

Additional Property Information
7B Carol Leon Avenue
(Formerly 607 Kaipara Coast Highway)
Kaukapakapa

© Crow Realty Limited

Property Information

The dwelling was completed in late 2022, with the final inspection carried out in January 2023. The Code Compliance Certificate (CCC) has been issued and is included in this information pack.

The Resource Consent for the build allows for a minor dwelling, and the home was constructed with potential dual use in mind. To help minimise noise transfer, the intermediate doors are solid-core and the intermediate walls are insulated.

As with a number of properties in the area (and across Auckland), the lower part of the land flooded during Cyclone Gabrielle (early 2023). Long-term locals advise this hadn't been known to occur previously. If the vendors were retaining the property, they would create raised "islands" for livestock as a precaution.

Access from the dwelling down to the lower land is either via the legal right-of-way at the bottom of the drive, or via a recently completed access below the dwelling. There is topsoil stockpiled on the lower land to spread over the unfenced paddock.

The metalled areas on the lower land were used by KiwiRail as a base during the replacement of two nearby rail bridges and are capable of handling heavy traffic (including crane operations). The access off SH16 is a recognised access for farm purposes. Technically, NZTA approval would be required if it were to be used as a commercial access (noting it was constructed to accommodate KiwiRail and heavy vehicle movements).

While the property has a total area of 2.8405 hectares, there is also an additional area of approximately 900m² of KiwiRail land that is currently fenced as part of the property (refer aerial).

The property was previously addressed as 607 Kaipara Coast Highway. As of late February 2025, Council has changed the address to 7B Carol Leon Avenue, as access to the dwelling is via Carol Leon Avenue. Most documentation still refers to 607 rather than 7B.

A registered valuation was completed in September 2024 at the vendors' request, valuing the property at $1.65 million. A copy is available on request and, subject to the valuer's approval, may be able to be re-addressed to the purchaser for finance purposes.

Access to the house is off Carol Leon Avenue as shown below.



Covenants

There are a number of instruments recorded on the title as a result of the subdivision that created this property and the neighbouring lots.

By way of background, the land was originally part of a larger parcel in the subdivision (Lot 9 DP 474061). It was later further subdivided when the wetland was created, at which point it became 607 Kaipara Coast Highway (Lot 9 DP 508650), with the remaining portion becoming 7A Carol Leon Avenue (Lot 11 DP 508650).

The key covenants preclude the use of the land for:

- a commercial piggery, commercial poultry farm, commercial dog kennels or catteries;
- any commercial or business use generating sprays, dust, noise etc;
- use as a storage facility;
- use for the storage of trucks, earth moving equipment, motor vehicle bodies; or machinery of a similar kind
- storage of any immobile or unroadworthy vehicles unless stored in an enclosed shed or garage);

Landline Telephone

No standard landline has been installed to the property although a conduit is in place from the bottom of the drive so a standard landline may be available (subject to capacity being available on the cable etc.) however this will need to be brought in.

Mobile Phone Coverage

www.2degrees.nz/coverage/

It appears that 4G coverage should be available.

www.spark.co.nz/coverage\

It appears that 4G coverage should be available.

www.vodafone.co.nz/network/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. The Vendors have run cabling for this.

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.compass.net.nz/signup/ Text in *italics* courtesy of Compass Website

VDSL might be available at this address.

Stay connected in rural New Zealand with Compass Rural Wireless. Our Rural Wireless option delivers Broadband in hard to reach areas and has two speed options available in most areas.

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 Zealander's 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.

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.

The Vendors are utilising Starlink and have indicated that it will remain with the property if the Purchasers would like.

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.

www.stratanet.co.nz/our-services/rural-internet/rural-coverage-map/
Text in *italics* courtesy of Stratanet Website

Broadband via Stratanet does not appear to be available at the property.

StrataNet provide a reliable robust wireless service, in rural and urban areas. Our speeds are the fastest available because we run our own network. Our wireless service does not use the old copper lines in the ground. Instead, StrataNet deliver wirelessly from transmission towers dotted around the greater Auckland area. We provide ultra-low latency (ping) connections, which is one of the key factors in delivering fast interne

Stratanet provides Wireless services which start from $50/month* require line of site access to a Wireless tower. A check of their coverage map suggests that it is unlikely that they have coverage available at the property.

* Prices as of February 2021.

www.vodafone.co.nz/broadband/rural Text in *italics* courtesy of Vodafone Website

With an aerial 3G and 4G services appear to be available.

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.

Public Transport

On February 24 2019 a new Helensville via Kaukapakapa and Waitoki to Silverdale bus service began, giving a west-to-east public transport option to major services and centres. The service runs every 90 minutes on weekdays and two-hourly on weekends. Pickup is in Opoto Place opposite Kaukapakapa School.

This service also runs in reverse and connects in Helensville to the service that provides access to Westgate.

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:

- Helensville School (9kms/10mins, full primary, decile 5, roll 497)
- Kaipara College in Helensville (10kms/11mins, secondary, decile 7, roll 763)
- Kaukapakapa School (3kms/4mins, full primary, decile 7, roll 286)
- Wainui School (12kms/11mins, full primary, decile 9, roll 305)
- Waitoki School (7kms/7mins, full primary, decile 8, roll 167)
- Waioneke School (???kms/???mins, full primary, decile 4, roll 97)
- Woodhill School (???kms/???mins, full primary, decile 6, roll 38)

Buses to a range of schools on the Hibiscus Coast and on the North Shore leave from the carpark beside the Kaukapakapa Hall. Other students catch the Public Transport to connect to other services at the Hibiscus Coast Bus Terminal in Silverdale.

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 in Kaukapakapa home of the Kaukapakapa Cowboys (rugby), the Kaukapakapa Pony Club, the Kaukapakapa Sports and Bowls Club, the Helensville District golf course, the Helensville Rugby Club and Helensville Tennis Club. All of which are no more than minutes away. Then there is the fantastic fishing on the Kaipara Harbour with the Boat Club and ramp at Mangakura 29 kms / 26 minutes up the road if your boat is too big for the ramps at Jordan Road or beside the Makarau Bridge. Those wanting to simply enjoy the outdoors are very well catered for by accessing Kaipara Coast Plant Centre and Sculpture Park (charge) just 8 kms / 8 mins up the road and/or Omeru Reserve 11 kms / 11 mins and/or Cue Haven 19 kms / 19 mins, and/or the trail at Mataia Homestead (charge and booking) 20 kms / 19 mins and/or the Mount Auckland (Atuanui) Walkway 24 kms / 23 mins up the road.

Social / Events

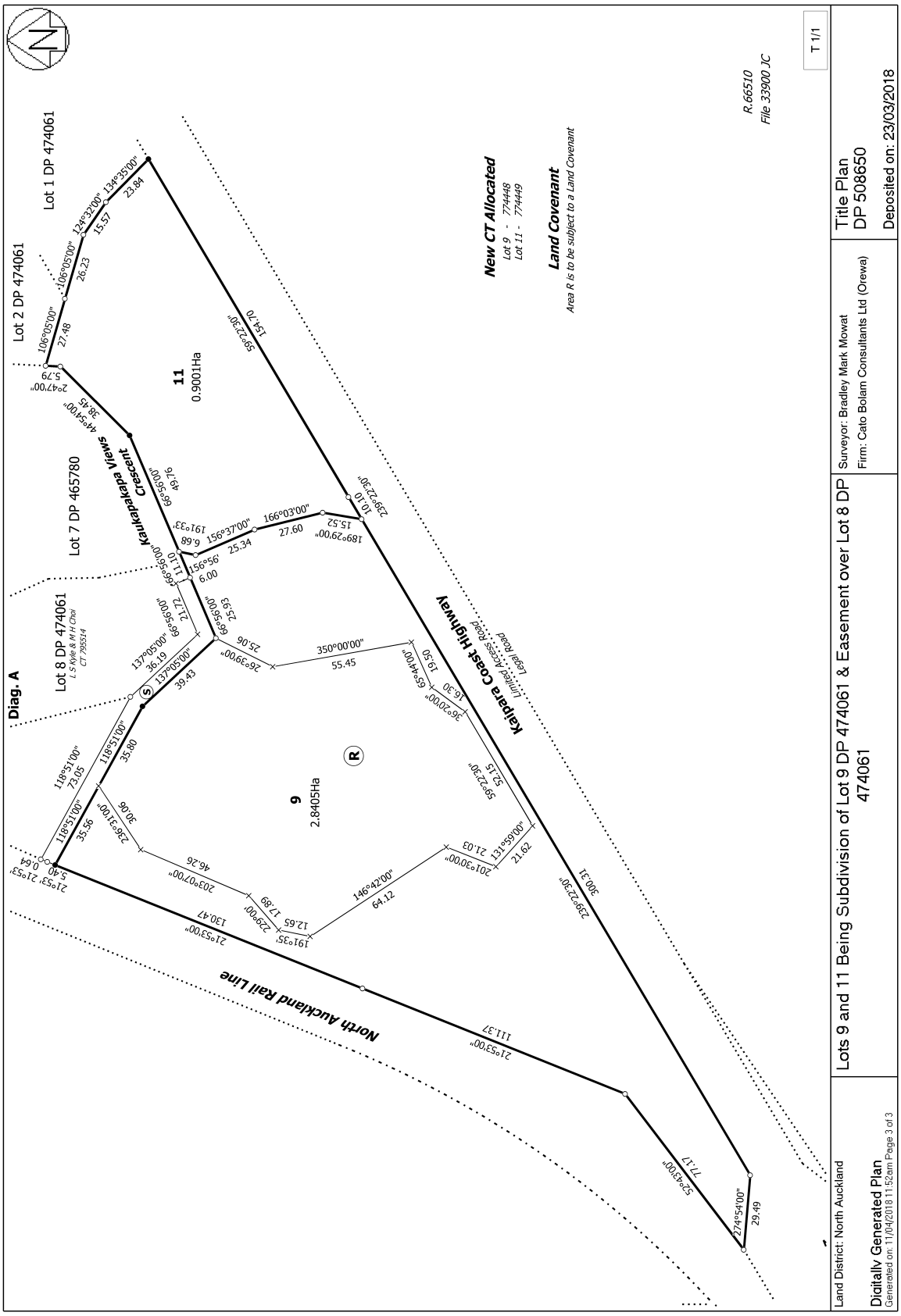


The Kaukapakapa Sports and Bowls Club (3kms / 4mins) is the home of all kinds of social gatherings and sports including darts, pool and bowls as well as the annual Miss Kaukapakapa pageant. The Kaukapakapa Hall (3kms / 4mins) is home to workshops, weddings and the like and along with the carpark hosts the Village Market each month.

Travel Times

Kaukapakapa	3 kms	4 mins
Helensville	9 kms	9 mins
Hibiscus Coast Park & Ride	19 kms	20 mins
Motorway (Silverdale)	18 kms	19 mins
Albany	29 kms	29 mins

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Lot 1 DP 474061
Lot 2 DP 474061
Lot 7 DP 465780
Lot 8 DP 474061
L S Kyle & M H Choi
CT 795514
Kaukapakapa Views Crescent
Kaipara Coast Highway
North Auckland Rail Line
Limited Access Road
Legal Road
11
0.9001Ha
9
2.8405Ha
R
S
New CT Allocated
Lot 9 - 774448
Lot 11 - 774449
Land Covenant
Area R is to be subject to a Land Covenant
R.66510
File 33900 JC
T 1/1
Diag. A
Land District: North Auckland
Digitally Generated Plan
Generated on: 11/04/2018 11:52am Page 3 of 3
Lots 9 and 11 Being Subdivision of Lot 9 DP 474061 & Easement over Lot 8 DP 474061
Surveyor: Bradley Mark Mowat
Firm: Cato Bolam Consultants Ltd (Orewa)
Title Plan
DP 508650
Deposited on: 23/03/2018

Code compliance certificate

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

THE BUILDING

Building consent number:	BCO10321856	Date building consent issued:	16 April 2021
Street address of building:	607 Kaipara Coast Highway Punganui Auckland 0871		
Legal description of land where building is located:	LOT 9 DP 508650		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A
Currently,lawfully established use: *[include number of occupants per level and per use if more than 1]*	Housing		
Year First constructed:	2023		

THE OWNER

Name of owner:	D & C Crow Trustees Limited, David Bruce Crow, Carolyn Rose Crow		
*Contact person:	David Bruce Crow		
Mailing address:	PO Box 100, Kaukapakapa, Auckland 0843		
Street address / registered office:	N/A		
Phone Number: Landline:	+64 (21) 333 188	Mobile:	+64 (21333188)
Daytime:	+64 (21) 333 188	After hours: N/A	Facsimile No: N/A
Email address:	dave@crowrealty.co.nz		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION WITH THE BUILDING CONSENT AUTHORITY

(Must be in New Zealand)

Full name:	David Bruce Crow		
Mailing address:	PO Box 100, Kaukapakapa, Auckland 0843		
Street address / registered office:	N/A		
Phone Number: Landline:	+64 (21) 333 188	Mobile:	+64 (21333188)
Daytime:	+64 (21) 333 188	After hours: N/A	Facsimile No: N/A
Email address:	dave@crowrealty.co.nz		

BUILDING WORK

Issued by:	Auckland Council	Building Consent Number:	BCO10321856

New one-storey dwelling, including four bedrooms, two bathrooms and two kitchens. Includes effluent 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:	4 August 2023
Print name:	Ian McCormick	Position:	General Manager, Building Consents

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 http://www.consumerbuild.org.nz/publish/maintenance.php

RESIDENTIAL RENTAL APPRAISAL

7B Carol Leon Avenue | Kaukapakapa, Rodney, Auckland

Prepared 20 October 2026 • Prospective letting / investment purchase • Unfurnished

INDEPENDENT MARKET RENT OPINION

This appraisal assesses five practical, purpose-designed accommodation configurations. The rental figures are weekly asking-rent opinions based on available advertised market evidence and property characteristics; they are not guarantees of achieved rent or an independent registered valuation.

