

Our Reference:

10378.1 (FNDC)

3rd June 2025

Resource Consents Department Far North District Council JB Centre KERIKERI

Dear Sir/Madam

RE: Proposed subdivision at 418 Hautapu Road, Pakaraka – P & S May

I am pleased to submit application on behalf of Peter and Shirley May, for a proposed subdivision of land at Hautapu Road, zoned Rural Production. The application is a restricted discretionary activity.

The application fee of \$2,967 has been paid separately via direct credit.

Regards

Lynley Newport Senior Planner THOMSON SURVEY LTD

315 Kerikeri Road, Kerikeri P.O. Box 372, Kerikeri 0245, New Zealand. Email: Kerikeri@tsurvey.co.nz denis@tsurvey.co.nz, sam@tsurvey.co.nz Telephone: **09 4077360** Facsimile: **09 4077322** *After Hours:*Director: Denis Thomson 09 4071372 *After Hours:*Office Manager: Sam Lee 021 1370060

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks



Office Use Only Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for	or
(more than one circle can be ticked):	
C Land Use	Discharge
Fast Track Land Use*	Change of Consent Notice (s.221(3))
Subdivision	Extension of time (s.125)
Consent under National Environr (e.g. Assessing and Managing Conta	nental Standard aminants in Soil)
Other (please specify)	

* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with lwi/Hapū? () Yes () No

If yes, which groups have	
you consulted with?	

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:	Peter & Shirley May
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:	Lynley Newport
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

* All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:	As per item 5	
Property Address/ Location:		
	Post	code

8. Application Site Details

Name/s:	as per item 5		
Site Address/ Location:	Hautapu Road		
	Pakaraka		
		Postcode	
Legal Description:	Pt Allots 74 & 124 Psh of Kawakaw	Postcode Val Number:	

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? () Yes () No

Is there a dog on the property? OYes 🚫 No

Location and/or property street address of the proposed activity:

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to rearrange a second visit.

Please contact us is any visits to site

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Subdivision in the Rural Production Zone to create two additional lots, as a restricted discretionary activity.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes 🖌 No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent Enter BC ref # here (if known)

Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

12. National Environmental Standard for Assessing and Managing **Contaminants in Soil to Protect Human Health:**

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) () Yes (V) No () Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. (Yes () No () Don't know

Subdividing land

Changing the use of a piece of land

- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application () Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? () Yes No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? () Yes () No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Peter Gerald & Shurley Ann May Name/s: (please write in full) Phone number: **Postal address:** (or alternative method of service under section 352 of the act)

Fees Information

Email:

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Involced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Signature: (signature of bill payer



15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)	Shaley ANN MAY	
Signature:		Date 3:6-26
	A signature is not required if the application is made by electronic means	

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with lwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

P & May

PROPOSED SUBDIVISION PURSUANT TO FNDC OPERATIVE DISTRICT PLAN

Hautapu Road, Moerewa



PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd Kerikeri

1.0 THE PROPOSAL

The applicants propose to subdivide property at Hautapu Road, Moerewa, to create a total of two additional lots of areas 5ha and 6.2ha. The subdivision involves land legally described as Pt Allotments 74 & 124 Psh of Kawakawa, in Record of Title NA1120/215. This title has an area of 20.877ha. The residual areas (outside of proposed Lots 1 & 2 on the scheme plan) are to be subject to an Amalgamation Covenant holding them with the adjacent Record of Title NA528/130, also with the legal description of Pt Allotment 74, and also owned by the applicants. The result is one additional title.

Subdivision Proposal

Existing amalgamation conditions holding all the land in NA1120/215 together will need to be cancelled in order to provide for new Lots 1 & 2. The balance will then be "re-amalgamated" by way of an Amalgamation Covenant, worded as follows:

"That Pt Allotment 74 Psh of Kawakawa, Pt Allotment 74 Psh of Kawakawa and Pt Allotment 74 Psh of Kawakawa are to be held together".

Refer to Scheme Plan(s) in Appendix 1. Whilst separate parcels, all three have the same appellation.

Scope of this Report:

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide an existing site to create two new/additional lots, whilst amalgamating the balance of title with an adjacent title. The application is a restricted discretionary activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

2.0 **PROPERTY DETAILS**

Location:	Hautapu Road, Moerewa (Location Map in Appendix 2)
Legal description:	Pt Allotments 74 & 124 Psh of Kawakawa
Record of Title:	NA1120/215, 20.877ha in area. Copy attached in Appendix 3.

3.0 SITE DESCRIPTION

3.1 Site Characteristics

The site is zoned Rural Production in the Operative District Plan (ODP) and Proposed District Plan (PDP). No resource features apply in either the ODP or PDP.

The land being subdivided is vacant and in pasture and bush. There is a minor tributary watercourse flowing north to south through the land being subdivided. This is almost entirely through the bush areas.

There is an existing farm race down the north western boundary of proposed Lot 2, intended for use as that lot's future access.

The site it bounded by Hautapu Road in the north and farmland on other boundaries. The site is moderately sloping for the most part, with the land falling to the south. There are a couple of incised gullies, under bush cover.

The site's soil characteristics suggest well to moderately well drained soils. The LUC classification is 4e.

The bush within the land being subdivided is not Protected Natural Area (PNA). The site is within a kiwi present area.



View from potential building site on proposed Lot 2, looking east. Two areas of totara dominated bush, both to be within Lot 2 are shown in the foreground and background



Potential build site on Lot 1 (the knoll at centre left) with proposed access track to Lot 2 house site at extreme right of picture

3.2 Legal Interests on Titles

There no interest on the title relevant to this subdivision.

3.3 Consent History

The property file contains a number of building consents. However, these all relate to land outside of the land being subdivided (into Lots 1 & 2) and therefore have no relevance to the creation of Lots 1 & 2.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent	for an activity must include the following:
(a) a description of the activity:	Refer Sections 1 above and 5 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this Planning Report.
(b) a description of the site at which the activity is to occur:	Refer to Section 3 of this Planning Report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	Refer to Section 3 of this Planning Report for existing activities within the site. The application is for subdivision pursuant to the FNDC's ODP.
(e) a description of any other resource consents required for the proposal to which the application relates:	Consent is being sought for subdivision, pursuant to the Far North Operative District Plan.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 7 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):	Refer to Sections 5 and 7 of this Planning Report.
 (a) any relevant objectives, policies, or rules in a document; and (b) any relevant requirements, conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations). 	
(3) An application must also include any of the following that apply:	

(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Refer to section 5.
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	There is no existing resource consent. Not applicable.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	The site is not within an area subject to a customary marine title group. Not applicable.
(4) An application for a subdivision conse following:	ent must also include information that adequately defines the
 (a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads. 	Refer to Scheme Plans in Appendix 1.

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:

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(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable.
 (d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: 	The subdivision does not involve any discharge of contaminant.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons have been identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:		
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.	
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 6. The site has no high or outstanding landscape or natural character values.	
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6. The subdivision has no effect on ecosystems or habitat.	
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6. The site has no aesthetic, recreational, scientific, historical, spiritual or cultural values that I am aware of, that will be adversely affected by the proposal.	
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.	
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The site is not subject to hazard. The proposal does not involve hazardous installations.	

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The site is zoned Rural Production and has no resource features.

