

Application for an Easement on Public Conservation Land



Department of
Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water
- a right to drain water
- a right to drain sewage
- a right of way
- a right to convey electricity
- a right to convey telecommunications
- a right to convey gas.

Use this form for all new applications and variations to existing easement concession across land administered by the Department of Conservation (DOC).

How do I complete this application form?

- Complete all sections of this form
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table in **section M. Attachments**
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)¹ to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)² webpage
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)³ closest to where your activity is taking place. You can use [DOC maps](#)⁴ to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)⁵ – choose the one closest to where the activity is proposed
- It is recommended that you seek legal advice for guidance when completing this form.

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

³ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁴ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)⁶ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity
- The potential effects
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under **section L. Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)⁷ and [DOC's guide to preparing your environmental impact assessment](#)⁸. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)⁹ about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land

⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

⁹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)¹⁰ page.

Contact your local [DOC office](#)¹¹ if you require further information about consultation.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**¹² and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)¹³ page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.¹⁴

What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.¹⁵

Note: The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

¹¹ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

¹³ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁴ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

¹⁵ <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application
- Record your intent to register in **section N. Registration on a Record of Title**
- Gain DOC's permission to register your application
- Engage your own legal advice to complete your registration
- Check the conditions in the [concession \(easement\) template](#)
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

Note: The applicant will be responsible for registering the easement concession and all the costs of registration.

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)	
	<input type="checkbox"/> Registered company (Go to ②)	<input checked="" type="checkbox"/> Trust (Go to ②)
	<input type="checkbox"/> Incorporated society (Go to ②)	<input type="checkbox"/> Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		ESTATE I McIntosh & L M McIntosh Lesley Margaret McIntosh – ½ share Duncan John McIntosh and Stephen Leslie McIntosh – jointly holding the other ½ share	
	Trading name (if different from applicant name)			
	NZBN (To apply go to: https://www.nzbn.govt.nz)	N/A	Company, trust or incorporated society registration number	
	Registered office of company or incorporated society (if applicable)	203 Stanley Road Gisborne		
	Company phone	n/a	Company website	n/a
	Contact person and role			
	Phone		Mobile phone	
	Email			
	Postal address			Postcode
	Street address (if different from postal address)			Postcode

B. Variation of an existing easement concession

Is this application *varying* an existing easement concession?

No	<input type="checkbox"/> No it is not
Yes	<input type="checkbox"/>
Easement concession number you wish to vary	

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No	<input type="checkbox"/> No, but there is a liaison with DOC in Gisborne
Yes	<input type="checkbox"/>

If yes, state when and who you met/spoke with.

Summary – Discussion with Department of Conservation (DOC)
Contact: David Lynn, Department of Conservation, Gisborne

Following discussions with DOC regarding the use of the land, steps have been taken to formalise land use and ensure compliance with environmental and land-management requirements.

Key actions completed include:

- Removal of the original truck wash:
The truck wash previously located on DOC land was excavated and completely removed within weeks of the meeting with DOC.
- PCL site maintenance works:
At our own cost, large eucalyptus trees were removed from the PCL site and the associated stopbanks were cleared, with an estimated commercial cost of approximately \$70,000.
- Riverbank restoration and planting:
Work has been undertaken to strengthen the riverbank and plant native vegetation to improve the ecological condition of the area.
- Future environmental improvements:
Further work is planned to install swales (bioswales) to help treat and filter water flowing toward Waikanae Creek, along with continued native planting along the riverbank

D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

It neighbors 203 Stanley Road (Lot 24 Deposited Plan 2045)

Will your easement concession benefit other land?

No	<input type="checkbox"/>
Yes	<input type="checkbox"/> yes

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

203 Stanley Road, Gisborne. (Lot 24 Deposited Plan 2045)

Provide the following documents (as attachments) and record the document details in the **section M. Attachments** of this form:

- **Detailed site plan** - with proposed easement, for example:
 - For a road: the length, width, area and position where the easement will be situated
 - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated
 - For telecommunications: mast dimensions and type, including height, site footprint (m²) and position where the easement facility will be situated.
- **Map** of the site
- **Aerial photo** of the site
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

Record the document details in the table in **section M. Attachments**.

E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input type="checkbox"/>
A right to drain water:	<input type="checkbox"/>
A right to drain sewage:	<input type="checkbox"/>
A right of way:	<input checked="" type="checkbox"/>
A right to convey electricity:	<input type="checkbox"/>
A right to convey telecommunications:	<input type="checkbox"/>
A right to convey gas:	<input type="checkbox"/>

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in **section D. Location and nature of the proposed easement concession.**

The reason for seeking the easement is to allow the continued use of the land for parking associated with the site's operations. Since the early 1980's several approaches have been made to the Department of Conservation to either lease or purchase the land; however, no formal agreement has been reached to date. In the meantime, we have continued to work constructively with DOC to ensure the land is maintained to a high standard and managed responsibly. This has included undertaking site maintenance, removing the former truck wash, clearing exotic trees, strengthening the riverbank, and undertaking native planting. We are also developing a plan to further improve the area through additional planting and water treatment measures, such as bioswales, to enhance the environmental outcomes for the site and the Waikanae Creek.

F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

If yes, answer the following four questions.

- 1** Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

n/a

- 2** Will you or do you own the structure?
- If yes, will you have co-sitees located on the structure?
 - If yes, provide details of any co-sitees
 - If no, provide details of who owns the structure.

n/a

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered
 - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

n/a

- 4 Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

n/a

- 5 Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility
 - If no, provide reasons why any existing structure or facility could not be used without any additions.

n/a

G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	n/a
Transmitter power output	n/a
Polarisation of the signal	n/a
Type of antennae	n/a
Likely portion of a 24-hour period that transmission will occur	n/a
Likely heaviest period of use during a 24-hour period	n/a
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	n/a

H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No

No

Yes e.g. Permanent and temporary structures (that are not part of your easement)

If yes, state the other permits you are applying for?

I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

(a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years

(b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate

(c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

30 years

If you are seeking over 30 years, explain why:

A **30-year term** is requested as this is the maximum concession duration available and provides long-term certainty for managing the site and associated environmental improvements. The easement supports an existing and ongoing activity associated with the adjacent property at 203 Stanley Road (Lot 24 DP Plan 2045). A longer term is appropriate as significant investment has already been made in environmental improvements, including stormwater management, removal of legacy infrastructure, and riparian planting. The longer timeframe allows these improvements to be maintained and to deliver long-term environmental benefits to the Waikanae Creek corridor.

J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in **section M. Attachments**, including:

Attachments, including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

Whānau/hapū/iwi or other interested party consulted with:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

Other interested stakeholders consulted with e.g. Conservation Boards or community groups:	
Name of individual you consulted with:	
Date of consultation:	
Form of consultation (e.g. email, meeting):	
Outcome of consultation:	

K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)¹⁶ relevant to your application.