Property and letting assumptions

Near-new (2022–2023) lifestyle residence, approximately 384 m² on approximately 2.84 ha, with five bedrooms, three bathrooms (including ensuite), two living areas, two full kitchens and two laundries. Features include double glazing, two heat pumps, decking, extensive parking, water tanks and on-site wastewater. The Trade Me listing describes a four-bedroom main dwelling and consented one-bedroom minor dwelling. The owner confirms that all five appraised configurations can be arranged without physical alterations.

Base rents assume each offered configuration has appropriate functional occupation and privacy, use of the immediate residential grounds, and excludes paddocks / wider grazing land. Additional land access is optional by negotiation. The property is appraised unfurnished. Compliance and separate-tenancy suitability should be checked for the actual tenancy arrangements.

Weekly rental appraisal — five options

Accommodation configuration	Supported weekly range	Recommended asking rent	Evidence confidence
Entire property | 5 bed / 3 bath	$1,100–$1,300	$1,200	Moderate
4 bed / 2 bath	$850–$1,000	$925	Moderate
3 bed / 2 bath	$750–$900	$825	Moderate
2 bed / 1 bath	$550–$650	$595	Limited
1 bed / 1 bath	$430–$525	$475	Moderate

All rental amounts above EXCLUDE electricity, gas, internet and any other separately charged services. The figures are alternatives, not additive unless the corresponding areas are simultaneously available as distinct, lawful tenancies.

Marketing and rental reasoning

The $1,200 full-property recommendation reflects a large modern residence with unusually flexible dual living facilities, attracting extended or multigenerational households; the premium tenant pool may be relatively small. The four-bedroom component at $925 reflects the principal home's substantial size and rural outlook. The three-bedroom estimate of $825 benefits from modern accommodation and two bathrooms, while the two-bedroom and one-bedroom levels reflect smaller local housing options and the value of self-contained facilities. Privacy, allocated parking, external areas and shared occupancy affect achieved rents.

In a relatively thin lifestyle rental market, an asking rent near the top of each range may lengthen vacancy. For faster placement, consider testing the midpoint/recommended figure and reviewing enquiry after a suitable marketing period.

Electricity and gas: rental inclusions

Owner-supplied current costs: electricity $240 per month and gas approximately $90 per month, together $330 per month for four occupants. On a 52-week basis this equals approximately $19.04 per person per week. For indicative budgeting, allow $20 per occupant per week if electricity and gas are bundled into rent; actual

costs vary by season, appliance use and occupancy. Example: four occupants in the entire property = $1,200 base rent + $80 allowance = indicative inclusive asking rent $1,280 per week.

Electricity and gas are not separately metered between configurations. Tenancy Services states that the landlord must pay for utilities shared by different tenancies. Accordingly, the $20/head figure is an internal rent-setting allowance for appropriately agreed inclusive rents, NOT a recommendation to issue tenants separately apportioned unmetered utility invoices. Landlord to confirm legally compliant billing and tenancy documentation.

Investment comparison — existing main dwelling and minor dwelling

Scenario	Indicative combined weekly rent	Annual gross at 52 weeks
One tenancy: entire property	$1,200	$62,400
Separate tenancies: 4-bed + 1-bed	$925 + $475 = $1,400	$72,800

The indicative $10,400 annual gross difference is before vacancy, property management, repairs, insurance, land maintenance, utilities that cannot be recovered separately, compliance expenses and tax. Not a net return forecast. No rent is attributed to optional grazing/paddocks.

Rental market evidence — advertised comparables

Advertised prices only; no achieved rent or executed tenancy agreements have been verified. Dates are listing dates where available. Current listing pages were checked on 20 October 2026. Some historical links may expire or redirect.

660 Kaipara Coast Highway, Kaukapakapa | $680/week | 8 Oct 2026

5 bed / 3 bath; 2 living; renovated 1970s-era home; also marketed for sale. Lower-quality/older benchmark.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6168935401

1890 Kaipara Coast Highway, Kaukapakapa | $790/week | Date not established

5 bed / 2 bath; off-grid; other tenancies on land; special utilities arrangement. Lower-end larger-home context.

https://www.myrent.co.nz/listings/RGCRNS

51 Moses Road, Kaukapakapa | $1,300/week | 23 Sep 2026

4-bed main home plus separate 2-bedroom minor dwelling (6+ beds), 2 baths, 3 living rooms; premium dual-home comparator.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6145435965

193 Pinchgut Road, Kaukapakapa | $875*/week | Aug 2026 (earlier record)

3 bed / 2 bath contemporary rural home; supports stronger 3-bed level. Historical advertisement, current price not independently retrievable.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6071624948

94A McLachlan Road, Kaukapakapa | $495*/week | Oct 2026 (earlier record)

2 bed / 1 bath rural accommodation; smaller-unit context. Historical advertisement, current price not independently retrievable.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/kaukapakapa/listing/6157800330

11 Kanono Way, Helensville | $780*/week | Oct 2026 (earlier record)

New 4 bed / 2 bath suburban family home; location and property type differ. Historical advertisement.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/helensville/listing/6178737079

Kahikatea Flat Road, Waitoki | $650*/week | Aug 2026 (earlier record)

2 bed / 1 bath renovated country dwelling; higher smaller-home benchmark. Historical advertisement.

https://www.trademe.co.nz/a/property/residential/rent/auckland/rodney/waitoki/listing/6124688825

*Historical advertised amounts retained from earlier appraisal research; the original rental listing currently redirects, so the asking amount could not be rechecked at preparation. Treat as lower-confidence corroborative evidence, not independently verified current asking rent.

Market data, confidence and qualifications

Kaukapakapa has relatively few directly comparable rentals; the evidence spans distinct dwelling sizes, ages, fit-outs and degrees of exclusivity. This supports moderate overall confidence for the larger residence and limited confidence for the two-bedroom alternative. The 3-bedroom, 2-bedroom and 1-bedroom configurations have been assessed individually; exact spatial allocations were not independently inspected.

Tenancy Services publishes bond-derived Market Rent information, but a suitably matched and verified Kaukapakapa-specific statistical extract was not obtained for this exercise. No local median achieved rent is stated or implied. Bond statistics may cover broader areas and lag current advertising. The market-rent and legislative source links below are supplied for independent due diligence.

This opinion assumes ordinary long-term residential tenancies, lawful occupation, healthy homes and other rental compliance, and the condition and attributes shown in the listing. It excludes commercial/short-stay rent, land or grazing income, tenant selection outcomes, vacancies and investor-specific yield analysis. The rent may need to be adjusted following physical inspection, confirmation of occupancy boundaries and contemporary market response. This appraisal is informational and does not constitute a guarantee of income.

Sources

Subject property, Trade Me — https://www.trademe.co.nz/a/property/residential/lifestyle-property/auckland/rodney/kaukapakapa/listing/5186936193

Tenancy Services — Market Rent — https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/

Tenancy Services — Utilities and other payments — https://www.tenancy.govt.nz/rent-bond-and-bills/utilities-and-other-payments/

Residential Tenancies Act 1986, section 39 — https://www.legislation.govt.nz/act/public/1986/120/en/latest/DLM95012.html

Prepared as an independent evidence-based market rental assessment as at 20 October 2026. This document is not a property management appointment or a rental guarantee.

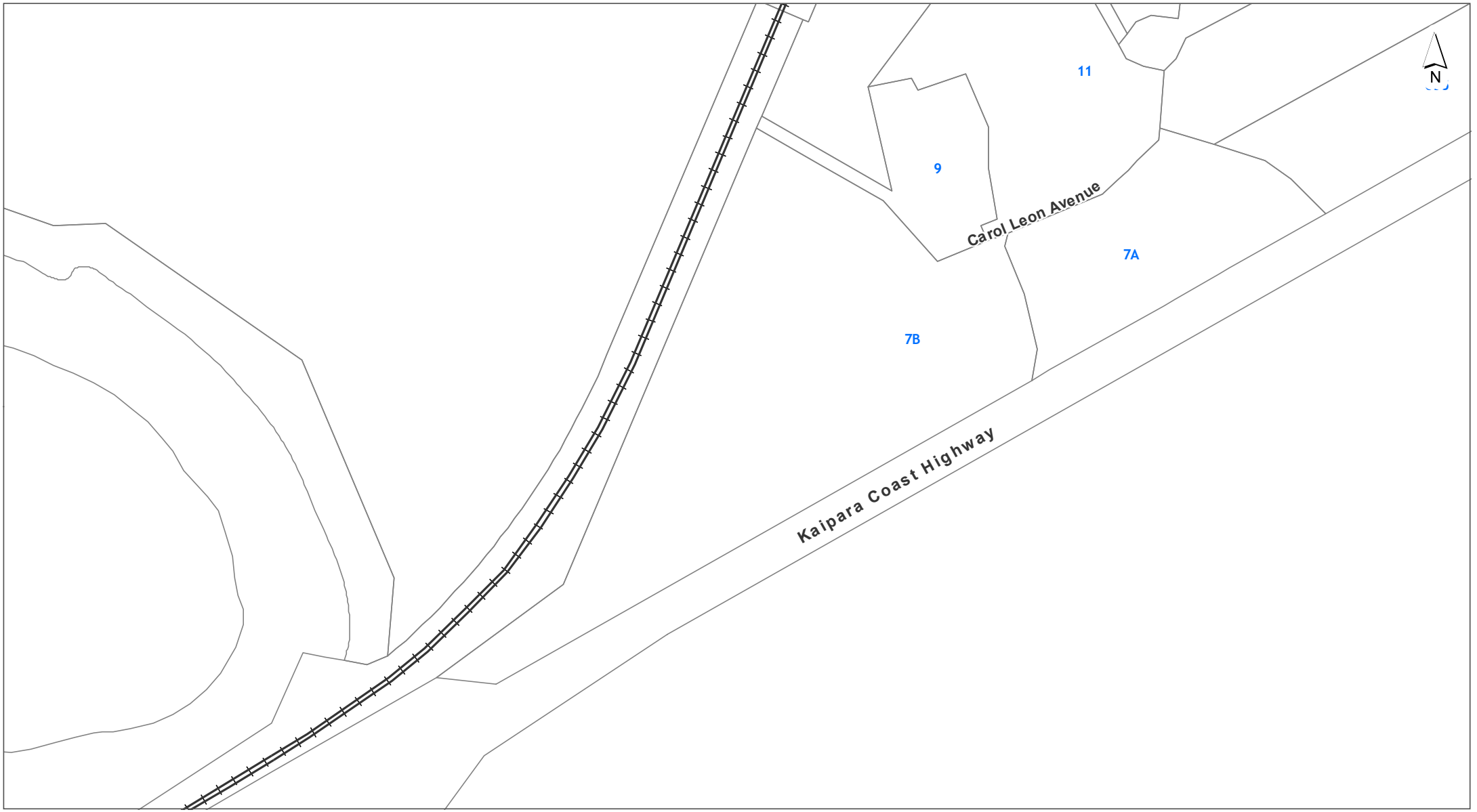
Private Bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

RATES INFORMATION

Location of Rating Unit	7B Carol Leon Avenue Punganui Auckland 0871
For period	1 July 2026 to 30 June 2027
Assessment Number	1234577094
Valuation Number	30710-00000015791
Valuation as at date	1 May 2024
Capital Value	$1,510,000
Land Value	$700,000
Record of Title Number	774448
Description of Rating Unit	LOT 9 DP 508650



