) - *Works within the protected root zone that do not comply with Standard E17.6.3* - is a Restricted Discretionary activity.

(A10) - *Tree removal of any tree greater than 4m in height or greater than 400mm in girth* - is a Restricted Discretionary activity.

5.8 These rules apply if the location of the trunk of the tree is in the road. These activities must also obtain the approval of Auckland Transport.

5.9 It is not possible to determine compliance with permitted activity standards for tree trimming or alteration and works within the protected root zone. This is because there are too many trees and too many variables in specific work methodologies. It is likely that the work will involve activities that exceed permitted activity standards, such as pruning any branch greater than 100 mm in diameter, disturbing greater than 20% of the protected root zone, pruning tree roots over the specified diameters. Therefore, conservatively, the project requires consent for a Restricted Discretionary activity.

5.10 Tree removal of trees over 4 m in height and greater than 400 mm in girth in the road is required and the project therefore requires consent for a Restricted Discretionary activity.

E26 - INFRASTRUCTURE

5.11 Activity table E26.3.3.1 contains the following relevant provisions:

For Rural zones and riparian areas:

(A77) - *Vegetation alteration or removal that does not comply with Standards E26.3.5.1 to E26.3.5.4* – is a Restricted Discretionary activity

5.12 Activity table E26.4.3.1 contains the following relevant provisions:

For Trees in Roads:

(A84) - *Tree trimming or alteration that does not comply with Standard E26.4.5.1 (Trees in streets and open space zones) or Standard E26.4.5.3 (Notable trees)* – is a Restricted Discretionary activity

(A87) - *Works within the protected root zone that comply with Standard E26.4.5.2* – is a Permitted activity

(A88) - *Works within the protected root zone not otherwise provided for* – is a Restricted Discretionary activity

(A90) - *Tree trimming, alteration or removal on roads adjoining rural zones and on roads adjoining the Future Urban Zone* – is a Permitted activity



(A91) - *Tree alteration or removal of any tree less than 4m in height and/or less than 400mm in girth* – is a Permitted activity

(A92) - *Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth* – is a Restricted Discretionary activity

5.13 For Rural zones and riparian areas, applicable standards in *E26.3.5.2 Vegetation alteration or removal* state:

- (1) Must not include trees over 6 m in height, or 600 mm in girth unless their removal is otherwise permitted by a rule in this Plan.
- (3) Must not result in the removal of more than 50 m² of vegetation within a coastal area or riparian area not identified as a significant ecological area.
- (5) Must not result in the removal of more than 500 m² of vegetation within the legal road or the formation width of the road in a rural zone.
- (6) Must not result in the removal of more than 250 m² of vegetation outside the legal road or the formation width of the road in a rural zone.
- (7A) Tree trimming or alteration of trees must comply with the following standards:
 - (a) the maximum branch diameter must not exceed 50 mm;
 - (b) no more than 10 per cent of live growth of the tree is removed in any one calendar year;
 - (c) the trimming or alteration must retain the natural shape, form and branch habit of the tree;
 - (d) trimming or alteration must meet accepted modern arboricultural practice.

5.14 In respect of trees in rural zones and riparian margins, the project requires:

- removal of trees over 6 m in height and over 600 mm in girth in rural zones,
- removal of more than 50 m² of vegetation within a riparian area,
- removal of more than 500 m² of vegetation within the legal road in a rural zone.

The project may also require activities that exceed permitted activity levels of tree trimming or alteration.

Therefore, consent is required for a Restricted Discretionary activity.

5.15 In respect of trees in roads, the project requires tree trimming, alteration and removal on roads adjoining rural zones. This is provided for as a permitted activity for infrastructure projects according to clause A90 of E26.4.3.1.



6 CONCLUSIONS

- 6.1 Removal of 11 individually listed trees is necessary for the proposed works, being:
- Tree 32 – Yunnan poplar beside the farm gate entrance to 2130 Kaipara Coast Highway,
 - Trees 33-41 – radiata pine, one of which (T34) is dead, on the road side embankment or within the private property at 2130 Kaipara Coast Highway,
 - Tree 44 – silver dollar gum on the road side embankment outside 2130 Kaipara Coast Highway.
- 6.2 Removal of approximately 2,800 m² of contiguous native and exotic tree canopy cover is necessary for the proposed works. This is comprised of:
- Tree group 7 – approximately 1,360 m² of primarily kānuka trees on the roadside embankment adjacent to 2127 Kaipara Coast Highway,
 - Tree group 18 – approximately half of 570 m² of native species on the roadside embankment outside 2130 Kaipara coast Highway,
 - Tree group 31 – approximately half of 190 m² of native species on the banks of the stream and roadside embankment outside 2130 Kaipara Coast Highway,
 - Tree group 42 – approximately 135 m² of sparse native trees on the high embankment outside 2130 Kaipara Coast Highway,
 - Tree group 43 – approximately 180 m² of native and exotic trees and shrubs on the high embankment outside 2130 Kaipara Coast Highway,
 - Tree group 45 – approximately 510 m² of predominantly native trees and shrubs on the high embankment outside 2130 Kaipara Coast Highway,
 - Tree group 46 – approximately 1/3 of 720 m² of predominantly kānuka on the high embankment outside 2130 Kaipara Coast Highway.
- 6.3 The proposed development will change the tree resource of the road reserve within a section of Kaipara Coast Highway, resulting in a reduced amount of tree canopy cover and loss of all of the associated benefits this provides.
- 6.4 The effects of tree removal can be mitigated by replanting in the road and private properties and enhancement of existing treed areas, as described in the landscape plan for the site.
- 6.5 Resource consent may be required for infringements of rules in E15, E17 and E26 of the AUP.



7 RECOMMENDATIONS

- 7.1 Replanting within the site over an area commensurate to the area of tree canopy that is removed would mitigate the impact of tree removal. Replanting with a broad range of native species of trees and shrubs and maintenance to ensure the area establishes a weed free canopy is recommended.
- 7.2 All work should be carried out according to the tree protection methodology and the advice of an arborist engaged to supervise and direct the work, with a view to minimise impacts on adjacent trees and to ensure that trees are removed if they are unavoidably compromised by earthworks and construction activities.