Relevant DOC Statutory Planning Documents

- **Conservation Act 1987** – Provides the legal framework for managing public conservation land and granting concessions such as easements.
- **Conservation General Policy 2005** – National policy guiding how DOC manages concessions and protects conservation values.
- **East Coast Conservation Management Strategy (CMS)** – Regional strategy that guides management of conservation land and activities within the Gisborne area

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>

¹⁶ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents

L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁷ and [DOC's guide to preparing your environmental impact assessment](#)¹⁸.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in **section M. Attachments**.

Have you attached a full Environmental Impact Assessment?

Yes	<input type="checkbox"/>
No	<input type="checkbox"/> yes

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

Description of environmental effects

No effects as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.	<input type="checkbox"/> There are no anticipated environmental effects associated with this easement. The activity does not utilise an existing structure or facility (including an established road or track), and no modification, ground disturbance, or vegetation clearance is required. Any use will not result in increased environmental impact beyond the current baseline.
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¹⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

¹⁸ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	The easement area is located within an already modified industrial edge adjacent to Waikanae Creek. The area has historically been used for vehicle access and parking and therefore the landscape character has already been altered. The easement will not introduce new structures or major physical changes to the landscape. Environmental improvements including native planting and riparian restoration will improve the landscape condition over time.
Effects on the visual composition of the landscape.	There will be no significant visual effects resulting from the easement. The activity continues an existing use of the site and does not involve new buildings or structures. Planned environmental improvements including removal of legacy infrastructure, native planting and improved site management will improve the visual quality of the creek margin.
Effects on cultural values of Tangata Whenua or members of the public.	No adverse effects on cultural values are anticipated. The proposal does not involve new ground disturbance or development on undisturbed areas of conservation land. The proposed environmental improvements including improved stormwater treatment and riparian planting support the protection of freshwater values which are important to tangata whenua.
Effects on historic sites or objects including Wahi Tapu e.g. disturbance of the ground.	No known historic sites, archaeological sites, or waahi tapu are located within the easement area. The proposal does not involve new earthworks or excavation on conservation land and therefore no disturbance to historic or cultural features is expected.
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	The easement does not affect any existing public infrastructure such as roads, tracks, huts or carparks. The parking area serves operational vehicles associated with the adjacent industrial property and does not interfere with public access or infrastructure on public conservation land.
Effects on existing vegetation e.g. disturbance or removal of vegetation.	No removal of indigenous vegetation is proposed as part of the easement. Previous works have removed exotic trees and historic debris from the site and ongoing environmental improvements include native planting along the creek margin which will enhance vegetation cover.
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	The easement does not require new earthworks or removal of topsoil on public conservation land. Any minor site works associated with drainage improvements will occur within the existing modified site area and will not involve storage of earthworks on conservation land.
Effects on wildlife or wildlife habitat .	No significant effects on wildlife or habitat are expected. The area is already modified and used for operational access. Environmental improvements such as riparian planting and improved water quality through stormwater treatment will enhance habitat conditions within the creek corridor.
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	The proposal will have a positive effect on aquatic habitat. Implementation of the Stormwater Management Plan will improve stormwater quality entering Waikanae Creek through drainage upgrades, gross pollutant traps and separation of clean roof water from potentially contaminated runoff.

Effects on other users (tangata whenua, recreational users and concessionaires) of the Land.	The easement will not restrict public access or recreational use of the Waikanae Creek corridor. The area is located within an industrial edge environment and does not form part of a recreational facility or public access route.
Effects of the easement increase threats (pests, weeds, pathogens and fire) to public conservation land.	The easement will not increase threats to conservation land. Site management practices include removal of historic waste materials, improved site maintenance and ongoing vegetation management. Native planting will improve ecological resilience and reduce weed spread.
Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	No construction activity is proposed as part of the easement. Operational activities are managed from the existing industrial site and waste management systems are already in place. The area will continue to be maintained as part of normal site management practices.
Cumulative effects that could be caused by the easement.	The cumulative effects of the easement are expected to be low. The activity continues an existing use of already modified land and is accompanied by environmental improvements that reduce potential stormwater impacts on Waikanae Creek.
Positive effects of the easement.	<p>Positive environmental effects include:</p> <ul style="list-style-type: none"> • Implementation of stormwater treatment infrastructure • Improved water quality entering Waikanae Creek • Removal of historic infrastructure such as the truck wash • Native planting and riparian restoration • Improved management of stormwater runoff from the site <p>Overall the easement enables environmental improvements while formalising an existing land use.</p>

M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	<i>Easement site plan</i>	.shp (shapefile)	<i>Detailed site plan of the easement</i>
<u>Correct example ✓</u> L	<i>Effects Assessment</i>	Word	<i>Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.</i>
<u>Incorrect example X</u> <u>Table</u>	<i>Doc1</i>	Word	<i>Table</i>
	(EIA)	PDF	overview
	<i>Stormwater Management Plan - Inline Group - 203 Stanley Road - 01.07.2020</i>	PDF	<i>Older plan currently in revision</i>
	<i>DOC_Easement-permissions- application</i>	PDF	
	<i>GS1D_825_Title of Search</i>	PDF	<i>Legal Description Lot 24 Deposited Plan 2045</i>
	<i>Land Data Lot and DPS 203 Stanley Rd</i>	Word	<i>Maps of intended boundaries</i>

N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No

no

Yes

If yes, you will be responsible for registering the easement concession, including all costs.

If you tick yes, please provide the title over which the easement will be registered against.

A. Checklist


Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section 'D. Location and nature of the proposed easement concession'.	<input checked="" type="checkbox"/>
I have detailed, in section 'L. Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'M. Attachments'.	<input checked="" type="checkbox"/>
I have indicated in section 'N. Registration on a Record of Title' - Do you intend to register the easement concession that I do or do not want the easement registered.	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title, I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'M. Attachments' to match.	<input checked="" type="checkbox"/>

P.B. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/> No
Yes	<input type="checkbox"/>
If "yes", under what name:	
Does your organisation require a purchase order number for invoicing purposes?	<input type="checkbox"/> No
If yes, please provide the number here:	
All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.	

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

Applicant Name/s (of authorised person/s)	Stephen Leslie McIntosh 	Date	23 rd March 2026
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For Departmental use

Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	

Environmental Impact Assessment (EIA)

Proposed Easement, Parking Use and Stormwater Management Improvements

Location: 203 Stanley Road, Awapuni, Gisborne

Prepared for: Department of Conservation (DOC) – Concession / Easement Application

Prepared by: Applicant – 203 Stanley Road Property Owners

Date:

1. Executive Summary

This Environmental Impact Assessment (EIA) supports an application to the Department of Conservation (DOC) for an easement over a small portion of land adjoining Waikanae Creek Public Conservation Land.

The easement allows continued use of an already modified area for operational parking associated with 203 Stanley Road, Gisborne. The proposal also includes environmental improvements such as stormwater treatment systems, drainage upgrades, and riparian restoration.

The environmental improvements proposed are expected to result in improved water quality entering Waikanae Creek and restoration of the creek margin while formalising the existing land use.

2. Site Location

The site is located at 203 Stanley Road in the Awapuni industrial area of Gisborne.

The property borders Waikanae Creek and adjoining Public Conservation Land administered by the Department of Conservation.

