

FOR SALE

CROW
REALTY

KAUKAPAKAPA
21 O'NEIL ROAD

ASKING PRICE
\$970,000



Headlining An Affordable Touch Of Country



Licensed REAA 2008

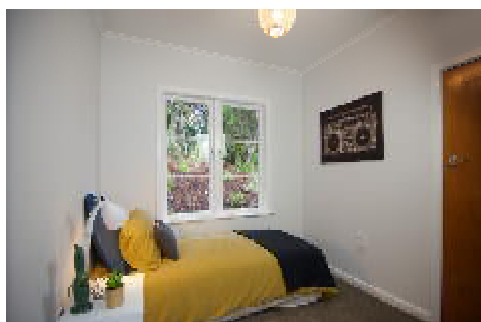


Proudly Marketed by
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Decidedly affordable, this home is the perfect combination of character meets comfort.

After being relocated around early 2018 the solid bones were brought back to life leaving only your furnishings to complete the picture. At that time new paint, plumbing, insulation, heat pumps (2) and electrics were completed to create the perfect place for those seeking a tranquil lifestyle. All of the hard work has been done and all that's left to do is enjoy! Since then (2025) the home has had a new oven, dishwasher, lounge heating and insulation upgraded.

Meticulously renovated throughout, this three bedroom home plus plus sleep out / office / hobby room offers plenty of space for the whole family (or as an investment property with all the tenancy required work done), with numerous options to extend in the future.

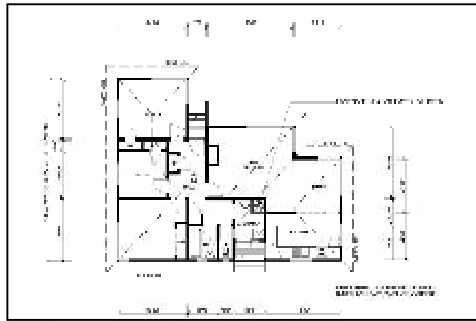
Capturing all day sun, the house offers a stunning picture frame view of the elevated and peaceful backdrop. Wild deer have been seen in the bush complimenting the natural surroundings of your lifestyle escape.

Sitting on 1.3 hectares of native bush and only 8 minutes to the forever

expanding Kaukapakapa village you'll find open plan living with polished floors flowing onto a sun drenched north facing deck allowing you to relax in serenity assigning you with all the modern conveniences of a near new home.

In close proximity to Silverdale, the Park N' Ride and Northern motorway via Waitoki, and on the School bus route, you'll love coming home to the myriad of native birds and quietude.

If the clean fresh air of the country and space for the kids to enjoy their childhood is what you're seeking, then this could



well be your dream come true!

NOTE: The property, which has healthy homes certification, is currently tenanted for \$600/week on a short term tenancy. We have been advised that the tenants would like to remain.

The photos are from when the home was first completed and show it staged. There has been significant plant growth since these photos and the video were taken and furnishings etc. are different.



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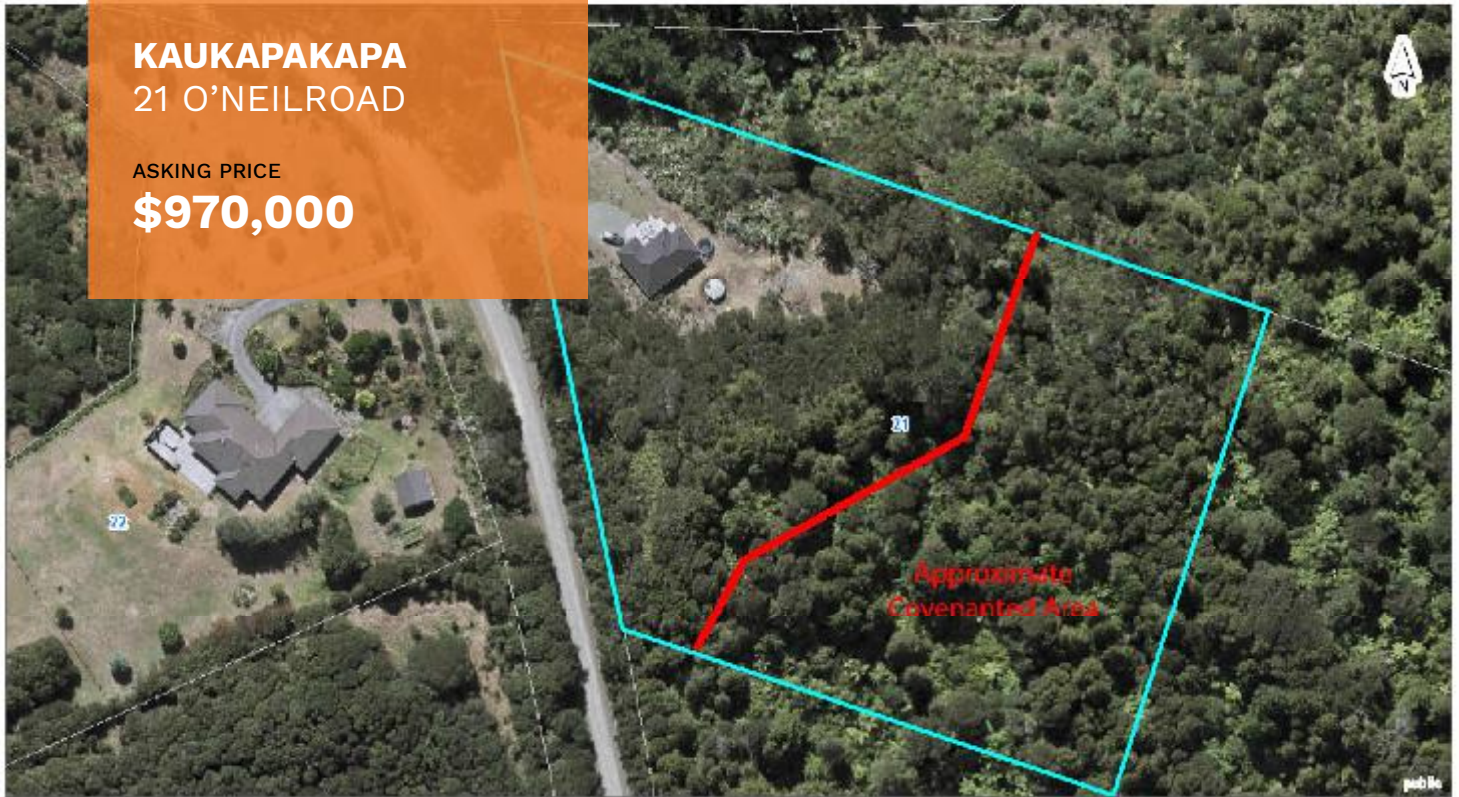
Auckland Council

Map

KAUKAPAKAPA
21 O'NEIL ROAD

ASKING PRICE

\$970,000



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21 O'Neill Rd - Aerial

Scale @ A4
= 10,000
Date Printed:
28/06/2024



Legal: Lot 4 DP 514707

House⁽¹⁾: 90m²

Land⁽¹⁾: 1.32 hectares / 3.26 acres

Rates (26/27): \$3,083.02

CV (May 2024): \$1,005,000

Video: <https://youtu.be/1zmr5VeefoM> (from when marketed in 2020)

Website: <https://www.trademe.co.nz/5435096407>

Travel⁽¹⁾:	Kaukapakapa	8 kms / 10 mins
(courtesy	Helensville	19 kms / 20 mins
googlemaps	Silverdale/M-Way	24 kms / 25 mins
off peak)	Albany	36 kms / 35 mins

Notes: ⁽¹⁾ more or less / approximately

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21 O'Neil Road, Kaukapakapa Additional Property Information

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The Property

While a significant (50%?) portion of the property is protected native bush there is room for additional areas to be cleared behind the house. The protected area is marked D on the attached title document (this property is Lot 4 on the title lot plan)

A copy of the Resource Consent for the subdivision that allowed for the property is included in the property bundle that this document forms a part of. A Geotech for the property is available upon request. Please note that the 21 O'Neil Road is Lot 5 in these documents.

In summary the main resource consent conditions imposed by Council include:

- Must not own, care for or feed any domesticated cats;
- Must not plant or cultivate certain species of plants;
- Must limit building to single storey to maximum height of 6 metres;
- Must use recessive colours (i.e. those that blend in to the environment);
- Must limit use of reflective glass

Included in this property bundle are some conceptual plans the previous owner had drawn showing potential alterations.

Tenancy

The property is currently tenanted with a fixed term tenancy expiring 03-Sep-2025.

The tenants have been advised that the owners will allow this tenancy to roll over to a periodic tenancy once the fixed term expires.

The Tenancy Act requires that the owners of a property that has sold with tenants on a periodic tenancy provide the tenants with no less than 42 days' notice from the date the Sale and Purchase Agreement is declared unconditional.

Therefore, if vacant possession is required the earliest the property will be available for occupancy is the later of 16-Oct-2025 or 42 days from the date the Sale and Purchase Agreement is declared unconditional.

The tenants may of course wish to vacate earlier, which is possible with the owners' agreement.

Septic System

The installed septic system is from natural flow: www.naturalflow.co.nz

Landline Telephone

A standard landline should be available at the property (subject to capacity being available on the cable etc.). A phone cable is in place between the home and the boundary but has not been connected at either end.

Mobile Phone Coverage



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



www.one.nz/network/coverage/

It appears that 4G coverage should be available.



www.spark.co.nz/coverage/

It appears that 4G coverage should be available.

Where the ability to receive calls to a mobile phone is important and a property has limited or no coverage the options are:

1. Divert or Forward mobile calls to another number (this can be a land line). Most mobile providers provide the ability to at least divert all calls, divert on busy or divert on no answer to another number. Generally, the account holder for the mobile number being diverted will incur the cost of the call;
2. Mobile Signal Booster. Where coverage is intermittent or poor a mobile signal booster may resolve the issue. e.g. www.mobilephonesignalbooster.co.nz

Internet



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



<https://www.chorus.co.nz/broadband>

VDSL might be available at this address.



www.farmside.co.nz Text in *italics* courtesy of Farmside Website

Farmside is New Zealand's leading rural telecommunications company, providing rural and provincial kiwis with access to the telecommunication services they need to improve productivity, save time and enjoy a better lifestyle.

While most urban New Zealanders can access broadband through fixed homelines, a high percentage of those who live and work beyond city boundaries experience difficulties with broadband access and performance due to the physical limitations of their local copper infrastructure.

www.farmside.co.nz/Broadband/Wireless/CheckYourCoverage.aspx

Where ADSL or Wireless Internet connections are difficult Farmside offer a Satellite option that is accessible from visually anywhere in New Zealand.

Farmside's Satellite broadband plans are delivered predominantly via the OPTUS Satellite and provide rural New Zealand with a cost effective, high performance broadband connection. Satellite is available virtually anywhere in New Zealand, no matter how remote you live.



<https://one.nz/broadband/internet-plans/> Text in *italics* courtesy of One Website

Rural Wireless Broadband should be available at this address.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.



www.spark.co.nz/shop/internet Text in *italics* courtesy of Spark Website

Wireless Broadband should be available at this address.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.



www.starlink.com

Hi-speed internet is pretty much a given where clear line of sight to the satellites as they pass overhead is possible. Reports for local users are very positive.

Starlink provides high-speed, low-latency broadband internet across the globe. Within each coverage area, orders are fulfilled on a first-come, first-served basis.

Schooling / Buses

Schooling may be offered at the following schools - please contact the schools directly to confirm whether zoning applies and what bus services are available:

- Kaukapakapa School (8kms/10mins, full primary, decile 7, roll 273) - Bus at end of road (350m)
- Waitoki School (14kms/15mins, full primary, decile 8, roll 108)
- Wainui School (12kms/16mins, full primary, decile 9, roll 300)
- Helensville School (19kms/21mins, full primary, decile 5, roll 526)
- Kaipara College in Helensville (20kms/21mins, secondary, decile 7, roll 756) Bus at end of road (350m) then change buses in Kaukapakapa

Check nzschools.tki.org.nz for other possibilities. Note this site recommends confirming eligibility with the individual schools.

Sport

For the sporting kinds there are a variety of options including Sinclair park, the Kaukapakapa Pony Club, the Kaukapakapa Bowling Club, the Helensville District golf course, the Helensville Rugby Club and Helensville Tennis Club. All of which are reasonably close. Then there is the fantastic fishing on the Kaipara Harbour.

Travel Times

Kaukapakapa	8kms	10minutes
Helensville	19kms	20minutes
Motorway (Silverdale)	24kms	25minutes
Albany	36kms	35minutes

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RPNZ document ordering service

Certificate of Title with diagram: 799047

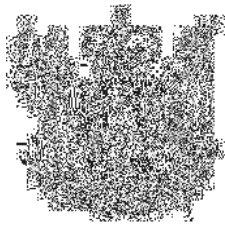
Property: 21 O'Neil Road, Kaukapakapa, Auckland - Rodney