Description of Rates	Factor/Unit	Factor Value	Rate/Charge	Total (GST incl.)
Uniform Annual General Charge	Number of separate parts	2	$663.00	$1,326.00
General Rate - Farm and Lifestyle	Capital Value	$1,510,000	0.00181431	$2,739.61
Waste Management - Standard Recycling	Number of separate parts	2	$111.61	$223.22
Waste Management - Minimum Base Charge	Number of separate parts	2	$42.72	$85.44
Waste Management - Refuse Small	Number of separate parts	2	$169.04	$338.08
Natural Environment Targeted Rate - Non Business	Capital Value	$1,510,000	0.00003567	$53.86
Water Quality Targeted Rate - Non Business	Capital Value	$1,510,000	0.00001116	$16.85
Climate Action Transport Targeted Rate - Farm and Lifestyle	Capital Value	$1,510,000	0.00004162	$62.85
Rodney Local Board Transport Targeted Rate	Number of separate parts	2	$150.00	$300.00
Total Auckland Council Rates for 2026/2027 (including GST)				$5,145.91



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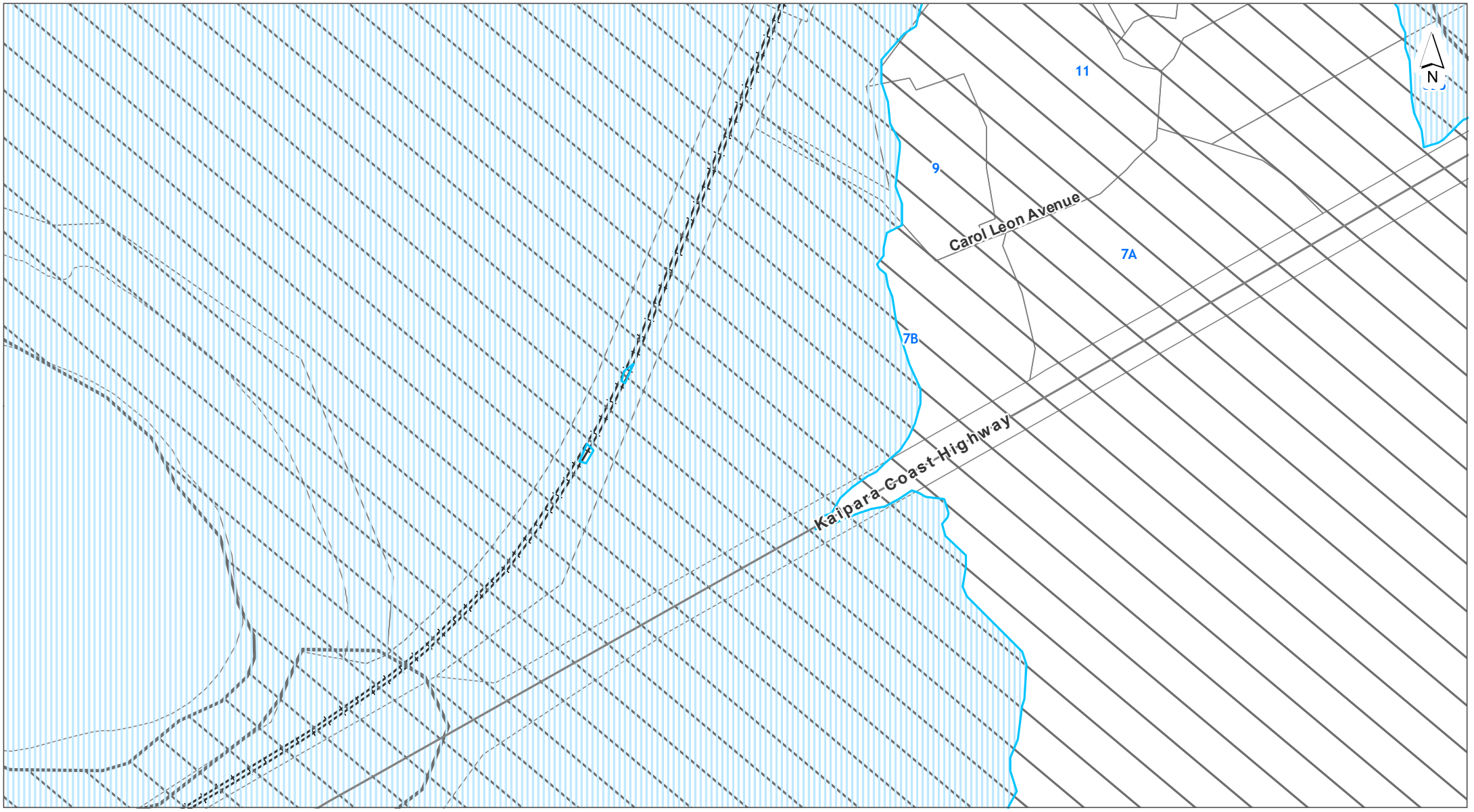
Built Environment
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
14/10/2026

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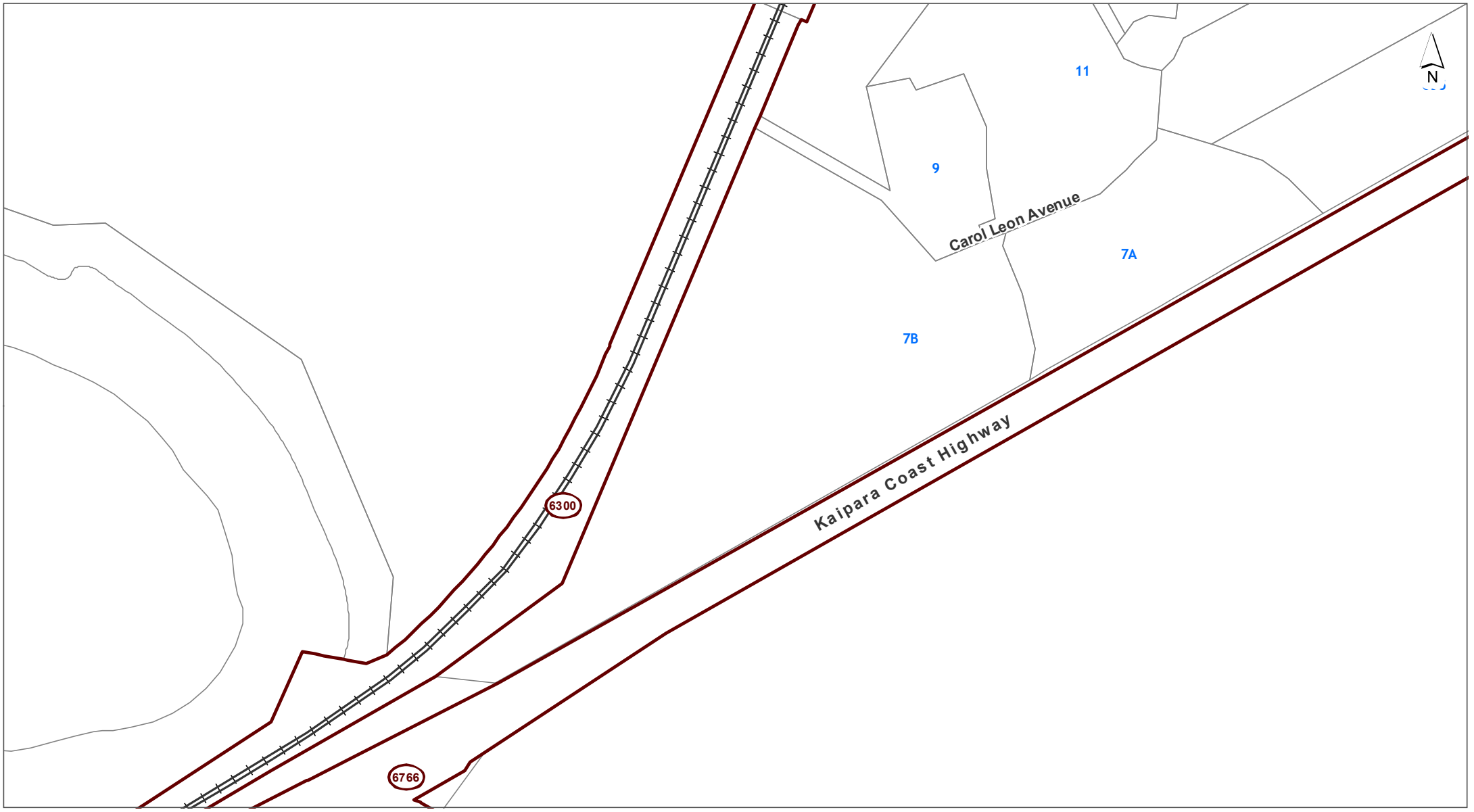
Controls
7B Carol Leon Ave - Unitary

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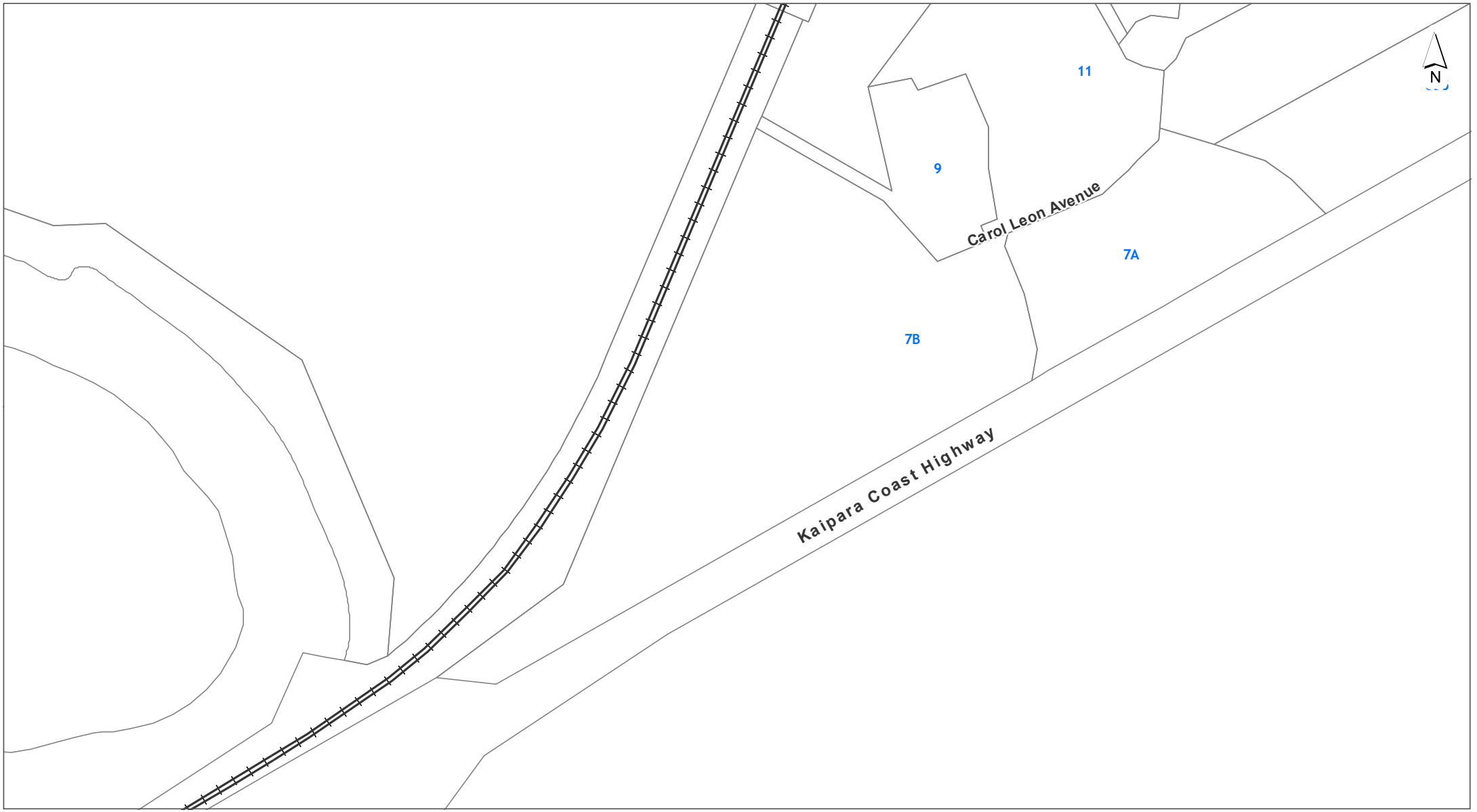
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Te Kaunihera o Tāmaki Makaurau