Table 13.7.2.1: Minimum Lot Sizes

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha.	 The minimum lot size is 12ha; or The minimum lot size is 12ha; or A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m2 and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites 	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m ² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing

which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of	at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. Option 4 N/A
subdivision is created from a site	
that existed at or prior to 28 April	
2000;	
Option 5. N/A as the proposal	
does not utilise remaining rights.	
	1

The lots are greater than 2ha in area, and the title is older than April 2000. The subdivision is a **restricted discretionary** subdivision activity.

Other Rules:

Zone Rules:

There is no built development within the land being subdivided.

District Wide Rules:

Chapter 12.1 Landscapes and Natural Features does not apply as there is no landscape or natural feature overlay applying to the site.

Chapter 12.2 Indigenous Flora and Fauna does not apply as no clearance of indigenous vegetation is proposed.

Chapter 12.3 Soils and Minerals - subdivision earthworks will be minimal and all associated with the formation of crossings and access. The zone's permitted activity thresholds will not be exceeded.

Chapter 12.4 Natural Hazards does not apply as the site is not subject to any coastal hazard as currently mapped in the Operative District Plan (the only hazards with rules). Future residential units can achieve a 20m setback from the dripline of bush areas.

Rules in Chapters 12.5, 5A and 5B Heritage do not apply as the site contains no heritage values or sites, no notable trees, no Sites of Cultural Significance to Maori and no registered archaeological sites. The site is not within any Heritage Precinct.

Chapter 12.7 Waterbodies does not apply as development can occur within proposed Lot 1 & 2 at least 30m, and likely more, from any watercourse.

Chapter 12.8 Hazardous Substances does not apply as the activity being applied for is not a hazardous substances facility.

Chapter 12.9 does not apply as the activity does not involve renewable energy.

Chapter 14 Financial Contributions (esplanade reserve) is not relevant as no lot is less than 4ha.

Chapter 15.1 Traffic, Parking and Access

Rules in Chapter 15.1.6A are not considered relevant to the proposal. This is because the traffic intensity rules apply to land use activities, not subdivisions. In any event both a single residential dwelling and 'farming' are exempt from traffic intensity rules. Similarly rules in Chapter 15.1.6B (parking requirements) also relate to proposed land use activities, not subdivisions. Notwithstanding this, no breaches of parking rules have been identified.

Chapter 15.1.6C (access) is the only part of Chapter 15.1 relevant to a subdivision. A brief assessment of relevant rules in 15.1.6C.1.1-11 follows.

Part (a) of Rule 15.1.6C.1.1 requires private accessway to be undertaken in accordance with Appendix 3B-1. Refer to Section 9 of the Site Suitability Report in Appendix 5. Crossing sight distances can be achieved. Crossings can be constructed to standard. Where the proposed driveway gradient is too steep to remain in metal surface, it can be concreted or sealed.

15.1.6C.1.1(c) and (d) are both complied with. All parts of (e) are also complied with. The proposed crossing is existing in regard to location.

Rule 15.1.6C.1.3 relates to passing bays, none of which are required. Rule 15.1.6C.1.5 applies to rural and coastal zones. The crossings can be to standard. Rule 15.1.6C.1.7 addresses various general access standards, which can be complied with.

In summary, the application remains a **restricted discretionary** activity.

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

<u>Rules HS-R2, R5, R6 and R9</u> in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

There are no scheduled sites or areas of significance to Maori, significant natural areas or any scheduled heritage resource on the site, therefore these rules are not relevant to the proposal.

Subdivision Proposal

Heritage Area Overlays – N/A as none apply to the application site.

<u>Historic Heritage rules and Schedule 2</u> – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

<u>Sites and Areas of Significance to Maori</u> – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

No indigenous vegetation clearance is proposed.

<u>Subdivision (specific parts)</u> – only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.

Activities on the surface of water – N/A as no such activities are proposed.

<u>Earthworks</u> – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. The only earthworks required to give effect to the subdivision is the formation of access to the boundary of the proposed new lots. This can be carried out in compliance with the above referenced rules/standards.

<u>Signs</u> – N/A – signage does not form part of this application.

<u>Orongo Bay Zone</u> – N/A as the site is not in Oronga Bay Zone.

There are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The assessment of environmental effects below includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, as required by Clause 2(3)(c) of Schedule 4 of the Act.

A restricted discretionary activity is described in s87A of the Act, clause (3).

If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a restricted discretionary activity, a resource consent is required for the activity and—

(a) the consent authority's power to decline a consent, or to grant a consent and to impose conditions on the consent, is restricted to the matters over which discretion is restricted (whether in its plan or proposed plan, a national environmental standard, or otherwise); and

(b)if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.

It is also subject to s104C of the Act:

- (1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider **only** those matters over which-
- (a) A discretion is restricted in national environmental standards or other regulations;
- (b) It has restricted the exercise of its discretion in its plan or proposed plan;
- (3) if it grants the application, the consent authority may impose conditions under section 108 **only** for those matters over which –
- (a) A discretion is restricted in national environmental standards or other regulations;
- (b) It has restricted the exercise of its discretion in its plan or proposed plan.

The subdivision meets the restricted discretionary number/size of lots specified in Table 13.7.2.1. Far North District Plan lays out in 13.8.1, the matters to which it restricts its discretion in determining whether to grant consent to a restricted discretionary activity, and then lays out the matters to which it will restrict its discretion when considering whether to impose conditions.

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

...... In considering **whether or not to grant consent** on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under 13.8.1(a):
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under 13.8.1(b) or (c):
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering **whether or not to impose conditions** on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters: (1) the matters listed in 13.7.3;

(2) the matters listed in (i) and (ii) above

In the case of this application, the application is lodged pursuant to 13.8.1(c), and therefore clause (ii) applies:

• effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;

The property is not within the coastal environment.

• effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;

There is no Department of Conservation administered land within 500m of the land being subdivided.

• effects on areas of significant indigenous flora and significant habitats of indigenous fauna;

There are no areas mapped as Protected Natural Area (PNA) on the land being subdivided. The proposal does not involve any clearance. The land is within a 'kiwi present' area and with this in mind a consent notice is proposed advising lot owners of this fact and requiring any dogs/cats to be kept tied up or kept inside at night.

• the mitigation of fire hazards for health and safety of residents.

Vacant proposed Lots 1 & 2 have abundant cleared land available such that a comfortable buffer between future residential units and vegetation can be achieved.

In summary, there are no grounds for the Council to refuse consent.

To assist in determining conditions of consent, the following AEE is offered.

6.1 Allotment Sizes and Dimensions

Both Lots 1 & 2 can easily accommodate 30m x 30m square building envelopes. The lots are of a suitable size and dimension.

6.2 Natural and Other Hazards

Refer to the Site Suitability Report in Appendix 5, and its section 7.

The site is not mapped as being prone to erosion. The site is not thought to be subject to avulsion. The small tributary of the Werowero Stream has remained relatively unchanged since 1957 (quoting from Site Suitability Report). There are no natural sources of falling debris. Building areas are not anticipated to be underlain by soils prone to subsidence. Areas of the overall site show signs of historical and recent land movement. These areas can be avoided when developing the sites. The site is not subject to inundation and not affected by sea level rise of fire hazard.