Legal Description: Lot 4 Deposited Plan 514707

CoreLogic Reference: 3211528/1

Processed: 19 September 2024

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



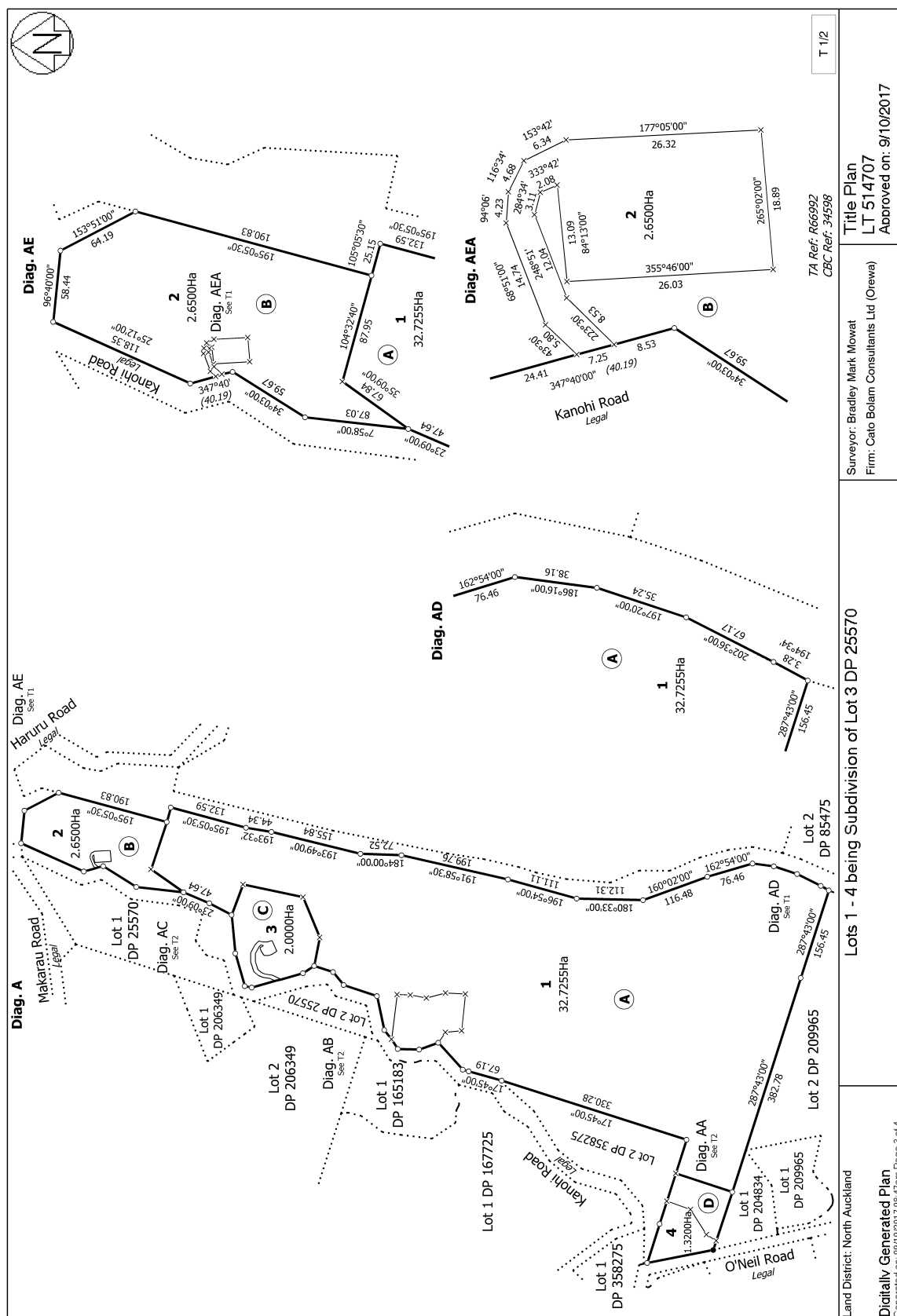

R.W. Muir
Registrar-General
of Land

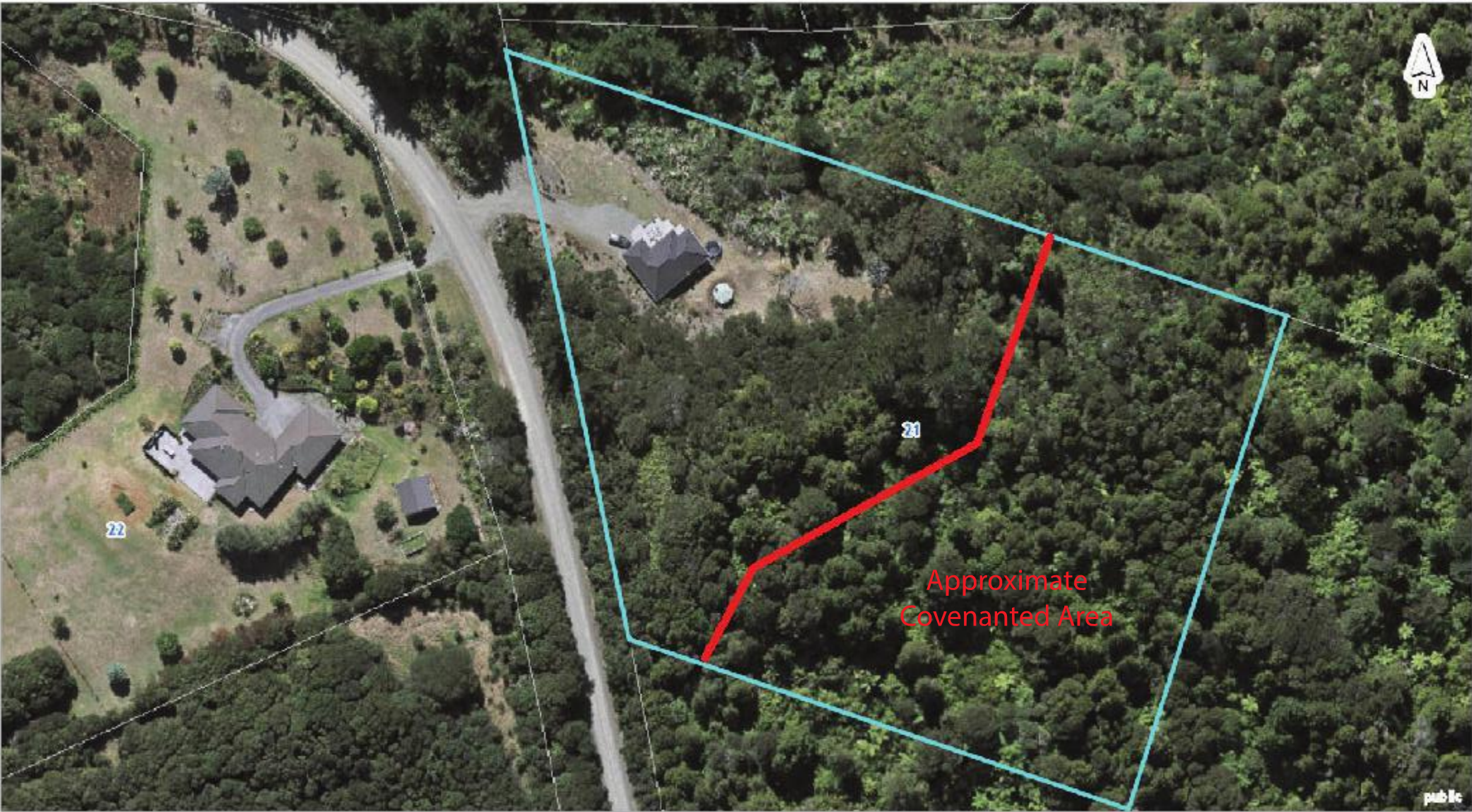
Identifier **799047**
Land Registration District **North Auckland**
Date Issued 26 September 2017

Prior References
NA1000/220

Estate Fee Simple
Area 1.3200 hectares more or less
Legal Description Lot 4 Deposited Plan 514707
Registered Owners
Gardehewa Hasitha Anandin Fonseka and U Gamaralalage Gunalochana Shanthi Gamage

Interests
10886540.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.9.2017 at 3:34 pm
12008489.3 Mortgage to ANZ Bank New Zealand Limited - 3.2.2021 at 4:52 pm





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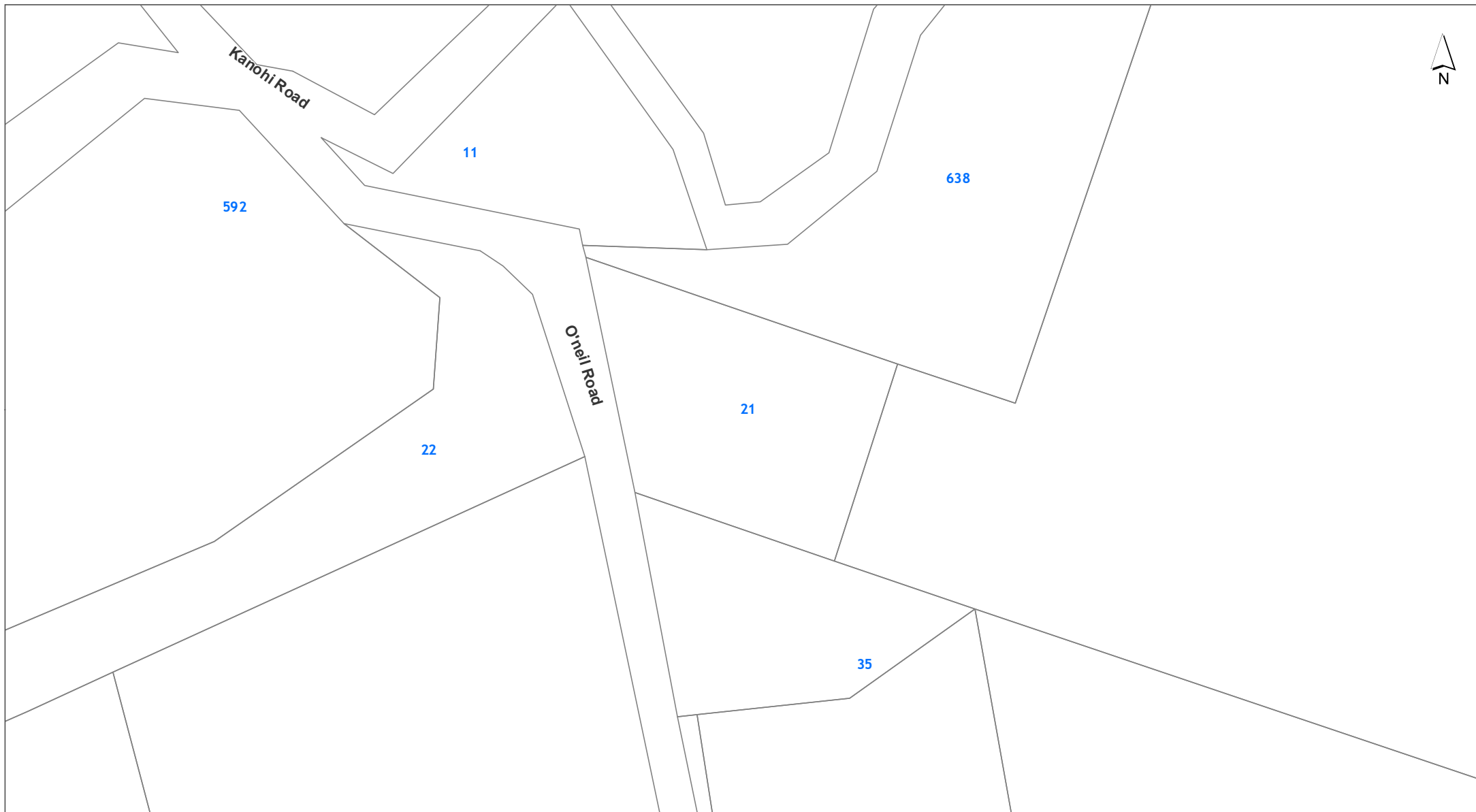
21 O'Neil Rd - Aerial



Scale @ A4
= 1:1,000

Date Printed:
18/09/2024





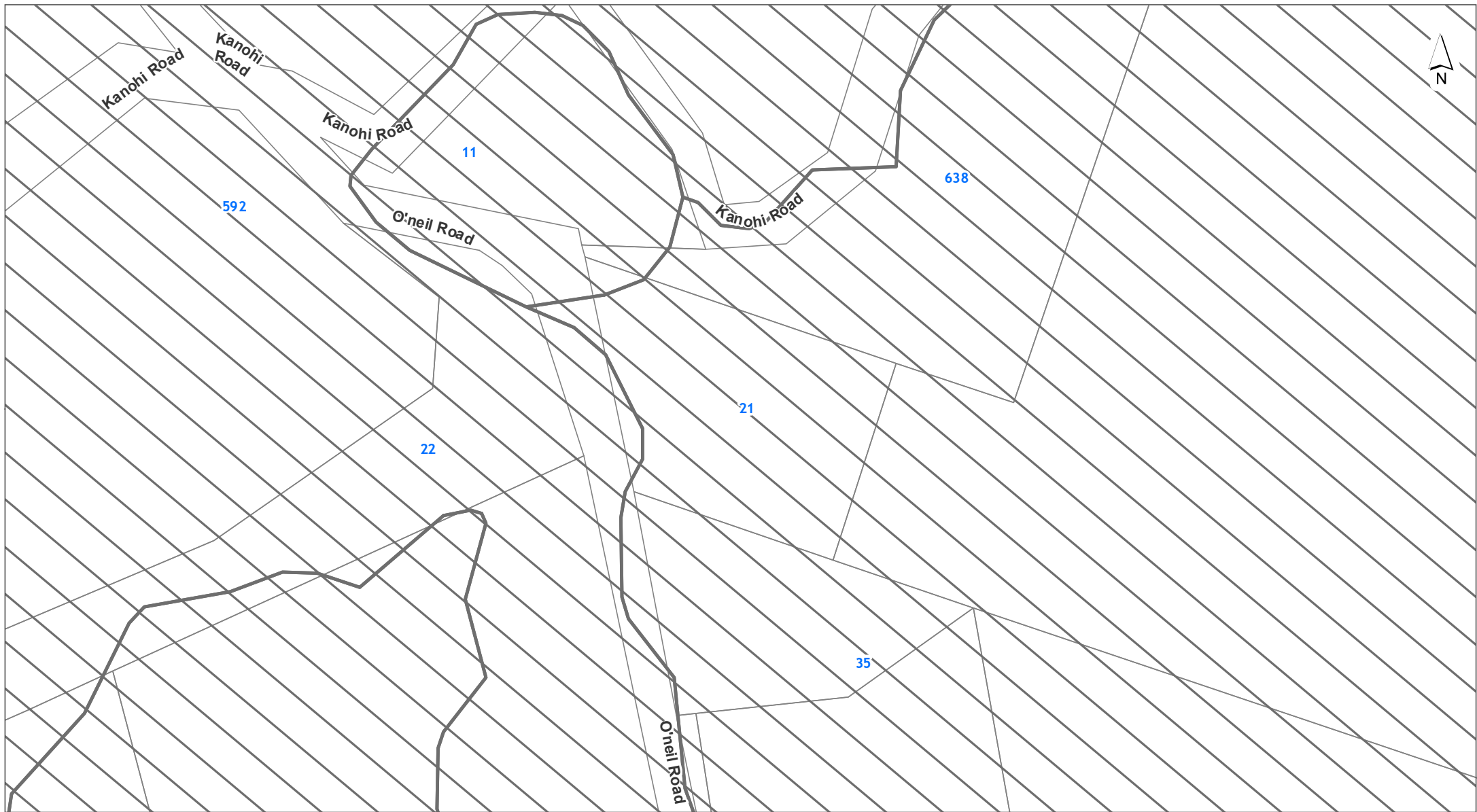
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Built Environment 21 O'Neil Rd - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
18/09/2024



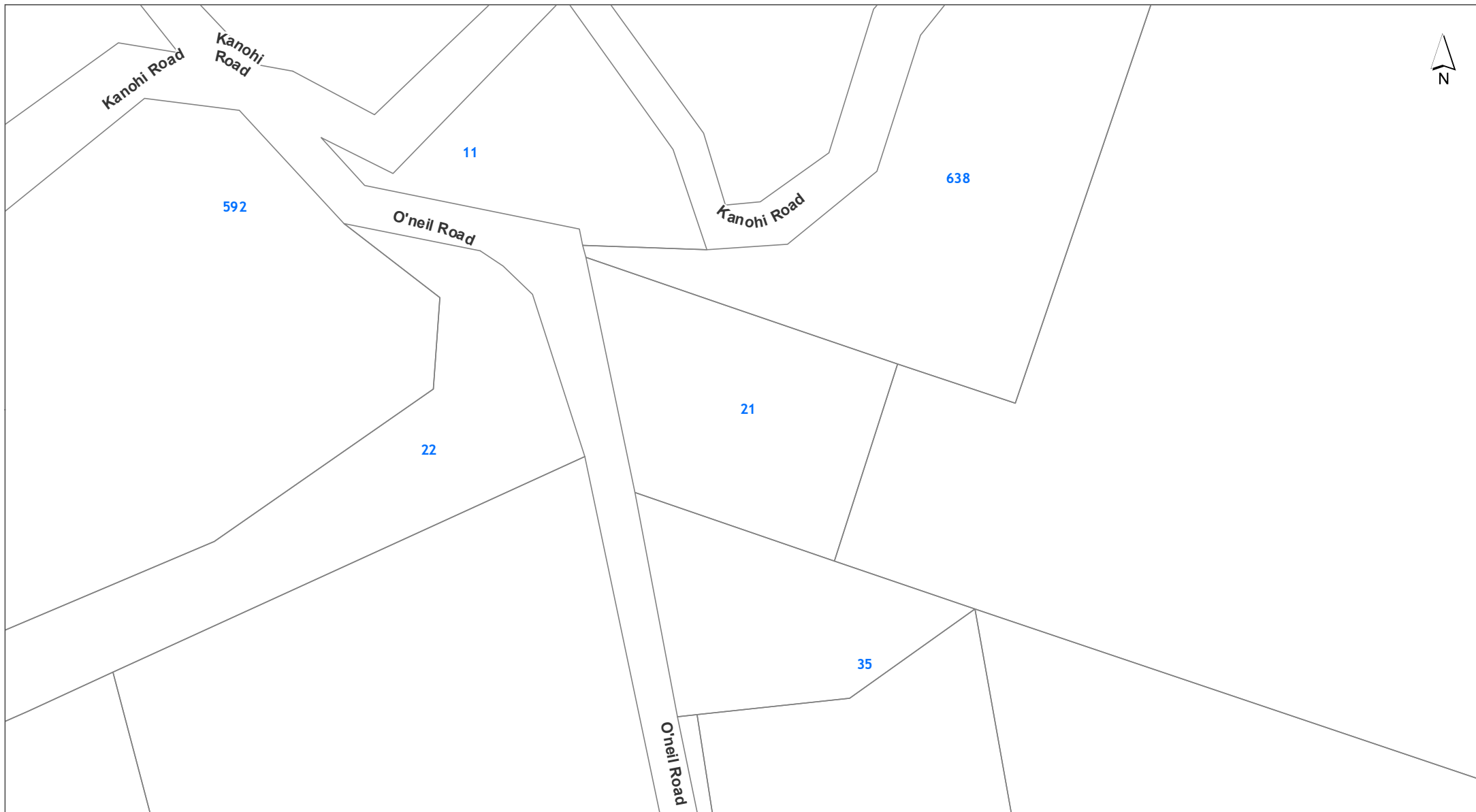
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Controls 21 O'Neil Rd - Unitary

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Meters

Scale @ A4
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Date Printed:
18/09/2024