The site is approximately 2,997 m² in area and is primarily used for industrial operations including equipment storage and vehicle parking.

3. Description of Proposed Activity

The proposed activity involves continued parking of operational vehicles within a small area adjacent to the creek corridor.

The easement formalises this use and allows environmental improvements to be implemented including:

- Stormwater treatment infrastructure
- Drainage improvements
- Riparian planting
- Removal of legacy infrastructure on conservation land

4. Easement Area Description

The easement area is located along the western boundary of the property adjacent to Waikanae Creek.

This area has historically been used for vehicle access and parking associated with operations on the site.

The area has already been modified through historic industrial use and does not contain intact natural vegetation.

The easement will formalise this use while ensuring environmental restoration and stormwater improvements continue.

5. Existing Environment

Waikanae Creek is an urban waterway that flows through industrial and residential areas before entering the coastal marine environment.

The creek corridor provides ecological habitat and functions as an important drainage pathway for surrounding urban catchments.

The conservation land adjacent to the property has historically been modified by industrial activities including parking areas and arboricultural operations.

6. Cultural Values

Waterways are culturally significant to tangata whenua and maintaining the health of freshwater ecosystems is an important objective.

The proposal supports improvements in water quality and ecological restoration through stormwater treatment and riparian planting.

7. Environmental Effects Assessment

Potential environmental effects associated with the activity include stormwater contamination, sediment discharge, and minor disturbance to the creek margin.

However, these effects are considered low and manageable due to the mitigation measures proposed through the stormwater management plan.

Environmental Effects Table

Environmental Value	Potential Effect	Level of Effect	Mitigation
Water Quality	Sediment or contaminants entering Waikanae Creek	Low-Moderate	Install gross pollutant trap and stormwater drainage system
Stormwater Flow	Cross-boundary stormwater entering property	Moderate	Construct swale and redirect stormwater to treatment point
Sediment Transport	Unsealed surfaces generating suspended solids	Low	Seal traffic areas and maintain yard surfaces
Hazardous Substances	Potential spills of fuels or oils	Low	Bunded storage areas and spill response kits
Ecological Values	Disturbance to creek margin	Low / Positive	Riparian planting and restoration works

8. Mitigation Measures

Mitigation measures include:

- Separation of clean roof water from contaminated surface water
- Installation of gross pollutant traps
- Construction of swales and box drains
- Sealing of unsealed yard areas
- Spill containment for hazardous substances

9. Consistency with DOC Conservation Values

The proposal is consistent with the conservation objectives for the Waikanae Creek corridor.

Key outcomes include:

- Improved water quality entering Waikanae Creek
- Removal of historic infrastructure from conservation land
- Riparian restoration through native planting
- Improved stormwater management

10. Environmental Improvements Timeline

Environmental improvements completed or planned include:

- 2019 – Removal of legacy truck wash on conservation land
- 2020 – Development of Stormwater Management Plan
- 2021 – Removal of exotic eucalyptus trees along creek margin
- 2024 – Cleanup of wood chip storage areas
- 2025 – Native planting along riparian areas
- 2027 – Installation of stormwater treatment infrastructure

11. Monitoring Programme

Environmental monitoring will include:

- Annual inspection of drainage systems
- Maintenance of stormwater infrastructure
- Spill response monitoring
- Recording environmental improvements annually

12. Figures and Maps

Figure 1 – Site location plan

Figure 2 – Stormwater flow map

Figure 3 – Stormwater pipe layout

Figure 4 – Proposed treatment system

Figure 5 – Drainage infrastructure

Figure 6 – Conservation land boundary

Figure 7 – Restoration planting areas

13. Appendix A – Aerial Map (Insert)

Insert aerial site map here showing:

- Property boundary
- Easement area
- Stormwater flow directions
- Parking area
- Waikanae Creek

14. Appendix B – Easement Plan (Insert)

Insert easement survey plan showing:

- Easement boundary
- Relationship to property title
- Conservation land boundary

15. Conclusion

The proposal provides environmental improvements through stormwater treatment and riparian restoration while formalising existing operational use of already modified land.

With mitigation and monitoring measures in place, environmental effects are considered low and manageable.

203 Stanley Rd Gisborne



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Stormwater Management Plan

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PART A: COMPANY, SITE AND ENVIRONMENT

1. GIS image / area description

	Location	Surface	Stormwater flow	
A)	Roof	Colour Steel	Green	No council stormwater
B)	Hard stand	Seal and concrete includes driveway	Red arrows	Stormwater entering and leaving the section
C)	Hard stand	Hard stand not sealed	Yellow arrows	Stormwater flows on the section
D)	Lowest point		Blue arrows	Clean water on the section