In summary there is no reason pursuant to s106 of the Act as to why this application should not be granted.

6.3 Water Supply

There is no Council reticulated water supply to the site. The Council can impose its standard consent notice on the new titles for Lots 1 & 2 in terms supplying sufficient water for potable and fire fighting purposes.

6.4 Energy Supply & Telecommunications

Power and phone is not a requirement for rural subdivision. Notwithstanding that, Top Energy has been consulted and have confirmed that power can be provided should a future lot owner wish to connect – correspondence contained in Appendix 4. There should not be a condition requiring such connections. Instead, the Council can impose a consent notice applicable to Lots 1 & 2 specifying that power and telecoms connections were not a requirement of the subdivision and remain the responsibility of the lot owner.

6.5 Stormwater Disposal

Refer to the Site Suitability Report in Appendix 5, section 10. Given the size of the lots it is highly unlikely that future development will ever breach the zone's permitted coverage threshold of 15% of lot area. Stormwater attenuation is therefore unlikely to be required. Should future development ever exceed 15% coverage, then stormwater attenuation should be designed by a suitably qualified person. Where any driveways cross overland flowpaths, an appropriately sized culvert should be installed. The report in Appendix makes some general recommendations in its section 10.2.

6.6 Sanitary Sewage Disposal

Refer to the Site Suitability Report in Appendix 5, section 11. Assessment is based on a four bedroom dwelling. Whilst a secondary treatment system is suggested as the most suitable for both lots, it is not the only level of treatment acceptable. A future lot owner may choose primary treatment. The purpose of the Site Suitability Report is to prove feasibility, which it does.

6.7 Easements for any purpose

There are no easements.

6.8 Property Access

Refer to the Site Suitability Report in Appendix 5, and its section 9. Hautapu Road is Council maintained road, metal surface. The road has a posted speed of 60kph. The estimated operating speed is the same. Sight distances in both directions can be readily achieved.

It is proposed to modify the existing farm entry and form a new access at the northern portion of the site to gain access to the proposed building site in Lot 1. This can be upgraded to meet FNDC/S/6 and FNDC/S/6B, with the access gate to be recessed back from road edge.



Lot 1's entry point is upper gate (at left)



Existing farm gate entrance into Lot 2's driveway leg-in

Lot 2's entrance can also be to FNDC/S/6 and 6B. It is expected that given the proximity of crossings, there will be some overlap in the formation.

Where internal driveways are 1:4 or steeper, they will be sealed or concreted. Otherwise metal surface will suffice, with 3m carriageway width.

6.9 Earthworks & Geotechnical considerations

The Site Suitability Report in Appendix 5 addresses earthworks and geotechnical aspects in its section 8. The only subdivision earthworks is that related to the formation of crossings, with internal driveways and building platforms being the responsibility of future lot owners. Earthworks associated with crossings will be carried out in accordance with GD05. The Report makes some general recommendations in regard to future development on the lots.

Site specific geotechnical investigations can be required at building consent stage.

6.10 Building Locations

Building sites/locations can avoid any areas of historic subsidence. The sites are elevated and therefore there is no need to impose minimum floor levels. Overland flow paths can be avoided.

6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

Vegetation, fauna and landscape

The site has no resource feature overlays. It contains no features mapped in the Regional Policy Statement as having any high or outstanding landscape or natural values and no mapped biodiversity wetlands. The site contains areas of indigenous vegetation, dominated by mature totara and broadleaf species. This is not mapped as a PNA. Some of the bush, particularly in proximity to the watercourse, is fenced to exclude stock.

The site is mapped as kiwi present. I understand the Council's current wording for properties within kiwi present areas is:

The site is identified as being within a kiwi present zone. If any owners or occupiers of or visitors to any of the lots keep or introduce onto the land any carnivorous animal (including dogs or cats) they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island Brown Kiwi by domestic cats and dogs.

<u>Heritage/Cultural</u>

The site does not contain any historic sites, nor any archaeological sites. Neither does the site contain any Sites of Cultural Significance to Maori (as scheduled in the ODP or PDP).

6.12 Soil

The sites are not highly productive land, supporting medium quality grazing only. The lots can continue to support limited grazing. I do not believe the proposal will adversely affect the life supporting capacity of soils.

6.13 Access to, and protection of, waterbodies

There is no lot smaller than 4ha and therefore no requirement for esplanade access. Both lots can be developed without adverse effects on waterbodies.

6.14 Land use compatibility (reverse sensitivity)

The proposal is to subdivide an existing rural holding to create an opportunity for two lots of 5 and 6.2ha in area. The land is currently lightly grazed and can continue to be utilised in this fashion. The density level being proposed is well within the ODP's restricted discretionary

subdivision lot sizes. I do not believe the proposal will create reverse sensitivity issues of a minor or more than minor nature. Adjacent sites can continue to operate as production units.

6.15 **Proximity to Airports**

The site is outside of any identified buffer area associated with any airport.

6.16 Natural Character of the Coastal Environment

The site is not within the coastal environment.

6.17 Energy Efficiency and renewable Energy Development/Use

The proposal has not considered energy efficiency.

6.18 National Grid Corridor

The National Grid does not run through the application site.

6.19 Effects on Rural Character and Amenity

The proposal meets the ODP's restricted discretionary minimum lot sizes and is therefore an anticipated level of development in the rural zone. I believe the new lots can be developed without adverse effects on rural character and amenity.

6.20 Cumulative and Precedent Effects

The proposal will create two additional lots, and complies with the ODP's restricted discretionary subdivision lot size and number. I do not foresee any adverse cumulative effects resulting.

Precedent effects are a matter for consideration when a consent authority is considering whether or not to grant consent and are generally reserved for the consideration of non complying activities, which this is not. I see no adverse precedent effect.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapter 8.6 (Rural Production Zone); and 13 (Subdivision), of the District Plan. These are listed and discussed below where relevant to this proposal.

Subdivision Objectives & Policies

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities

Subdivision Proposal

This is an enabling objective. The Rural Production Zone is predominantly, but not exclusively, a working productive rural zone. The site is currently used as a rural lifestyle block with limited grazing and areas of bush, and will continue to be utilised in a similar fashion. The proposal is considered a sustainable use of the land.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

The Assessment of Environmental Effects and supporting report conclude that the proposed subdivision is appropriate for the site and that the subdivision can avoid, remedy or mitigate any potential adverse effects.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. The site exhibits none of these features.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

Future development will be self sufficient in terms of on-site water storage and appropriate stormwater management.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

This objective is likely intended to encourage Management Plan applications, and does not have a lot of relevance to this proposal.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

And related Policy

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The subdivision will have minimal, if any, impact on water quality. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

The provision of power is not a requirement for rural allotments.

Subdivision Proposal

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

The subdivision has not considered energy efficiency.

Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

(a) natural character, particularly of the coastal environment;

- (b) ecological values;
- (c) landscape values;
- (d) amenity values;
- (e) cultural values;
- (f) heritage values; and
- (g) existing land uses.

The values outlined above, where relevant to the proposal, have been discussed earlier in this report. I believe regard has been had to items (a) through (g) (where relevant) in the design of the subdivision.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties. And

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

Access to the property is off public road. Access can be provided to an appropriate standard for the level of development being proposed, without adversely affecting natural and physical resources.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

The site is not mapped as containing any natural hazards.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

Power and telecommunications are not a requirement for rural allotments.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

The site does not contain any heritage resources. Nor does it contain any known significant areas of indigenous vegetation or habitat. The site is not in the coastal environment. There are riparian margins within the site, along a minor tributary stream. These margins support mature indigenous bush. The site contains no outstanding landscape or natural features.