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Historic Heritage and Special Character
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
14/10/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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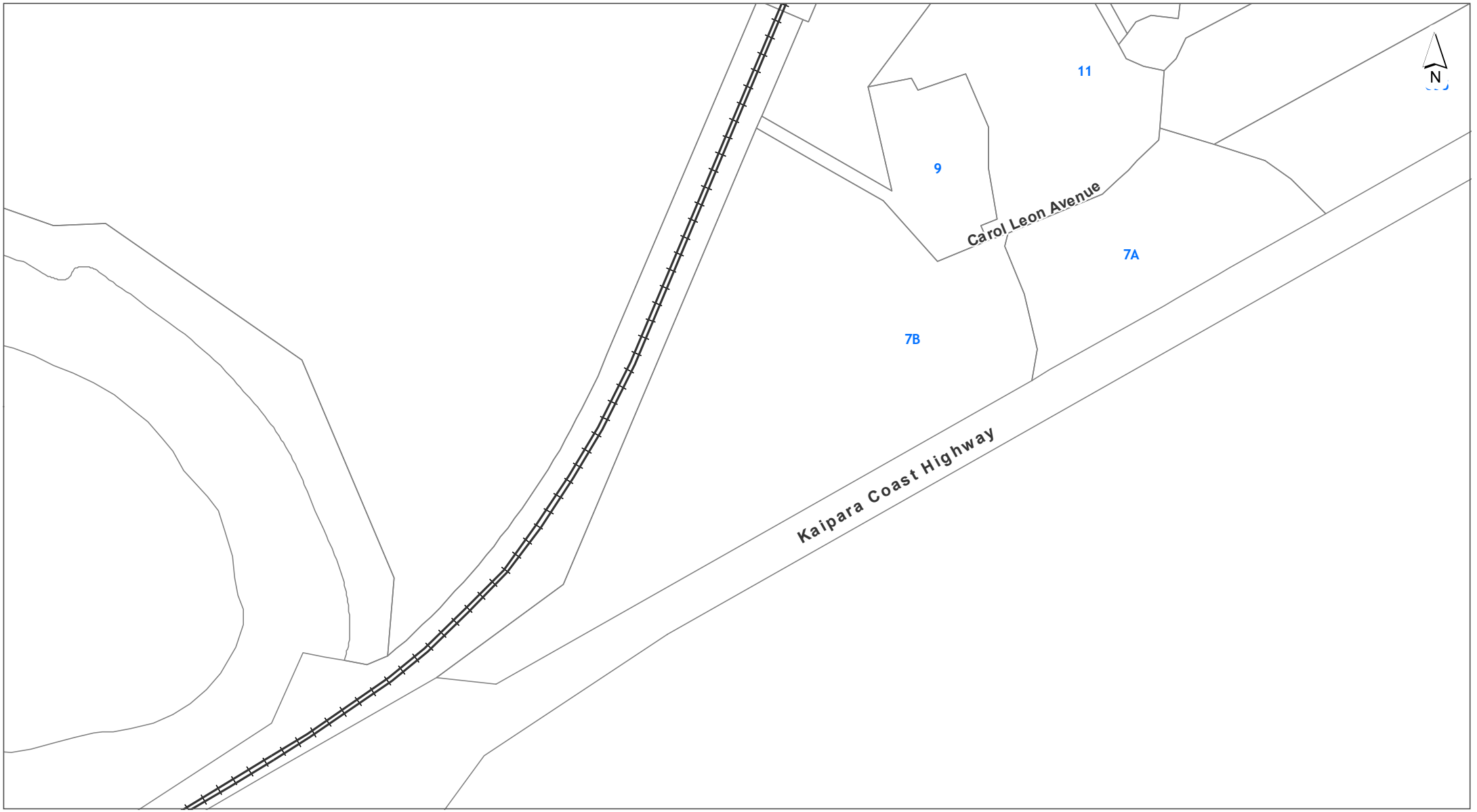
Infrastructure
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
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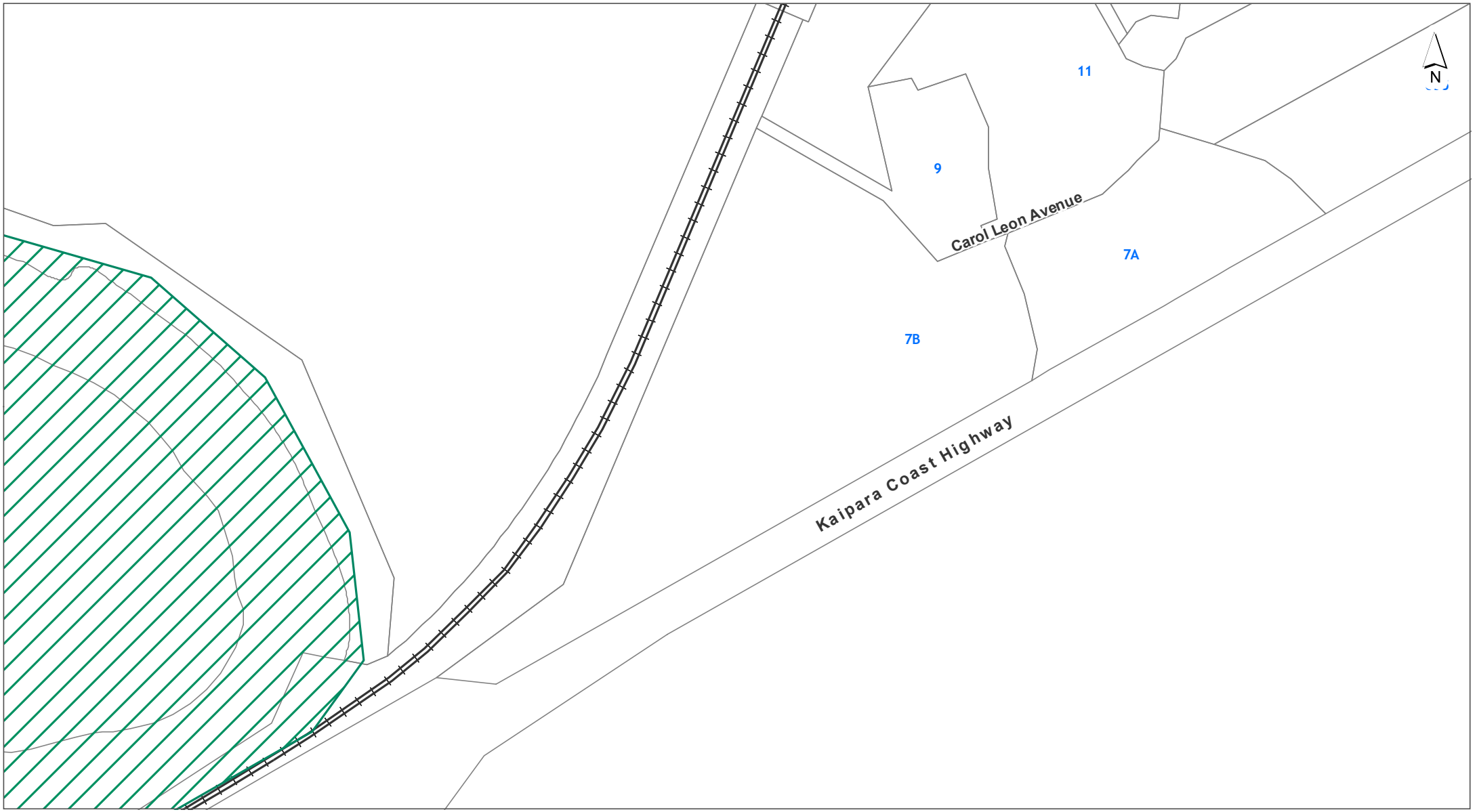
Mana Whenua
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
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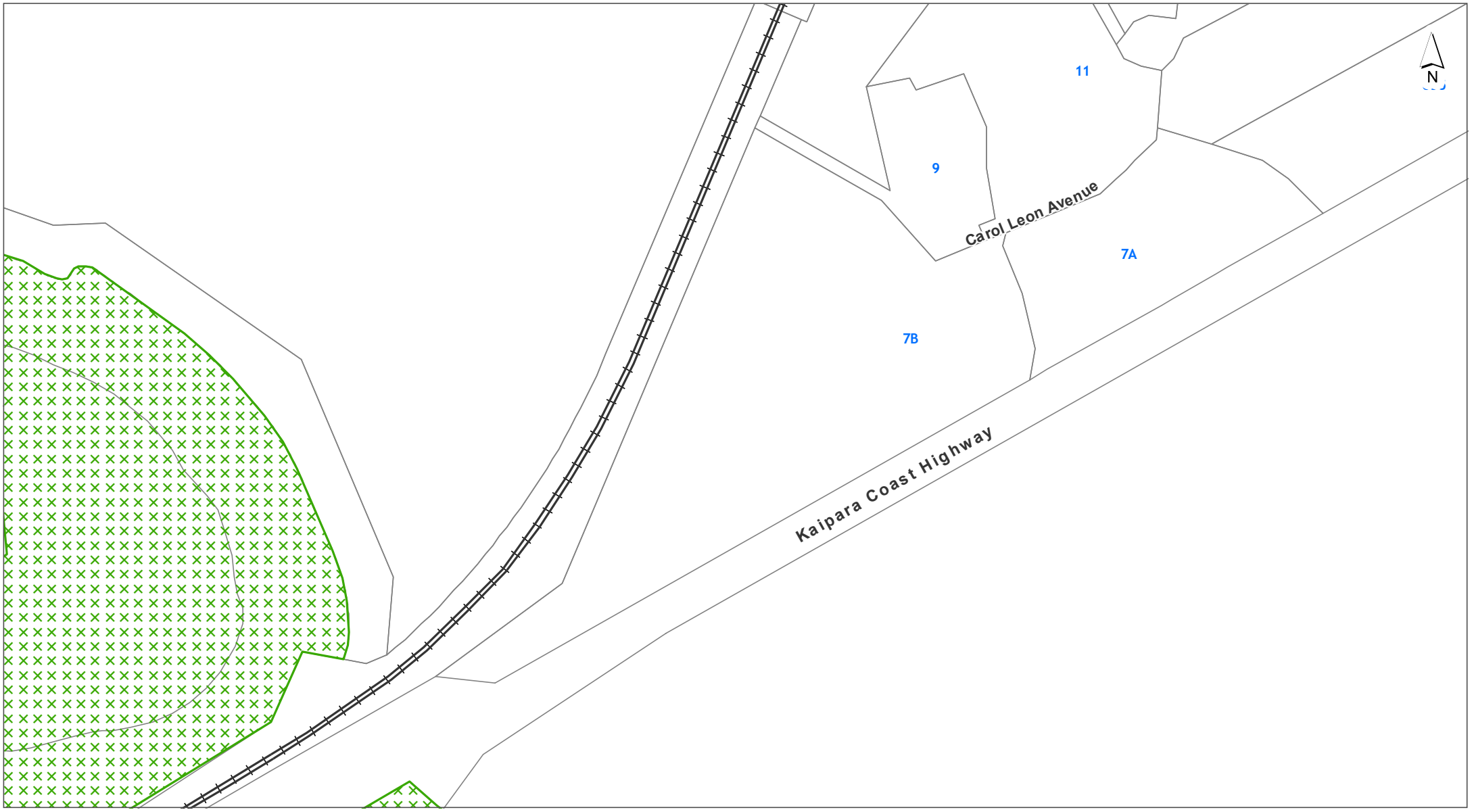
Natural Heritage
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

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Natural Resources
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