8 REFERENCES

Standards Australia, 2009 – AS4970-2009 Protection of Trees on Development Sites

9 ATTACHMENTS

APPENDIX A – TREE DETAILS TABLES

APPENDIX B – TREE LOCATION PLANS

APPENDIX C – TREE PROTECTION METHODOLOGY



APPENDIX A – TREE DETAILS TABLES

INDIVIDUAL TREES

Tree No	Species		Dimensions			Comments				
	Common name	Botanical name	Height (m)	Dbh (mm)	Csr (m)	Form	Health	Status	Proposal	Other
T1	Tasmanian blackwood	<i>Acacia melanoxylon</i>	12	838	4	poor	fair	Road	unaffected	may require pruning for clearance for construction traffic and machinery, with no impact on tree physiology or longevity.
T2	gum	<i>Eucalyptus sp.</i>	24	932	10	poor	good	Road	unaffected	
T3	gum	<i>Eucalyptus sp.</i>	15	205	-	poor	poor	Road	unaffected	
T4	gum	<i>Eucalyptus sp.</i>	25	378	5	poor	fair	Road	unaffected	
T5	gum	<i>Eucalyptus sp.</i>	24	645	-	poor	good	Road	unaffected	
T8	black poplar	<i>Populus nigra</i>	30	940	12	poor	good	Private	unaffected	partially fallen and leaning
T9	black poplar	<i>Populus nigra</i>	25	445	8	fair	fair	Private	unaffected	suppressed group of trees due to close planting
T10	black poplar	<i>Populus nigra</i>	25	430	8	fair	good	Private	unaffected	
T11	black poplar	<i>Populus nigra</i>	28	480	11	fair	good	Private	unaffected	
T12	black poplar	<i>Populus nigra</i>	25	427	-	poor	fair	Private	unaffected	
T13	black poplar	<i>Populus nigra</i>	30	826	12	fair	good	Private	unaffected	
T14	black poplar	<i>Populus nigra</i>	25	444	10	fair	good	Private	unaffected	
T15	black poplar	<i>Populus nigra</i>	25	390	8	fair	good	Private	unaffected	
T17	black poplar	<i>Populus nigra</i>	30	765	10	good	good	Private	ww TPZ	no impact on roots anticipated
T19	radiata pine	<i>Pinus radiata</i>	25	888	-	fair	good	Private	unaffected	suppressed group of trees due to close planting
T20	radiata pine	<i>Pinus radiata</i>	28	1025	10	fair	good	Private	ww TPZ	
T21	radiata pine	<i>Pinus radiata</i>	28	655	-	poor	fair	Private	unaffected	
T22	radiata pine	<i>Pinus radiata</i>	30	635	8	poor	fair	Private	unaffected	no impact on tree roots anticipated due to being located on far side of stream from proposed works
T23	radiata pine	<i>Pinus radiata</i>	30	1059	8	poor	fair	Private	ww TPZ	
T24	radiata pine	<i>Pinus radiata</i>	25	737	12	poor	fair	Jointly	ww TPZ	
T25	radiata pine	<i>Pinus radiata</i>	30	915	15	fair	fair	Private	unaffected	
T26	radiata pine	<i>Pinus radiata</i>	25	634	-	poor	poor	Private	unaffected	



APPENDIX A – TREE DETAILS TABLES

Tree No	Species		Dimensions			Comments				
	Common name	Botanical name	Height (m)	Dbh (mm)	Csr (m)	Form	Health	Status	Proposal	Other
T27	radiata pine	<i>Pinus radiata</i>	30	872	10	poor	fair	Private	unaffected	
T28	radiata pine	<i>Pinus radiata</i>	30	1031	10	fair	good	Jointly	ww TPZ	
T29	radiata pine	<i>Pinus radiata</i>	30	651	8	poor	fair	Road	unaffected	suppressed due to close planting
T30	radiata pine	<i>Pinus radiata</i>	28	1538	12	fair	good	Road	ww TPZ	no impact on roots anticipated
T32	Yunnan poplar	<i>Populus yunnanensis</i>	15	705	-	fair	good	Road	removal	located close to road shoulder
T33	radiata pine	<i>Pinus radiata</i>	28	950	18	poor	fair	Road	removal	within excavation area for retaining wall
T34	radiata pine	<i>Pinus radiata</i>	-	-	-	-	dead		removal	
T35	radiata pine	<i>Pinus radiata</i>	28	549	6	poor	poor	Road	removal	
T36	radiata pine	<i>Pinus radiata</i>	30	828	8	poor	fair	Jointly	removal	
T37	radiata pine	<i>Pinus radiata</i>	30	1240	12	good	good	Private	removal	impacted by excavation for retaining wall and likely affected by removal of adjacent trees
T38	radiata pine	<i>Pinus radiata</i>	30	472	3	poor	poor	Private	removal	
T39	radiata pine	<i>Pinus radiata</i>	30	497	6	poor	fair	Private	removal	
T40	radiata pine	<i>Pinus radiata</i>	30	759	8	fair	good	Private	removal	
T41	radiata pine	<i>Pinus radiata</i>	30	1186	12	fair	good	Private	removal	
T44	silver dollar gum	<i>Eucalyptus cinerea</i>	13	748	7	good	good	Road	removal	



APPENDIX A – TREE DETAILS TABLES

TREE GROUPS

Tree No	Species		Dimensions (m ²)	Comments	Status	Proposal
	Common name	Botanical name				
G 6	ti kouka, hangehange, kānuka, māpou, tarata, tōtara	<i>Cordyline australis</i> , <i>Geniostoma ligustrifolium</i> , <i>Kunzea robusta</i> , <i>Myrsine australis</i> , <i>Pittosporum eugenioides</i> , <i>Podocarpus totara</i>	220	principally kānuka	Road	unaffected
G 7	karamu, hangehange, kanuka, māhoe, māpou	<i>Coprosma robusta</i> , <i>Geniostoma ligustrifolium</i> , <i>Kunzea robusta</i> , <i>Melicytus ramiflorus</i> , <i>Myrsine australis</i>	1360	principally kānuka	Road	removal
G 18	ponga, karamu, kohekohe, hangehange, kānuka, māhoe, māpou, tarata, nīkau, patē	<i>Alsophila tricolor</i> , <i>Coprosma robusta</i> , <i>Didymocheton spectabilis</i> , <i>Geniostoma ligustrifolium</i> , <i>Kunzea robusta</i> , <i>Melicytus ramiflorus</i> , <i>Myrsine australis</i> , <i>Pittosporum tenuifolium</i> , <i>Rhopalostylis sapida</i> , <i>Schefflera digitata</i>	570	good diversity of species with no notable pest plants noted	Road, Riparian	removal of approximately half of the group. retain and protect trees where possible
G 31	ponga, kanono, karamu, kohekohe, kānuka, māpou, tanekaha, patē	<i>Alsophila tricolor</i> , <i>Coprosma lucida</i> , <i>Coprosma robusta</i> , <i>Didymocheton spectabilis</i> , <i>Kunzea robusta</i> , <i>Myrsine australis</i> , <i>Phyllocladus trichomanoides</i> , <i>Schefflera digitata</i>	190	good diversity of species with no notable pest plants noted	Road, Riparian	removal of trees on true left bank of stream. retain and protect trees where possible
G 42	hangehange, kānuka, māhoe, māpou, radiata pine, tōtara, houpara	<i>Geniostoma ligustrifolium</i> , <i>Kunzea robusta</i> , <i>Melicytus ramiflorus</i> , <i>Myrsine australis</i> , <i>Pinus radiata</i> , <i>Podocarpus totara</i> , <i>Pseudopanax lessonii</i>	135	sparse natives amongst gorse (<i>Ulex europea</i>)	Road	removal