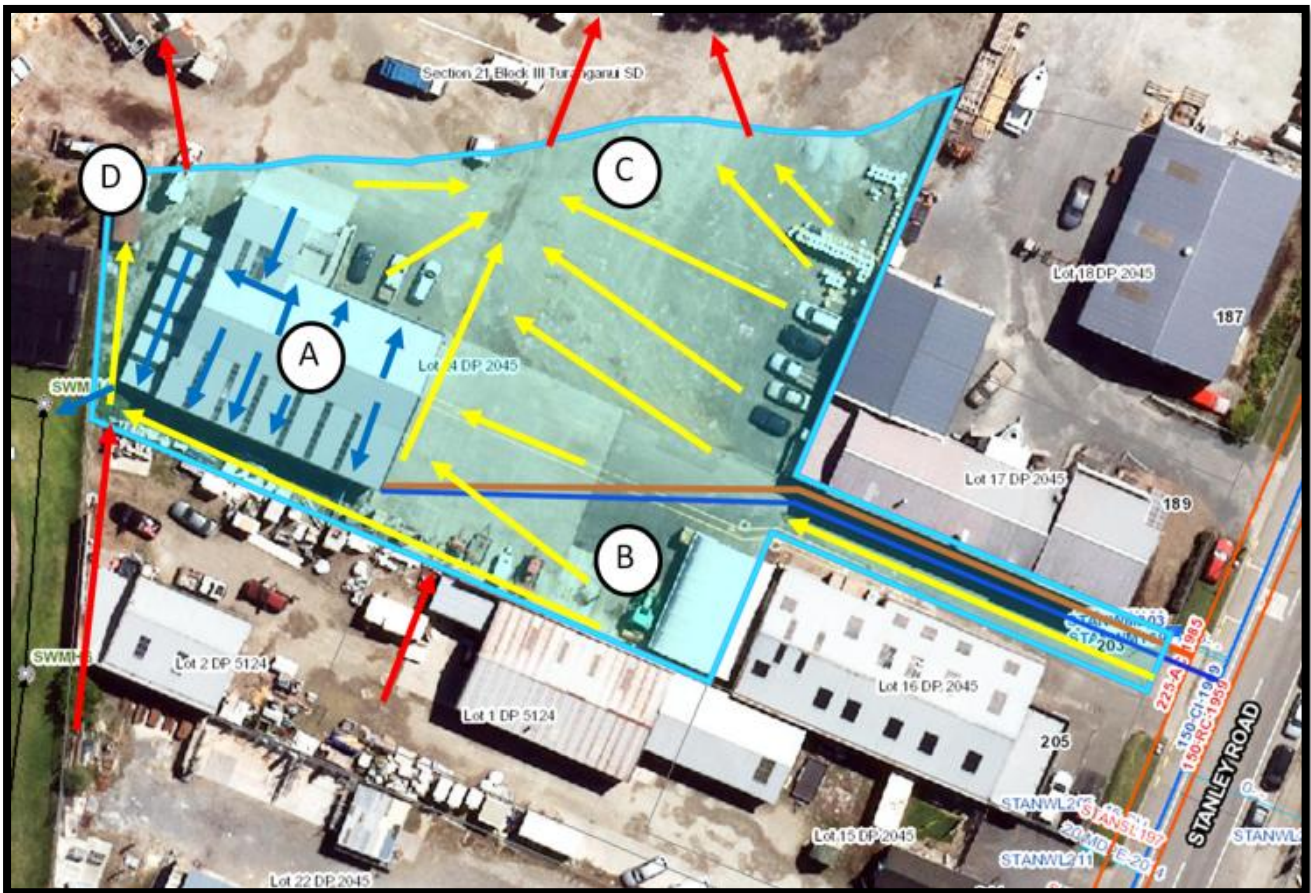


Fig 1.0

2. Business/company information

2.1. Site address:

203 Stanley Road Awapuni
Valuation Number: 0858000103
Valuation Legal: LOT 24 DP 2045
Valuation Title: GS1D/825
Valuation Area: 0.2997

2.2. Site Owner(s): Contact Details:

Landlord: *Lesley McIntosh*
Contact: Steve McIntosh
Email: [REDACTED]

2.3. Tenant: Name of the business & director(s)/owner(s) and contact details:

Tenant: *Inline Group | <http://www.inlinegroup.co.nz/about-us/>*
Contact: [REDACTED]
Address: *205 Stanley Road Gisborne 4010*
PO Box 834 Gisborne 4040 New Zealand
Phone: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

2.4. Tenant: - provide the roles and responsibility of each staff member on-site regarding stormwater management/spill management/site maintenance.

Name:

[REDACTED]

Role:

GM

Responsibility:

Stormwater, Spill manager and site maintenance

Contact Details

Mobile: [REDACTED]
Email: [REDACTED]

Name:

[REDACTED]

Role:

Operations Manager

Responsibility:

Spill response manager

Contact Details

[REDACTED]

- 2.5. Tenant to list resource consents, permits, HSNO certificates, and other authorisations obtained or required to run the business? Yes No

Consent/Permit/Certificate Number:

Type of Authorisation:

Were reviewed, quantity did not trigger any requirement

Goods are not stored on-site; they are in transit, arrive and transferred.

3. Activity

- 3.1. Description of the activities that occur on-site as part of the business and hours of operation:

*Inline has two businesses - first is www.inlinegroup.co.nz | the second is ArborCare subsidiary of InlineGroup. DESCRIPTION AND DETAIL ARE IN THE WEB LINKS ABOVE & BELOW: * Inline Group - Road Marking and Maintenance | Road sweeping | Drainage and Maintenance | Vegetation Control * ArborCare Tree Company subsidiary of Inline Group | www.actco.co.nz/about/*

- 3.2. Hours of operation

Monday to Friday 6:00 – 5:00 pm

4. Discharges

- 4.1. AIR - Please list any air emissions that your business or activity produces:

No emissions

- 4.2. SOLID WASTE - What is it? Where is it stored? How is it disposed?

4.3. What stored? Solvent drums Empty paint containers Bark & wood chip,

4.4. Where stored?: please see appendix fig 3.2.1. Solid waste is to move to hardstand where current wash bay is located.

4.5. How disposed? Solid waste is empty containers and wood chip. Both are sold to public and businesses for reuse or dumped responsibly. Stocks are kept to a minimum.

- 4.6. LIQUID WASTE - What is it? Where is it stored? How is it disposed?

4.7. What is stored?: Oils for servicing, solvents.

4.8. Where is stored? The site has a chemical storage shed within the main shed. This is a controlled space and locked and fireproofed. Waste oil is stored in a tank in the workshop 205 Stanley Road - a second property rented by InlineGroup. This building has bunding to contain any spills. Any paint containers that are full (in transit) are stored at 205 Stanley Road in the bund. The resin paint sets in minutes if a drum is punctured - low spill risk.

4.9. How disposed: Waste Oil is disposed of via oil recycling companies. Wastewater from washing runs onto the yard and soaks or overflows to a stormwater outlet to Waikanae river.

4.10. Where is liquid waste from trade activities discharged to?

- Tradewaste
 Domestic wastewater pipeline
 Other
 Stormwater pipeline/ manhole
 Natural environment

The cesspits are cleaned out by sucker truck.

4.11. Where is liquid waste from domestic activity discharged to?

- Tradewaste
 Domestic wastewater pipeline
 Other
 Stormwater pipeline/ manhole
 Natural environment

Toilet shower smoko room is connected to trade waste - not monitored; flows are low.

4.12. Where is stormwater discharged to?

- Tradewaste
 Domestic wastewater pipeline
 Other
 Stormwater pipeline/ manhole
 Natural environment

4.13. For each stormwater discharge location ticked above, please describe if the stormwater is treated before it is discharged, and if so, how it is treated.

*No treatment, please see Fig 1.0 for stormwater entering and leaving the section.
 RED = Site Stormwater discharge*

5. Hazardous substances

5.1. Does your business store or handle hazardous substances? Yes No

5.2. Please list all hazardous substances below:

<i>Type</i>	<i>Storage</i>
<i>Aerosole</i>	<i>Flammable goods storage shed as per site location</i>
<i>Methylated spirits</i>	<i>Flammable goods storage shed as per site location</i>
<i>Turpentine</i>	<i>Flammable goods storage shed as per site location</i>
<i>Hydrochloric acid</i>	<i>Flammable goods storage shed as per site location</i>
<i>Kerosene</i>	<i>Flammable goods storage shed as per site location</i>
<i>Diesel</i>	<i>Flammable goods storage shed as per site location</i>
<i>Petrol</i>	<i>Flammable goods storage shed as per site location</i>
<i>LPG</i>	<i>Segregated and marked</i>

The flammable-goods area has spill containment capacity. Otherwise, all vehicles and workshop have dedicated spill kits with mop-up pads and media to soak up a spill.

5.3. Provide Material Safety Data Sheets (MSDS)

Not material datasheets because all commonly used products

6. Emergency spill response



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1.pdf

All procedure are in place as above for emergency spill response

[Click on PDF](#)

7. Photo Catalogue

Please see **the relevant figure or the appendix** for activities and infrastructure: this will include Stormwater Wastewater, including:

- a) Hazardous substance storage and handling areas
- b) Treatment systems (FIG 4)
- c) Emergency response systems
- d) Catchment area (Clean vs Dirty) (FIG 3)
- e) Receiving environment (FIG 2)

7.1. Record-Keeping process –

Tenant keeps records as part of daily business operations – specific attention has not been for maintenance inspections of areas that have potential to pollute, i.e. catch pits and spills. This will be monitored in the future.