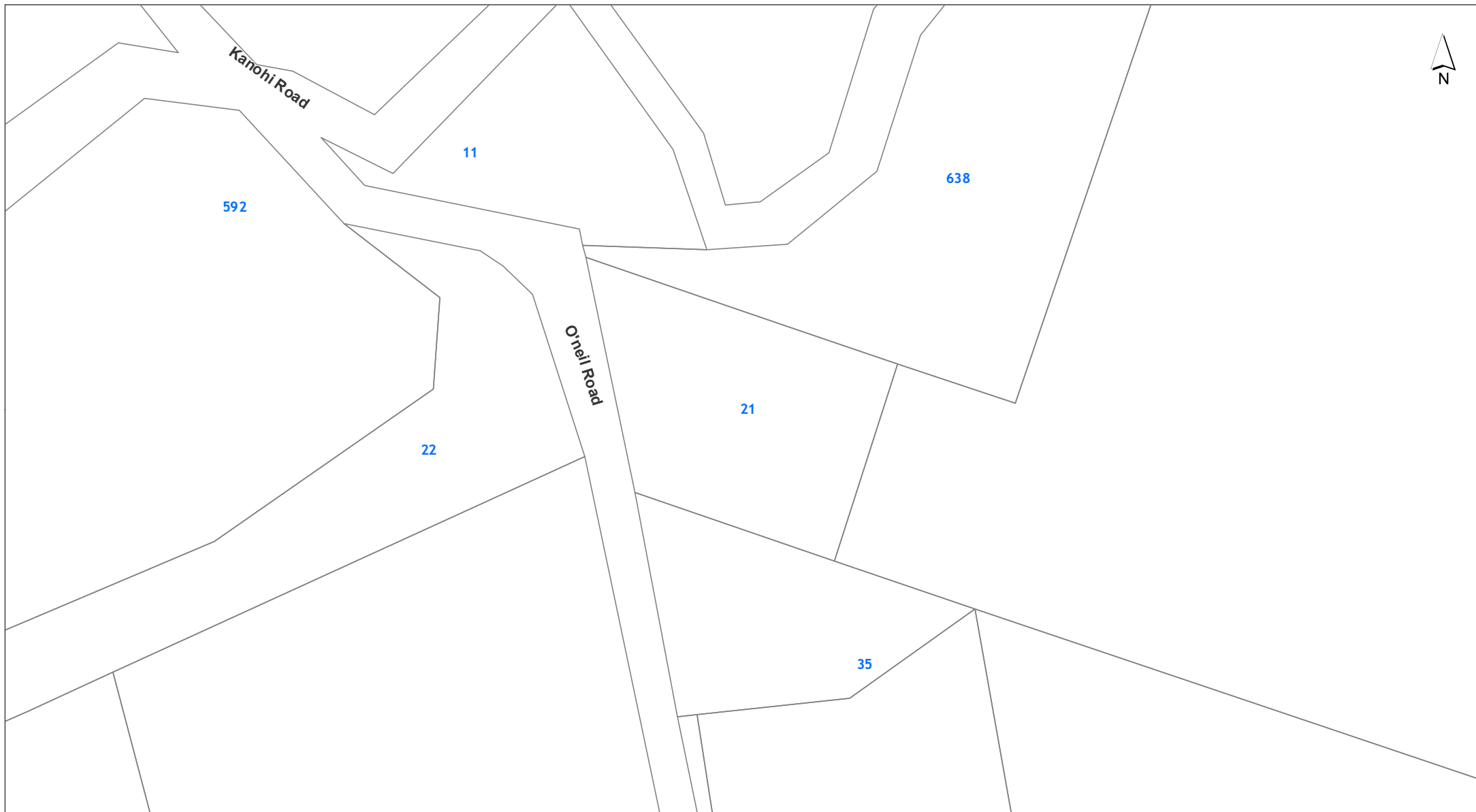
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Designations 21 O'Neil Rd - Unitary

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Meters

Scale @ A4
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Date Printed:
18/09/2024



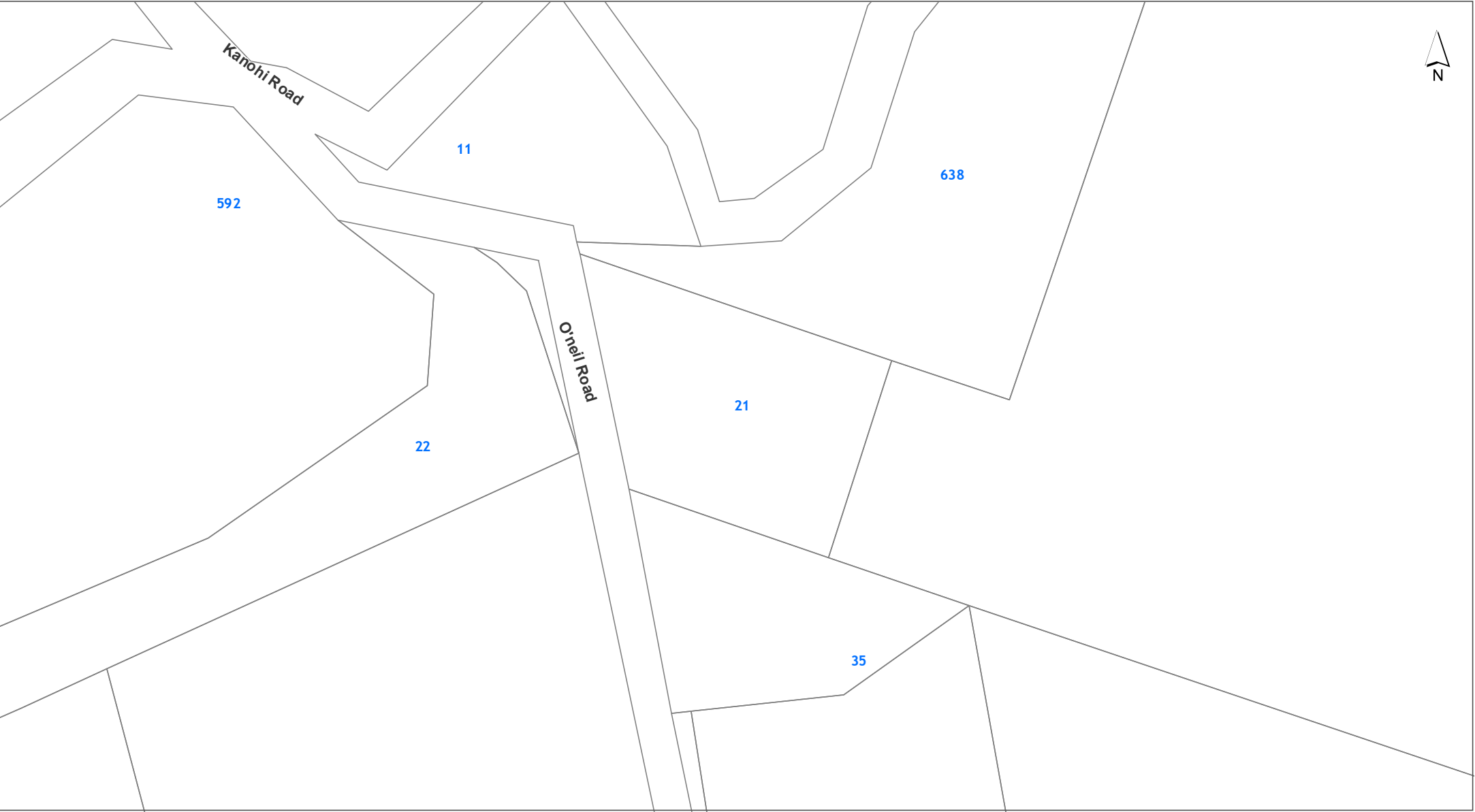
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Historic Heritage and Special Character 21 O'Neil Rd - Unitary

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Meters

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Date Printed:
18/09/2024

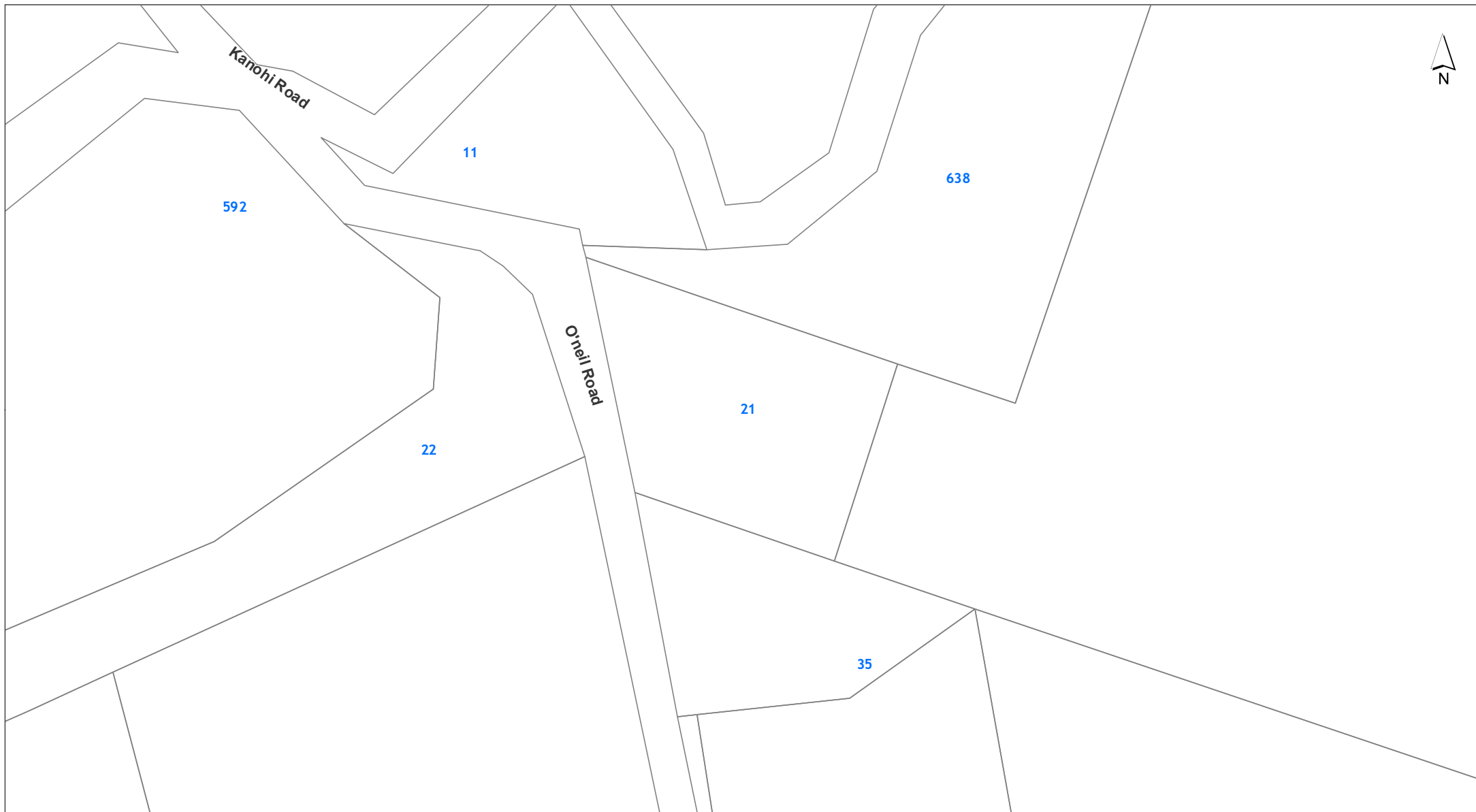


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Infrastructure
21 O'Neil Rd - Unitary

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Meters
Scale @ A4
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Date Printed:
18/09/2024





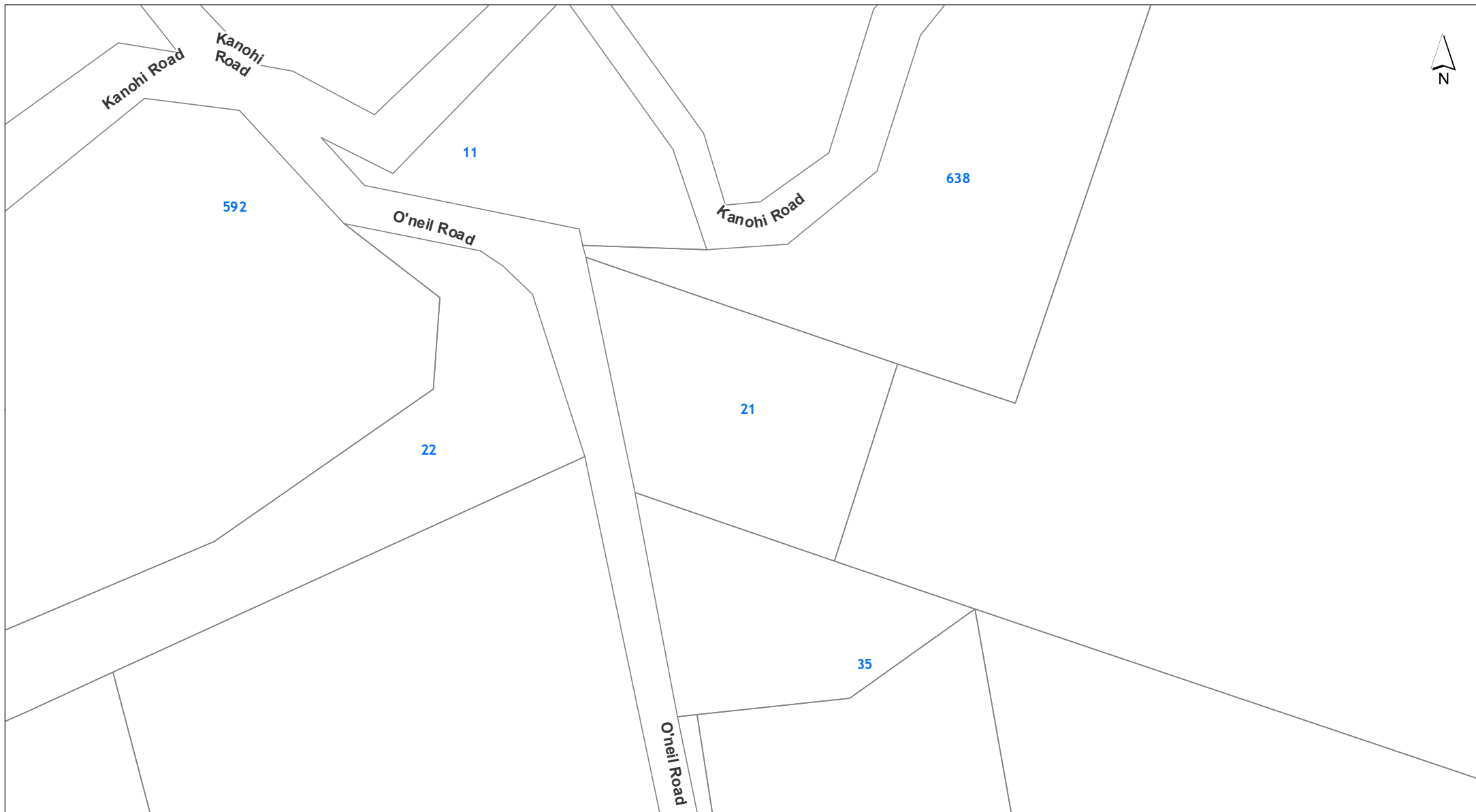
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Mana Whenua 21 O'Neil Rd - Unitary

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Meters

Scale @ A4
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Date Printed:
18/09/2024



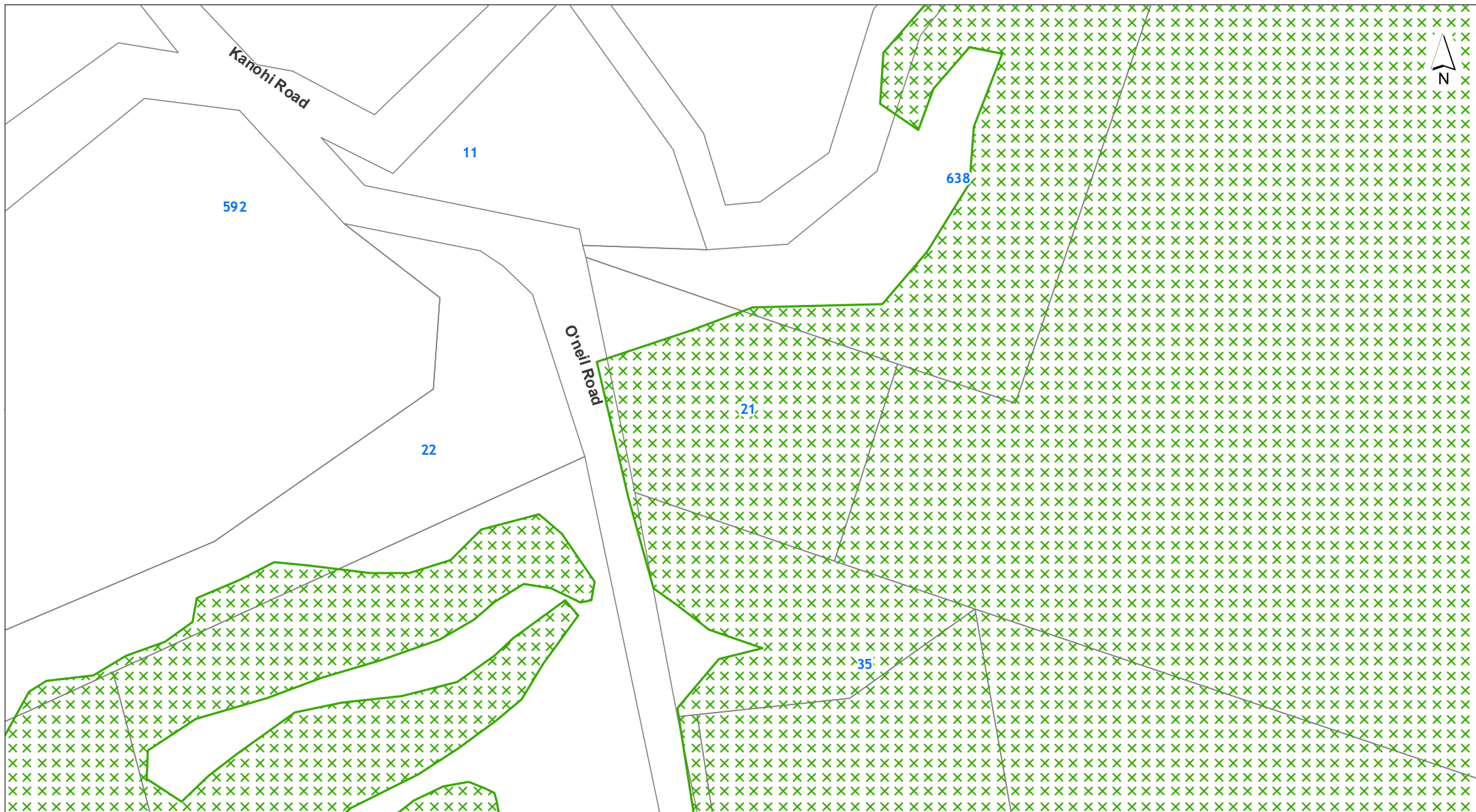
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Natural Heritage 21 O'Neil Rd - Unitary