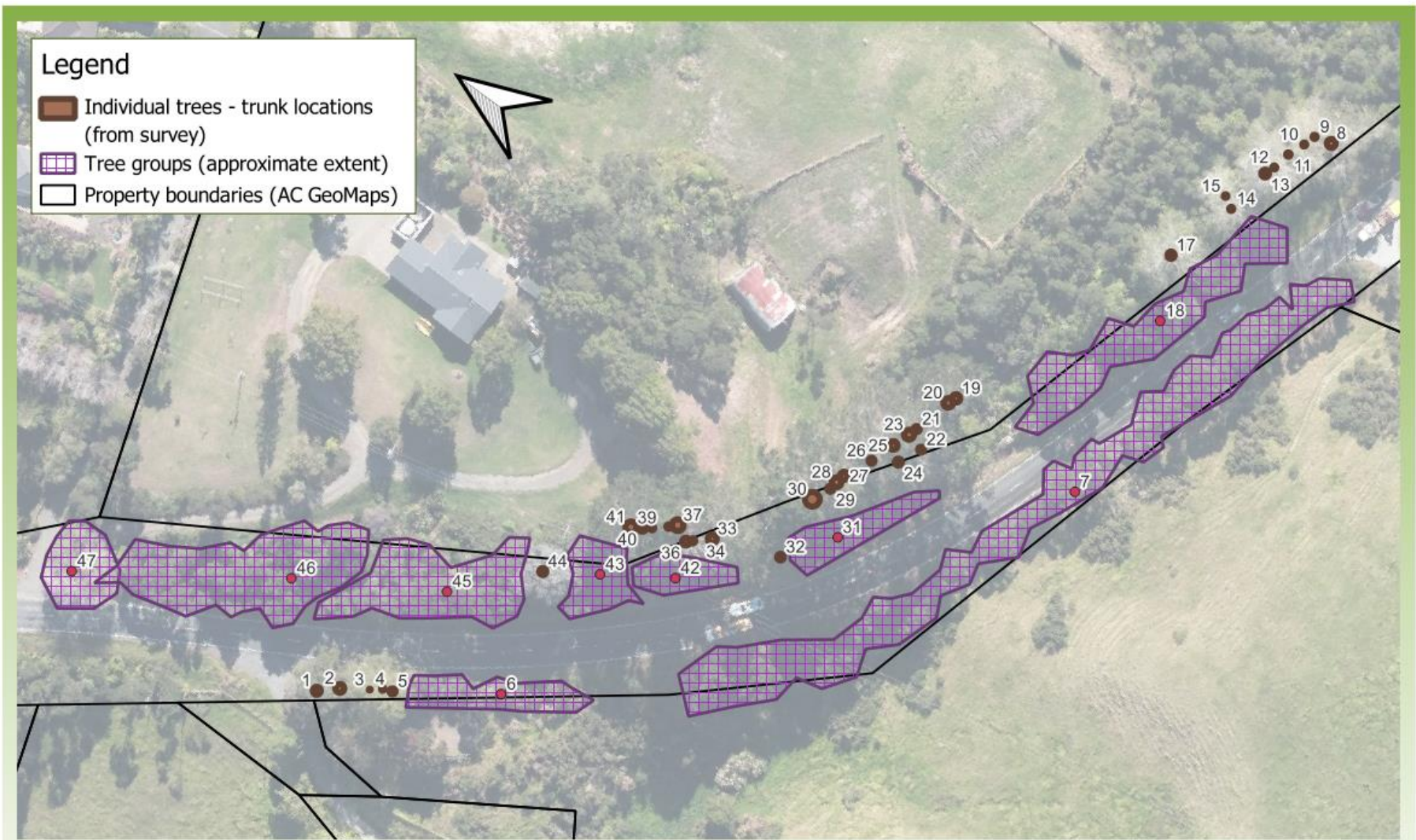


APPENDIX A – TREE DETAILS TABLES

Tree No	Species		Dimensions (m ²)	Comments	Status	Proposal
	Common name	Botanical name				
G 43	hangehange, Grevillea, kānuka, māhoe, māpou, radiata pine, tōtara, houpara, patē	<i>Geniostoma ligustrifolium</i> , <i>Grevillea sp.</i> , <i>Kunzea robusta</i> , <i>Melicytus ramiflorus</i> , <i>Myrsine australis</i> , <i>Pinus radiata</i> , <i>Podocarpus totara</i> , <i>Pseudopanax lessonii</i> , <i>Schefflera digitata</i>	180	dense canopy of natives. Exotic ornamental <i>Grevillea</i> at eastern edge of group	Road	removal
G 45	kānuka	<i>Kunzea robusta</i>	510	principally kānuka	Road	removal
G 46	kauri, ponga, karamu, hangehange, kānuka, mānuka, māhoe, brush wattle, tanekaha, tōtara, kumeraho	<i>Agathis australis</i> , <i>Alsophila tricolor</i> , <i>Coprosma robusta</i> , <i>Geniostoma ligustrifolium</i> , <i>Kunzea robusta</i> , <i>Leptospermum scoparium</i> , <i>Melicytus ramiflorus</i> , <i>Paraserianthes lophantha</i> , <i>Phyllocladus trichomanoides</i> , <i>Podocarpus totara</i> , <i>Pomaderris kumeraho</i>	720	good diversity of species with sapling kauri, tōtara and tanekaha. wattle pest plants.	Road	removal of approximately 1/3 of the group
G 47	Yunnan poplar	<i>Populus yunnanensis</i>	-	group of three trees at the driveway entrance to 2130 Kaipara Coast Highway.	Road	unaffected



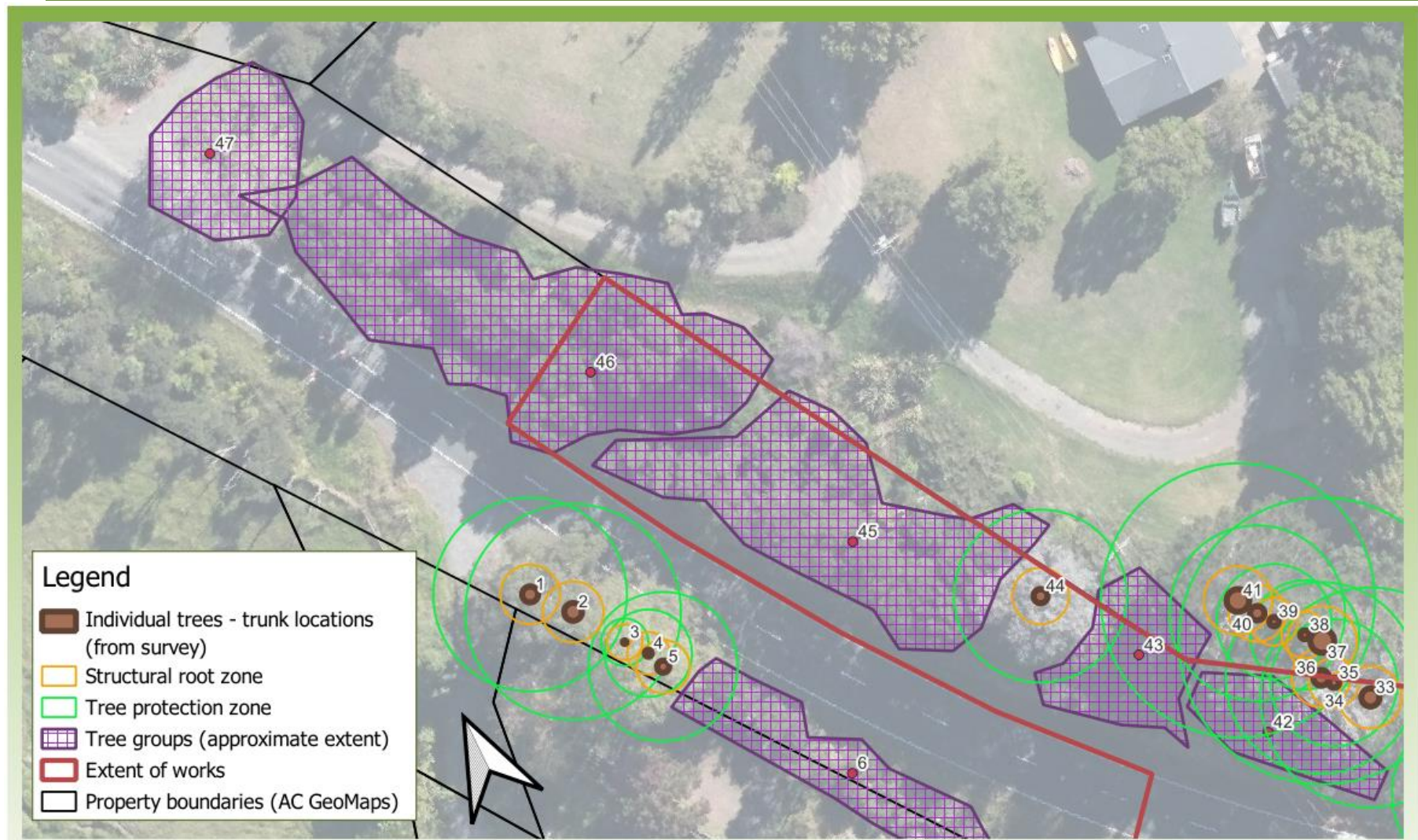
APPENDIX B – TREE LOCATION PLANS



Project: 2127 Kaipara Coast Highway, Makarau
Title: Tree location plan - overview
Client: ABIB (Oamaru) Limited