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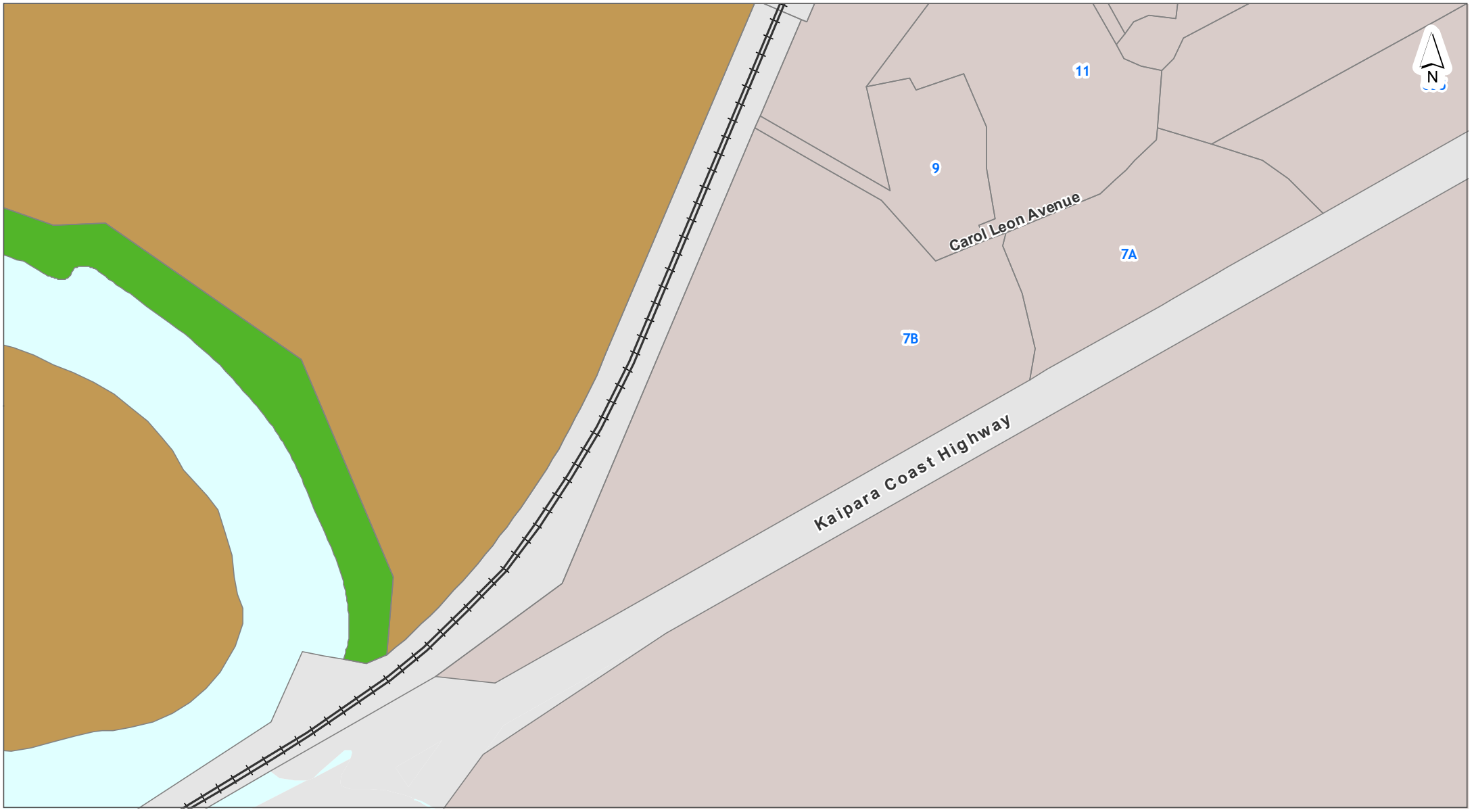
Precincts
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
14/10/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Zones and Rural Urban Boundary
7B Carol Leon Ave - Unitary

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
14/10/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan July 2026 - LEGEND

Date: 12/06/2026

NOTATIONS

Proposed Modifications to Auckland Unitary Plan

- Notices of Requirement
- 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]
- Marine 1 [rcp]
- Marine 2 [rcp]

Significant Ecological Areas Overlay

- 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 Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised

National Grid Corridor Overlay

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Verified position of tree
- Unverified position of tree
- Group of Trees

Notable Trees Overlay

- 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
- Height Sensitive Areas

Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]

- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural

Ridgeline Protection Overlay

- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule

Waitakere Ranges Hertage Area Overlay

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
- General Commercial Frontage

Building Frontage Control

- Adjacent to Level Crossings
- General
- Motorway Interchange Control

Vehicle Access Restiction 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
- Infrastructure

Emergency Management Area Control

- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]

Stormwater Management Area Control

- Subdivision Variation Control
- Indigenous Vegetation 749.7 ha
- Freshwater Wetland 14.6 ha

Kawau Island Rural Subdivision SEAs Control

- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- 123 Designations
- 200 Airspace Restriction Designations

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Unitary Plan July 2026 Property Summary Report

Address

7B Carol Leon Avenue Punganui 0871

Legal Description

LOT 9 DP 508650

Modifications

Plan Changes, PC 120 - Some parts have immediate legal effect. Some parts apply to Auckland-wide provisions. Some parts are excluded from zone and/or other mapping proposals. Withdrawn in part 27/08/2026. Public notice and proposed amendments to PC120: 27/08/26, Multiple Layers, View PDF, Proposed, 3/11/2025

Zones

Rural - Rural Production Zone

Precinct

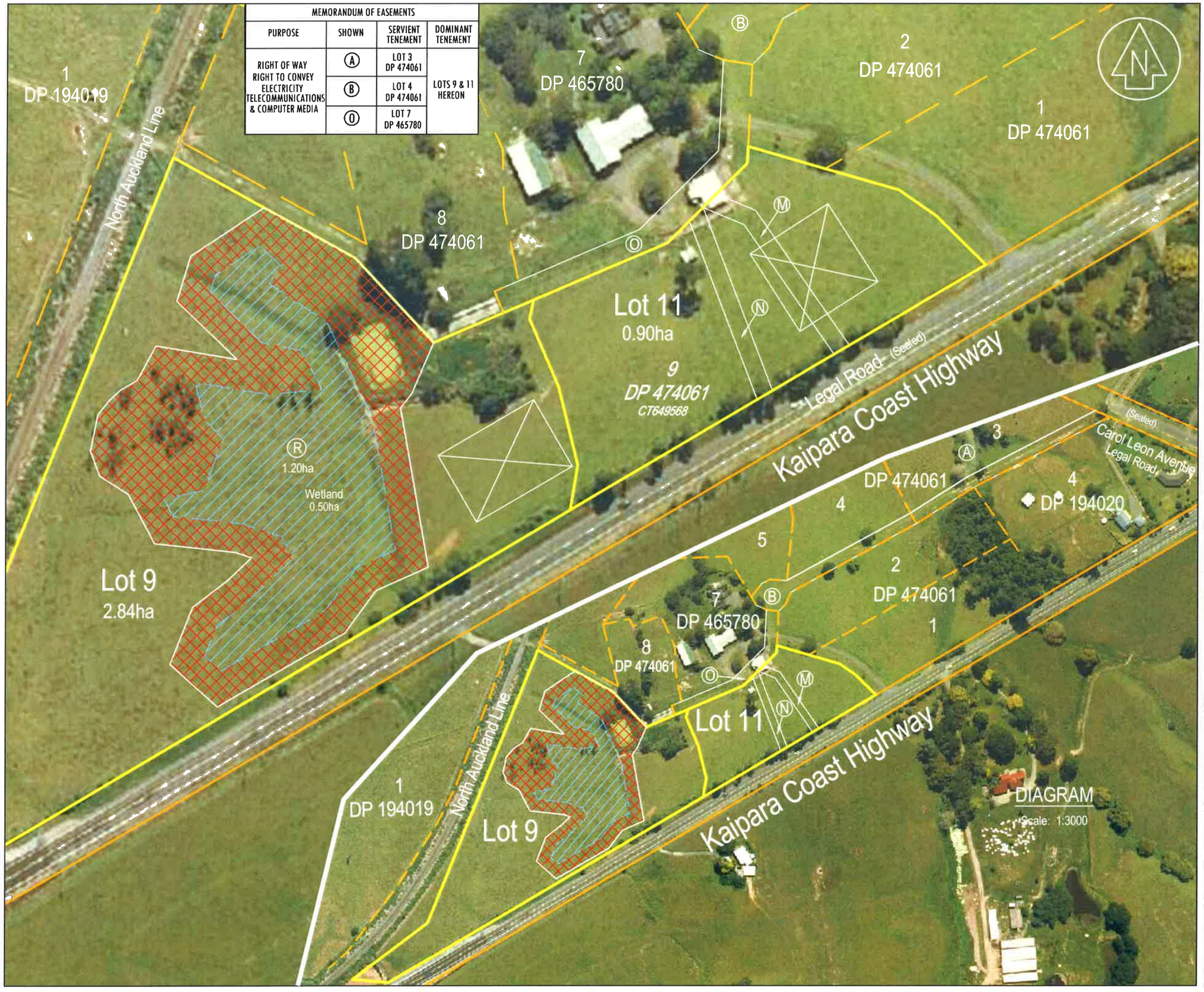
Controls

Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise

Controls: Macroinvertebrate Community Index - Rural

Overlays

Designations



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This plan and accompanying report(s) have been prepared for the purpose of obtaining a resource consent only and for no other purpose. Use of this plan and/or the information on it for any other purpose is at the user's risk

AUCKLAND COUNCIL Rodney Section
COMPRISED IN CT 649568
TOTAL AREA 3.7403ha
MEASUREMENTS ARE SUBJECT TO SURVEY.
Areas Ⓡ (1.20ha) is to be subject to a land covenant to protect wetland.

Wetland Area 0.50ha
Buffer Area 0.70ha
Proposed Building Area

EXISTING APPURTENANT EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY RIGHT TO CONVEY ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA	Ⓐ	LOT 3 DP 474061	E.I. 9651492.10
	Ⓑ	LOT 4 DP 474061	
	Ⓞ	LOT 7 DP 465780	

EXISTING EASEMENTSTO BE REVOKED

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY TELECOMMUNICATIONS	Ⓜ	LOT 11 HEREON	E.I. 9651492.10
RIGHT TO CONVEY ELECTRICITY	Ⓝ		

R4	Lot bdy amended btwn Lots 9 & 11	BM	08.16
R3	Covnt R increased	LS	04.16
	REVISION (DESCRIPTIONS)	NAME	DATE

	NAME	DATE
SURVEYED		
DESIGNED		
DRAWN	LS	07.15
CHECKED		
APPROVED		

CATO BOLAM CONSULTANTS
SURVEYORS PLANNERS ENGINEERS

CATO BOLAM CONSULTANTS LTD
19 Tamariki Avenue
PO Box 157
Orewa 0946
phone 09-427 0072
fax 09-426 7331
email catobolam@catobolam.co.nz

CLIENT
KAIPARA DEVELOPMENTS LIMITED
659 KAIPARA COAST HIGHWAY
KAUKAPAKAPA

DRAWING TITLE
LOTS 9 & 11 BEING
PROPOSED SUBDIVISION OF
LOT 9 DP 474061

ORIGINAL SCALE 1:1250	ORIGINAL SIZE A3	REVISION NO R4
DATE JULY 2015	CAD REFERENCE 33900-S1-R3	SHEET NO S1
DIRECTORY Z:33895\Acad		JOB NO 33900

Decision on an application for resource consent under the Resource Management Act 1991

Non-Complying activity

Application number(s):	LUC60369751 (s9 land use consent) DIS60384902 (S15 Wastewater discharge permit) DIS60385233 (S15 Stormwater discharge permit) WAT60385005 (S14 Stormwater diversion permit)
Applicant:	David Bruce Crow
Site address:	607 Kaipara Coast Highway, Punganui
Legal description:	Lot 9 DP 508650

Proposal:

Land use consent to construct a new dwelling containing a minor dwelling and undertake earthworks to form the driveway and associated building platforms over an area of 1370.14m^2, with a volume of 463.6m^3. Wastewater discharge permit and Stormwater discharge and diversion permits for discharges and diversion of wastewater and stormwater within 100 metres of a natural wetland.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60369751

Auckland Unitary Plan (Operative in part)

Land Disturbance - District

- Earthworks greater than 1000m^2 up to 2,500m^2 in a rural zone, is a restricted discretionary activity under rule E12.4.1(A5). The proposal involves earthworks over an area of 1370.14m^2.

Rural – Rural Production

- To construct a minor dwelling is a restricted discretionary activity under Table H19.8.1(A27). The minor dwelling is located 12 metres to the front boundary and 7 metres to the eastern side boundary. Minor dwellings that do not comply with the standards in H19.10.11 is a Non-Complying Activity under Table H19.8.1(A28).

- To construct a single dwelling is a permitted activity under Table H19.8.2(A72). The dwelling however infringes the 20 metre front yard setback and the 12 metre side yard setback as outlined in standard H19.10.3.1. The dwelling is located 12 metres to the front boundary and 7 metres to the eastern side boundary. To infringe standard H19.10.3.1 is a Restricted Discretionary Activity under C1.9.

Wastewater discharge permit (s15) – DIS60384902

National Environmental Standards for Freshwater

- The proposal involves the discharge of wastewater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Stormwater discharge permit (s15) – DIS60385233

National Environmental Standards for Freshwater

- The proposal involves the discharge of stormwater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Stormwater diversion permit (s14) – WAT60385005

National Environmental Standards for Freshwater

- The proposal involves the diversion of stormwater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The reasons for consent are considered together as a non-complying activity overall.

Decision

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

Acting under delegated authority, under sections 104, 104B and 104D and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The adverse effects of the activity on the environment have been found under s95 to be no more than minor. As such, there is no prohibition under s104D on granting this resource consent.

2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:

    (a) The earthworks will be carried out over a limited duration. Any uncovered area will be grassed or planted on the completion of construction. Silt fences will remain in place until such time that the grass is established. All sediment will be controlled in accordance with Auckland Councils Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD 2016/005).