0 10 20 30
Meters

Scale @ A4
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18/09/2024



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Natural Resources 21 O'Neil Rd - Unitary

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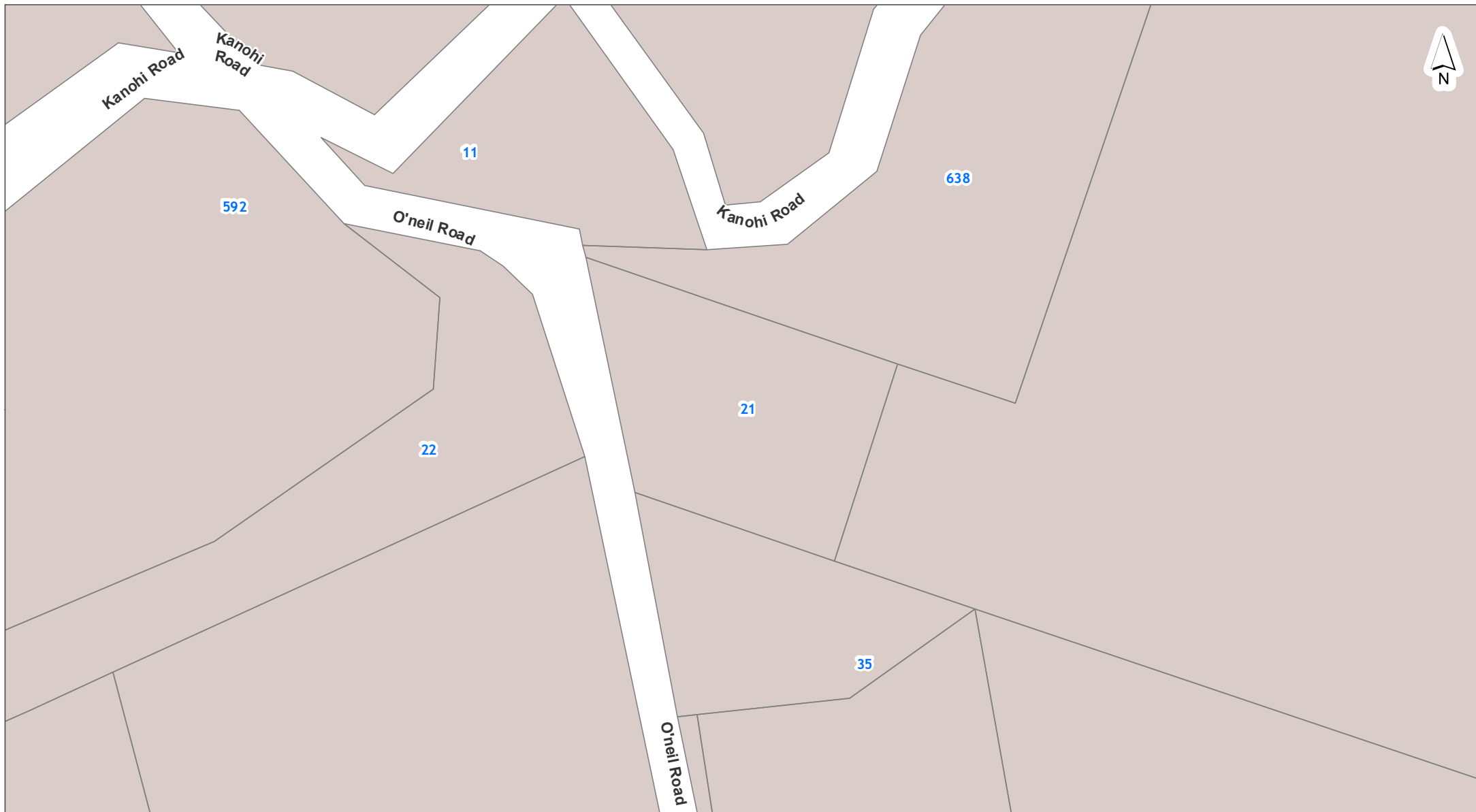
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Precincts 21 O'Neil Rd - Unitary

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Zones and Rural Urban Boundary 21 O'Neil Rd - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
18/09/2024

NOTATIONS

Appeals to the Proposed Plan

⊠ Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

⊠ Notice of Requirements

⊠ Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Water [i]

Rural

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone

Future Urban

- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

- Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
- Strategic Transport Corridor Zone

Coastal

- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

Infrastructure

	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	} National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
--	--

Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------

Natural Heritage

	Verified position of tree	} Notable Trees Overlay
	Unverified position of tree	
	Group of Trees	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	} Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	

	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Indigenous Vegetation 749.7 ha	} Kawau Island Rural Subdivision SEAs Control
	Freshwater Wetland 14.6 ha	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

Designations

	Designations
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	Airspace Restriction Designations
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Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

21 O'Neil Road Kanohi 0873

Legal Description

LOT 4 DP 514707

Appeals

Modifications

Zones

Rural - Rural Production Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

Overlays

Natural Resources: Significant Ecological Areas Overlay - SEA_T_2431, Terrestrial

Designations

Decision on application(s) for resource consent under the Resource Management Act 1991



Non-complying activity under the operative plan

Application number(s): R66992 - SUB60036549

Applicant's name: C & H Main

Site address: Kanohi Road
Kanohi

Legal description: Lot 3 DP 25570

Proposal:

To subdivide the site on a staged basis to create four additional rural- residential sites (one of which may be used as a transferable title right, subject to a future application that will be assessed on its merits at that time), undertake earthworks and remove vegetation.

The resource consents are:

Auckland Council District Plan (Rodney Section)

The application is largely based on the protection of bush areas and this is controlled by rule 7.14.3.2. The following is noted in this regard:

- The application results in the protection of 37ha of native bush. This is used as the basis for creating 4 rural- residential sites. This meets rule 7.14.3.2.1.
- The bush meets the standards as set out in rule 7.14.3.2.2.
- The application sees the protection of bush that is both on the rural- residential sites and the balance site. This does not meet rule 7.14.3.2.3.
- The bush will be legally protected and weed and pest control will be undertaken. It is however proposed that the boundaries of the bush be fenced with demarcation fencing (or not fenced where it is adjacent to another area of bush) rather than a fence capable of preventing grazing by stock, as is required by rule 7.14.3.2.4(b). This is addressed in the report but the demarcation fencing creates an infringement of this rule.
- The application will see the protection of all native bush on the sites (rule 7.14.3.2.5).
- Lot 2, a rural- residential site, is over 2ha in size being 2.57ha. Rule 7.14.3.2.6 is not met.
- The application seeks to utilise one site as a transferable title right. The donor site is not known at this time; this aspect of the application does not specifically require consent under the ACDP(RS) and the application is assessed on the basis that all sites will be created in this location (being a "worst case" scenario).

Due to the areas of non-compliance noted above, the application is a **non-complying activity** (rule 7.14.1.3(a)).

Auckland Unitary Plan (Operative in Part)

Since the application was lodged, the Council has released decisions on the Proposed Auckland Unitary Plan, the period for appeals has closed and the Council has made the plan Operative in Part. The reasons for consent under this document are now detailed as follows:

- Table E39.4.2 refers to rural subdivision. It provides for in-situ subdivision creating additional sites through the protection of SEA's complying with the standards in E39.6.4.4 as a restricted discretionary activity (A16). The Standards in E39.6.4.4 state that the bush must be noted as SEA (which this development complies with) and sets out in table E39.6.4.4.1 the lot yields. The application seeks to protect 37ha of bush and create 4 additional sites. At this time the applicant intends to use one as a transferable rural site, but the donor site is unknown. The application is therefore assessed on the basis that all sites are created in situ. Table E39.6.4.4.1 only allows the creation of a maximum of 3 sites in situ; the application is in excess of this. In addition not all proposed sites are 1ha- 2ha in size (E39.6.4.4(5)) and secure stock exclusion is not proposed (E39.6.4.4(12)).

The application is therefore a **non-complying activity** (A17, Rule E39.4.2) as standard E39.6.4.4 is not met.

These rules are both subject to appeal by numerous parties (Env 189, 206, 207, 212, 215, 216, 219, 227, 334, 248).

- Rule E39.6.1 contains General Standards for Subdivision. The following infringements are noted in this regard:
 - E39.6.1.1- The proposed sites do not contain a 2000m² building area.
- The application proposes earthworks of 127m³ (over an area of 580m²) within an SEA overlay. This is a **restricted discretionary activity** pursuant to rule E11.4.3 (A28 and A30).
- Vegetation removal for the proposed access and building platform areas is proposed. This is located within the SEA overlay. This is a **discretionary activity** (A43) pursuant to rule E15.4.3.

Overall the application is a **non-complying activity** under the AUP(OiP).

I have read the application(s), supporting documents, and the report and recommendations on the consent application(s). I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application(s).

Acting under delegated authority, under sections 104, 104B, s104D, 106 and 108 the application is **GRANTED**.

1. Reasons

Under section 113 of the RMA the reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The development is of a scale and the new rural- residential lots in locations that will create adverse landscape, visual, character and amenity effects that are no more than minor. This conclusion takes into account the existing environment, in particular the screening provided by surrounding vegetation. It is also noted that the applicant may use one of the sites as a transferable title right, subject to obtaining the necessary resource consent.
 - b. The building areas on the proposed rural- residential sites are suitable for development in engineering terms, and hydrological neutrality can be achieved.
 - c. The new sites can be suitably serviced by on- site means. These will be designed for specific developments of the new sites at building consent stage. However fundamentally it is expected suitable management can be readily achieved on each site, and adverse environmental effects will be less than minor.
 - d. The sites can be suitably accessed and there is sufficient space to enable on- site vehicle parking and manoeuvring. The surrounding roading network is expected to be able to accommodate the additional traffic generated by the additional sites.
 - e. While the application includes the creation of sites within the bush area and the removal of some bush, the potential effects in this regard are to be controlled by conditions. In this context potential adverse effects are concluded to be minor.
2. In terms of positive effects the application will result in the protection of a large bush area. This will create positive ecological effects in the immediate area and in the wider area.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

The application does not conflict with the high level outcomes sought by the ACRPS. There are no known matters of interest or significance to iwi (Chapter 3) or heritage values associated with the site (Chapter 6). The application is expected to improve water quality due to the extensive bush protection proposed (and the watercourses that are expected to be contained within this area) (Chapter 8) and due consideration has been given to potential effects associated with natural hazards (Chapter 11). The application is not of a scale that creates notable conflicts with the containment provisions noted in Chapter 2, even though the rural- residential sites will not be located in a specific countryside living zone.

The ACDP(RS) is the operative planning document related to this site. While the AUP has been made operative in part, there are a number of appeals to provisions related to rural subdivision including the relevant objectives and policies. Therefore most weight is given to the ACDP(RS). The application is consistent with these provisions for the following reasons:

- o The application is of a small scale and provides for the protection of natural features. This is consistent with provisions of the plan that seek to limit rural subdivision (see for example objectives 7.8.1.2.1, 7.8.1.2.2). Natural features will

continue to dominate the character of this area, as opposed to built form and development. Overall, while a change will occur due to the additional development, the rural character and amenity of this location will be maintained (objectives 7.3.1, 7.3.3, 7.8.1.1.1 and policies 7.4.2, 7.4.4).

- In addition the application will also see the physical and legal protection of a large bush area of appropriate quality (objectives 7.3.7, 7.3.8, 7.8.1.1.2, and policies 7.4.8, 7.4.9, 7.8.1.2.3). The protection of this will provide valuable ecological outcomes which are expected to increase over time through weed and pest control. The bush removal required for the new platforms is not consistent with these provisions, but when considered with conditions proposed is not fundamentally at odds with what these provisions seek to achieve.
 - Given the extent of bush on the parent site, it is concluded that the application will have no adverse effect on the productive potential of the parent site (objectives 7.3.6, 7.8.1.1.4 and policy 7.4.7).
 - The above provisions have similar objectives and policies in the AUP(OiP), such as those related to rural character (see for example D6.1.2) and the emphasis that the zone is used for rural production activities (see for example Objective D6.2.1, Policy D6.2.1 and D6.2.2). The application is largely consistent with these provisions for the reasons noted above. A number of objectives and policies relevant to the subdivision proposed, including some that the application does not sit comfortably with, have been appealed. Greater weight has been placed on provisions of the ACDP(RS).
4. The application will create adverse environmental effects that are no more than minor and is not contrary to objectives and policies of the relevant plans, noting weighting comments made above. The application passes the gateway test of section 104D RMA.
 5. The application is consistent with section 106 RMA. The development can be suitably accessed, and natural hazards have been taken into account and can be appropriately managed.
 6. This proposal achieves the sustainable management purpose of the RMA under Part 2. The application does not conflict with Section 6, and is consistent with the provisions of section 7 including that it will maintain amenity values (subsection (c)), the intrinsic values of ecosystems (subsection (d)) and overall, and in time, enhance the quality of the immediate environment (subsection (f)). The application creates no known conflicts with the Treaty of Waitangi (s8).

Overall the proposal creates an acceptable degree of adverse effects and is consistent with objectives and policies of the operative planning documents and provisions of Part 2 of the RMA.

2. Conditions

Under sections 108 and 220 of the RMA, these consents are subject to the following conditions:

General Conditions

These conditions apply to all resource consents.

1. The non-complying activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R66992 - SUB60036549.

- a. Application Form, and Assessment of Effects prepared by Cato Bolam Consultants, dated 11/5/16 ref 34598 and PAUP (DV) assessment dated 16/9/16.

- b. Specialist Reports as detailed below, and additional information.

Report title and reference	Author	Rev	Dated
Bush Quality Assessment Report, ref 34598	Cato Bolam Consultants	-	29/2/16
Weed and Pest Management Report, ref 34598	Cato Bolam Consultants	-	29/2/16
Ecological Assessment and Management Report, ref 34598	Cato Bolam Consultants	-	2/3/16
Ecological Assessment and Management Report Addendum, ref 34598	Cato Bolam Consultants	-	3/8/16
Geotechnical Report, ref 45969- 2-02/06/2016	EDC	2	2/6/16

Plan title and reference	Author	Rev	Dated
Lots 1-5 being proposed subdivision of Lot 3 DP 25570, ref 34598, Sheet 1	Cato Bolam Consultants	R4	Feb 2016 (rev 4 dated August 2016).
Conservation Plan, Sheet 1	Cato Bolam Consultants	R4	Feb 2016 (rev 4 dated August 2016).
Cut and Fill Contour Plan for Lot 5, Sheet E102	Cato Bolam Consultants		25/7/16
Other additional information	Author	Rev	Dated
E-mail, ref SUB- 66992	Cato Bolam Consultants (G McGirr)	-	3/5/16

Letter, ref 45969	EDC	-	3/5/16
Letter, ref 34598	Cato Bolam Consultants	-	12/5/16
E-mail, ref R66992	Cato Bolam Consultants (G McGirr)	-	3/8/16
E-mail, ref R66992	Cato Bolam Consultants (G McGirr)	-	12/10/16
E-mail, ref R66992	Cato Bolam Consultants (G McGirr)	-	20/10/16
E-mail, ref Kanohi Road	Cato Bolam Consultants (M Goodwin)	-	31/10/16

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.
3. This consent is to be implemented on a staged basis. The consent holder shall demonstrate that the conditions of consent have been met as they relate to each stage.

Advice note: It is noted that at least one site may be used as a transferable title right/ transferable rural site subdivision. The donor site/s are not known at this time, and the acceptability of this will be subject to a separate resource consent application.

4. At least 7 days prior to the work commencing, the consent holder shall notify council's Orewa Compliance Administrator by telephone (0800 426 5169) or email (ResourceConsentAdmin@aucklandcouncil.govt.nz) the expected date of work commencing

Specific conditions – subdivision consent SUB

Survey Plan Approval (s223) Conditions

5. Before council will approve the survey title plan pursuant to s.223 of the Act, the following requirements are to have been satisfied:
- a. The consent holder shall provide council will the calculated area(s) of bush to be protected on Lots 1-5 inclusive (Areas A- E inclusive) as shown on the approved scheme plan referred to in condition 1 and as defined by survey.
 - b. The survey title plan shall show and identify the area(s) of bush to be protected (Areas A- E inclusive) as "areas to be subject to land covenant". The boundaries of the covenants must coincide with the proposed fence lines referred to in condition 6a).

Section 224(c) Compliance Conditions

6. **Before a Certificate is issued pursuant to section 224(c) of the Act, the consent holder shall satisfy the following conditions at the consent holder's cost:**

Fencing bush area

- (a) A demarcation fence shall be constructed outside of the dripline of the bush to be protected on Lots 1-5 (Areas A- E inclusive) adjacent to the identified driveway and platform areas (i.e. the bush requiring a demarcation fence is only the covenant boundary adjacent to the area on each site which will be excluded from the covenant. Other site boundaries are not required to be fenced). This fencing shall be maintained. This fencing shall be bollards of at least 500mm in height and 150mm in diameter, and at no more than 10m spacings.