Drawing No.: J2813-01
Version: 01
Date: 13 August 2025

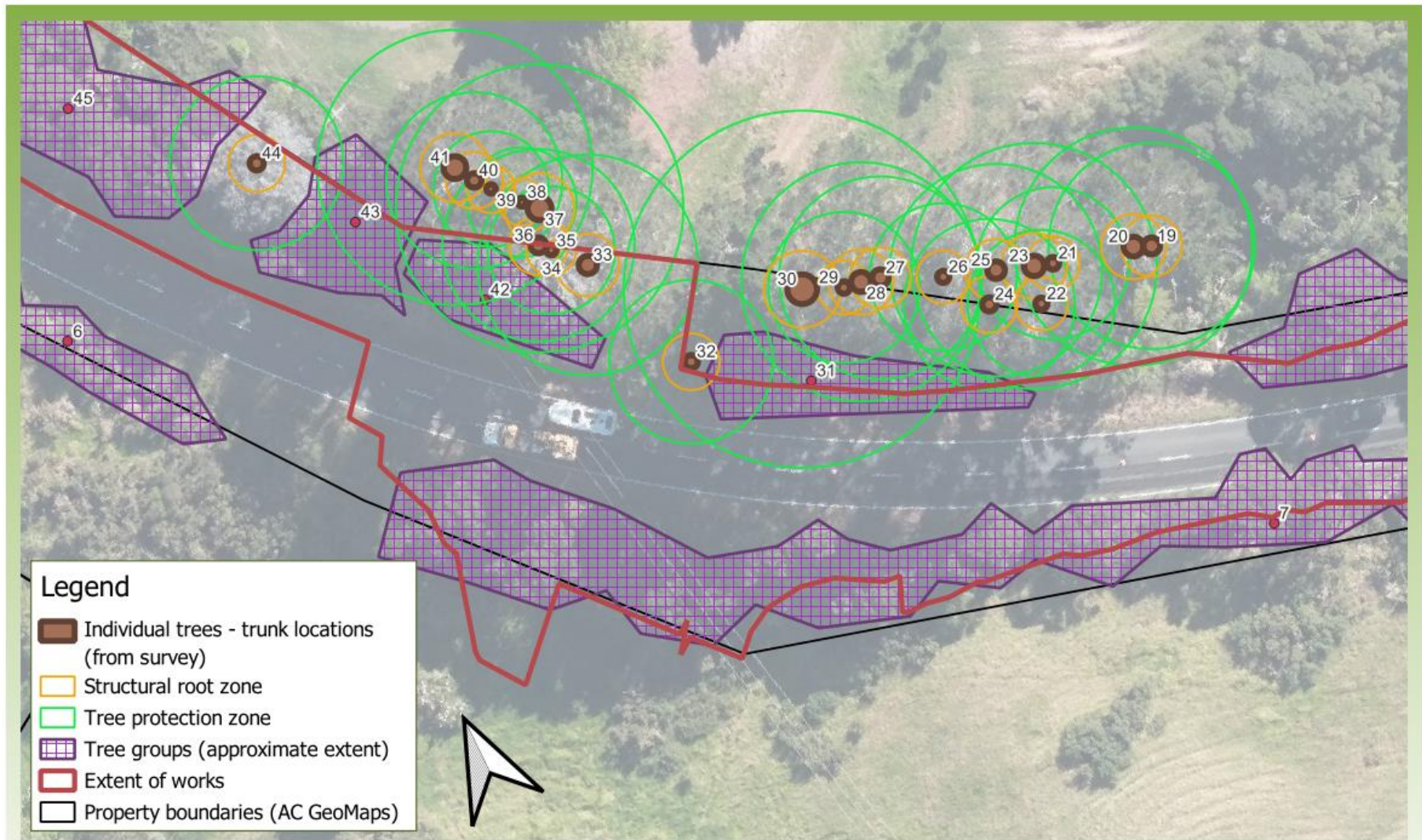
APPENDIX B – TREE LOCATION PLANS




Project: 2127 Kaipara Coast Highway, Makarau
Title: Tree location plan 2
Client: ABIB (Oamaru) Limited

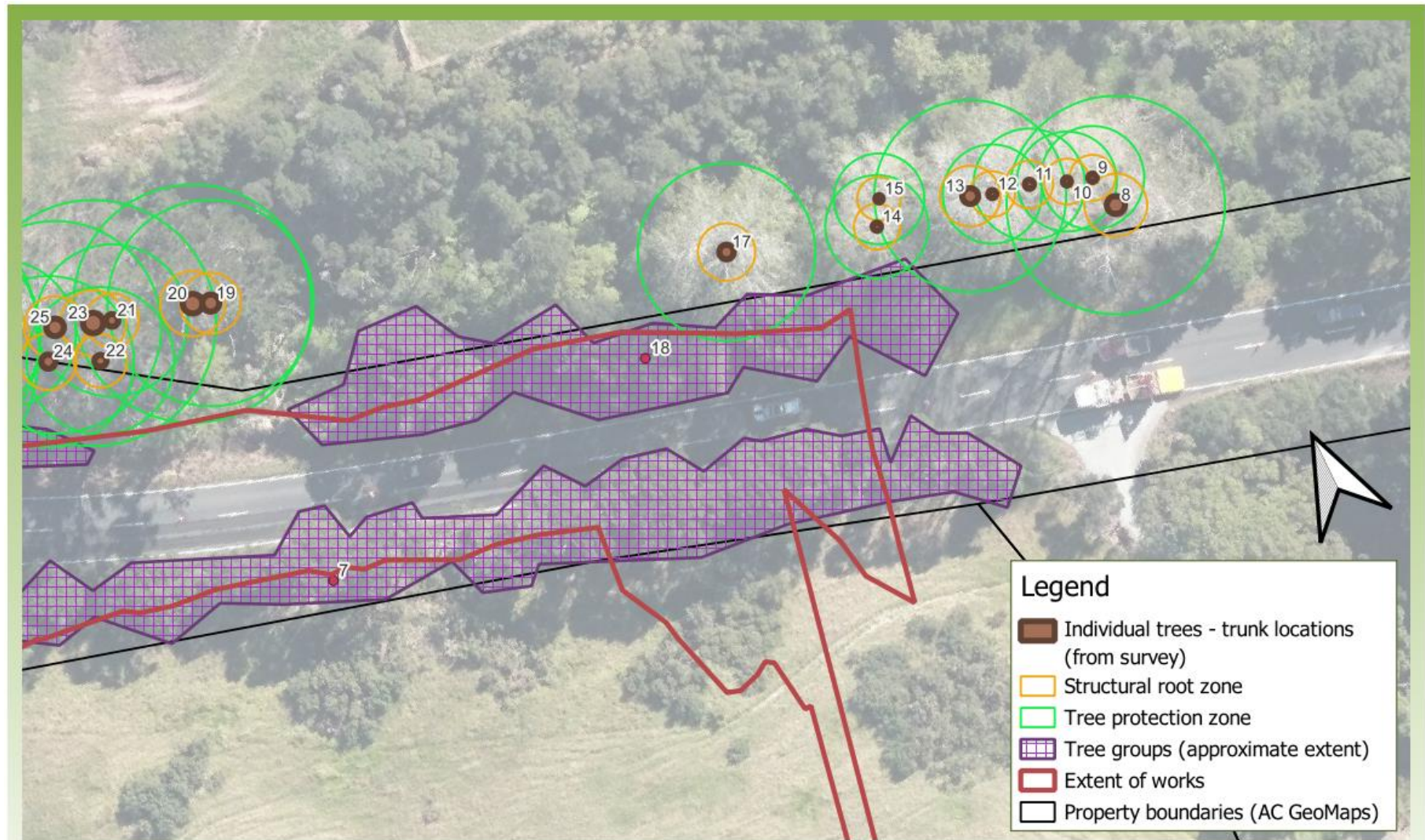
Drawing No.: J2813-02
 Version: 01
 Date: 13 August 2025

APPENDIX B – TREE LOCATION PLANS



 <p>CRAIG WEBB Consultant Arborist</p>	<p>Project: 2127 Kaipara Coast Highway, Makarau Title: Tree location plan 3 Client: ABIB (Oamaru) Limited</p>	<p>Drawing No.: J2813-03 Version: 01 Date: 13 August 2025</p>
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APPENDIX B – TREE LOCATION PLANS



Project: 2127 Kaipara Coast Highway, Makarau
Title: Tree location plan 4
Client: ABIB (Oamaru) Limited

Drawing No.: J2813-04

Version: 01

Date: 13 August 2025

APPENDIX C – TREE PROTECTION METHODOLOGY

Trees that are to be retained in the vicinity of the road widening work must be protected from harm during all works. This can be achieved by compliance with the following tree protection methodologies.