Policy 13.4.7 is not relevant as there is no qualifying water body to which esplanade requirements apply.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

This is discussed earlier.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to **s6 matters**. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

S6 matters (National Importance) are addressed later in this report.

In addition:

- (a) The proposal subdivides off two vacant additional blocks, complying with the restricted discretionary subdivision provisions;
- (b) The proposal provides for an appropriate type and scale of activity for the zone;
- (c) The proposal is in an area not displaying high or outstanding natural values;
- (d) The site contains indigenous vegetation, none of which is regarded as significant, and some of which is fenced to exclude stock;
- (e) The site is not within the coastal environment;

- (f) The proposal enables the maintenance of amenity and rural character values;
- (g) The proposal is not believed to negatively impact on the relationship of Maori with their culture;
- (h) There are no identified heritage values within the site; and
- (i) The site is not subject to any significant natural hazards.

I consider the proposal to be consistent with Policy 13.4.13.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

The subdivision has had regard to the underlying zone's objectives and policies – see below.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

Rural Production Zone Objectives and Policies

Objective 8.6.3.5 and Policy 8.6.4.6 are not considered relevant as they are solely related to Kerikeri Road.

The proposed subdivision promotes an efficient use and development of the land (Objective 8.6.3.2). Amenity values can be maintained (8.6.3.3). Reverse sensitivity effects are not considered to be a significant risk (Objectives 8.6.3.6-8.6.3.9 inclusive and Policies 8.6.4.8 and 8.6.4.9).

Policy 8.6.4.7 anticipates a wide range of activities that promote rural productivity, and that the underlying goal is to avoid any actual and potential adverse effects of conflicting land use activities. I believe in the case of this proposal, additional adverse reverse sensitivity effects are unlikely.

The proposal provides for sustainable management of natural and physical resources (8.2.4.1). Off site effects can be avoided, remedied or mitigated (8.6.4.2 and 8.6.4.3). Amenity values can be maintained and enhanced (8.6.4.4). The proposal enables the efficient use and development of natural and physical resources (8.6.4.5).

In summary, I believe the proposal to be consistent with the objectives and policies as cited above.

7.2 Proposed District Plan Objectives and Policies

An assessment against the relevant objectives and policies in the Subdivision section of the Proposed District Plan (PDP) follows:

SUB-O1

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already

established on land from continuing to operate;

Subdivision Proposal

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and

f. manages adverse effects on the environment.

SUB-O2

Subdivision provides for the:

a. Protection of highly productive land; and

b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where: a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and

b.where no existing connection is available infrastructure should be planned and consideration be give n to connections with the wider infrastructure network.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;

b. esplanade where land adjoins the coastal marine area; and

c. esplanade where land adjoins other qualifying water bodies

I consider the subdivision achieves the objectives of the relevant zone, and district wide provisions. Local character is not affected; reverse sensitivity issues will not result; and risk from natural hazards will not be increased. Adverse effects on the environment are considered to be less than minor and not requiring mitigation (SUB-O1).

The site does not contain any land that meets the definition of 'highly productive land'. The site contains no ONF's or ONL's, nor any areas of high or outstanding natural character. There are no 'natural inland wetlands'. There are no lakes or rivers, no Sites and Areas of Significance to Maori and no Historic Heritage. There are no SNA's (SUB-O2).

The proposal is consistent with SUB-O3 and SUB-O4 does not apply.

SUB-P1

Enable boundary adjustments that:

Not relevant – application is not a boundary adjustment.

SUB-P2

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3

Provide for subdivision where it results in allotments that:

a. are consistent with the purpose, characteristics and qualities of the zone;

- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and

d. have legal and physical access.

The subdivision results in vacant lots that do not comply with the minimum allotment sizes for the zone proposed in the PDP. However, rules specifying minimum lot sizes have no legal effect and have been heavily submitted on. The proposed allotments are consistent with the purpose, characteristics and qualities of the zone, have an adequate size and shape to contain building platforms, and the lots have legal and physical access. I consider the proposal to be more consistent than not with the relevant parts of SUB-P3 above.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The subdivision has had regard to all the matters listed, where relevant.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone...

Not applicable.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by: a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and

b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

The subdivision is rural with no nearby Council administered or operated.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

No lot less than 4ha being created.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

The Council, in its decisions on submissions to the indigenous biodiversity chapter of the PDP (that has legal effect) has moved to delete any and all references to SNA's in line with central government policy. Part (a) of the above policy is therefore irrelevant. The subdivision will not result in the loss of versatile soils.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The subdivision is not a Management Plan subdivision.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from

Principalresidential units where resultant allotments do not comply with minimum allotment size and resi dential density.

Not relevant. No minor residential units exist.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application: a.consistency with the scale, density, design and character of the environment and purpose of the zone;

b. the location, scale and design of buildings and structures;

c.the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for onsite infrastructure associated with the proposed activity;

d. managing natural hazards;

e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and

f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

No subdivision consent is required under the PDP. All of the above have been considered in the layout and number of lots being proposed, where relevant.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

The site is proposed to be zoned Rural Production in the Proposed District Plan.

Objectives

RPROZ-O1

The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2

The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

a.protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

b.protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

c.does not compromise the use of land for farming activities, particularly on highly productive land; d.does not exacerbate any natural hazards; and

e. is able to be serviced by on-site infrastructure.

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

Subdivision Proposal

The subdivision maintains rural character and amenity. The development can occur without exacerbating natural hazards and is able to be serviced with on-site infrastructure. RPROZ-O2 is an activities based rule and the subdivision does not pre-suppose any specific activity. The objective is unfortunately written in such a way as to exclude any use other than primary production in the zone, yet zone rules actually provide for other activities as permitted activities, including residential living. The objective therefore seems contradictory to the rules. Residential use is an expected land use in the rural area.

The soils over the site are not LUC class 1, 2 or 3. As such the site contains no highly productive land (by definition in the National Policy Statement Highly Productive Land). The proposal is not considered to have minor or more than minor adverse impact on the overall productivity of the soils on the site. The subdivision does not unduly increase any risk of reverse sensitivity and does not compromise the use of nearby land for rural production activities.

Policies

RPROZP1

Enable primary production activities, provided they internalise adverse effects onsite where practicable while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

The application is not for a primary production activity.

RPROZP2

Ensure the Rural Production zone provides for activities that require a rural location by:

a. enabling primary production activities as the predominant land use;

b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

Primary production includes grazing, which can continue as a land use. Residential activity is an accepted complementary land use within a rural area. The site is not an economic primary production unit currently, at only 11ha in area, and allowing the low density subdivision proposed, is a sustainable use of the land, especially where other parts of the application title are to be combined with a larger adjacent farm title in the same ownership.

RPROZP3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

Reverse sensitivity effects have been discussed elsewhere in this report and it is considered the proposal does not unduly or significantly increase the risk of reverse sensitivity.

RPROZP4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: a. a predominance of primary production activities;

Subdivision Proposal

b. low density development with generally low site coverage of buildings or structures;
c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and

d. a diverse range of rural environments, rural character and amenity values throughout the District.