A stock proof fence shall be constructed along the eastern boundary of Area B. This shall be a permanent ungated continuous stock-proof fence, (minimum seven wire post and batten fence with no gates) capable of preventing browsing or other damage by farmed animals.

If any of the fencing is constructed after the survey title plan has been approved under section 223, a certificate from a licensed cadastral surveyor shall be provided to confirm that the fencing of Areas A- E is located on the covenant boundary.

- (b) The consent holder shall arrange with council's Team Leader, Northern Monitoring to inspect the stock-proof fence and demarcation fencing which has been erected in accordance with Conditions 6(a).

Planting

- (c) The consent holder shall submit to council's Team Leader, Northern Monitoring for approval, a Planting Plan incorporating a Planting and Maintenance Schedule for the planting of the edges of the driveways on Lots 2, 3 and 4 as set out in the Addendum to Ecological Assessment Addendum Report by Cato Bolam Consultants noted in condition 1. The Planting and Management Plan shall follow best practice methodology.

- (d) The consent holder shall carry out planting approved by condition 6c). Any weeds present in the area shall be controlled prior to planting. The consent holder will advise council when planting is initiated.

Advice Note: Weed Control means, that there are no fruiting and / or flowering individuals of weed species present within the covenant area and any mature weed species present are dead. In addition there shall be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes.

Control shall be demonstrated to the satisfaction of council's Team Leader, Northern Monitoring or similar position.

- (e) All planting required to be undertaken by the plans approved by condition 6c) shall be undertaken and completed in accordance with the Approved Planting plan(s). Following completion of the required planting in accordance with the approved Planting Plan(s) the consent holder shall submit a completion report to council's Team Leader, Northern Monitoring for approval.
- (f) Plant maintenance in accordance with the plans noted in condition 6c) shall occur for five years or until 75% canopy closure has occurred within the subject areas and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The five year period shall commence once the completion report has been approved by council in accordance with condition 6(e). Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the Weed and Pest Animal Control Plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.

Advice Note:

The five year period can only commence once all planting, weed control and initial pest animal control has been completed to the satisfaction of Team Leader, Compliance Monitoring (Orewa).

- (g) Once Council has approved the completion report referred to in condition 6(e), the consent holder may enter into a surety bond of a sum calculated to be \$5500 per hectare of planting, to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the council's Team Leader, Northern Monitoring. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting area(s).
- (h) The consent holder shall submit a Monitoring Report to council's Team Leader, Compliance Monitoring (Orewa), for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not be limited to the following information in respect of each lot:
 - (i) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (ii) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds (note this does not relate to the planting on Lot 6);
 - (iii) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (iv) Details on the condition of, and recommendations for maintenance of, the fencing.

- (v) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
- (i) If remediation work is recommended, the consent holder shall:
 - (i) Undertake this remediation work within six months from the start date.
 - (ii) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.

Weed and Pest Control

- (j) The consent holder shall carry out Weed and Pest Animal Control in the bush areas in accordance with the approved Weed and Pest Animal Control Plan referred to in condition to the satisfaction of council's Team Leader, Northern Monitoring, prior to the issue of s224(c) certificate.

Advice Note: Weed Control means, that there are no fruiting and / or flowering individuals of weed species present within the covenant area and any mature weed species present are dead. In addition there shall be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes. Control shall be demonstrated to the satisfaction of council's Team Leader, Northern Monitoring or similar position.

Ecology

- (k) No excess cut material shall be deposited within the Significant Ecological Areas.
- (l) Prior to the removal of any vegetation or the commencement of earthworks on Lots 2, 3 or 4, the consent holder shall provide a herpetofauna management memo, setting out how herpetofauna are to be managed during these works. This shall be generally consistent with documents noted in condition 1, including point 7 of the letter from Cato Bolam Consultants dated 12/5/16. Once approved by Council's Team Leader Northern Monitoring this plan shall be implemented.
- (m) Prior to the removal of any vegetation or any earthworks occurring where these will be within 20m of Areas A- E, the consent holder shall fence the external boundaries of Areas A- E with temporary protective fencing. This may include stakes and high visibility tape. The fencing shall be inspected by Council's Monitoring Officer prior to vegetation removal or earthworks commencing and shall remain in place until all vegetation removal and earthworks are completed. No works or storage of materials shall occur within the fenced area.
- (n) All vegetation removal shall be undertaken in accordance with the Ecological Assessment and Management Report by Cato Bolam Consultants as detailed in condition 1 to the satisfaction of the Team Leader Northern Monitoring. Once the vegetation removal is complete in each stage, the consent holder shall provide confirmation from a licensed cadastral surveyor that the area of removal is within the same area and is no greater than that detailed in the approved plan and the schedule within condition 6(o), and arrange a site inspection by Council's Team Leader Northern Monitoring to inspect the vegetation removal.

- (o) Vegetation removal shall be strictly limited to that noted in the documents detailed in condition 1, being:

Lot	Vegetation removal consented
1	Up to 1000m ² associated with the building platform. The access is already cleared; no additional vegetation removal is consented in relation to the access.
2	6m width from road to platform for access. 500m ² for platform.
3	6m width from road to platform for access. 500m ² for platform.
4	6m width from road to platform for access. Building platform already cleared.
5	1000m ² (primarily weeds) in association with building platform.

The location of the access, driveway (on Lots 1, 2 and 3) and platform shall be in strict accordance with the plans noted in condition 1 unless an alternative platform or driveway in the same general location is specifically approved by Council's Team Leader Northern Monitoring in consultation with Council's Senior Ecologist, where this will result in less vegetation removal or reduced effects related to vegetation removal.

Engineering

- (p) The engineering works required by this consent shall comply with the Council's "Standards for Engineering Design and Construction" as may be amended from time to time. Engineering Plans, as specified in the "Standards", shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site.

Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

The term 'engineering works' includes, but is not limited to:

- Earthworks,
- The formation of driveways,
- The installation of electrical and telecommunication,
- Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent.

Note: The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

- (q) The consent holder must provide an Erosion & Sediment Control Plan for approval of Council prior to commencement of earthworks. The consent holder must ensure all necessary measures proposed in the Plan approved by Council have been implemented and provide a certificate of establishment to Council prior to the commencement of any construction works including any excavation, earthworks or other site works. All earthworks shall be carried out to the satisfaction of the Council's Development Engineer. Any erosion and sediment control shall be designed and maintained having regard to Technical Publication TP90 of the legacy Auckland Regional Council.
- (r) Two copies of a plan certified and dated by a licensed surveyor fixing the location and size of the identified building sites on Lots 1, 2, 3, 4 and 5 by offsets from surveyed boundary pegs are to be provided to the Consents Engineer.
- (s) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by above ground or underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.
- (t) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by above ground or underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service

Consent Notices

- 7. The following conditions of consent shall be complied with on a continuing basis by the consent holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the Resource Management Act 1991 registered on the title(s):

Monitoring Charges

- a. The respective owners of Lots 1- 5 inclusive shall pay the council monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Such charge/s shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Bush area protection

- b. The areas of bush to be protected on Lots 1-5 (Areas A- E) identified by survey in accordance with condition 5(b) of resource consent R66992 – SUB60036549 shall be protected in perpetuity to the satisfaction of the council's Team Leader, Northern Monitoring.

The owners or their successors in title, of Lots 1-5 shall:

- i) Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of bush to be protected on Lots 1-5;
- ii) Maintain any stock crossings and/or fish passage(s) in accordance with any easement(s) through the covenant areas;
- iii) Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of bush, to protected;
- iv) Not do anything that would prejudice the health or ecological value of the areas of bush to be protected, their long term viability and/or sustainability;
- v) Control all invasive plants and control pest animals within the areas of bush in accordance with the approved Weed and Pest Animal Control Plans referred to in condition 1 of resource consent R66992 – SUB60036549;

Advice Note: Weed Control means, that there are no fruiting and / or flowering individuals of weed species present within the covenant area and any mature weed species present are dead. In addition there shall be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes. Control shall be demonstrated to the satisfaction of council's Team Leader, Northern Monitoring or similar position.

- vi) Maintain a demarcation fence as approved by the council via conditions of resource consent R66992 – SUB60036549 on the boundary between of the areas of bush to be protected on Lots 1-5 and the remainder of the site and keep stock out of these areas. No stock, including horses, shall be kept on Lots 1-5 on a temporary or permanent basis.

If there is evidence of stock entering the areas of bush to be protected on Lots 1-5 (including from adjacent sites, the railway land or the road), the owners of the subject sites shall erect a stock proof fence around the perimeter of the protected areas and keep stock out of these areas. The fencing shall be constructed to the satisfaction of Council's Team Leader Northern Monitoring.

- vii) Maintain a stock proof fence as approved by the council via conditions of resource consent R66992 – SUB60036549 along the eastern boundary of Area B (on Lot 2) and keep stock out of all bush.
 - viii) Not construct any buildings or store any materials in the area to be protected.
 - ix) Not to be in breach of this covenant if any of the areas of bush to be protected die as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.
- c. The owners of Lots 1-5 and their successors in title and any occupiers, shall not own, house, care for or feed any domesticated cats or any pets listed in table 10.1a of the Auckland Regional Pest Strategy 2007–2012 (ARPS) or any successive ARMPS on these sites, while residing on the property.
 - d. The owners of Lots 1-5 and their successors in title and any occupiers, shall not plant or cultivate any species noted in the Auckland Regional Pest Strategy 2007–2012 (ARPS) or any successive ARMPS on these sites.

Mitigation Planting

- e. Prior to submitting a building consent application, the owners of Lots 1, 2 or 3 shall submit to council's Team Leader, Northern Monitoring for approval, a Planting Plan incorporating a Planting and Maintenance Schedule for mitigation planting associated with vegetation removal undertaken on the building platform, as referred to in the Addendum to Ecological Assessment and Management Report and Ecological Assessment and Management Report both by Cato Bolam Consultants and detailed in condition 1 of resource consent R66992. The Planting and Management Plan shall follow best practice methodology.
- f. The owners of Lots 1, 2 or 3 shall carry out the planting approved by condition 7(e) on the respective Lot in the first planting season following occupation of the household unit on that Lot. Any weeds present in the area shall be controlled prior to planting. The consent holder will advise council when planting is initiated.

Following completion of the required planting in accordance with the approved Planting Plan(s) the consent holder shall submit a completion report to council's Team Leader, Northern Monitoring for approval.

Advice Note: Weed Control means, that there are no fruiting and / or flowering individuals of weed species present within the covenant area and any mature weed species present are dead. In addition there shall be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes. Control shall be demonstrated to the satisfaction of council's Team Leader, Northern Monitoring or similar position.

- g. Plant maintenance in accordance with the approved plans shall occur for five years or until 75% canopy closure has occurred within the subject areas and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The five year period shall commence once the completion report has been approved by council. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the Weed and Pest Animal Control Plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.

Advice Note: The five year period can only commence once all planting, weed control and initial pest animal control has been completed to the satisfaction of Team Leader, Compliance Monitoring (Orewa).

- h. The owners of Lots 1, 2 or 3 shall submit a Monitoring Report to council's Team Leader, Northern Monitoring for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not be limited to the following information in respect of each lot:
- i) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - ii) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;
 - iii) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - iv) Details on the condition of, and recommendations for maintenance of, the fencing.
 - v) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
- i. If remediation work is recommended, the owners of Lots 1, 2 and 3 shall:
- i) Undertake this remediation work within six months from the start date.
 - ii) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Northern Monitoring within 6 months after the remediation work has been undertaken.

Engineering

- j. Any buildings erected on Lots 1 to 5 shall be subject to the requirements of Geotechnical report prepared by Engineering Design Consultants, ref: 45969-1, dated 10/2/2016, Geotechnical review for Lots 3 & 5 prepared by Engineering Design Consultants, ref: 45969- Geo, dated 3/5/2016 and Geotechnical review for Proposed Subdivision prepared by Engineering Design Consultants, ref: Project 45969 – 2, dated 2/6/2016, and any subsequent reports. Any proposal must be assessed by Engineering Design Consultants or a geotechnical engineer and if necessary specific engineering design of foundations might be necessary. Copies of the said plan & report(s) will be held at the offices of the Council, Centreway Road, Orewa.

- k. All stormwater from driveways, roof, and water tank overflow on Lots 1 to 5 shall be collected and disposed of in accordance with the requirements of the document "Management of Stormwater in Countryside Living (Rural and Town) Zones - A Toolbox of Methods" and approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council, Centreway Road, Orewa.
- l. In order to ensure the proposed driveways are constructed with no part of the gradient in excess of 1:4, with an average gradient of 1:5, the owners of Lots 1- 5 shall employ a Licensed Cadastral Surveyor at his/her own expense who shall, prior to the concrete for the driveway being poured or metal laid (i.e. prior to the final surface being laid), certify to the Council's Team Leader Northern Monitoring in writing that no part of the driveway exceeds a gradient of 1:4 and that the average gradient is no steeper than 1:5.

Landscape

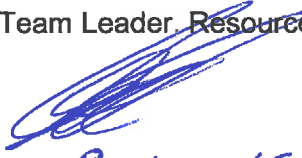
- m. Any building constructed on Lots 1-5 inclusive comply with the following:
- (i) All buildings shall be of a single storey in height, with a maximum height of 6 metres.
 - (ii) Building materials shall be natural such as unpainted natural timber, stone, or materials painted or treated with recessive colours that are appropriate to the rural setting. Roofs in particular should be non-reflective and painted or coloured a recessive colour. White and light colours are not appropriate. If brick is used it shall be dark in tone. Exterior colours of the dwelling must be approved in advance of the building consent being applied for by the Council's Team Leader Northern Monitoring.
 - (iii) Limit the use of reflective glass to the satisfaction of Council's Team Leader Northern Monitoring, ensuring that large areas of such glass are not proposed. Prior to building consent being applied for, a copy of the proposed building plans clearly indicating reflective glass shall be provided to the Team Leader Northern Monitoring for approval. The use of large reflective surfaces in built development is inappropriate on these sites.

Advice notes

1. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits for [specify aspect of the development], are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*
2. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
3. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact Kerry Flynn on 09 301 0101 or monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

4. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
5. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
6. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Dan Rodie
Title: Team Leader, Resource Consents
Signed: 
Date: 9-12-16.

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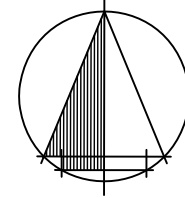
LEGAL DESCRIPTION

LOT 4
LT 514707
AREA ??Ha

PROJECT DESCRIPTION

RELOCATE SECONDHAND RESIDENCE ONTO SITE,
INCLUDING FOUNDATIONS & NEW ON-SITE
EFFLUENT DISPOSAL SYSTEM

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!