7.2. Describe how and where you keep monitoring and inspection records, and annual reports:

No Monitoring currently

7.3. Describe the processes you have in place for maintaining a complaints register:

Opportunity to improve register. The current process is a management meeting each week. This has an agenda actions that are followed up week to week—files held at office 205 Stanley Road.

7.4. Annual Reporting

Tenant keeps records as part of daily business operations – specific attention has not been for maintenance inspections of areas that have potential to pollute, i.e. catch pits and spills. This will be reported along with milestone achievement on 30 April each year.

Completed by:

Position held:

Signature:

Date:

PART B: STORMWATER MANAGEMENT

8. Stormwater Hazards and Risks

- 8.1. Describe the receiving environment (the natural environment where the stormwater ends up):
Waikanae Stream headwaters are near the Gisborne airport and the Makaraka racecourse. It then passes through light industrial and residential planning zones
- 8.2. Describe hazards and risks specifically related to stormwater:
Note: work started to mitigate stormwater contamination on site. All ZINC on the shed has been replaced with Colour steel. Wash bay removed from Conservation land. Wood chip piles on conservation land reduced/removed. Roof water separated from contaminated surface water.

Refer to **FIG 4**

Risk Description:	Who manages the risk?	Likelihood: Low (L), Medium (M), High (H)
Cross-boundary contamination	Steve McIntosh	HIGH
Consequences: <i>Because 203 Stanley road is the lowest point stormwater from neighbouring properties runs into 203 Stanley. As shown in fig 2.0</i>	Mitigation: Fig 4.0 <i>the boundary is to be raised, and a swale on the fence line will direct water to the rear of the property. The surface will be covered in a washed chip to reduce TSS</i>	
Drive entrance	Steve McIntosh	HIGH
Consequences: <i>Surface water from driveway enters a manhole with clean roof water from neighbouring properties fig 3.0</i>	Mitigation: <i>Separate the water from the drive and redirect to the centre of the yard. Direct all water to a gross pollutant at point D) for treatment before discharge to Waikanae Creek.</i>	
Treatment	Steve McIntosh	medium
Consequences: <i>Stormwater crosses the property fence line onto conservation land. fig 2.0.</i>	Mitigation: <i>Install a new drainage system in front of main shed (box drain) and direct all surface water to box drain and onto a cesspit. Direct water from the cesspit via a pipe to GPT (gross pollutant trap before discharge into Waikanae creek.</i>	
Roof stormwater	Steve McIntosh	Low
Consequences: <i>Clean roof water mixing with contaminated stormwater fig 2.0.</i>	Mitigation: <i>Separate all clean roof water from contaminated surface water and direct to Waikanae Creek.</i>	
Yard surface	Steve McIntosh	Low
Consequences: <i>Part of the traffic areas is not sealed and add to the increase of TSS to stormwater fig 2.0.</i>	Mitigation: <i>Areas of the property that have traffic will be sealed, and stormwater sheet feed to treatment.</i>	

Please Note: The above risks are reviewed annually and included in the annual report

9. Stormwater Treatment

9.1. Treatment of contaminated areas

Refer to: **Fig 2.0:**

- All Hazardous storage areas are covered
- B to C - Uncovered parking areas or access ways catering for less than 50 vehicle movements per day
- C to B - Areas where vehicles could track contaminants (where vehicles move from dirty to clean areas)
- C - High-risk roofs (The zinc roof has been replaced with colour steel)

9.2. What procedures and measures do you have in place to prevent solid waste from entering the stormwater system or natural environment?

- Hardstand area B) is swept
- All contaminants are stored under shelter and in a bund if at risk.

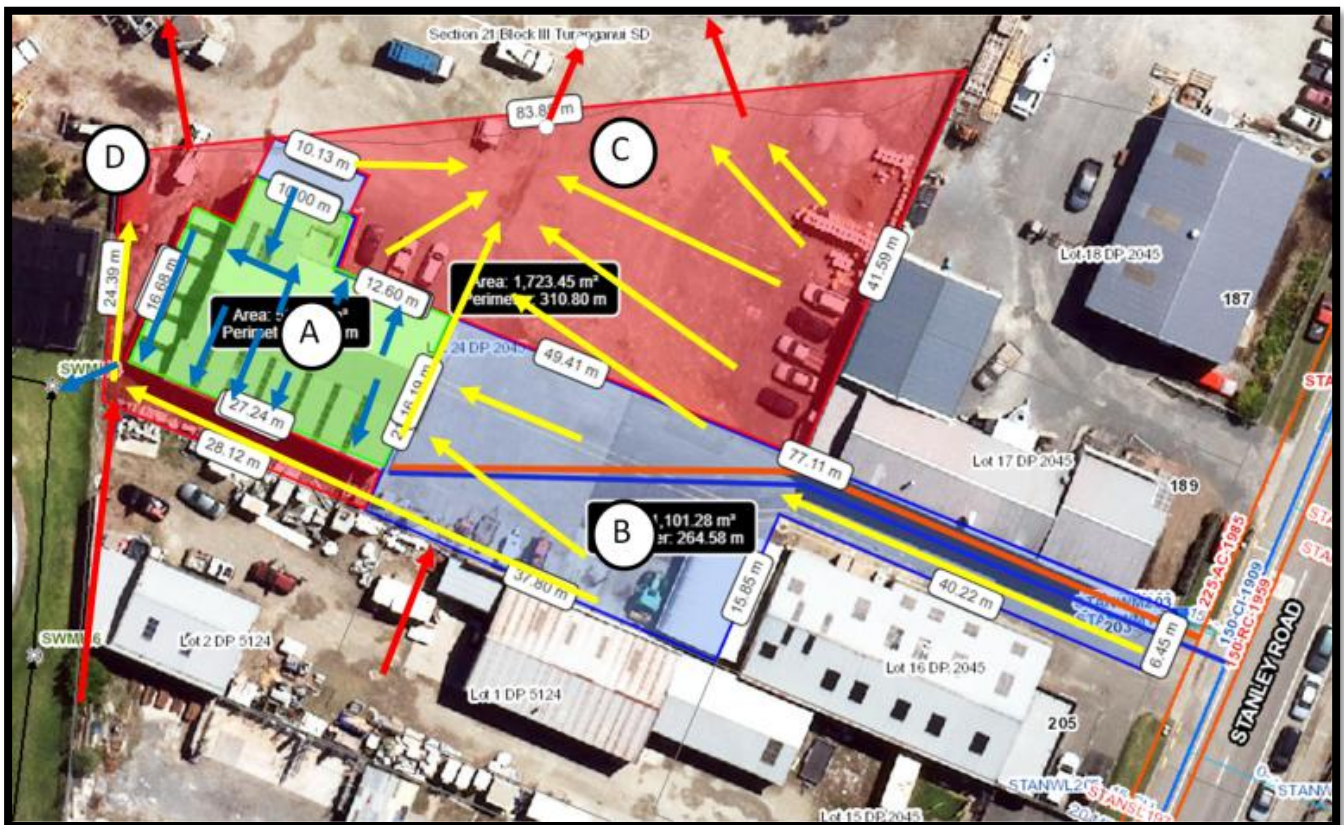


Fig 2.0: Blue area B is sealed or concrete. Red area C is unsealed. Green area A is colour steel roof.