    (b) The proposal is considered to be compatible with the existing rural and rural residential character and amenity values of the immediate and surrounding area. In particular, the new dwelling containing the minor dwelling forms a single residential building within the property. It is considered that the proposal will have minimal effects on the wider and immediate locality with the earthworks facilitating development in-line with the existing and expected scale, design and character of development in this area.

    (c) The main and minor dwellings and associated earthworks are to be constructed and finished in materials anticipated within this rural zoning. Accordingly, the proposal will not compromise the existing rural character and amenity values existing in this locality. The proposed development will be consistent in character and scale to other dwellings located within the local vicinity.

    (d) The potential visual effects of this are less than minor given the fact the application site is a moderate sized property. The depths of cut and fill are minimal given the size of the site and therefore the alteration to the landform would not constitute an adverse effect when viewed from the wider environment. There are no large retaining walls and sufficient space to batter the banks which will give a more natural landscaped appearance to the site.

    (e) Council's Development Engineer has reviewed the application and has not raised any concerns with the works, including the erosion and sediment control measures.

    (f) The potential risk of adverse effects on the hydrology and water quality of the natural wetland resulting from the proposed wastewater discharge have been minimised through the advanced treatment of wastewater and the location of the primary land disposal area, being approximately 18m from the outermost extent of the natural wetland.

    (g) The proposed diversion and discharge of stormwater has been designed in such a way so as to minimise potential adverse effects on the natural wetland, through the provision of re-use rain tanks, overflow from the tanks will discharge to the stormwater disposal outlet that will comprise a T Bar diffuser that discharges into a scour resistant discharge point.

    (h) In terms of positive effects, the proposal will provide for the owner's social, economic, and cultural wellbeing.

(i) With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the following objectives and policies are considered relevant:

   - National Policy Statement on Freshwater Management 2020 – Part 2.1 and Part 2.2
   - Auckland Unitary Plan (Operative in Part) – objective H19.2.3(1), policy H19.2.4(1), objective E12.2 and policy E12.3.

   Overall, the proposal is considered to be consistent with the above objectives and policies for the following reasons:

   (a) The diversion and discharge of stormwater and discharge of wastewater in close proximity to the natural wetland will generate effects on the wetland that are less than minor. The wetland is relatively large and can tolerate the additional nutrient load of the proposed wastewater discharge. Further, it is noted that there will be no loss of the natural wetland and the values of the wetland will remain protected.
   (b) The character and amenity values of the surrounding area will be maintained as a result of the proposed dwelling and minor dwelling.
   (c) The applicant is to install measures to control and/or mitigate any silt/stormwater run-off in accordance with the Auckland Councils GD05.
   (d) In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site.

4. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.

5. In accordance with an assessment under s105 of the RMA, the proposal has considered the nature of the discharge and the sensitivity of the receiving environment to adverse effects, the reasons for the proposed choice, and any possible alternative methods of discharge, including discharge into any other receiving environment. Overall the proposal is considered appropriate and conditions of consent have been included to ensure there are no significant effects on the receiving environment.

6. In accordance with an assessment under s107 of the RMA, the proposal will not result in discharges to water that will cause, after reasonable mixing, the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, any conspicuous change in the colour or visual clarity, any emission of objectionable odour, the rendering of fresh water unsuitable for consumption by farm animals, and any significant adverse effects on aquatic life. 6. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and will have less than minor adverse effects on the environment.

7. In the context of this non-complying activity application for land use and the discharge of wastewater and stormwater, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

8. Overall the proposal will have effects on the environment that are less than minor and consistent with the intended outcomes of the relevant statutory documents.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. This consent shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60369751, DIS60384902, DIS60385233 and WAT60385005.

    - Application Form and Assessment of Environmental Effects prepared by Civix, dated 30 August 2021, revision 01 and response letter dated 23 August 2021 and 18 February 2021.
    - Specialist Reports

Report title and reference	Author	Rev	Dated
Geotechnical Report – Referenced 20/29	Deane Consultancy		11 March 2020
Hydrology Report – Referenced 20/29	Deane Consultancy Ltd		17 May 2021
New Effluent Disposal System – Referenced 20/29	Deane Consultancy Ltd	A	17 August 2021
Letter – Referenced 20/29	Deane Consultancy Ltd		17 May 2021
Wetland Assessment – Referenced 21104.1-001	Ecology New Zealand	0	13 August 2021
Wetland Rehabilitation Assessment and Management Report – Referenced 33900	Cato Bolam Consultants Ltd		29 March 2016

    - Plans

Plant title and reference	Author	Rev	Dated
Cover Page – Sheet 01	3D Render Studio	D	18 August 2021
Site Plan – Sheet 02	3D Render Studio	D	18 August 2021

Enlarged Site Plan – Sheet 03	3D Render Studio	D	18 August 2021
Drainage Plan – Sheet 04	3D Render Studio	B	11 January 2021
Floor Plan – Sheet 05	3D Render Studio		7 September 2021
Elevations – Sheet 06	3D Render Studio		11 January 2021
Elevations – Sheet 07	3D Render Studio		11 January 2021
3D views – Sheet 16	3D Render Studio		11 January 2021

2. The consent holder shall pay the council an initial consent compliance monitoring charge of $684 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

   Advice note: The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – Land use consent LUC6036751

Lapse date

3. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

   a. The consent is given effect to; or

   b. The council extends the period after which the consent lapses.

Ensure stability of the site/neighbouring sites.

4. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

Ensure dust does not cause adverse effects

5. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Council's Team Leader, Compliance Monitoring NW is noxious, offensive or objectionable.

General sediment control conditions

6. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council's Team Leader, Compliance Monitoring NW.

Specific conditions – Wastewater discharge permit DIS60384902

Lapse date

7. Under section 125 of the RMA, this consent will lapse five years after the date it is granted unless:

   a. The consent is given effect to; or

   b. The council extends the period after which the consent lapses.

Duration of consent

8. This consent shall expire on **8 September 2056** unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Review under s128

9. That the conditions of this consent may be reviewed by the Auckland Council pursuant to Section 128 of the RMA, by the giving of notice pursuant to Section 129 of the Act, in September following implementation of this consent and every September thereafter in order:

   a. To vary the size or design of the treatment system and/or size or design of the land disposal area in light of increased understanding of the system or further information, changes in circumstances, or the results of monitoring; or

   b. To alter monitoring requirements in light of previous monitoring results and/or changed environmental conditions or circumstances; or

   c. To deal with any significant adverse effect on the environment which may arise from the exercise of the consent and which was not apparent at the time of the granting of the consent; or

   d. To require a Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment resulting from the discharge, including measures to decrease water usage and/or discharge flow volumes; or

   e. To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent, through altering or providing specific performance standards.

Advice Note:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in the following circumstances:

I. To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.

II. To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.

III. To address any non-compliance with the conditions of consent.

IV. At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision or the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions, the conditions may also be reviewed.

Wastewater volume

10. The wastewater discharge volume to land must not exceed 1,600 L/day.

Discharge Quality Standards

11. The quality of treated wastewater immediately before it is discharged to the land disposal system must not exceed the standards specified below:

Parameter	Units	Discharge standard
5-day Biochemical Oxygen Demand (BOD_5)	mg/L	15
Total suspended solids (TSS)	mg/L	15
Total nitrogen (TN)	mg/L	25

Wastewater system design

12. The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

a. **Hynds Lifestyle Advanced** Submerged Aerated Filter Wastewater Treatment Plant comprising:

- (1x) Outlet filter
- A visual and audio alarm located in a prominent location on the site that detects pump failure or high wastewater levels.
- A wastewater discharge flow meter (with an accuracy of +/- 5% or better) installed at the outlet of the treatment plant.
- Emergency storage volume, equivalent to 24 hours peak flow volume, above the high water alarm levels, within the wastewater treatment system

b. Wastewater land disposal system:
- At least 457m^2 land disposal area with pressure compensated drip irrigation (PCDI) system consisting of 457m of line, line spacing of 1.0m and with clearly marked flush valves at the end of each line. The PCDI lines must be securely pinned to the ground surface, covered in mulch and planted.
- A maximum wastewater loading rate of 3.5mm/day.
- At least 50% reserve land disposal area (229m^2).
- Stormwater cut-off drain to a depth of 0.3m upslope of the wastewater land disposal system.
- The primary and reserve wastewater land disposal areas must be located in accordance with the approved plans and must be a minimum of:
    - 18.0m from the outermost extent of natural wetlands or surface water (primary disposal system)
    - 18.0m from surface waters including overland flow paths
    - 1.5m from property boundaries
    - 3.0m from habitable buildings

Certification of wastewater treatment and land disposal system (as-built plans)

13. As-built certification and plans of the wastewater treatment and land disposal system, which are certified (signed) by a suitably qualified and experienced wastewater professional as a true record of the wastewater system, must be provided to the Auckland Council for approval.

Contents of as-built plans

14. As-built plans must be provided to the Auckland Council either:

- no less than 5 days prior to the post-construction inspection meeting required by condition 15 below; or
- within 5 days of the discharge commencing;

whichever is the earlier.

The as-built plans must display the entirety of the wastewater system, and must include:
- location and dimensions of any drainage field and reserve drainage field;
- plans, descriptions and dimension of all wastewater devices, including confirmation of the storage volumes and levels of any outflow; and
- details of any other structures or works required by this consent (i.e. wetland buffer planting, fencing, stormwater cut-off drain).

Post-construction inspection

15. The consent holder must contact the Auckland Council within **3 months** of the completion of works relating to the wastewater treatment and land disposal system so that a post-construction inspection can be undertaken by the Auckland Council.

The post construction meeting must be:

a. located on the subject area;

b. include representation from the Council; and

c. include representation from the applicant's wastewater specialist or maintenance operator or contractors who have undertaken the works.

Advice Note:

To arrange the post-construction meeting required by this consent, please contact Auckland Council [monitoring@aucklandcouncil.govt.nz].

Land disposal area vegetation coverage

16. The primary land disposal system, and that area of land downslope of the disposal area to the outermost extent of the natural wetland, shall be planted as soon as reasonably practicable and no later than six months from the completion of pressure compensating drip irrigation (PCDI) line installation. A dense vegetative cover of suitable plant species (as recommended by TP58 Appendix G, or by a suitably qualified professional, with expertise in botany) shall be established and maintained that achieves at least 75% ground coverage within one year of completion of PDCI line installation.

Stormwater management

17. No stormwater must be allowed to flow onto, or have potential access to, the wastewater treatment plant, pump sump or wastewater disposal areas.

18. A stormwater diversion drain shall be installed upslope of the land disposal area in accordance with the approved plans.

Fencing

19. A suitable fence shall be installed and maintained that prevents stock access and discourages unauthorised human access to the land disposal area.

Land disposal area performance

20. The discharge of wastewater to land must not result in:

    a. ponding of wastewater within or adjacent to the land disposal area;

    b. channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area;

    c. surface seepage (breakout) of wastewater beyond the land disposal area.

Use of the reserve land application area

21. Written approval from the Auckland Council must be obtained prior to the use of all or part of the reserve land disposal area. In order to assist the Council to determine whether or not to approve use of all or part of the reserve wastewater disposal area the following information must be provided:

    a. The reason why the reserve land disposal area is needed.

    b. An assessment of the condition of the primary land disposal area and any maintenance or other mitigation measures required to allow its continued use.

    c. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows.

d. An updated site plan showing the proposed layout of the irrigation lines within the reserve land disposal area.

Protection of the reserve wastewater disposal area

22. The reserve wastewater land disposal area must be protected and maintained so that it remains available for future wastewater disposal should it be required. Retaining walls, buildings, or other permanent structures (including but not limited to vehicular access ways) that may compromise the future use of the reserve land disposal area for wastewater disposal must not be established in the reserve land disposal area and any earthworks carried out within the reserve land disposal area must be limited to minor disturbances of the topsoil and gardening.

Maintenance standard

23. The wastewater treatment and land disposal system must be maintained in good working order at all times.

Maintenance Contract

24. A written maintenance contract for the ongoing inspection and maintenance of the wastewater treatment and land disposal system must be entered into with an appropriate wastewater services operator prior to operation of the system. A written maintenance contract must be held by the Consent Holder and maintained for the duration of the consent.

    The contracted servicing record must be provided to the consent holder after each inspection and must include, but not least, written evidence of the following actions:

    a. Condition assessment of PCDI lines;

    b. Record of the line flushing at least once annually;

    c. Signs of seepage of channelised runoff within the disposal area;

    d. Maintenance actions performed.

25. A copy of the current maintenance contract and any replacement contract(s) must be provided to Auckland Council within three (3) months of a contract being entered into.

    Advice Note:
    If the original wastewater provider that the consent holder has entered into a maintenance contract with becomes unable to fulfil the obligations of the contract, for any reason, then the consent holder will need to enter into a maintenance contract with another suitably qualified wastewater professional as soon as possible after becoming aware that the original provider will no longer be able to fulfil their contractual obligations.