GENERAL/PRELIMINARY

1. A suitably experienced arborist (appointed arborist) must be employed to monitor, supervise and direct the work and associated activities within the root zone of trees that are to be retained, including, tree felling, vegetation removal, silt and sediment controls and earthworks.
2. Prior to the commencement of any construction and/or earthworks activity, a pre-start meeting must be held on site to include representatives from the contractors that will undertake the works and the appointed arborist. The purpose of the meeting is to discuss the requirements for tree protection and the specific tree protection methodologies that are to apply to trees that are to be retained.
3. Silt and sediment control methods must exclude any excavations within the root zone of trees that are to be retained, as per GD05 Erosion and Sediment Control Guide, i.e., use of silt socks.
4. No machinery, equipment or materials shall be positioned within the root zone of any tree unless it can be kept within the bounds of the existing road, road shoulder or areas specifically identified and protected according to the directions of the appointed arborist.
5. All initial site clearance must be carried out in accordance with correct arboricultural practices in a manner that avoids damage to trees and vegetation that is to be retained. The appointed arborist should mark all trees that are to be removed and identify all trees and areas of vegetation that are required to be retained and protected.
6. The methodology for felling, dismantling and removal of trees shall be discussed and agreed with the appointed arborist prior to commencement.
7. Areas of the root zone of remaining trees that are within the area required for earthworks and related activities shall be protected according to the directions of the appointed arborist.
8. The areas that are to be deemed exclusion zones for tree protection are to be identified and protected prior to access by any machinery or contractors. Initially, this is to be demarcated on site with hazard tape. Following site clearance, the exclusion zones for tree protection shall be demarcated by tree protection fences.
9. The tree protection fence should be made of waratah standards with three strands of tensioned wire and orange hazard mesh, as a minimum standard.
10. Prior to the excavation commencing the location and construction methodology for the retaining wall shall be confirmed with the appointed arborist.



APPENDIX C – TREE PROTECTION METHODOLOGY

11. All movements of machinery and trucks must avoid contact with the trunk and crown of trees that are to be retained. Where branches from retained trees overhang the road or vehicle/machinery access ways, the branches shall either be pruned prior to commencement, or have high-visibility flagging attached to alert vehicle and machinery operators.
12. Excavations that are within the root zone of trees that are to be retained shall be carried out according to the following requirements:
 - a. The excavation must be monitored by the appointed arborist.
 - b. The excavator must be fitted with a flat-blade bucket (not a toothed bucket) when excavating within the root zone.
 - c. All roots that are encountered shall be cleanly cut at the face of the excavation by the appointed arborist. This shall be done progressively so that the roots are not torn or pulled by the excavator.
 - d. The excavator operator shall ensure that the tree roots are not torn or fractured beyond the face of the final excavation line.
 - e. The cut ends of retained roots shall be protected from drying out by a covering of damp hessian or similar material that is to be kept moist until the excavated area can be backfilled. Where no back-filling is to occur the area shall be protected by layers of materials suitable to prevent the soil and cut roots from drying out.
13. Where fill is proposed to be emplaced with the root zone of retained trees the following measures must be implemented:
 - a. The affected area shall not be scraped or excavated by machinery. If required, loose material (forest litter) must be carefully raked and spread in a suitable location in another part of the root zone of trees.
 - b. Ground vegetation shall be cut to ground level.
 - c. Porous materials shall be emplaced on the ground surface to allow gaseous exchange between the existing soil and the fill.
 - d. The porous material shall be graded (no fines) aggregate, with a minimum diameter of 100 mm.
 - e. Suitable geotextile fabrics may be included between existing ground and the layers of aggregate and fill to maintain separation of the materials.



Written approval of affected persons



PART A (to be completed by the applicant)

PART A - APPLICATION		
Applicant/s name: (please write all names in full)	ABIB (Oamaru) Limited	
Address of proposed activity:	2127 Kaipara Coast Highway, Kakanui	Application number if known:
		LUC60406129
Description of proposed activity:		
Widening of the Kaipara Coast Highway adjacent to 2127 and 2130 Kaipara Coast Highway, including tree removal within the road reserve and on 2130 Kaipara Coast Highway.		
Including the removal of 6 pine trees within the property of 2130 Kaipara Coast Highway (noted as trees 36 - 41 on the arborist plans).		
List of all documents and plans to be sighted (including title, author and date)		
Title	Author	Date
2127 Kaipara Coast Highway, Makarau, Tree Location Plan 3, ABIB (Oamaru) Ltd	Craig Webb Consultant Arborist	13 August 2025
Goodland Coastal Farm Kaipara Coast Highway Intersection Plan drawing C304 Rev B	Crang Civil Consulting Engineers	30 July 2025
Goodland Coastal Farm Kaipara Coast Highway Roading Typical Cross Sections Sheet 1 drawing C320 Rev B	Crang Civil Consulting Engineers	30 July 2025
Goodland Coastal Farm Plan, 2127 Kaipara Coast Highway, Kakanui	Kaipara Coast Landscape Architecture	8 July 2023
Resource consent/s being sought for (describe why resource consent is required and details of any non-compliance)		
Resource consent is being applied for a subdivision and associated consents at 2127 Kaipara Coast Highway, Kakanui.		
Road widening of the Kaipara Coast Highway is required as part of the suite of consents. Works are to be undertaken immediately adjacent to 2130 KCHwy.		
Works include the removal of trees within the road reserve and on the property at 2130 Kaipara Coast Highway requiring consent of neighbours at 2130 KCHwy.		

PART B (to be completed by the person/s and/or organisation/s who are providing written approval)

PART B - AFFECTED PERSON/S			Tick if owner	Tick if occupier
Full name: (in print)	Brian Hodson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full name: (in print)	KASANDRA PRICE		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full name: (in print)			<input type="checkbox"/>	<input type="checkbox"/>
Address of affected property	2130 KAIPARA COAST HWY HIGHWAY, KAKANUI	Postcode:	0984	
Email:	brianbhodson@gmail.com	Mobile:	027 495 7969	

PART B – AFFECTED PERSON/S (continued)

I have authority to sign on behalf of all (tick which one/s apply)

<input checked="" type="checkbox"/> I/We	Property owners	<input checked="" type="checkbox"/> I/We	Property occupiers
--	-----------------	--	--------------------

Please note: The approval of all the legal owners and occupiers of the affected property is required. If you have authority however to sign on behalf of others, please provide documentation providing you have this authority.