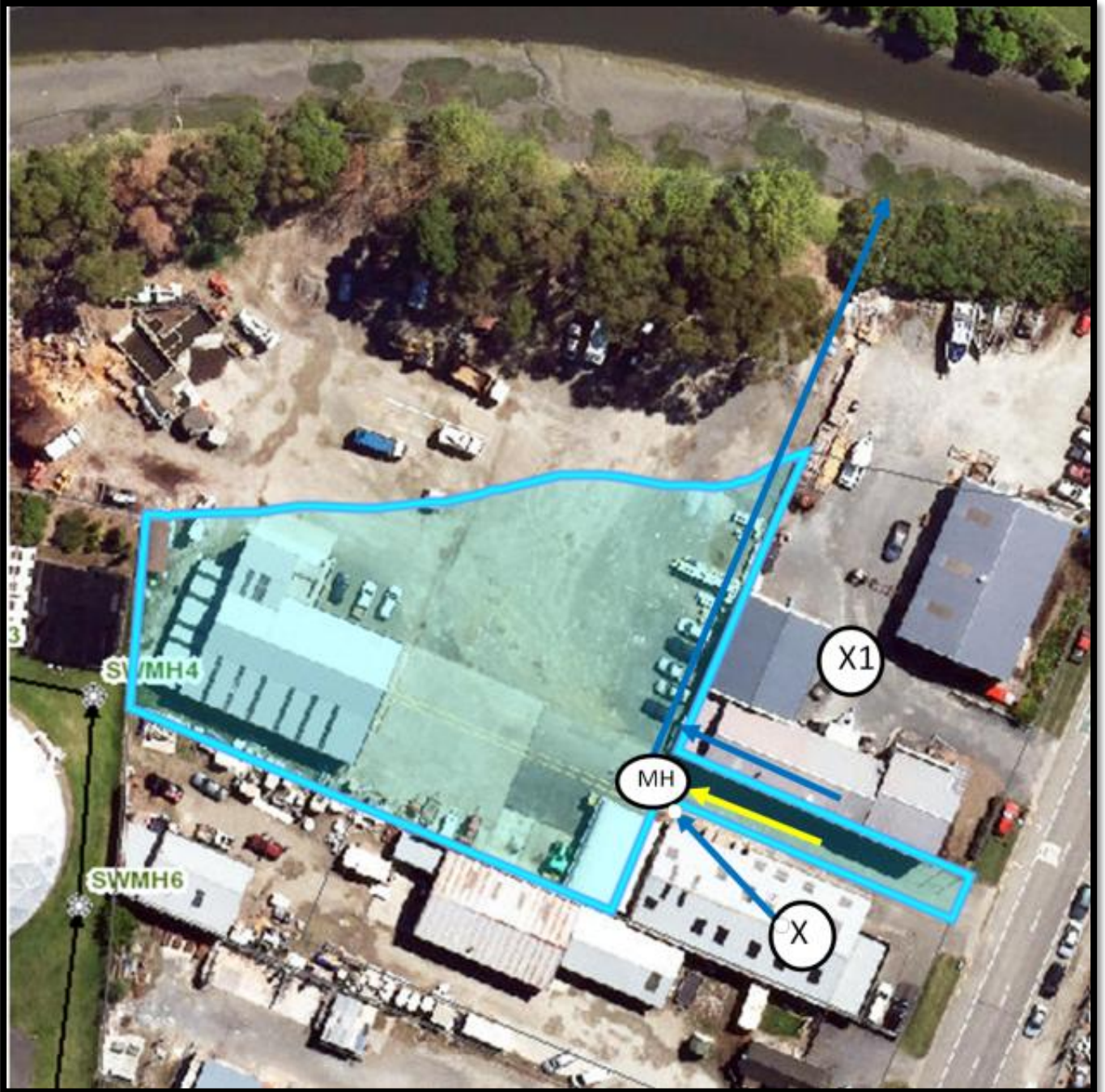


FIG 3.0

X & X1 blue arrows = Neighboring roof water (clean) feeding into the stormwater pipe and out to Waikanae Creek. The yellow arrow is the driveway, and this feeds into the same manhole as X. This manhole will be blocked off so dirty water cannot feed into it and contaminate the clean roof water. The drive will sheet feed stormwater and join other yard surface water to be treated.