Flow meter readings

26. The wastewater flow meter shall be read and the meter reading recorded weekly on the same day of each week for the first 12 months of operation when the wastewater system is being used.

    Meter readings shall be recorded on a form that contains the following information: the consent number, site address, consent holder's name, the date the flow reading was recorded, the meter reading, and the calculated discharge flow volume.

The Council may require the flow meter readings to recommence at any stage to assist in monitoring compliance with this consent.

Reporting

27. The following information must be submitted to Auckland by 31 September of each year:

    a) Maintenance service records for the preceding period of 1 September to 31 August; and
    b) Flow monitoring records for the period of 1 September to 31 August as required by **Condition 26**.

Specific conditions – Stormwater diversion and discharge permit DIS60385233 and WAT60385005

Lapse date

28. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

    a. The consent is given effect to; or

    b. The council extends the period after which the consent lapses.

Expiry date

29. Stormwater diversion and discharge consent shall expire on **8 September 2056** unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Minor Modifications

30. If any minor modifications to the stormwater management system are required, that will not require an application under section 127 of the RMA, the following information must be provided:

    - Plans and drawings outlining the details of the modifications; and
    - Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

    All information shall be submitted to, and certified by council, prior to implementation.

Certification of stormwater management works (As-Built Plans)

31. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, shall be provided to Council for approval on completion of the stormwater works.

32. The As-Built plans shall display the entirety of the stormwater management system, and shall include:

    a. the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the stormwater outlet, with co-ordinates expressed in terms of New Zealand Transverse Mercator (NZTM) and Land Information New Zealand (LINZ) datum;

b. location, dimensions and levels of any overland flow paths including cross sections and long sections;

c. plans and cross sections of all stormwater management devices; and

d. documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

3. *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.*

4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*

5. *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 at Work Act 2015), 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.*

6. *Section 73 (Building Act) - "A s73 notification is a likely requirement at the time of assessment of the related Building Consent application." if it appears likely that a s73 would be unavoidable. Refer only to known natural hazards – Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)*

7. *For the purpose of compliance with the conditions of consent, "the Council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

8. *Flushing of PCDI Lines – Flushing of pressure compensating drip irrigation (PCDI) lines should be conducted in a manner that does not result in discharges of flushed water off the property or into surface water.*

9. *Contact Details – All information requirements of this consent including the engineer's certificates, as-built plans, maintenance contract, operations and maintenance plan, annual flow monitoring records, copies of maintenance service records, audit reports any other monitoring requirements of this consent can be emailed to Auckland Council at monitoring@aucklandcouncil.govt.nz*

   Please include the consent number in the email title.

Delegated decision maker:

Name: Helen McCabe

Title: Team Leader, Resource Consents

Signed:



Date: 8 September 2021

Resource Consent Notice of Works Starting

Please email this form to **monitoring@aucklandcouncil.govt.nz at least *5* days prior to work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	**Auckland CBD☐**	**Auckland Isthmus☐**	**Hauraki Gulf Islands ☐**	**Waitakere ☐**
Manukau ☐	**Rodney ☐**	**North Shore ☐**	**Papakura ☐**	**Franklin ☐**

Resource consent number:	**Associated building consent:**
Expected start date of work:	**Expected duration of work:**

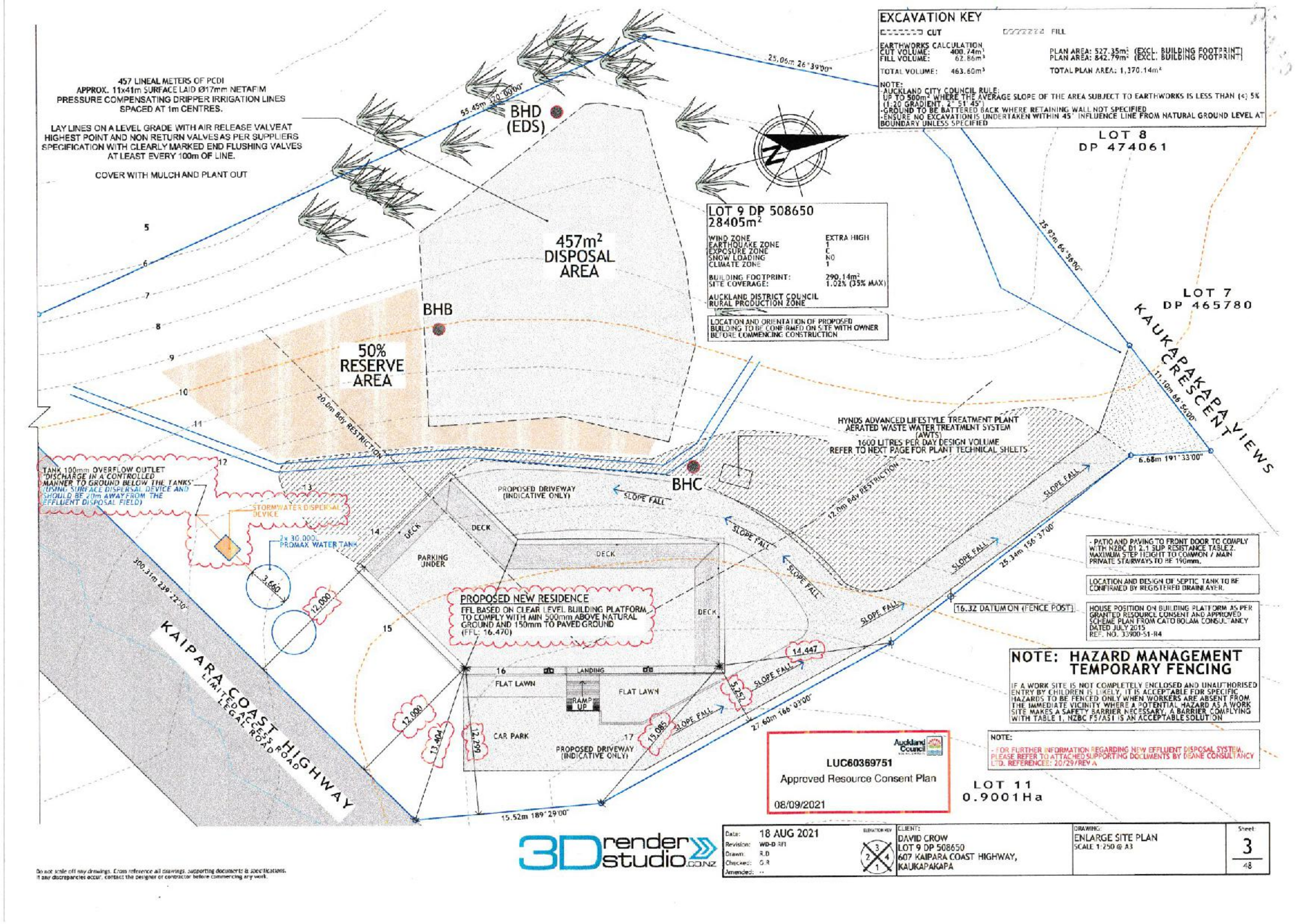
Primary contact	**Name**	**Mobile / Landline**	**Address**	**Email address**
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

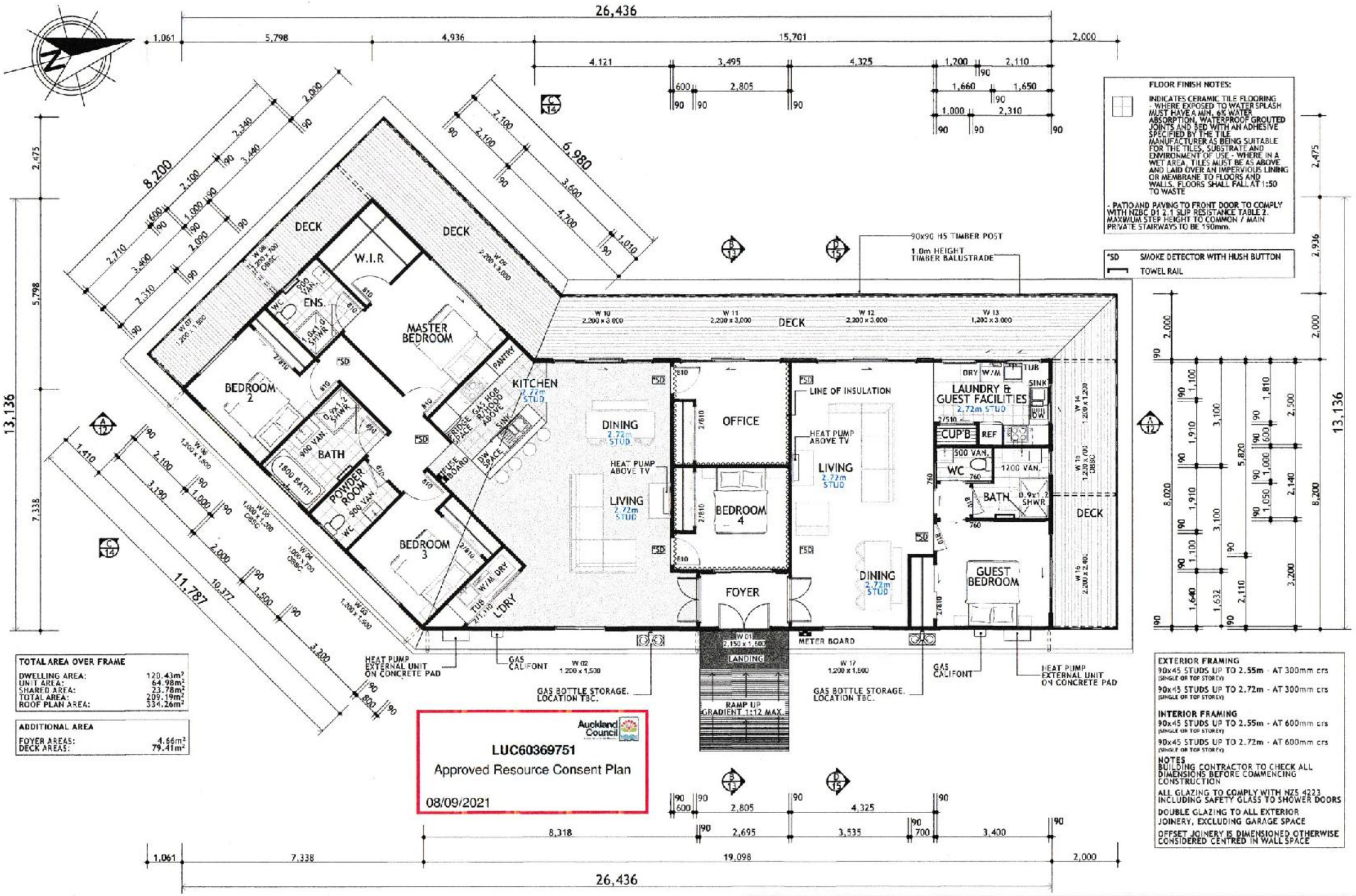
Signature: Owner / Project Manager (indicate which)	**Date:**

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE $$$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.