These drawings have been
produced for
BUILDING CONSENT
purposes ONLY

O'NEIL ROAD

BOUNDARY 167°57'08"
(116.62m)

BOUNDARY 107°41'00"
(69.82m)

BOUNDARY 287°41'00"
(90.29m)

BOUNDARY 16°42'20"
(100.49m)

BOUNDARY 107°43'00"
(102.56m)

SITE PLAN
SCALE 1:600

RELOCATE SECONDHAND RESIDENCE
TO 21 ONEIL ROAD, KAUKAPAKAPA
FOR LIAM CLAYTON



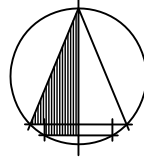
PH: 09 412 8749 FAX: 09 412 8751
P O Box 120, Kumeu, New Zealand

**ARCHITECTURAL
DRAUGHTING
SOLUTIONS LTD**

EMAIL: CHRIS@ADSLTD.CO.NZ

DESIGNED		DATE		CONTRACT No	17-080
DRAWN	CJM	09/17	PRELIMINARY	DWG No	WD-01
CHECKED	CJM	09/17		SCALE	NTD @ A3
APPROVED					
REF:			AMENDMENTS		

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LEGAL DESCRIPTION

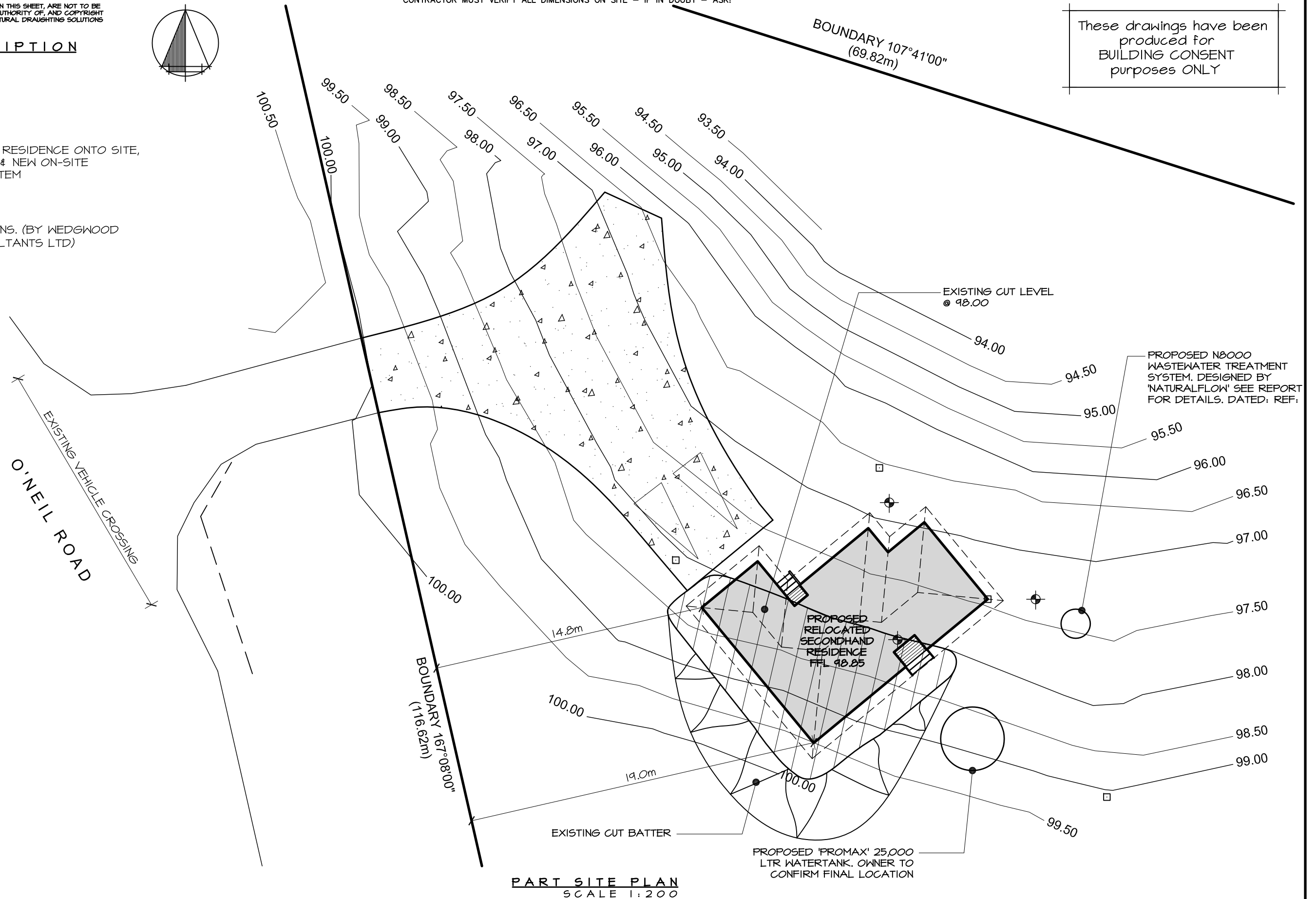
LOT 4
LT 514707
AREA ??Ha

PROJECT DESCRIPTION

RELOCATE SECONDHAND RESIDENCE ONTO SITE,
INCLUDING FOUNDATIONS & NEW ON-SITE
EFFLUENT DISPOSAL SYSTEM

KEY

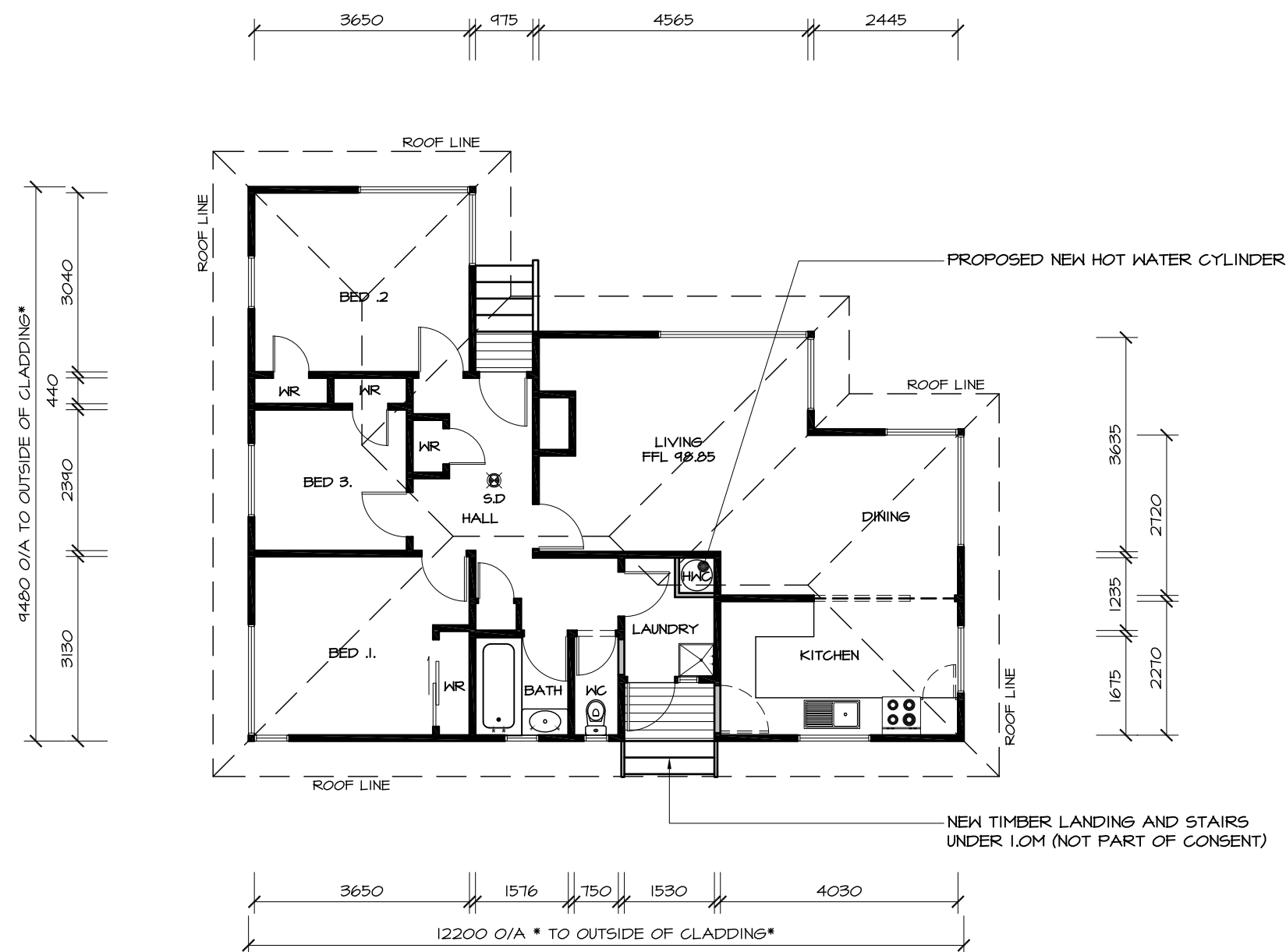
⊕ BOREHOLE LOCATIONS. (BY WEDGWOOD
ENGINEERING CONSULTANTS LTD)



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE – IF IN DOUBT – ASK!

These drawings have been
produced for
BUILDING CONSENT
purposes ONLY

-  - EXISTING TIMBER FRAMED WALLS
-  - NEW 90 x 45 S68 H1.2 TIMBER FRAMED WALLS
-  - TIMBER FRAMED WALLS TO BE REMOVED
-  - NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS
 S.D. *THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED



EXISTING FLOOR PLAN
SCALE 1:100

TOTAL FLOOR AREA
90.25m²



These drawings have been
produced for
BUILDING CONSENT
purposes ONLY

[==] - TIMBER WALLS ABOVE

- B1 - EXISTING 100 x 75 TIMBER BEARER ON EDGE + NEW 90 x 45 SGB HI.2 ALONGSIDE - WELL SPIKED
- B2 - REMOVE EXISTING 100 x 75 TIMBER BEARER REPLACE WITH NEW 2/140 x 45 SGB HI.2 TIMBER BEARERS
- B3 - REMOVE EXISTING 100 x 75 TIMBER BEARER REPLACE WITH NEW 2/90 x 45 SGB HI.2 TIMBER BEARERS
- B4 - NEW 2/90 x 45 SGB HI.2 TIMBER BEARERS

- 
'SUB-FLOOR PILES' - HOUSE
 NEW 125x125 SQ. SENTON PILES IN
 *350Φ x ??mm DEEP IN FIRM
 NATURAL GROUND. @ 1.3m CRS MAX.
 *400Φ FOR ANCHOR PILES

- ② 'SUB-FLOOR PILES' - HOUSE
NEW 125x125 SQ. SENTON PILES IN
350Φ x ??mm DEEP IN FIRM
NATURAL GROUND. @ 1.65m CRS MAX.

- PL**  'SUB-FLOOR PILES' - POINT LOAD
NEW 125x125 SQ. SENTON PILES IN
*350Φ x ??mm DEEP IN FIRM
NATURAL GROUND PLACE DIRECTLY
UNDER POINT-LOAD FROM BEAM ABOVE.

- A**  'ANCHOR PILES'
NEW 125x125 SQ. SENTON PILES IN
400Φ x ??mm DEEP IN FIRM
NATURAL GROUND.

- B**  'NEW BRACED PILES' - HOUSE
NEW 125x125 SQ. SENTON PILES IN
400Φ x ??mm DEEP IN FIRM
NATURAL GROUND.

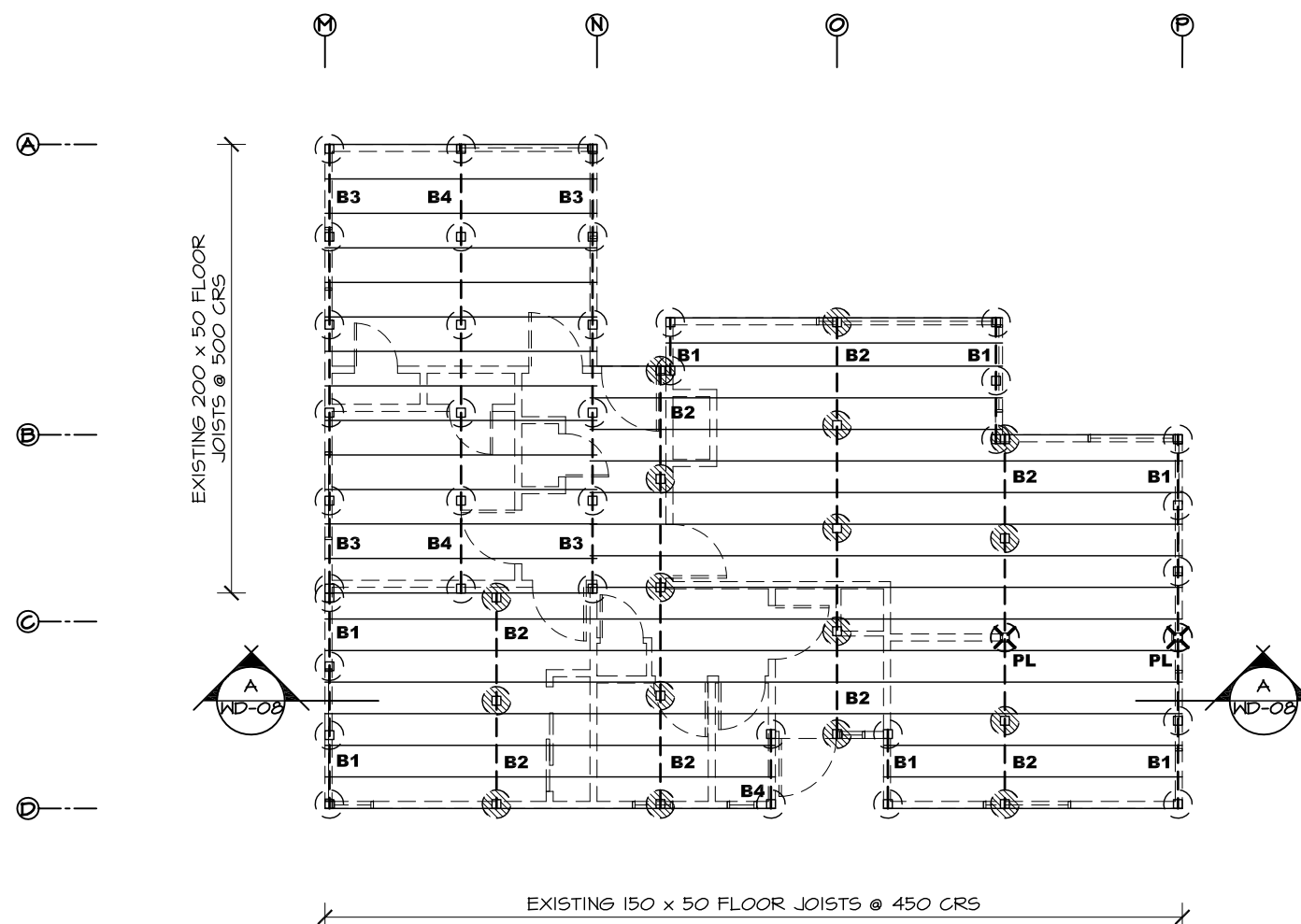
BRACE - ARROW POINTS TO GROUND



BRACES	
BRACE SIZE	MAX LENGTH
100 x 75	3.0m
100 x 100	5.0m

NOTE: SUB-FLOOR FOUNDATIONS

- IF PILE HEIGHT WILL NOT EXCEED 600mm FROM GROUND LEVEL TO UNDERSIDE OF BEARER, ENSURE TO DRILL 900mm DEEP FOR ANCHOR PILE.
- PILES ARE TO BE PLACED DIRECTLY UNDER A BEARER JOINT REGARDLESS OF THE SPECIFIED PILE SPACING



SUB-FLOOR PLAN
SCALE 1:100

SUB-FLOOR STEEL FIXINGS
ENSURE THAT ALL STEEL FIXINGS AND FASTENINGS ARE STAINLESS STEEL WHERE WITHIN 600mm FROM GROUND LEVEL OR GALVANIZED WHERE ABOVE 600mm UNLESS IN A SEA SPRAY ZONE. REFER TO NZS 3604, TABLE 4.1

NOTE:
ANY LOADBEARING WALLS WHERE BOTTOM
PLATE IS TO BE SUPPORTED (EG. NOT OVER
FLOOR JOISTS) TO HAVE 350 Φ x 600mm
DEEP



RELOCATE SECONDHAND RESIDENCE
TO 21 ONEIL ROAD, KAUKAPAKAPA
FOR LIAM CLAYTON

DESIGNED		DATE			CONTRACT No	17-080
DRAWN	PT	09/17			DWG No	WD-04
CHECKED	CJM	09/17				
APPROVED	CJM					
			PRELIMINARY			
REF:					SCALE	NTD @ A3
			AMENDMENTS			

Code compliance certificate

Section 95, Building Act 2004
(Form 7 - Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	BCO10256224	Date building consent issued:	16 November 2017
Street address of building:	21 O'Neil Road Kanohi Auckland 0873		
Legal description of land where building is located:	LOT 4 DP 514707		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Housing		
Year First constructed:	2018		

THE OWNER

Name of owner:	Liam Philip Clayton, Rebecca Leigh Izzard		
Contact person:			
Mailing address:	72 Alpine Road, RD 4, Warkworth 0984		
Street address / registered office:	N/A		
Daytime phone:		Mobile:	+64 (220450620)
After hours:	N/A	Facsimile:	
Email address:	liam@flash.co.nz		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION *(Must be in New Zealand)*

Full name:	Liam Philip Clayton		
Mailing address:	72 Alpine Road, RD 4, Warkworth 0984		
Street address / registered office:	N/A		
Daytime phone:		Mobile:	+64 (220450620)
After hours:	N/A	Facsimile:	
Email address:	liam@flash.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

RBW - Relocated dwelling, foundations, and new on-site effluent disposal system

CODE COMPLIANCE

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

☒ The building work complies with the building consent.

ATTACHMENTS

☐ Compliance schedule

On behalf of Auckland
Council:



Date Issued:

26 July 2018

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <https://www.consumer.org.nz/topics/home-maintenance>

RATES INFORMATION

Location of Rating Unit 21 O'Neil Road Kanohi Auckland 0873

For period 1 July 2026 to 30 June 2027
Assessment Number 1234561889
Valuation Number 30710-00012702200
Valuation as at date 1 May 2024
Capital Value \$1,005,000
Land Value \$820,000
Record of Title Number 799047

Description of Rating Unit LOT 4 DP 514707



Description of Rates	Factor/Unit	Factor Value	Rate/Charge	Total (GST incl.)
Uniform Annual General Charge	Number of separate parts	1	\$663.00	\$663.00
General Rate - Farm and Lifestyle	Capital Value	\$1,005,000	0.00181431	\$1,823.38
Waste Management - Refuse Standard	Number of separate parts	1	\$203.41	\$203.41
Waste Management - Minimum Base Charge	Number of separate parts	1	\$42.72	\$42.72
Waste Management - Standard Recycling	Number of separate parts	1	\$111.61	\$111.61
Natural Environment Targeted Rate - Non Business	Capital Value	\$1,005,000	0.00003567	\$35.85
Water Quality Targeted Rate - Non Business	Capital Value	\$1,005,000	0.00001116	\$11.22
Climate Action Transport Targeted Rate - Farm and Lifestyle	Capital Value	\$1,005,000	0.00004162	\$41.83
Rodney Local Board Transport Targeted Rate	Number of separate parts	1	\$150.00	\$150.00
Total Auckland Council Rates for 2026/2027 (including GST)				\$3,083.02



July 14, 2026

To Whom it may Concern

Re: 21 O'Neil Road, Kaukapakapa

Dear Sir and/or Madam

The dwelling located on the above property has the following basic characteristics:

- approximate floor of 90m² plus an approximate 10m² sleepout;
- refreshed/renovated in 2018 including new wall and ceiling lining, insulation, new kitchen, new bathroom, updated wiring and plumbing (as required) to meet rental standards. New stove/oven, dishwasher and heating (2025);
- standalone / self sufficient;
- three bedrooms;
- single bathroom;
- laundry facilities;
- exterior decking to the Northern and Southern sides of the dwelling;
- a garden shed;
- around 1.3 hectares of land primarily in bush;
- Healthy homes certificate.