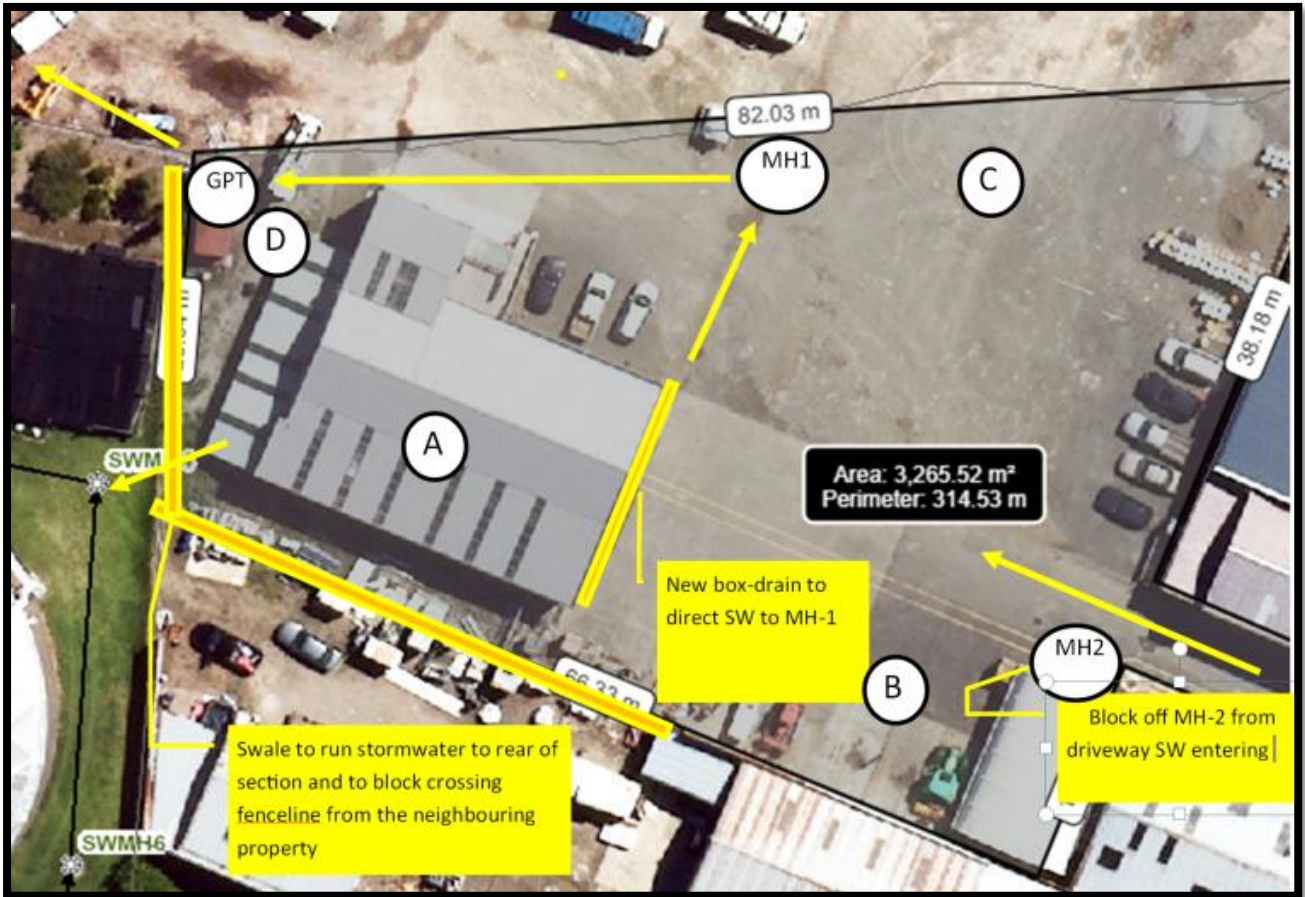


FIG 4.0 As per the milestones – the plan is to block MH-2 top feed and only allow clean roof water from neighbouring section to enter and leave via Fig 3.0. The driveway will sheet feed to the box drain in front of the shed and feed to MH-1. All water from neighbouring sections will be blocked, and a swale will move any surface water on the boundary to the area D). The aim is to get permission for A) clean stormwater to feed into the Council Stormwater. MH1 will be piped to the GPT and treated. From the GPT it will either go to wetland or direct to Waikanae Creek over conservation land.

10. Site Maps

10.1. Please see **Fig 1.0** for site maps of the property, included is the ticked boxes below.

- Legal boundary (off title plans)
- Land uses / cover on the site
- Impervious areas Pervious areas
- Hazardous storage and / or handling areas
- Uncovered or unbunded storage and/or handling/loading areas
- Covered or banded storage and/or handling/loading areas
- Site drainage (incl. flow directions, discharge locations, and whether this discharges to stormwater or wastewater)
- Any private and / or public potable water, wastewater, trade waste or stormwater pipes
- Catch-pits / sumps / gully traps
- Pipelines
- Overland flow paths
- Infiltration basins
- Clean and dirty areas
- Treatment / management devices
- Any areas that flow into a stormwater treatment device, on-site tradewaste wastewater treatment systems and/or oil/water separators (please specify each device)
- Any spill containment areas / devices (incl. bunds, tanks, etc.)? Details of sensitive receiving environments (if applicable)
- Monitoring locations (if applicable)

Site drainage - Orange is waste water, blue is water main with flow and direction.

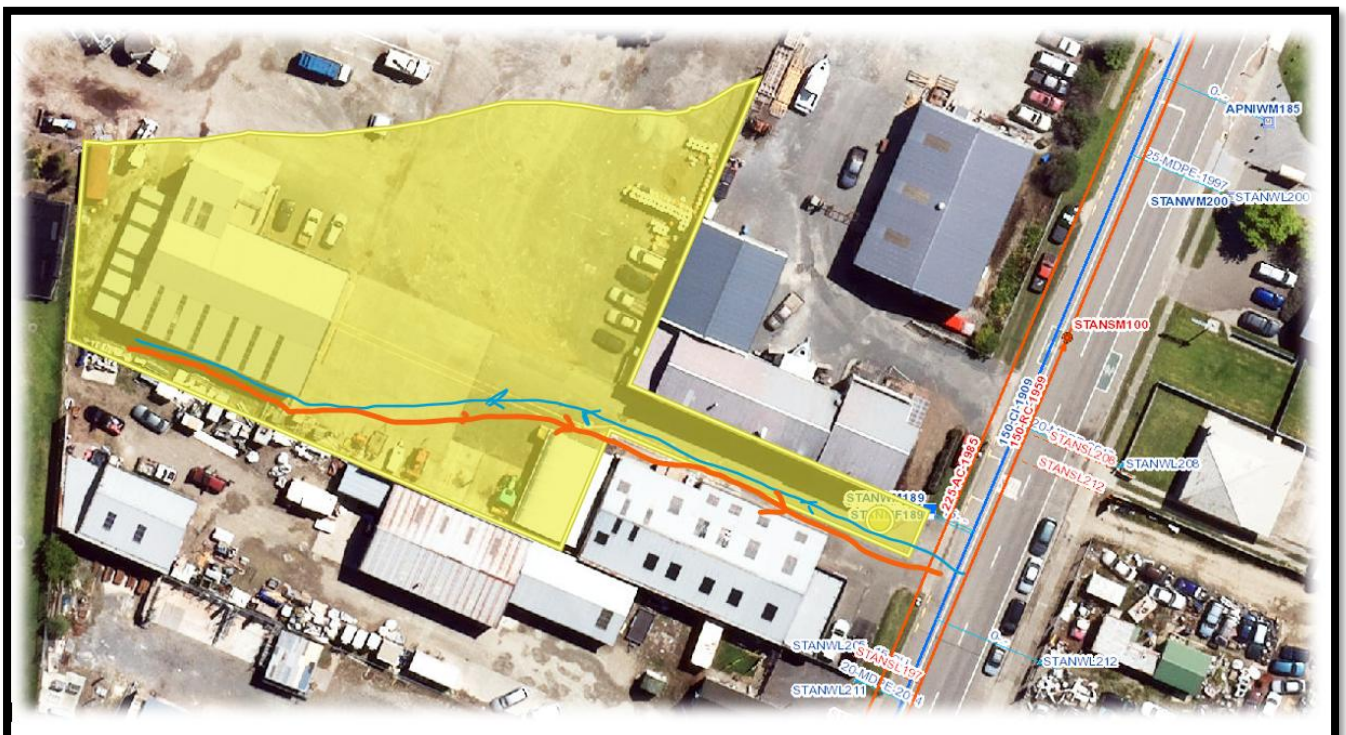


Fig 5.0

11. Land cover details

11.1. Land cover table:

Refer to **fig 2.0**

Dirty areas (contaminated):	Untreated (m ²)	Treated (m ²)
Uncovered/unbundled storage/handling/loading zone areas (hazardous)		
Uncovered parking areas or access ways catering for more than 50 vehicle movements per day		
Areas where vehicles could track contaminants (where vehicles move from dirty to clean areas)		
High-risk roofs (Unpainted or uncoated metals roofs, or metal roof areas in need of maintenance)		
Areas where contaminants may settle due to trade activities (e.g. emissions)		
Loading and parking & access way (less than 50 vehicles movements B)	1100	
Parking area (less than 50 vehicles movements C)	1397	
Clean areas (uncontaminated):		
Uncovered/unbundled storage/handling/loading zone areas (non-hazardous)		
Uncovered parking areas or access ways catering for less than 50 vehicle movements per day		
Other roofs	500	
Landscaped areas		
Other (describe)		
Totals (= site area)	2997	
Impervious (hard surfaces)	2997	
Pervious (not hard surfaces)		

12. Stormwater monitoring

12.1. Are there stormwater monitoring stations on your site? Yes No

- *There are no inspection and maintenance programs related to stormwater*

13. Milestones/Actions – progress reports 30 April each year

As part of the annual property inspection in (April), the above points will be reviewed and recorded, and next action points of amendments to the plan will be recorded

The review is a joint report from the landlord and the tenant.