PART C (to be completed by the person/s and/or organisation/s who are providing written approval)


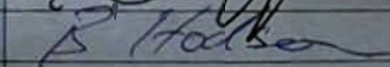
PART C – DECLARATION

Tick each box below that applies

<input checked="" type="checkbox"/> C	I/We have been given details of the proposal and plans to which I/we are giving written approval. A list of the documents I/we have sighted is included on page 1.
<input checked="" type="checkbox"/> G	I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.
<input checked="" type="checkbox"/> G	I/We understand that by giving my/our written approval, the council cannot take account of any actual or potential effects of the activity on my/our property when considering the application.
<input checked="" type="checkbox"/> B	Further, I/we understand that at any time before a decision is made about the application, I/we may give notice in writing to the council that this approval is withdrawn.

In signing this form, I/we am/are satisfied that I/we fully understand the proposal.

Contact our Customer Service team on 09 301 0101 if you need more information about the resource consent process.

Signatures/s		Date	12-03-25
Signatures/s		Initials	TH/10/2
Signatures/s		DOI	

PRIVACY INFORMATION

The council requires the information you have provided on this form to process your application under the Resource Management Act 1991 and to collect statistics. The council will hold and store the information on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the council. Under the Privacy Act 2020, you have the right to see and correct personal information Auckland Council holds about you.

Advice Note: If you are asked to give your written approval to someone's proposed activity as part of their application for a resource consent, you should do the following:

- Request that the applicant (or their representative) explain the proposal clearly and fully to you.
- Study the application and associated plans provided by them in order to understand the effects of the proposed activity. If there are no plans available at this stage, you may wish to wait until they are available.
- Ask the applicant (or their representative) if you have been provided with a copy of the full application, including plans.
- Ask for time to consider the documents if you think you need it.

- Decide whether the proposed activity adversely affects you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not to the best of your reasonable judgment in the circumstances. You may suggest amendments to the proposed activity that you consider would reduce the effect on you. If the proposal is amended by the applicant, then you should only sign the amended version of the proposal.
- If you consider that you will be adversely affected by the proposal and do not wish to sign the approval form, you will need to advise the applicant (or their representative).
- If you change your mind after signing this form, you may withdraw your approval at any time before a decision is made on the application by signing the Council in writing that your approval is withdrawn.

12/9/25 KJL

BH 30/10/25

Planting area	Area in hectares
A	32.02ha
B	0.40
C	1.240
D	3.71
E	3.58
F	1.41
G	2.43
H	0.54
I	0.82
J	0.08
K	4.20
L	0.62
M	1.94
N	1.80
O	1.57
P	1.06
Pa	0.12
Pb	0.08
Q	0.18
R	0.75
S	1.80
T	0.40
Ta	0.09
U	0.31
V	2.10
W	0.64
X	0.42
Total	71.43ha

Padlocks & Yards	Area in hectares
Total	47.62ha

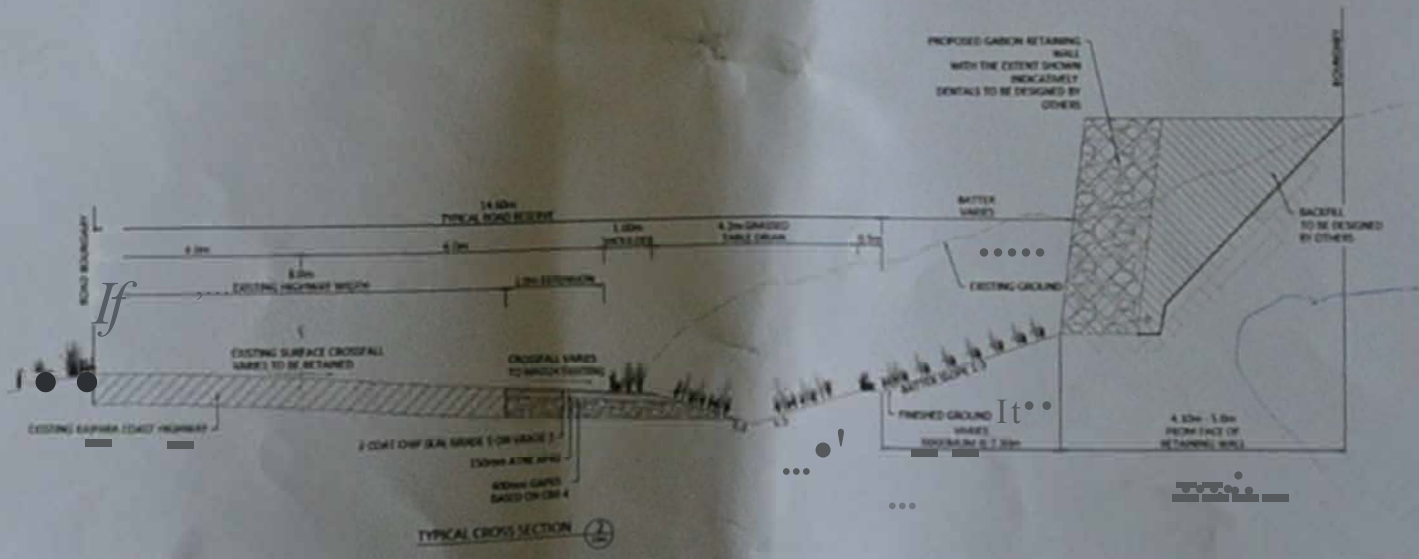
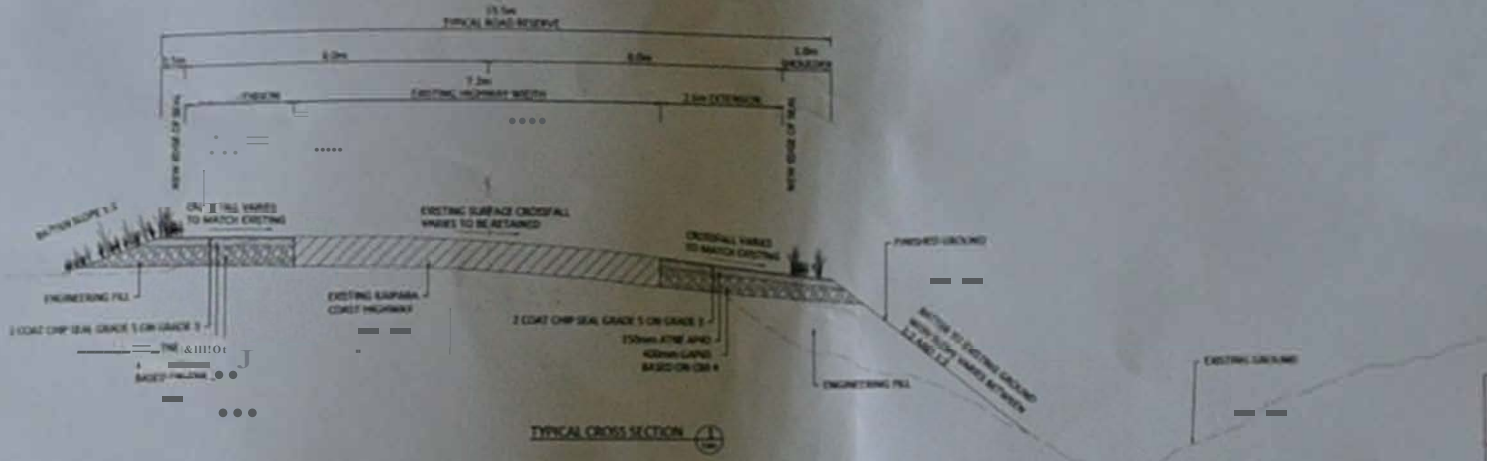
Lot number	Area in hectares
1	0.4156
2	0.4140
3	0.4022
4	0.3173
5	0.3488
6	0.3080
7	0.3524
8	0.3915
9	0.5043
10	2.8504
11	0.3074
12	0.2841
13	0.3328
14	0.3490
15	0.2560
16	0.3150
17	0.5103
18	0.3397
19	0.3933
20	0.3434
21	0.4001
22	0.3239
23	0.3119
24	0.3493
25	0.3541
Total	6.96ha