Based on comparative properties, our market knowledge of this area and searchable information from Tenancy Services from we would consider the current rental market value of the property to be between **\$625 - \$725 per week**. The property was rented for \$700 until Jnuary 2025 and is currently rented on a short term agreement at \$600 per week.

There continues to be good levels of interest in rental accommodation in the area and good quality properties such as this when priced appropriately are in demand.

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

Regards

A handwritten signature in blue ink, appearing to read "Dave Crow", enclosed within a blue oval scribble.

Dave Crow
021 333 188
dave@crowrealty.co.nz



CERTIFICATE OF COMPLIANCE

This is to confirm the residential property at

21 Oneil Road, Kaukapakapa

is compliant to Residential Tenancies (Healthy Homes Standards)
Regulations 2019

- This compliance statement is prepared by Panda Solutions for clients to attach to their own tenancy agreements to provide a written signed compliance statement as required under sections 13A(1A), 13A(1C), and 13A(1CA) or 13A(1CB) of the Act.
- Information pertaining to the details of the compliance is stated on the back of this document.



*Assessed by
Panda Solutions Ltd*

Date: 08/05/2025

Section 13A Statement of Current Level of Compliance

INSULATION	▪ Ceiling Insulation	Compliant
	▪ Underfloor Insulation	Compliant
	▪ Wall Insulation	N/A
HEATING	▪ Fixed Heater for Main Living Room	Compliant
VENTILATION	▪ Bathroom Extractor	Compliant
	▪ Kitchen Rangehood or Extractor	Compliant
	▪ "Openable area" of Windows	Compliant
MOISTURE INGRESS	▪ Ground Moisture Barrier	Compliant
	▪ Drainage	Compliant
DRAUGHT STOPPING	▪ Free of Unreasonable Gaps	Compliant
	▪ All open fireplaces are blocked off	N/A
	▪ Tenant written request for fireplace to be unblocked	

I (Property Manager) _____ acting as agent for _____
declare the information above and in the following pages to be true and correct at the date of
signing. All reasonable efforts have been made to obtain information that is accurate.

The Owner/Property Manager confirms that they have applicable records and documents to
provide reasonable proof of compliance under Section 45 and Section 123A(1)(e) of the
Residential Tenancies Act, Amendment Act 2020. Copies of records must be made available, upon
receiving a request, within 21 days to Tenants and within 10 working days to MBIE.

Signed by: _____

Date signed: _____

INSULATION STATEMENT

Ceiling Insulation

Ceiling Insulation Coverage:

Complete (all rooms except skillion roof area)

Ceiling Insulation Type:

Segments/Blankets

Ceiling R-Value or Min Thickness (mm):

180mm+

Insulation is in at least a reasonable condition (if not please explain why)

Ceiling Partial or Uninsulated Reason:

House with skillion roofs where there is no ceiling in place to install insulation above (Sleepout)

Ceiling Insulation Type Other:

GLASSWOOL

Ceiling Insulation Condition:

Good Condition

Meets RTA Insulation Standards?

Yes

Underfloor Insulation

Underfloor Insulation Coverage:

Complete (all rooms)

Underfloor Insulation Type:

Segments/Blankets

Underfloor R-Value or Min Thickness (mm):

70mm

Insulation is in at least a reasonable condition (if not please explain why)

Underfloor Partial or Uninsulated Reason:

Underfloor Insulation Type Other:

GLASSWOOL

Underfloor Insulation Condition:

Good Condition

Meets RTA Insulation Standards?

Yes

Satisfied Requirements of Code NZS 4246 : 2016

Yes

Smoke Alarms

Number of Smoke Alarms

2

All units working? (tested)

Yes

Are all units within 3m of each bedroom door?

Yes



This statement is based on the observations and records collected by the Panda Solutions Assessor on the day of inspection. Insulation materials are not fixed and can be disturbed by other trades. Note the level of wall insulation is expected to be stated in tenancy agreements from July 2016 however it cannot be inspected and is not covered by this certificate.

021 0790971

info@pandasolutions.co.nz

www.pandasolutions.co.nz



Property Address: 21 Oneil Road, Kaukapakapa



HEATING STATEMENT

Requirement: There must be a fixed heater(s) that can directly heat the main living room to at least 18 degrees Celsius.

Number of Qualifying Heaters in the main living room

2

Total Heating Capacity (kw)

6.4kw

Brand & Model Number

Mitsubishi Heavy Industries SRC35ZMA-S (4kw)

Heating Panel (2.4kw)

Main living room is exempt from the heating standard
(If yes, please explain why)

Satisfied Requirements of the Healthy Homes Heating Standard

Yes



You need **5.7kW** of heating capacity to heat your main living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heaters need to provide this heating capacity with an outdoor temperature of **1°C**

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

021 0790971



info@pandasolutions.co.nz



www.pandasolutions.co.nz



Property Address: 21 Oneil Road, Kaukapakapa



VENTILATION STATEMENT

Requirement: Ventilation must include openable windows or doors in the living room, dining room, kitchen and bedrooms. Also an appropriately sized extractor fan(s) in rooms with a bath or shower or indoor cooktop.

Kitchen Extractor Fan

	Has Extractor	Working	Ventilate to outdoors	Diameter
Kitchen 1	Yes	Yes	Yes	≥150mm

Bathroom Extractor Fan

	Has Extractor	Working	Ventilate to outdoors	Diameter
Bathroom 1	Yes	Yes	Yes	≥120mm

Openable Windows and External Doors

	Openable windows	Can be fixed in an open position	Openable area >5% of the room area
Living room	Yes	Yes	Yes
Dining room	Yes	Yes	Yes
Kitchen	Yes	Yes	Yes
Bedrooms	Yes	Yes	Yes

Satisfied Requirement of the Healthy Homes Ventilation Standard

Yes



021 0790971



info@pandasolutions.co.nz



www.pandasolutions.co.nz





Property Address: 21 Oneil Road, Kaukapakapa



MOISTURE INGRESS AND DRAINAGE STATEMENT

Requirement: A rental property must have a drainage system that efficiently drains storm water, surface water and ground water to an appropriate outfall, and includes appropriate gutters, downpipes and drains to remove water from the roof. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.

Drainage

Gutters and downpipes:

Gutters are present to carry away water from all parts of the roof	Yes
All gutters are connected to a downpipe	Yes
Gutters and downpipes are intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)	Yes
Gutters and downpipes are not obstructed or blocked (with leaf matter or other debris)	Yes
All downpipes direct water to an appropriate outfall.	Yes

House subfloor space:

Free of obvious drainage issues	Yes
No surface water under home	Yes

Ground Moisture Barrier

Ground Moisture Barrier Coverage:

None

Ground Moisture Barrier Uninstalled Reason:

There is no enclosed subfloor, no need to install a ground moisture barrier.

Satisfied Requirement of the Healthy Homes Moisture Ingress and Drainage Standard

Yes

021 0790971



info@pandasolutions.co.nz



www.pandasolutions.co.nz





Property Address: 21 Oneil Road, Kaukapakapa



DRAUGHT STOPPING STATEMENT

Requirement: Landlords must stop any unreasonable gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused open fireplaces and chimneys must be blocked.

Free of Unreasonable Gaps for Walls, ceiling and floors Yes

Free of Unreasonable Gaps for External doors Yes

Free of Unreasonable Gaps for Windows Yes

Open Fireplaces N/A

Are open fireplaces blocked?

If not blocked, does the tenant have a written request to not block it?

Satisfied Requirement of Healthy Homes Draught Stopping Standard Yes

DISCLAIMER

This statement is based on visual assessment at the date of assessment, and consequently is limited with respect to elements not visible due to furniture, fittings and possessions of the tenants which would not be moved for practical and privacy reasons. The inspection and the report have been conducted in good faith by Panda Solutions Ltd to support landlord's declarations of compliance with the Healthy Homes Standards. With respect to drainage requirements, it should be noted that the inspection has not been conducted by a drainage professional but instead includes a visual inspection of gutters, surface water and drains. Panda Solutions has taken reasonable care in conducting inspections to provide compliance assessment on the date of inspection.

No parties involved in this compliance document take responsibility of changes made after date of assessment. No responsibility can be accepted for defects which are not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

021 0790971



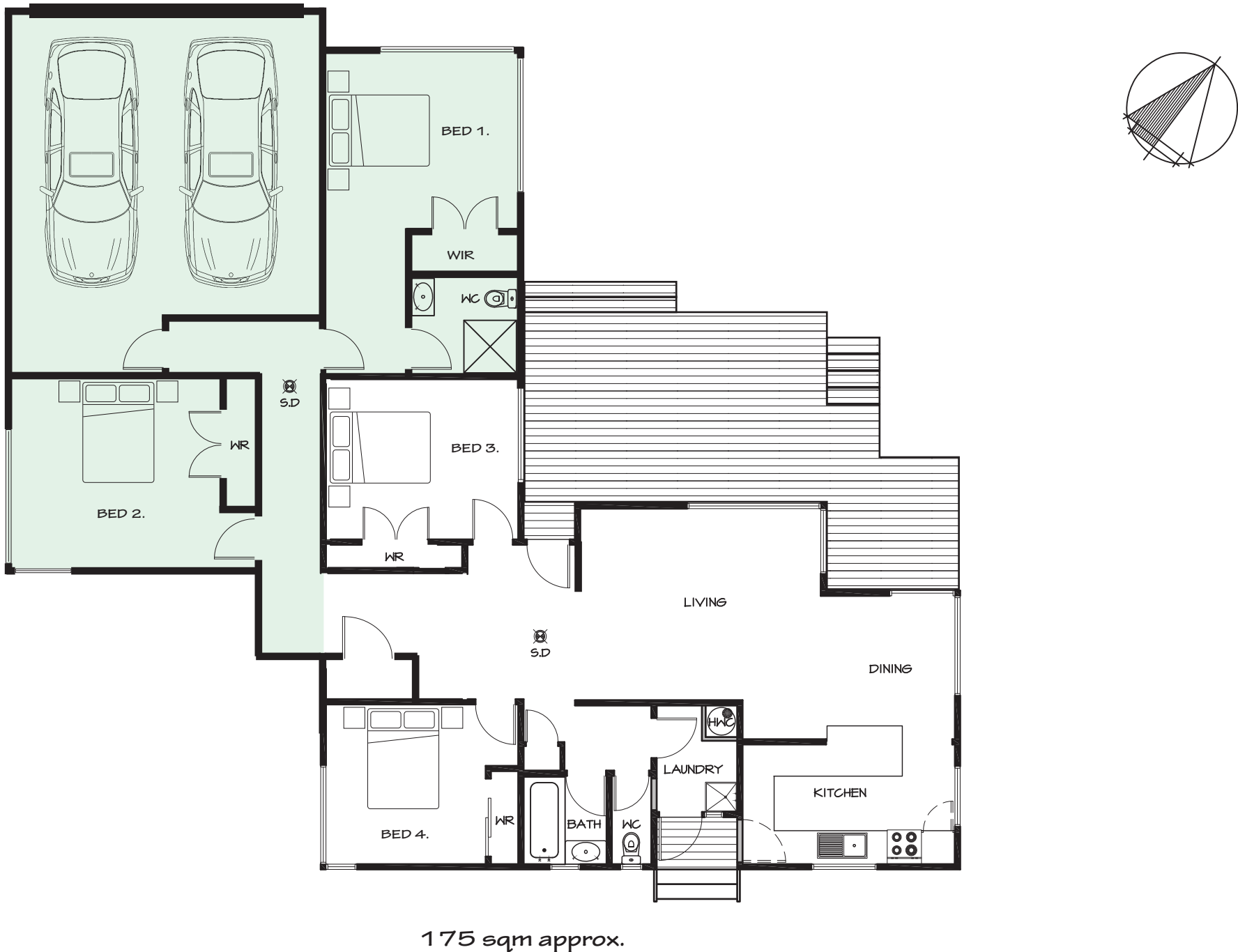
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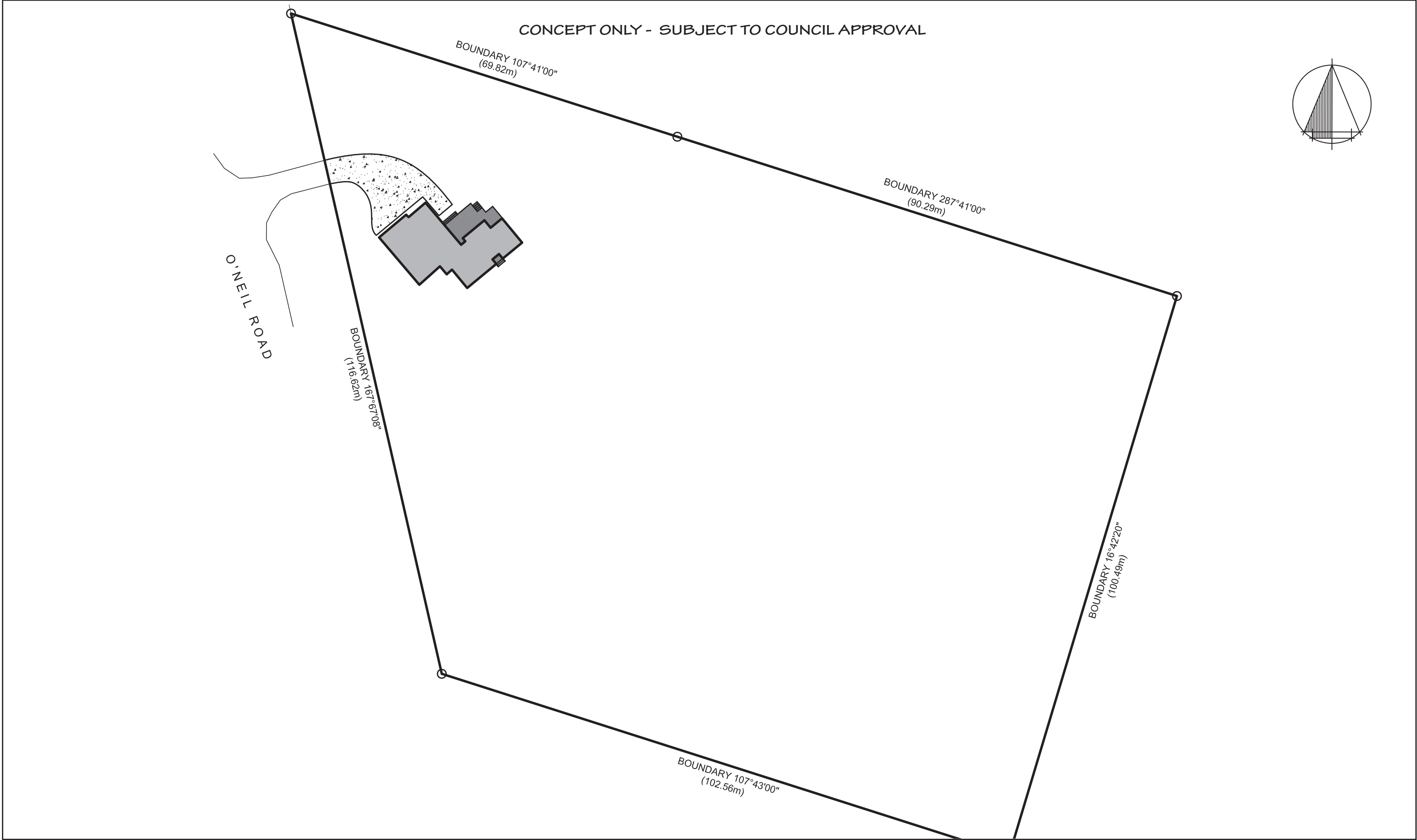


www.pandasolutions.co.nz



CONCEPT ONLY - SUBJECT TO COUNCIL APPROVAL





Project: 21 O'Neil Road
Phase: Extension Concept
Date: 05/01/19

Title:
21 O'Neil Rd Concept Site Plan

Drawing: 02
Author:
Revision: A

**LOCAL AREA GUIDE**

Kaukapakapa

Rural village living on Auckland's north-western fringe

Kaukapakapa is a small rural village on State Highway 16 / Kaipara Coast Highway, between Helensville and Wellsford. It combines a strong country-community feel with reasonable access to Helensville, the Hibiscus Coast and the wider Auckland region.

Village and community

The village centre continues to evolve while retaining its rural character.

Shed 16, the restored former Kaukapakapa Hotel, has again become a local meeting place for food, drinks, functions and entertainment. The village centre also provides fuel, convenience retail and a range of everyday local services, with a wider choice available in nearby Helensville.