I believe the proposal maintains rural character and amenity. The proposal is low density, with low percentage site coverage by buildings or structures. Reverse sensitivity effects will not increase unduly.

RPROZP5

Avoid land use that:....

Not relevant as the proposal is not a land use.

RPROZP6

Avoid subdivision that:

a. results in the loss of highly productive land for use by farming activities;

b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:

1. the type of farming proposed; and

2.whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.

c. provides for rural lifestyle living unless there is an environmental benefit.

The subdivision does not result in loss of highly productive land. The soils are poor and a limited number (two in this case) of smaller parcels is considered a sustainable use of land. As stated earlier, the land is currently not an economic productive unit given its size and site characteristics. Providing for low density intensification is a sustainable use of the land.

RPROZP7

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:

i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

ii.the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

g.the capacity of the site to cater for on-

site infrastructure associated with the proposed activity, including

whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h. the adequacy of roading infrastructure to service the proposed activity;

i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

j.Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The application is not a land use and does not require resource consent under the PDP. Notwithstanding this, part (e), which relates to subdivision, has been considered and commented on earlier in this report.

7.3 Part 2 Matters

- 5 Purpose
- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights:
- (h) the management of significant risks from natural hazards.

The site does not contain any of the features listed in (a) or (b). There are pockets of indigenous vegetation, none of which is considered a PNA or SNA (part (c)). There is no

adjacent water body, nor any within the site (part (d)). The proposal does not adversely impact the relationship of Maori and their culture and traditions and there are no protected customary rights (parts (e) & (g)). There are no historic heritage values associated with the site (part (f)). The site is not subject to hazard (h).

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
- (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
- (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c) and (g). The subdivision represents an efficient use and development of natural and physical resources and takes into account the finite characteristics of those resources. The proposed layout and lot size will not adversely impact on amenity values.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and Ibelieve that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Policy Statements and National Environmental Standards

There are no national policy statements or standards relevant to the application.

7.5 Regional Policy Statement

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in

promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities;

The associated Policy to the above Objective is **Policy 5.1.1 – Planned and coordinated** *development*.

Subdivision, use and development should be located, designed and built in a planned and coordinated manner which:

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects; ...

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and ...

Policy 5.1.1 seeks to ensure that subdivision in a primary production zone does not "materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities".

The site contains no highly versatile soils.

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);.....

In regard to this subdivision, it is considered that no significant additional reverse sensitivity issues arise as a result.

8.0 s95A-E ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances, neither of which exists. There are no special circumstances. In summary public notification is not required pursuant to Step 3 of s95A.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified. There are no special circumstances.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The activity is a restricted discretionary activity and as such an expected outcome. I have not identified any affected persons in terms of adjacent sites.

The site does not contain any heritage or cultural sites or values. Areas of indigenous vegetation on the site are not identified as PNA. The site is in a kiwi present area and a reasonable restriction on the keeping of dogs is proposed. There is no nearby land administered by DoC. No pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, or Department of Conservation.
9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are no more than minor. The proposal is not considered contrary to the relevant objectives and policies of the Operative and Proposed District Plans, and is considered to be consistent with relevant objectives and policies of National and Regional Policy Statements. Part 2 of the Resource Management Act has been had regard to.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No affected persons have been identified.

It is requested that the Council give favourable consideration to this application and grant consent under delegated authority.

Signed Lynley Newport, Senior Planner Thomson Survey Ltd

10.0 LIST OF APPENDICES

- **Appendix 1** Scheme Plan(s)
- Appendix 2 Location Plan
- Appendix 3 Record of Title & Relevant Instruments
- **Appendix 4** Consultation with Top Energy
- Appendix 5 Site Suitability Report

Dated

3rd June 2025

Scheme Plan(s)





Location Plan



Record of Title & Relevant Instruments



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Limited as to Parcels Search Copy

.



Identifier	NA1120/215
Land Registration District	North Auckland
Date Issued	29 June 1954

Prior References NA528/131

Estate	Fee Simple
Area	20.8770 hectares more or less
Legal Description	Part Allotment 74 Parish of Kawakawa and Part Allotment 74, 124 Parish of Kawakawa

Registered Owners

Peter Gerald May as to a 1/2 share Shirley Ann May as to a 1/2 share

Interests

D362110.3 Mortgage to Bank of New Zealand - 26.2.1999 at 9.00 am



Consultation with Top Energy





Top Energy Limited

Level 2, John Butler Centre 60 Kerikeri Road P O Box 43 Kerikeri 0245 New Zealand PH +64 (0)9 401 5440 FAX +64 (0)9 407 0611

21 May 2025

Lynley Newport Thomson Survey PO Box 372 KERIKERI 0245

Email: lynley@tsurvey.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION Shirley & Peter May – 418 Hautapu Road, Moerewa. Pt Allotments 74 & 124 PSH of Kawakawa.

Thank you for your recent correspondence with attached subdivision scheme plans.

Top Energy's requirement for this subdivision is nil. Design and costs to provide a power supply could be provided after application and an on-site survey have been completed. Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely

Ja Mit

Aaron Birt Planning and Design T: 09 407 0685 E: aaron.birt@topenergy.co.nz

Site Suitability Report



SITE SUITABILITY REPORT

Proposed subdivision of Pt Allotments 74 & 124 PSH of Kawakawa, Hautapu Road, Moerewa

Prepared for Thomson Survey

11/04/2025



VISION REF: J15780

Report Information Summary

Job no.	J15780
Report Author	Harry Miller
Report Reviewer	Ben Perry/Dan Simmonds
Version No.	1
Status	Final
Date	11/04/2025

Version No.	Date	Description
1	11/04/2025	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Harry Miller	Engineering Geologist, BSci (Geo)	11/04/2025
Reviewer	Dan Simmonds	AA GAA Senior Geotechnical Engineer, MIEAust CPEng, CMEngNZ	11/04/2025
Reviewer	Ben Perry	Ban C. Rawy Managing Director, CMEngNZ CPEng	11/04/2025

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

The nature and continuity of the subsurface materials are inferred and it must be appreciated that actual conditions could vary from that described herein.



Vision Consulting Engineers Ltd Level 1, 62 Kerikeri Road, Kerikeri 0230 P: 09 401 6287 E: <u>info@vce.co.nz</u>



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Figure 5. Geological map

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Figure 8. Avulsion Assessment Figure 9. Proposed Lot 1 Entrance Figure 10. Proposed Lot 2 Entrance Figure 11: Wastewater Discharge Suitability



1 Introduction

Vision Consulting Engineers Limited (VISION) was commissioned by Thompson Survey to provide a site suitability report (this report) to accompany a Resource Consent application to the Far North District Council (FNDC) for a proposed subdivision of Pt Allotments 74 & 124 PSH of Kawakawa, Hautapu Road, Moerewa, owned by Peter and Shirley May. It is proposed to subdivide the land into two new lots.

It is proposed to subdivide the site into two new lots (Lot 1 and 2)as shown in the Proposed Subdivision Plan in Figure 1 and included in Appendix A. Due to the size of the parent Pt Allotments 74 & 124 PSH of Kawakawa 208,770 m² (20.8770 ha), this report only covers the proposed Lot 1 and 2(5.07 ha and 6.20 ha respectively), with the main focus being on the possible building areas, wastewater disposal and site access.