Orchard number	Area in hectares
1	1005ha
2	1753
3	2468
4	3174
Total	1.94ha



Legend	
	Vegetation regeneration/vegetation/fill areas
	Perennial stream / intermittent stream
	Wetland/Riparian Areas
	dry grassland
	Scenic irrigation fields to be planted
	Area in which waterwater fields may be located (for Lots 9 to 13)
	Pa, C, U, etc.
	Loading network
	Fencing
	Gate
	Orchard
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B.H 30/10/25
 12/9/25



CONSENT ISSUE			
1	PROPOSED GABION RETAINING WALL	IN	APPROVED
2	ROAD RESERVE	IN	APPROVED
3	EXISTING GROUND	IN	APPROVED
4	FINISHED GROUND	IN	APPROVED
5	EXISTING GROUND	IN	APPROVED
6	FINISHED GROUND	IN	APPROVED

CRANG CIVIL CONSULTING ENGINEERS
 10/10/25
 12/9/25
 GOODBOND ESTATE FARM
 SECTION SHEET 1
 1:500
 1306
 C20
 8

Written approval of affected persons for resource consent



PART A (to be completed by the applicant)

PART A - APPLICATION		
Applicant/s name: (please write all names in full)	ABIB (Oamaru) Limited	
Address of proposed activity:	2127 Kaipara Coast Highway, Kakanui	Application number if known:
		LUC60406129
Description of proposed activity:		
Creation of a 25 Lot Rural Farm development at 2127 Kaipara Coast Highway. This includes extensive native restoration planting to supplement existing vegetation.		
The proposed building platforms are located in clusters adjacent to the existing vegetation in the lower reaches of the property with extensive controls placed on development to ensure that they are visually and physically recessive and will blend into the landscape.		
Farming operations are to continue with existing farm tracks to be upgraded and a new site access off the Kaipara Coast Highway to replace the existing.		
List of all documents and plans to be sighted (including title, author and date)		
Title	Author	Date
Goodland Coastal Farm Assessment of Environmental Effects	The Urbanist	July 2022
Landscape and Visual Effects Assessment for Goodland Coastal Farm	Kaipara Coast Landscape Architecture	31 July 2023
Goodland Coastal Farm Kaipara Coast Highway Rooding and Earthworks drawings	Crang Civil Consulting Engineers	30 July 2025
Ecological Impact Assessment for a proposed subdivision at 2127 Kaipara Coast Highway	Wildlands Consultants Limited	8 August 2021
Goodland Coastal Farm Design and Development Guidelines	The Urbanist and Kaipara Coast Landscape Architecture	December 2024
Resource consent/s being sought for (describe why resource consent is required and details of any non-compliance)		
Resource consent is being applied for changing a farm block to an agricultural co-operative with 25 new rural lifestyle lots and associated consents at 2127 Kaipara Coast Highway, Kakanui.		
The proposal is a non-complying activity within the Rural Coastal Zone as the proposed lots are smaller than the minimum average site size and therefore do not comply with subdivision standards.		
There is also non-compliance with some of the land disturbance (earthworks) and National Environmental Standards for Fresh Water requirements.		

PART B (to be completed by the person/s and/or organisation/s who are providing written approval)

PART B – AFFECTED PERSON/S			
		Tick if owner	Tick if occupier
Full name: (in print)	Brendon Gray	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full name: (in print)	Dianne Gray	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full name: (in print)		<input type="checkbox"/>	<input type="checkbox"/>
Address of affected property	2151 and 2153 Kaipara Coast Highway, Kakanui	Postcode:	0984
Email:	farmmanager11@gmail.com	Mobile:	0272110300

PART B – AFFECTED PERSON/S (continued)

I have authority to sign on behalf of all (tick which one/s apply)

Property owners

Property occupiers

Please note: The approval of all the legal owners and occupiers of the affected property is required. If you have authority however to sign on behalf of others, please provide documentation providing you have this authority.

PART C (to be completed by the person/s and/or organisation/s who are providing written approval)

PART C – DECLARATION

Tick each box below that applies

I/We have been given details of the proposal and plans to which I/we are giving written approval. A list of the documents I/we have sighted is included on page 1.

I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.

I/We understand that by giving my/our written approval, the council cannot take account of any actual or potential effects of the activity on my/our property when considering the application.

Further, I/we understand that at any time before a decision is made about the application, I/we may give notice in writing to the council that this approval is withdrawn.

In signing this form, I/we am/are satisfied that I/we fully understand the proposal.

Contact our Customer Service team on 09 301 0101 if you need more information about the resource consent process.

Signatures/s

Date

9/9/2025

Signatures/s

Date

9/9/2025

Signatures/s

Date

PRIVACY INFORMATION

The council requires the information you have provided on this form to process your application under the Resource Management Act 1991 and to collect statistics. The council will hold and store the information on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the council. Under the Privacy Act 2020, you have the right to see and correct personal information Auckland Council holds about you.

Advice Note: If you are asked to give your written approval to someone's proposed activity as part of their application for a resource consent, you should do the following:

- Request that the applicant (or their representative) explain the proposal clearly and fully to you.
- Study the application and associated plans provided by them in order to understand the effects of the proposed activity. If there are no plans available at this stage, you may wish to wait until they are available.
- Ask the applicant (or their representative) if you have been provided with a copy of the full application, including plans.
- Ask for time to consider the documents if you think you need it.

- *Decide whether the proposed activity will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposed activity that you consider would reduce the effects on you. If the proposal is amended by the applicant, then you should only sign the amended version of the proposal.*
- *If you consider that you will be adversely affected by the proposal and do not wish to sign the approval form, you will need to advise the applicant (or their representative).*
- *If you change your mind after signing this form, you may withdraw your approval at any time before a decision is made on the application by advising the council in writing that your approval is withdrawn.*

Crang 9/9/2025
Dr. M. M. M.

Planting area	Area in hectares	Paddocks & Yards	Area in hectares
A	32.02ha	Total	47.62ha
B	6.49		
C	2.40		
D	3.71	Lot number	Area in hectares
E	3.58	1	0.4156
F	1.41	2	0.4140
G	2.43	3	0.4032
H	0.54	4	0.3173
I	0.82	5	0.3498
J	0.08	6	0.3090
K	4.20	7	0.3524
L	0.62	8	0.3915
M	1.94	9	0.5045
N	1.86	10	0.3504
O	3.97	11	0.3074
P	1.06	12	0.2841
Pa	0.12	13	0.3328
Pb	0.08	14	0.3490
Q	0.18	15	0.2580
R	0.75	16	0.3150
S	1.40	17	0.5103
T	0.40	18	0.3397
Ta	0.08	19	0.3939
U	0.31	20	0.3414
V	2.10	21	0.4001
W	0.64	22	0.3239
X	0.42	23	0.3119
Total	71.46ha	24	0.3493
		25	0.3541
		Total	8.96ha

Orchard number	Area in hectares
1	.6005ha
2	.1753
3	.2468
4	.3174
Total	1.344ha

Pareparea Block

Legend

- Vegetation regeneration/revegetation/infill areas
- Permanent stream
- Interim stream
- Wetland/Riparian Areas
- W/ grassland
- Septic irrigation fields to be planted
- Area in which wastewater fields may be located (for Lots 9 to 12)
- Pedestrian / Cycle Trail
- Roading network
- Fencing
- Road Crossings
- Gate
- Orchard
- Paddock number
- Lot number
- Building platform
- Archaeological Site

GOODLAND COASTAL FARM PLAN

2127 KAIPARA COAST HIGHWAY, KAKANUI

scale: 1:2500 @ A1; 1:5000 @ A3 date: 8 July 2023
 Job no: 21016



Geraldine Bayly p 09 420 3434 m 021 475 222
 e geraldine@kaiparacoast.co.nz
 PO Box 63 Kaipapakapa Auckland 0843



The management of paddock 18 and the historic Pa site within it is subject to recommendations from Kakanui Marae wh. This will influence whether fencing is required between this paddock and Planting Area A.