The **Kaukapakapa Sports and Bowls Club** is a local social hub as well as a sporting venue, with activities including bowls, darts and pool and a variety of community events.

The **Kaukapakapa Hall** is another well-used community venue, hosting workshops, weddings, meetings and other local gatherings.

At a glance

- On State Highway 16 / Kaipara Coast Highway
- Local primary school: Years 1–8
- Kaipara College nearby in Helensville
- AT bus route 128 via Kaukapakapa
- Nearby waterfalls, golf, pony club and Kaipara Harbour



Kaukapakapa village



Makarau Bridge, north of Kaukapakapa

LIVING LOCALLY

Schools, transport and things to do

Schooling

Kaukapakapa School is the local state primary school, catering for Years 1–8 and typically around 250–300 students. Its annual Ag Day remains part of the school and wider community calendar.

Kaipara College in Helensville is the nearest state secondary school. Families may also consider other early-learning and schooling options in Helensville, Waitoki, Wainui, Silverdale and Orewa, subject to enrolment zones and individual circumstances.



Omeru Scenic Reserve

Getting around

State Highway 16 is the main road link through the village. Auckland Transport route 128 connects Kaukapakapa with Helensville and Hibiscus Coast Station via Waitoki, providing a useful public-transport connection to the wider network.

Approximate road distances: Helensville 11 km; Silverdale motorway 18 km; Orewa about 22 km; Albany about 30 km; Auckland Harbour Bridge about 42 km. Travel times vary with route and traffic.



Gibbs Farm, Kaipara Harbour

Outdoors, sport & local attractions

Kaukapakapa and the surrounding district offer plenty of opportunities for sport, recreation and simply enjoying the outdoors. Local facilities include **Sinclair Park**, home of the Kaukapakapa Cowboys rugby club, the **Kaukapakapa Pony Club** and the **Kaukapakapa Sports and Bowls Club**. Nearby is the **Helensville District Golf Club** and in Helensville itself is the **Helensville Rugby Club** and **Helensville Tennis Club**.

The **Kaipara Harbour** is a major part of the area's recreational appeal, with excellent fishing and boating opportunities. The **Mangakura Boat Club and ramp**, approximately **26 km / 20 minutes** away, provides launching for larger boats, while closer ramps are available at **Jordan Road** and beside **Makarau Bridge** on SH16.

There are also numerous nearby places for walking and exploring. **Omeru Scenic Reserve**, around **8 km / 6 minutes** away, has short bush walks, picnic areas, a historic pā site and waterfalls including Omeru and Waitangi Falls. **Kaipara Coast Sculpture Gardens** is approximately **4 km / 3 minutes** away, **Cue Haven** around **16 km / 13 minutes**, the walking trail at **Mataia Homestead** approximately **17 km / 14 minutes**, and the **Mount Auckland / Atuanui Walkway** around **22 km / 17 minutes** away. Charges or bookings may apply at some locations.

Further north on the Kaipara Harbour, **Gibbs Farm** is internationally known for its collection of large-scale outdoor sculpture. Visits are limited and generally available by appointment or through scheduled events.

A practical note about rural living

Services can vary from property to property. Water supply, wastewater systems, broadband, road access, school transport and other infrastructure should always be checked for the specific property. Crow Realty's Lifestyle Living Basics guide provides a useful starting point for buyers considering rural or lifestyle property.

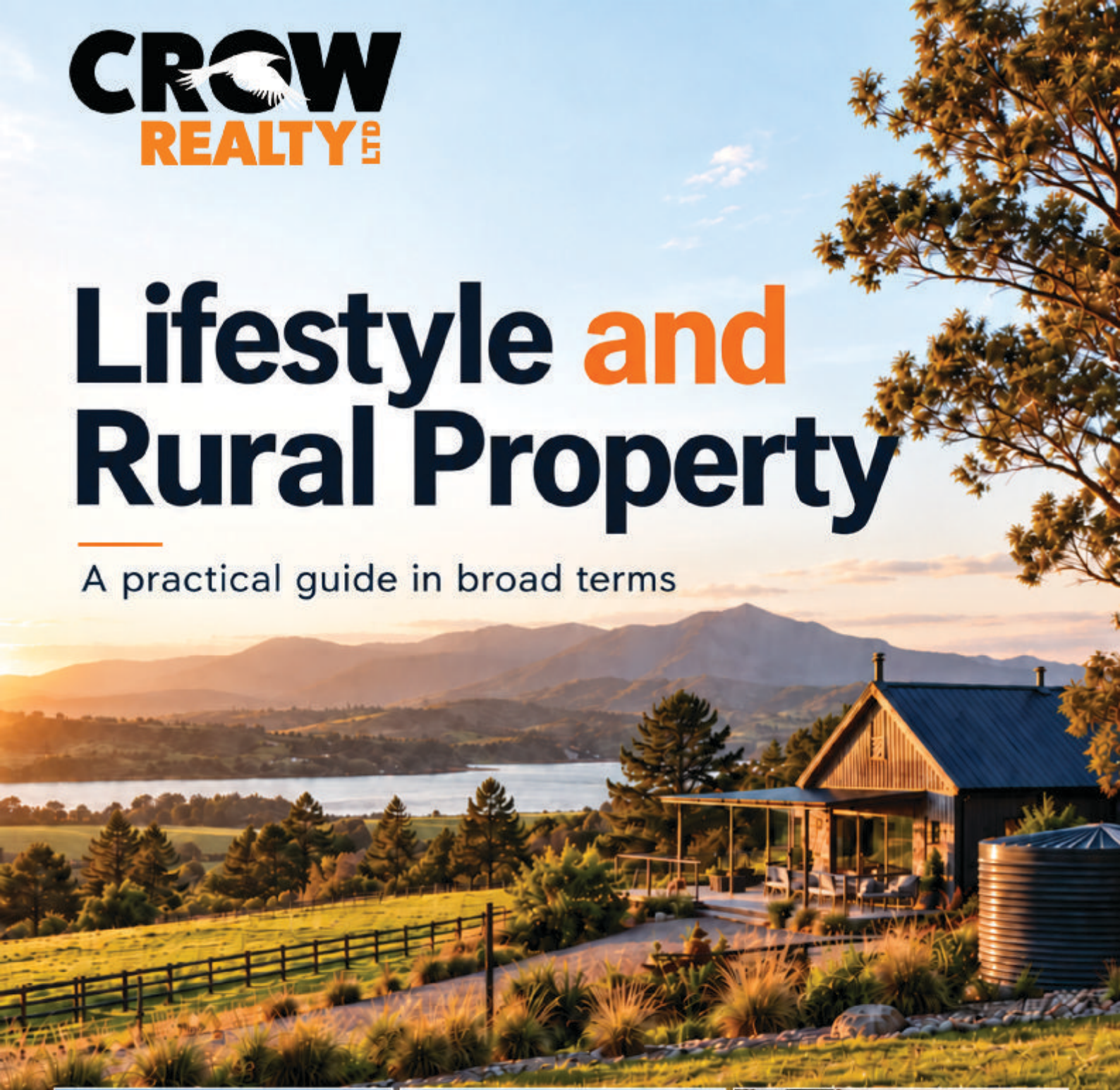
Useful links

- [Kaukapakapa School](#)
- [Kaipara College](#)
- [Auckland Transport](#)
- [Shed 16](#)
- [Gibbs Farm](#)

Information checked October 2026. Local services, opening hours, transport timetables, school enrolment arrangements and travel conditions can change; please verify current details before relying on them.

Lifestyle **and** Rural Property

A practical guide in broad terms



Lifestyle and Rural Property

A practical guide to services, water, wastewater and land capability



Buying or selling lifestyle, rural or land property often involves considerations beyond an ordinary residential home. Services, internet and mobile coverage, wastewater, water supply, power dependence, land capability and stocking levels can all affect how a property functions day to day. This guide provides a practical starting point for understanding those issues and the questions worth asking.

1 Internet, phone & mobile coverage

Rural coverage can vary significantly

Obtaining good speed and reliable internet, telephone and mobile coverage can be more difficult in rural areas. A property can be close to a township but still have limited fixed-line, wireless or mobile service because of distance, terrain, vegetation or network capacity.

Coverage maps are useful as a first check, but they do not guarantee the performance you will receive at the property. If connectivity matters for work, family use or security systems, check the actual service available before committing.



PRACTICAL CHECKLIST

- ✓ Check fixed-line and wireless broadband options for the address.
- ✓ Confirm mobile coverage onsite - ideally on the networks you actually use.
- ✓ Ask the current owner about typical speed, reliability and known outages.
- ✓ Consider whether satellite internet, e.g. Starlink, may be required or desirable.

Useful providers and coverage tools

Here are links to some providers and coverage tools that may assist when checking a property. These were current at the time this guide was prepared; however, availability, products, provider names and even the links themselves can change, so confirm current information directly with the provider.

[2degrees coverage](#)

[Chorus broadband](#)

[Farmside](#)

[Starlink](#)

[Broadband Map NZ](#)

[One NZ broadband / coverage](#)

[Spark broadband / coverage](#)

[Compass](#)

[StrataNet rural services](#)

2

Septic and wastewater systems

How a conventional septic system works

A conventional septic system has two main parts: a tank possibly containing multiple chambers in the case of the more modern systems, and a disposal field, also called a drainage or leach field. Wastewater flows from the house into the tank. Heavier solids settle to the bottom, lighter material floats to the top, and the liquid effluent passes to the disposal field.

The tank's main job is to retain and break down solids. The disposal field then allows the surrounding soil to filter the effluent, with water ultimately returning to the ground, being taken up by vegetation or evaporating.



What you may see on the property

Traditional septic systems may have a raised vent or “mushroom” above ground and an inspection hatch that can be buried. Modern multi-chamber systems include the Jet Stream system, Bio-Cycle/Oasis system, and the Reflection Treatment system. What matters is identifying exactly what is installed at the property, where it is located and how it is meant to be maintained.

Maintenance and practical care

- In general, professional cleaning or pump-out of a conventional septic tank should be done about every three years. Actual servicing requirements depend on the type of system, household use and specialist advice. Some systems, for example, require six-monthly servicing to check the treatment system and disposal field, test and adjust pH where necessary, and clean or service filters and other components.
- Do not overload the system with excessive wastewater.
- Avoid putting grease, oils, harsh chemicals, bulky materials, sanitary products, non-septic-tank-friendly products (including washing chemicals), or other unsuitable waste into the system.
- Keep access to the tank, treatment plant and disposal field clear for servicing.
- When buying, ask for servicing records, approvals and any information showing the location and condition of the tank and disposal field.

Indicative budget guide	Approximate cost
Professional tank clean-out / pump-out	about \$750
Six-monthly service	About \$400
Replacement / new wastewater system	about \$18,000-\$25,000

The figures above are broad budget figures. Costs can vary significantly with system type, site conditions, access, capacity, contractor and date. Obtain current quotations before relying on them.

QUESTIONS WORTH ASKING

- ✓ What type of septic or treatment system is installed?
- ✓ Where are the tank, treatment components and disposal field?
- ✓ When was the system last serviced, cleaned or pumped out?
- ✓ Are servicing records, permits or producer statements available?
- ✓ Has the property experienced overflows, odours, wet areas or other wastewater problems?

Why this matters when selling

For a seller, knowing what system is installed and being able to provide servicing or approval information can make buyer due diligence much easier. For a buyer, understanding the system before purchase can help identify maintenance obligations and potential future cost.

3 Water supply

Rainwater storage is common on lifestyle properties

Rainwater is collected from roof catchments and stored in one or more tanks until required. Depending on the property and treatment provided, stored rainwater may be used for toilets and laundry, household use such as drinking, bathing and kitchen use, garden watering and stock water.

Where rainwater is the sole household supply, storage capacity needs to provide a sensible reserve through dry periods. A 30,000-litre tank is a practical starting point for indoor supply, but actual requirements depend on the property and size of the household.



What determines the amount of storage you need?

- How many people live in the house and how much time they spend at home.
- The size of the roof catchment - smaller catchments refill tanks more slowly.
- Garden size and irrigation demand.
- Whether the same supply also provides stock water and the number and type of animals.
- Local rainfall - both total rainfall and how regularly it falls.
- How much reserve or security of supply you want during dry periods.
- Any other intended uses of the stored water.

INDICATIVE BUDGET GUIDE

30,000-litre tank and pump: about \$5,000
Trucked water (12,000 litres): about \$300

POWER MATTERS

If the property loses power, a conventional electric water pump will generally stop. Unless there is gravity feed, backup power or another arrangement, no power can also mean no pumped household water.

Typical daily water use - approximate guides

Use / stock	Litres/day	Use / stock	Litres/day
Person	180 L	Milking cow	30-70 L
Dry beef stock	30-55 L	Sheep	3-12 L
Pig	10-35 L	Horse - small to large	15-70 L
Goat	4-10 L	Deer	6-12 L

Water quality and due diligence

If stored rainwater is used for drinking, bathing or kitchen use, it ideally should be treated or purified. Buyers should understand the property's actual filtration, treatment, tank-cleaning and maintenance arrangements and obtain specialist advice where required.

PRACTICAL CHECKS

- ✓ Confirm the number and size of tanks and what roof areas feed them.
- ✓ Ask whether the property has required trucked water in dry periods.
- ✓ Understand the pump, filters and any treatment or purification equipment.
- ✓ Identify which uses rely on the stored supply - house, gardens, stock or all three.
- ✓ Ask what happens to the water supply during a power outage.

4 Land capability and stocking

How many animals can the block carry?

There is no single answer. Feed supply varies from day to day in both quantity and quality, while the nutritional needs of stock vary with age, size, condition and whether animals are pregnant or feeding offspring. Soil type, rainfall, pasture species, fertility, drainage, contour and management all influence carrying capacity.



A traditional way of comparing different classes of stock is by using Livestock Units (LSU), sometimes called Ewe Equivalents (EE). This creates a common reference point so different animals can be compared on a broadly similar feed-demand basis.

The practical limit is often determined by winter, when pasture growth is slowest. A block that appears to have abundant feed during spring may carry a very different number of animals through a dry summer or wet winter.

Indicative livestock-unit guide

Stock type	LSU	Low no./ha	Average no./ha	High no./ha
Sheep	1.0	4.9	8.6	12.4
Weaner calf	3.5	1.4	2.5	3.5
Cow / beef	5.0	1.0	1.7	2.5
Pony	6.0	0.8	1.4	2.1
Horse under 15.2 hands	8.0	0.6	1.1	1.5
Horse over 15.2 hands	12.0	0.4	0.7	1.0

Important: The table is only an indicative comparison. It does not tell you how many animals any particular property can sustainably carry. Animals feeding offspring can require significantly more feed.

CONTINGENCY PLAN FOR FEED SHORTAGES

- ✓ Keep hay in the barn.
- ✓ Store wrapped or pit silage.
- ✓ Buy supplementary feed such as maize silage if required.
- ✓ Keep some deferred pasture - standing feed that has not been grazed.
- ✓ Arrange off-property grazing if necessary.
- ✓ Reduce or sell stock early rather than waiting until feed becomes critical.

A useful local reality check

If possible, talk with a neighbouring landowner about what they are successfully running. That can provide a useful starting point, but it remains a trial-and-adjust process because no two blocks, seasons or management systems are exactly the same.

Land that cannot be effectively grazed

When assessing a lifestyle block, total land area is not the same as usable grazing area. Consider steep, wet, shaded, bush-covered or inaccessible parts of the property, as well as the location of water, fencing, races, gateways and shelter. These practical features can materially affect how useful the land is for stock. Don't forget to make allowance for the curtilage around any dwellings, sheds and other buildings that cannot be used for grazing.

5

Before you buy or sell

Lifestyle property can be extremely rewarding, but the practical systems supporting the house and land deserve the same attention as the dwelling itself. Before committing to a purchase - or before marketing a property for sale - understand the services, infrastructure and operating requirements that are specific to that property.



Property-specific questions worth asking

Services and connectivity	What broadband options actually reach the property? Which mobile networks work onsite? Are there known dead spots, outages or reliability issues?
Wastewater	What type of septic or treatment system is installed? Where are the tank and disposal field? When was it last serviced or pumped out, and are records available?
Water supply	How many tanks are there, what is their capacity, what roof area feeds them, and is the supply also used for gardens or stock? Has the property required trucked water in dry periods?
Power dependence	What stops working during a power outage? Is there gravity-fed water, backup generation, battery support or another contingency?
Land and stock	What stock has historically been carried, through which seasons, and with what supplementary feeding? Are some areas too steep, wet, shaded or inaccessible to be practically grazed?
Operating costs	Allow for periodic wastewater servicing, pumps, filters, tank cleaning, fencing, pasture management, water deliveries and other ongoing rural maintenance costs.

Indicative costs used in this guide

The approximate costs shown for septic cleaning, replacement wastewater systems, water tanks and trucked water are broad budget figures. They can vary materially with location, supplier, access, capacity, system specification and date. Obtain current quotations before relying on them.

GENERAL INFORMATION ONLY

This guide is intended as general information only and is not a definitive guide or a substitute for legal, engineering, wastewater, water-quality, agricultural or other specialist advice. Property-specific circumstances vary. Buyers and sellers should make their own enquiries and obtain appropriate professional advice before relying on any information that is material to a transaction.