Figure 1: Proposed Subdivision Scheme Plan

1.1 Objective

The project objective is to provide a site suitability report presenting our assessment addressing stormwater, wastewater, vehicle access, earthworks, natural hazards and water supply (including fire fighting) for proposed Lots 1 and 2.

2 Scope of Work

2.1 Scope and Exclusions

The following scope of work is proposed:

- Familiarisation with the subdivision scheme plan provided by the client;
- Desk Study: Review published and unpublished information about the site;
- Feasibility Geotechnical Assessment;



- Geomorphologic assessment of the property, including a review of historic aerial images and LiDAR data;
- Site walkover, visual inspection of the site and surrounding environs to assess geomorphology and any geotechnical hazards that may exist or have potential to exist;
- Feasibility onsite wastewater feasibility assessment:
 - Desktop assessment of site constraints for onsite wastewater disposal;
 - Intrusive testing to confirm soil type (two hand auger boreholes to a maximum depth of 1.2m or refusal);
 - Assessment of environmental site constraints and applicable systems;
 - Concept design to prove feasibility (analysis field logs, calculations, design);
- Assess stormwater, vehicle access, earthworks, natural hazards and water supply;
- Provide a site suitability report providing the findings of our desktop and visual assessment including site observations, anticipated subsurface conditions, feasibility geotechnical recommendations and feasibility assessment regarding onsite wastewater disposal. We are to provide comment on stormwater, earthworks, natural hazards, water supply and vehicle access.

3 Industry Guidance

This report has been prepared, as agreed with our client, in accordance with the requirements of the Far North District Council Engineering Standards & Guidelines 2009 and with reference to the District Plan; Section 106 of the Resource Management Act (RMA).

4 Property Description and Details

The proposed subdivision is located in a rural setting to the north of Moerewa at Pt Allotments 74 & 124 PSH of Kawakawa, Hautapu Road, Moerewa.

The site, limited to the area of proposed Lots 1 and 2, is approximately 112,700 m² and is located at an elevation of 146 to 206 meters One Tree Point datum (m OTP). The site is bounded by Hautapu Road to the north and east with rural production farmland to the west and south. The site is accessed via an existing farm entrance off Hautapu Road located in the north-western portion of the site. From the entrance, historic earthworks have been conducted consisting of cuts and filling to create a farm track that runs to the south-west, traversing the western most gully feature and providing access to the southern portion of the site.

An aerial image of the site showing its location and features is presented below on Figure 2.

Specific details about the site.			
Item	Description		
Property Owner	Peter and Shirley May		
Site Address	Hautapu Road, Moerewa		
Legal Description	PT Allotments 74 & 124 PSH of Kawakawa		
Certificate of Title	NA1120/215		
Property Area	20.8770ha		
Site Area	11.27ha (part of)		
Territorial Authority	Far North District Council		

 Table 1. Site Details

 Specific details about the sit





Figure 2. Site Location Plan Site boundary outlined in red, proposed new lot boundary in yellow, indicative only, north is up the page.

4.1 Proposed Development

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The Scheme plan of the proposed subdivision included in Appendix A presents the proposed subdivision of PT Allotments 74 & 124 PSH of Kawakawawhich involves subdividing the site into 2 lots, proposed Lots 1 & 2. Proposed Lot 1 is in the northern and proposed Lot 2 is in the southern portion of the site.

Background images courtesy of LINZ, Lot boundaries based on Thompson Survey Scheme Plan.

Access to proposed Lot 1 will be via the existing farm entrance in the north-western portion of the property off Hautapu Road. Access to proposed Lot 2 will be via a panhandle driveway from the existing farm entrance in the north-western portion of the property (immediately west of the entrance to Lot 1) off Hautapu Road as shown on Figure 2 and the attached subdivision plan in Appendix A.

For the purpose of this report, a possible building area on Lot 1 has been identified the lower portion of a south trending spur ridgeline. A possible building area on Lot 2 has been identified on a broad gently sloping spur ridgeline. Recent earthworks have been conducted on the possible building area consisting of cuts up to approximately 1.0 meters to create a relatively level area. The location of the





possible building areas is presented in Figure 2 and photographs of the possible building areas are presented below in Figures 3 and 4.



Figure 3. Lot 1 Possible Building Area

Image taken near entranceway looking south down the spur ridgeline. Possible building area as indicated by the red box.



Figure 4. Lot 2 Possible Building Area Image taken looking south-east. Possible building area as indicated by the red box.

5 Desktop Study

5.1 Geology

The 1:250,000 geological map, Geology of Whangarei (Edbrooke and Brook et al 2009) indicates that a geological boundary is present at the property between the Ruatangata Sandstone of the Te Kuiti Group (Etr) comprising slightly calcareous, glauconitic muddy, fine grained sandstone and Undifferentiated Melange of Northland Allochthon (Kom) comprising a matrix of sheared mudstone with included blocks of Northland Allochthon. The geological boundary with respect the site and proposed Lot boundaries is presented in Figure 5.

The Land Use Capability Classification of the Northland Region (Harmsworth, 1996) Otao silt loam being soils of the undulating terraces and lowlands, well to moderately well drained.







Figure 5. Geological map

The 1:250,000 geological map, Geology of Whangarei (Edbrooke and Brook et al 2009), Linz background image, Property boundaries taken from LINZ, Site boundary in red, proposed boundary in yellow taken from Tompson Survey scheme plan.

5.2 Historic Aerial Images

Historic aerial images from 1957 and 1955 were sourced from Retrolens and viewed as stereopairs and Google Earth Pro images were also viewed.

5.2.1 Proposed Lot 1

A prominent spur ridge in the northern portion of the proposed Lot that trends south (possible building area) appears to be relatively stable with no signs of significant land movements being observed. Similarly, reviewing aerial imagery in Google Earth Pro dating from present day back to 2009indicates that the ridge is relatively stable, with no obvious signs of recent land movement observed.

A spur ridgeline in the north-eastern portion of the Lot that trends south/south-west appears to have had land movement occur between 1957 and 2013 on the north-western flank. Extracts from the 1957 and 2013 aerial image are presented below in Figure 6.





Figure 6. Historic Aerial Images, 1957 & 2013 North at top of page, Image courtesy of Retrolens and Google Earth Pro.

5.2.2 Proposed Lot 2

The possible building area located in the western portion of proposed Lot 2 appears to be relatively stable with no significant land movements being observed between 1957 and present day. Similarly, reviewing aerial imagery in Google Earth Pro dating from present day back to 2009 shows no obvious evidence of significant land movement having occurred. Signs of historic land instability can be seen in the gully feature in the south-eastern portion of the proposed Lot and on the lower flanks of the spur ridgelines present in the eastern portion of the Lot.

5.3 Geomorphology

The geomorphology of the area is shown in Figure 7 below using a digital elevation model derived from the 2018 Northland Regional Council (NRC) Light Detection and Ranging (LiDAR) dataset and 1m contours.

Historic earthworks have been conducted in the northern portion of the property to create a farm access road that traverses the central gully feature and to create a relatively level area on the southeastern flank of the south trending spur ridge.