The tenant will keep the stormwater records – the tenant will record spills or other issues in the report. The tenant will manage all property maintenance, including cleaning out sumps and sweeping and bunding. The landlord will manage any capital works, that is, installation treatment, sealing of the yard etc. in consultation with the tenant.

Milestones:

Milestone 1: DATE: AUG-20 to APR-21:

- 1) Separate roof water from surface water:
 - a. Fig 3.0 – stop surface water entering manhole and direct water to central cesspit in the property. Allow 187 and 205 Stanley Road clean roof water to flow to the Waikanae Creek without contamination.
 - b. Fig 4.0 Gain permission to connect clean roof water form roof A) to council connection SWM4.
- 2) Stormwater entering the property from boundaries:
 - a. Fig 4.0 build swale along the fenceline as a barrier to stormwater entering the property and to direct stormwater on the property to the lowest point on the property. Grade and seal to reduce TSS.

Milestone 2: DATE: APR-21 to APR-22:

- 3) Channel stormwater to the lowest point on the property:
 - a. Fig 4.0 – build a box drain across front of the shed to direct stormwater to a MH-1. Then pipe the stormwater to the GPT at the lowest point on section for treatment before discharge to Waikanae Creek.

Milestone 3: DATE: APR-22 to APR-23:

- 4) Treatment – install GPT (GROSS POLLUTANT TRAP) at the lowest point on the property. A concession is on track with DOC that provides discharge either via wetland or a pipe to Waikanae Creek.

Milestone 3: DATE: APR-23 to APR-24:

- 5) Seal unsealed area on the property and sheet feed stormwater to a central cesspit

MILESTONES CONSERVATION LAND

Background

In April 2019 a meeting between Department of Conservation (DOC) Gisborne District Council (GDC) and the property owners at 203 Stanley Road was held at GDC. Attendee DOC – John Lucas, Rebecca Lander. GDC – Sally McKinnon, Wolfgang Kanz and the property owner trust Duncan and Steve McIntosh.

The property 203 Stanley Road, LOT24DP 2045, borders Waikanae Creek Conservation Area which is administered by DOC and adjacent to Waikanae Stream. During a storm, rainwater flows from 203 Stanley Road and neighbouring properties into the stream. The land managed by DOC had a legacy

truck wash (not in use), vehicle parking and some waste from Arbor Care operations that is being cleaned up. GDC, DOC and the community are working on the restoration of Waikanae Stream. By Aug 2020 GDC requires a 'Stormwater Management Plan' and activity towards its implementation. 203 Stanley Road has not been assessed, however, is on the GDC Hazardous Activities and Industries List (HAIL) for:

- F4 – Motor vehicle workshops
- F8 - Transport depots or yards including areas used for refueling or the bulk storage of hazardous substances
- G5 - Waste disposal to land (excluding where biosolids have been used as soil conditioners).

Key Points

- 1) John Lucas (DOC) explained the land bordering Waikanae Stream is Public Conservation Land (PCL) and would need to be transformed at some stage back to a more natural form.
 - a. Wolfgang (GDC) asked if the small portion of the PCL where stormwater naturally flowed could be bought or whether a stormwater treatment station could be positioned on the PCL. John stated that this is not an option. Treatment should be at source before entering PCL or the stream.
- 2) It was established that DOC has no plan (in the next three years) to do restoration work on the area of PCL adjacent to 203 Stanley Road. John stated that the property owners should apply for a concession if they wish to continue to use the PCL for parking. Remediation and restoration actions to include in the application were discussed and would include:
 - a. Remove the existing truck wash from PCL (removal, rather than burying, was stated as DOC and GDC's preference). Completed Jan
 - b. Remove the eucalyptus trees from the PCL
 - c. Plant the PCL with appropriate native species
 - d. Clean up of the remaining biowaste on PCL from Arbor Care (mounds of bark).

Milestones:

- | | |
|--|----------|
| 1) Develop an agreement to lease property in exchange for revegetation | – OCT 20 |
| 2) Removed truck wash(2) and all concrete and refill | - SEP 19 |
| 3) Remove tree (FIG 7.0) on conservation land estimated to cost \$60k | - OCT 21 |
| 4) Clean up river bank (FIG 7.0) prepare for planting (\$25k) | - OCT 21 |
| 5) Clean out wood pile and prepare area (1) into a wetland | – OCT-22 |
| 6) Work with DOC and GDC to plant. | - OCT-23 |



Fig 6.0 Conservation land



Fig 7.0 Conservation land plan

Appendix

Photo catalogue of site infrastructure and activities.

Image 3.2: Provides reference points for the photos taken below – (a) to (i)



Image 3.3: Provides - Red lines Stormwater runoff | Yellow is the fenceline boundary | the triangle provide photo points and the direction photos taken.





PHOTO 3.4 – Satellite Image – pan view of property from (a) view to the south
Note: all drums will be removed from the site - these are empty.



PHOTO 3.5 (b) westerly - rear building



PHOTO 3.6 (b) NW - rear building



PHOTO 3.7 (c) Northside building



PHOTO 3.8 (d) Southside building



PHOTO 3.9 (e) Southwest end of the building



PHOTO 3.10 (e) Southwest end of the building



PHOTO 3.11 (f) western view section



PHOTO 3.12 (f) Northern view section



PHOTO 3.13 (f) Southernview temp wash
Note: washbay to be decommissioned



PHOTO 3.14 (f) drive way – catch pit MH-2



PHOTO 3.15 (f) temp wash bay



PHOTO 3.16 (g) Eastern view from workshop



PHOTO 3.17 (g) Northern view from workshop



PHOTO 3.18 (g) NE View from workshop



PHOTO 3.19 (h) SW view



PHOTO 3.20 (i) View from river stormwater outlet



PHOTO 3.21 (i) Stormwater outlet into the river
The outlet from roof water - clean.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **GS1D/825**
Land Registration District **Gisborne**
Date Issued 25 August 1967

Prior References
GS54/252

Estate Fee Simple
Area 2997 square metres more or less
Legal Description Lot 24 Deposited Plan 2045

Registered Owners
Lesley Margaret McIntosh as to a 1/2 share
Duncan John McIntosh and Stephen Leslie McIntosh as to a 1/2 share

Interests
Subject to a right to convey stormwater and surface water over part created by Transfer 146444.1 - 7.9.1982 at 2.09 pm