457 LINEAL METERS OF PCDI
APPROX. 11x41m SURFACE LAID Ø17mm NETAFIM
PRESSURE COMPENSATING DRIPPER IRRIGATION LINES
SPACED AT 1m CENTRES.
LAY LINES ON A LEVEL GRADE WITH AIR RELEASE VALVEAT
HIGHEST POINT AND NON RETURN VALVES AS PER SUPPLIERS
SPECIFICATION WITH CLEARLY MARKED END FLUSHING VALVES
AT LEAST EVERY 100m OF LINE.
COVER WITH MULCH AND PLANT OUT
EXCAVATION KEY
CUT
FILL
EARTHWORKS CALCULATION
CUT VOLUME: 400.74m³
FILL VOLUME: 62.86m³
TOTAL VOLUME: 463.60m³
PLAN AREA: 527.35m² (EXCL. BUILDING FOOTPRINT)
PLAN AREA: 842.79m² (EXCL. BUILDING FOOTPRINT)
TOTAL PLAN AREA: 1,370.14m²
NOTE:
-AUCKLAND CITY COUNCIL RULE:
UP TO 500m² WHERE THE AVERAGE SLOPE OF THE AREA SUBJECT TO EARTHWORKS IS LESS THAN (<) 5%
(1:20 GRADIENT, 2° 51' 45")
-GROUND TO BE BATTERED BACK WHERE RETAINING WALL NOT SPECIFIED
-ENSURE NO EXCAVATION IS UNDERTAKEN WITHIN 45° INFLUENCE LINE FROM NATURAL GROUND LEVEL AT BOUNDARY UNLESS SPECIFIED
LOT 8
DP 474061
LOT 9 DP 508650
28405m²
WIND ZONE EXTRA HIGH
EARTHQUAKE ZONE 1
EXPOSURE ZONE C
SNOW LOADING NO
CLIMATE ZONE 1
BUILDING FOOTPRINT: 290.14m²
SITE COVERAGE: 1.02% (35% MAX)
AUCKLAND DISTRICT COUNCIL
RURAL PRODUCTION ZONE
LOCATION AND ORIENTATION OF PROPOSED BUILDING TO BE CONFIRMED ON SITE WITH OWNER BEFORE COMMENCING CONSTRUCTION
457m² DISPOSAL AREA
50% RESERVE AREA
BHD (EDS)
BHB
BHC
LOT 7
DP 465780
KAUKAPAKAPA VIEWS CRESCENT
HYNDS ADVANCED LIFESTYLE TREATMENT PLANT
AERATED WASTE WATER TREATMENT SYSTEM
(AWTS)
1600 LITRES PER DAY DESIGN VOLUME
REFER TO NEXT PAGE FOR PLANT TECHNICAL SHEETS
TANK 100mm OVERFLOW OUTLET "DISCHARGE IN A CONTROLLED MANNER TO GROUND BELOW THE TANKS" (USING SURFACE DISPERSAL DEVICE AND SHOULD BE 10m AWAY FROM THE EFFLUENT DISPOSAL FIELD)
STORMWATER DISPERSAL DEVICE
2x 30,000L PROMAX WATER TANK
PROPOSED DRIVEWAY (INDICATIVE ONLY)
SLOPE FALL
DECK
PARKING UNDER
PROPOSED NEW RESIDENCE
FFL BASED ON CLEAR LEVEL BUILDING PLATFORM TO COMPLY WITH MIN 500mm ABOVE NATURAL GROUND AND 150mm TO PAVED GROUND
(FFL: 16.470)
FLAT LAWN
LANDING
RAMP UP
CAR PARK
PROPOSED DRIVEWAY (INDICATIVE ONLY)
KAIPARA COAST HIGHWAY
LIMITED ACCESS ROAD
20.0m 80y RESTRICTION
12.0m 84y RESTRICTION
25.06m 26° 39' 00"
55.45m 120° 00' 00"
25.92m 66° 39' 00"
11.10m 68° 56' 00"
6.68m 191° 33' 00"
25.34m 156° 37' 00"
27.60m 166° 03' 00"
15.52m 189° 29' 00"
300.31m 239° 22' 30"
16.32 DATUM ON (FENCE POST)
- PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm.
LOCATION AND DESIGN OF SEPTIC TANK TO BE CONFIRMED BY REGISTERED DRAINLAYER.
HOUSE POSITION ON BUILDING PLATFORM AS PER GRANTED RESOURCE CONSENT AND APPROVED SCHEME PLAN FROM CATO BOLAM CONSULTANCY DATED JULY 2015
REF. NO. 33900-S1-R4
NOTE: HAZARD MANAGEMENT TEMPORARY FENCING
IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AS A WORK SITE MAKES A SAFETY BARRIER NECESSARY. A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION
NOTE:
- FOR FURTHER INFORMATION REGARDING NEW EFFLUENT DISPOSAL SYSTEM, PLEASE REFER TO ATTACHED SUPPORTING DOCUMENTS BY DEANE CONSULTANCY LTD. REFERENCE: 20/29/REV A
Auckland Council
LUC60369751
Approved Resource Consent Plan
08/09/2021
LOT 11
0.9001Ha
3D render studio.co.nz
Date: 18 AUG 2021
Revision: WD-D RFI
Drawn: R.D
Checked: G.R
Amended: --
CLIENT: DAVID CROW
LOT 9 DP 508650
607 KAIPARA COAST HIGHWAY,
KAUKAPAKAPA
DRAWING: ENLARGE SITE PLAN
SCALE 1:250 @ A3
Sheet: 3 / 48
Do not scale off any drawings. Cross reference all drawings, supporting documents & specifications. If any discrepancies occur, contact the designer or contractor before commencing any work.



TOTAL AREA OVER FRAME	
DWELLING AREA:	120.43m²
UNIT AREA:	64.98m²
SHARED AREA:	23.78m²
TOTAL AREA:	209.19m²
ROOF PLAN AREA:	334.26m²

ADDITIONAL AREA	
FOYER AREAS:	4.66m²
DECK AREAS:	79.41m²

EXTERIOR FRAMING
90x45 STUDS UP TO 2.55m - AT 300mm crs (SINGLE OR TOP STOREY)
90x45 STUDS UP TO 2.72m - AT 300mm crs (SINGLE OR TOP STOREY)

INTERIOR FRAMING
90x45 STUDS UP TO 2.55m - AT 600mm crs (SINGLE OR TOP STOREY)
90x45 STUDS UP TO 2.72m - AT 600mm crs (SINGLE OR TOP STOREY)

NOTES
BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION
ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS
DOUBLE GLAZING TO ALL EXTERIOR JOINERY, EXCLUDING GARAGE SPACE
OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE

3Drender studio.co.nz

Date:	07 SEP 2021
Revision:	PL-B PIM - RFI
Drawn:	R.D
Checked:	G.R
Amended:	--

ELEVATION NO: 1 2 3 4

CLIENT:
DAVID CROW
LOT 9 DP 508650
607 KAIPARA COAST HIGHWAY,
KAUKAPAKAPA

DRAWING:
FLOOR PLAN
SCALE 1:100 @ A3

Sheet: 5 / 16

Do not scale off any drawings. Cross reference all drawings, supporting documents & specifications. If any discrepancies occur, contact the designer or contractor before commencing any work.



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.

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

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.



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.

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.



Omeru Scenic Reserve



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

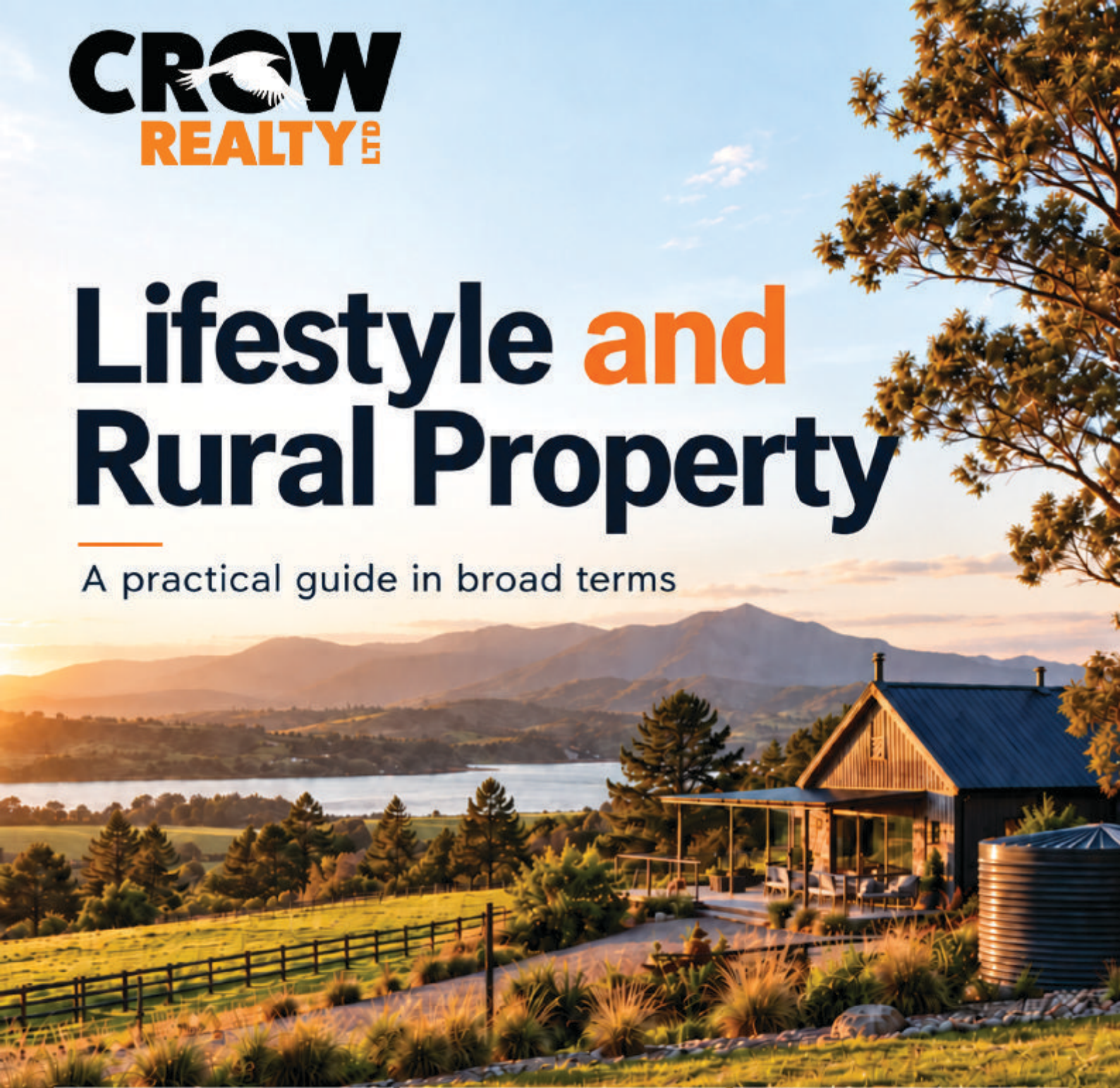
- Kaukapakapa School
- Shed 16
- Kaipara College
- Gibbs Farm
- Auckland Transport

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.

CROW REALTY LTD

Lifestyle and Rural Property

A practical guide in broad terms









LIFESTYLE PROPERTIES

RURAL LAND

SPACE FOR WHAT MATTERS

CROW REALTY LTD

crowrealty.co.nz

CROW REALTY LTD

PEOPLE | PROPERTY | POSSIBILITIES



Lifestyle and Rural Property

Buying or selling ilfestyle, rural and land property often involves considerations beyond an ordinary residential home. Services, infrastructure, water supply, wastewater systems and land capability can all affect how a property functions day to day.

1 Internet, phone & mobile coverage

Rural coverage and broadband performance can vary significantly. Check likely service availability before committing. Useful providers and tools can include 2degrees, One NZ, Spark, Chorus, BroadbandMap.nz, Starlink, Farmside, Stratanet, Compass and similar rural broadband providers.



PRACTICAL CHECKLIST

- Check broadband options
- Confirm mobile coverage onsite
- Test speed and reliability expectations
- Ask whether satellite internet may be required.

2 Septic and wastewater systems

Many rural properties rely on onsite wastewater systems such as conventional septic tanks or treatment systems. These usually require periodic maintenance and servicing. As a broad guide, septic tanks are often cleaned about every 3 years. Avoid overloading the system and avoid putting grease, oils, harsh chemicals or bulky waste into it.



BUDGET GUIDE (INDICATIVE ONLY)

- Tank clean-out: about $750
- Replacement system: about $18,000 – $25,000

3 Water supply

Rural properties commonly rely on rainwater stored in tanks. Water needs depend on household use, roof catchment, garden size, stock water demand and desired security of supply. If rainwater is the sole indoor supply, a 30,000-litre tank is often a practical starting point.



BUDGET GUIDE (INDICATIVE ONLY)

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

! No power usually means no pumped water supply.

TYPICAL DAILY WATER USE (APPROXIMATE GUIDES)

Person	180L	Pig	10 – 35L
Milking cow	30 – 70L	Horse	15 – 70L
Dry beef stock	30 – 55L	Goat	4 – 10L
Sheep	3 – 12L	Deer	6 – 12L

4 Land capability and stocking

How many animals a block can support depends on factors such as soil, rainfall, fertility, pasture growth and season. Carrying capacity varies widely and neighbouring properties can offer a useful point of comparison. Good management always includes a contingency plan for feed shortages.



CONTINGENCY PLAN

- Keep hay in the barn
- Store wrapped or pit silage
- Buy supplementary feed if needed
- Keep deferred pasture where possible
- Graze stock off-property if required
- Sell stock early if feed becomes tight.

INDICATIVE STOCKING GUIDE

Sheep	1.0 LSU
Weaner calf	3.5 LSU
Beef cow	5.0 LSU
Pony	6.0 LSU
Horse under 15.2 hands	8.0 LSU
Horse over 15.2 hands	12.0 LSU

Animals feeding offspring usually require significantly more feed.

5 Before you buy or sell

- Check services and utilities
- Understand the wastewater system
- Confirm water storage and supply
- Assess land use and stocking suitability
- Talk with local professionals and neighbours
- Allow for ongoing maintenance and operating costs

This guide is general information only and is not intended to be a definitive guide.
Costs are indicative only and should be independently verified. Property-specific advice should always be obtained.