The property is located around a main gully feature fed by four tributary gullies that extend to a ridgeline that borders the property to the north and east (Hautapu Road). The property contains three prominent spur ridges that generally slope gently to steeply to the south and south-west with steeper slopes being present on the flanks. The gully features are generally covered in established native bush with the spur ridges being covered in grass. The main gully feature forms a tributary to



the Werowero Stream that exits the property to the south-west. Signs of historic land instability in the form of headscarps can be seen within the gully features and on the flanks of the spur ridgelines.

Fill associated with the formation of Hautapu Road has been pushed out over the steep slopes that form the head of the gully features located in the north and north-eastern portion of the property.

5.3.1 Proposed Lot 1

Proposed Lot 1 contains three tributary gullies that extend to a ridgeline that borders the property to the north and east (Hautapu Road). Between the gullies, two prominent spur ridgelines extend gently to steeply to the south. Either side of the spurridge lines the land falls way steeply to the base of the gully features.

The slopes on the flanks of the spur ridgelines show signs of historic land instability in the form of historic headscarps. The base of the gully features appear to be wet with shallow slope failures and slumping observed on the lower banks of the gully.

A farm access track appears to have been constructed over a historic landslip feature present in the northern portion of the proposed Lot with fill inferred to be present along the southern side of the track. The steep flanks of the spur ridgelines show signs of soil creep movement.

The possible building area on Lot 1 is located on the central portion of the western spur ridge sloping at approximately 8 to 13 degrees and appears the be relatively stable. Signs of historic land instability are present to the south-west and south-east of the possible building area.

5.3.2 Proposed Lot 2

The western portion of the Lot is located on a relatively broad spur ridge that slopes gently to moderately to the south. The flanks of the spur ridge are generally moderately sloping with steeper slopes located in the vicinity of the gully feature that extends into the site from the south. The central portion and broad flanks of the spur ridge show don't appear to show obvious signs of historic land instability however signs of historic land instability can be seen on the steep slopes falling away to the gully feature in the form of headscarps.

The eastern portion of the site contains a spur ridge that slopes moderately to steeply to the southwest. The flanks of the spur ridgeline are generally steeply sloping falling away to the gully features present to the north and south. The slopes on the flanks of the spur ridge show signs of historic land instability in the form of headscarps. The base of the gully features appears to be wet with shallow slope failures and slumping observed on the lower banks of the gully.

The possible building area on Lot 2 is located in the western portion of the Lot and slopes to the south/south-east at approximately 4 to 8 degrees.





Figure 7. Site Geomorphology

Site boundary indicative only (bold red), possible building areas shown in orange (not to scale), higher elevations are shaded green and lower elevations blue with hillshading, areas of historic land movement are showing dashed yellow, areas of notable recent land movement are dashed purple, north is up the page. Image is courtesy LINZ.

5.4 Council Hazard Mapping

The Northland Regional Council (NRC) and Far North District Council (FNDC) hazard layers have been reviewed. According to the NRC and FNDC hazard layers the site is <u>not</u> located in an area susceptible to:

- Landslide
- Special soils
- Erosion
- Coastal Hazards
- Flooding
- Coastal Flooding



6 Ground Conditions

6.1 Subsurface Conditions

Three hand augered boreholes were completed for the purpose of confirming the soil category to demonstrate the feasibility for on-site wastewater management. Logs of the three boreholes are included in Appendix B. The locations of these boreholes are shown on Figure 11.

6.1.1 Proposed Lot 1

Hand auger boreholes INV1 and INV2 generally found topsoil (clayey SILT) to a depth of 0.1 meters below ground level (m bgl), underlain by clayey SILT to a depth of 0.8 m bgl, and silty Clay to a depth of 1200 mm below ground level (m bgl)

No ground investigations have been carried out at the site for geotechnical assessment.

6.1.2 Proposed Lot 2

Hand auger borehole INV3 generally found topsoil (clayey SILT) to a depth of 0.1 meters below ground level (m bgl) and silty Clay to a depth of 1.2 m below ground level (m bgl)

No ground investigations have been carried out at the site for geotechnical assessment.

6.2 Groundwater

Groundwater was not encountered in the three boreholes put down at the site. Static groundwater level is expected to be at >3m bgl (inferred). Perched groundwater table could be expected to rise during the winter months or extended periods of wet weather.

7 Natural Hazards

With regard to the natural hazards included in RMA Section 106, VISION provides the following assessment.

7.1 Erosion

The site is not mapped as being prone to erosion. <u>It is recommended</u> that existing vegetation is maintained wherever possible and cut slopes are protected against erosion.

7.2 Avulsion

A review of historic aerial photography was undertaken with the approximate centreline of the small tributary to the to the Werowero Stream noted, see Figure 8. Comparison of the images indicates that the course of the stream has remained relatively unchanged since 1957.

The risk of avulsion at the site is considered to be low.





Figure 8. Avulsion Assessment Werowero Steam centrelines plotted for the years 1957, and 2025 (left to right), north is up the page. Image is courtesy VISION.

7.3 Falling debris

There are no natural sources of falling debris at the site, therefore the risk associated with falling debris is considered to be low.

7.4 Subsidence

The possible building areas on Lot 1 and 2 (refer Figure 2) are located on spur ridges and are not anticipated to be underlain by soils prone to subsidence.

Soils prone to subsidence may be present on the proposed lots where in close proximity to gully features. Where any structures are to be located near gully features, it is recommended that settlement is assessed by a Chartered Professional Engineer with experience in geotechnical engineering. Due to this requirement the risk associated with subsidence is considered to be low.

7.5 Land Stability and Slippage

The property contains undulating topography that shows signs of historical and recent land movement. For the purpose of assessing land stability and slippage, this assessment is limited to the possible building areas identified in Figure 2.

7.5.1 Proposed Lot 1

The possible building area identified on proposed Lot 1 is located on a relatively stable spur ridge that slopes gently to moderately to the south. Signs of historic land instability are present on the flanks of the spur ridge.

Due to the proximity of historic landslip features to the possible building area, i<u>t is recommended</u> <u>that</u> the stability of the building area is assessed by a Chartered Professional Engineer with experience in geotechnical engineering at the time of the Building Consent. Depending on the layout of the future development, engineer designed retaining structures and/or slope stabilisation works may be required to form a suitable building area.

Due to this requirement, the risk of slippage at the possible building area is considered to be low.

7.5.2 Proposed Lot 2

The possible building area on proposed Lot 2 is located on abroad spur ridge that slopes gently the south-east. Due to the gently sloping nature of the possible building area, the risk of slippage at the possible building area is considered to be low.



7.6 Inundation

The site is not mapped as being affected by inland or coastal flooding on the FNDC and NRC Hazard maps.

Therefore, the risk of inundation is considered to be low.

8 Site Earthworks and Geotechnical Requirements

8.1 Earthworks

Earthworks will be required in portions of the site to create new building areas, driveways and proposed access.

<u>It is recommended</u> that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

At this stage, the volume of earthworks is not able to be provided.

8.1.1 Site Fills

<u>It is recommended that</u> fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:3.0H to a maximum height of 1.0m. All fills greater than 1.0m in height and/or on land sloping at greater than 1V:5H is to be assessed by a Chartered Professional Engineer experienced in geotechnical engineering.

Where the proposed filling is to support the loads of a building, it will need to be certified by a Chartered Professional Engineer per NZS4431:2022.