Base Plan produced by Crang Civil Consulting Engineers

SAVED: P:\1366 - Goodland Coastal Farm Planning\CAD\ROADS\ROADS PLAN.dwg - August 4, 2025, PRINTED: August 4, 2025



LEGEND

- SITE BOUNDARY
- EARTHWORKS EXTENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED RETAINING WALL
- EXISTING NATURAL WETLAND
- EXISTING MANMADE WETLAND

CONSENT ISSUE

#	DESCRIPTION	DATE
A	KAIKARA COAST HIGHWAY WIDENING (NOTIFIED)	21/07/23
A	INFORMAL 281 RESPONSE	24/07/23
B	BARRIER DETAILS	18/06/23
B	CURBED W-BEANS	18/06/23
REVISION	CHANGES	CHANGED DATE

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CRANG CIVIL CONSULTING ENGINEERS

PHONE: +64 9 430 8321
 WEB: www.crangcivil.com
 ADDRESS: 15 Lake Street South Road, Parnassus, Auckland
 POST: PO Box 42 459, Ormau, Auckland 1145, NZ

CLIENT
ABIB (OMARU) LTD

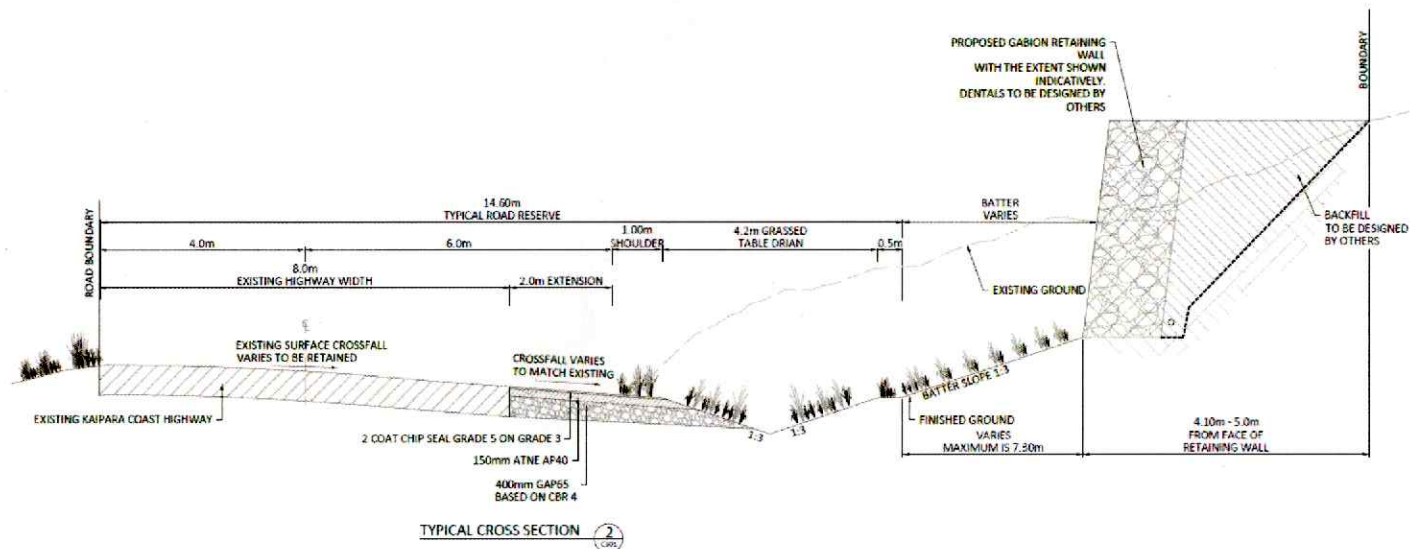
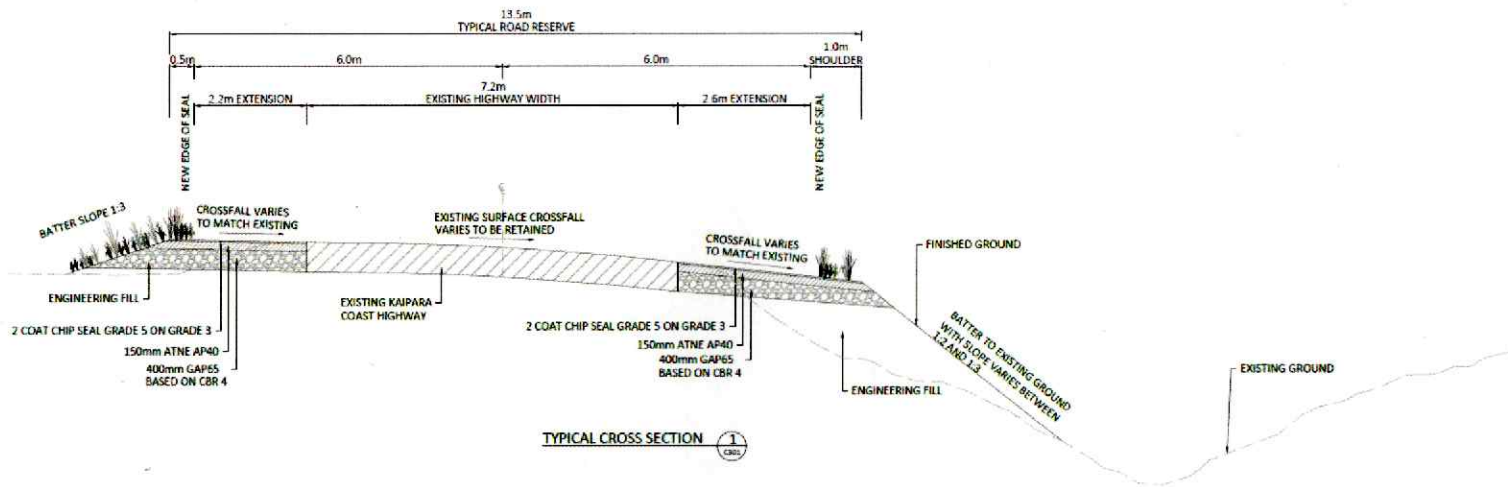
PROJECT
GOODLAND COASTAL FARM

TITLE
KAIKARA COAST HIGHWAY INTERSECTION PLAN

DESIGNER	SCALE
MD	A4 1:500
DESIGNED	VC
A4 1:1000	
PROJECT No: 1366	DRAWING No: C304
REVISION	8

9/9/2025
Crang
Blinn
 9/9/2025

9/9/2025
 Gray
 B. King



CONSENT ISSUE			
B	KAIPARA COAST HIGHWAY WIDENING UPDATED	ZV	30/07/15
A	INFORMAL ON RESPONSE	ZV	26/07/13
1	ROAD WIDTH	VC	02/12/14
2	CURVED W-BEAK	VC	02/12/14
REVISION	CHANGES	CHECKED	DATE

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CRANG CIVIL
 CONSULTING ENGINEERS

PHONE: 164 09 320 2225
 WWW: www.crangcivil.co.nz
 MAIL: 10/10a Great South Road, Porirua, Auckland
 ADDRESS: PO Box 12-068, Ormau, Auckland 1745, NZ

CLIENT: ABIB (OAMARU) LTD

PROJECT: GOODLAND COASTAL FARM

TITLE: ROADING TYPICAL CROSS SECTIONS SHEET 1

DRAWN: MD	SCALE: AS 1:50
DESIGNED: VC	AS 1:100
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