8.1.2 Site Cuts

<u>It is recommended that</u> cut slopes are constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering

8.2 Infrastructure

It is not anticipated that there will be any geotechnical constraints associated with trenching for the buried infrastructure.

8.3 Foundations

<u>The near-surface soils are not expected to meet the requirements of 'good ground' in accordance</u> with NZS3604(2011) due to their expansive nature.

8.3.1 Proposed Lot 1

It is anticipated that deepened foundations, retaining, leading-edge piles and/or palisade walls may be required to enable the construction of a lightweight timber-framed structure at the possible building area.

It is recommended that site-specific geotechnical investigation, analysis and reporting is carried out at the Building Consent stage by a Chartered Professional Engineer to provide geotechnical recommendations regarding foundations, slope stability, earthworks and retaining structures.

8.3.2 Proposed Lot 2

It is anticipated that deepened foundations may be required to enable the construction of lightweight timber-framed structures at the possible building area.

It is recommended that site-specific geotechnical investigations and reporting is carried out at the Building Consent stage by a Chartered Professional Engineer to provide geotechnical recommendations regarding earthworks and foundation design.



9 Roads

Access to the proposed lots will be via the existing farm entrance ways from Hautapu Road, located in the north-west corner of the site.

9.1 Traffic Intensity Factor

The permitted traffic threshold for a site in the rural production zone in accordance with Section 8.6.5.3.1 of the Operative District Plan is 61-200 daily one way movements

The Traffic Intensity Factor (TIF) for a residential unit is 10 per unit as detailed in Appendix 3A in Part 4 of the District Plan. As each proposed new lot will have access to Hautapu Road, Traffic intensity factors for each lot will be 10 one-way movements.

9.2 Crossings

9.2.1 Vehicle Operating Speed Analysis

The expected operating speeds of vehicles approaching the site on Hautapu Road, considering the influence of horizontal curves, has been assessed. Two approaches were used to estimate operating speeds: a standard formula based on curve geometry and side friction, and a method derived from the publication 'Curve Advisory Speeds in New Zealand', Transfund New Zealand Research Report No. 226 (Styles, 2002).

The standard formula for calculating advisory speed on a curve, derived from fundamental principles of physics and formalised in highway design standards such as the AASHTO Green Book, is:

Where:

V = Advisory speed (km/hr)

R = Radius of curvature (m)

e = Superelevation (decimal, representing the banking of the road. Assumed to be 0 for this gravel road)

fs = Side friction factor (dimensionless)

This formula is derived from the physics of circular motion, balancing centripetal force with the forces provided by superelevation and side friction. The key challenge with this method on unsealed roads is the selection of an appropriate fs value, as it is highly variable.

Selection of the side friction factor (fs), for the standard formula calculations, was approached conservatively. For the right approach, fs = 0.13 was adopted, aligning with values for New Zealand-specific research on unsealed roads reported by (Styles, 2002). For the left approach, a higher fs = 0.2 was used. While exceeding the Report 226 recommendation for gravel, this choice reflects the combined hazards of a horizontal curve and a vertical crest limiting sight distance on that approach. The increased fs effectively increases the calculated advisory speed, providing a larger safety margin.

The second approach utilises the RGDAS advisory speed function, from Transfund New Zealand Research Report No. 226 (Styles, 2002). This function estimates advisory speeds directly from road geometry:

V = -107.95/H + SQRT((107.95/H)^2 + (127000/H)*(0.3 + X/100))



Where:

V = RGDAS advisory speed (km/hr)

X = % crossfall (superelevation). For this gravel road, X = 0.

H = Absolute curvature (rad/km) = 1000/R

Research, including studies cited in Report No. 226 (Barnes & Thomson, 1984; Bennett & Dunn, 1994), indicates that drivers often exceed posted advisory speeds on curves. To account for this, a non-compliance factor was added to the calculated advisory speeds:

- Left Approach: +10 km/hr, considering the combined influence of a crest and a curve.
- **Right Approach:** +15 km/hr, reflecting the tighter curve geometry.

The calculated advisory speeds and design operating speeds (including the non-compliance factor) are summarised in Table 2.

Approach Direction	Left	Right	Note
Inputs			
Posted Speed Limit ¹	60	60	km/hr
х	0	0	Road Superelevation (%)
R	142	71	Curve Radius (m)
f	0.2	0.13	side-friction factor
Н	7.04	14.08	absolute Curvature (rad/km)
Calculation Method			
RGDAS	60	45	advisory speed (km/hr)
STANDARD	60	34	advisory speed (km/hr)
Driver Compliance	10	15	Exceedance speed (km/hr)
Design Operating Speed	70	60	km/hr

Table 2. Sight Distances from Proposed Lot 1 Entrance

Notes:

 $^{\rm 1}$ Vision was notified by the surveyor on 31 March 2025 that Council has posted new speed limit signs on the road at 60km/hr.

The Design Operating Speed, chosen as the higher of the two calculated values plus the non-compliance factor, gives a conservative approach.

9.2.2 Crossing Sight Distances

The entrances to the proposed lots are located on Hautapu Road, where the road has a posted speed limit of 60km/h. The entrances are approximately 5 meters apart therefore the site distances for each entrance differed by approximately 5 meters.

The sight distances were measured based off FNDC/S/6 Traffic Site Lines, being 5 m from the edge of the road and at the locations shown in Figure 9 and 10.

The measured sight distances are presented in Table 3.



Table 3. Sight Distances from Proposed Lot Entrances

Access	Operating Speed	Sight Line	Required Sight Distance	Sight Distance
Direction	km/hr	metres	metres	Achieved
Lot 1 Left	70	105	95	Yes
Lot 1 Right	60	75	75	Yes
Lot 2 Left	70	100	95	Yes
Lot 2 Right	60	80	75	Yes

Based on the operating speed, the required sight distances are achieved.



Figure 9. Proposed Lot 1 Entrance

Photo is taken at existing Lot 1 gateway across Hautapu Road. Site lines extend to the brow of the hill in the west (left) and the road corner in the east (right).



Figure 10. Proposed Lot 2 Entrance

Photo is taken across Hautapu Road directly south of Proposed Lot 2 access. Site lines extend to the brow of the hill in the west (left) and the road corner in the east (right).

9.2.3 Proposed Lot 1 Crossing

It is proposed to modify the existing farm entry way and from a new access at the northern portion of the site to gain access to the proposed building area on Lot 1.

<u>It is recommended</u> that the existing crossings be upgraded to meet the requirements of the FNDC Engineering Standards Drawing FNDC/S/6 and FNDC/S/6B incorporating the following:



- Curve Radius: 6.0 m and may increase to accommodate the tracking of a Medium Rigid Truck.
- Property Access Width: 4.0 m at 6.5 m from the edge of the roadway and, where needed, widened to accommodate the tracking of a Medium Rigid Truck.
- Access Gates: To be recessed back from the edge of the roadway at least 6.5 m
- Pavement: an unsealed crossing with a minimum of 125 mm GAP 65 and 75 mm GAP 40 or 200mm GAP 40 (compacted depths).

<u>It is recommended</u> that any earthworks take into consideration the existing power pole to the east of the crossing.

It is noted that the formation of access to proposed Lot 1 will likely conflict with the formation of proposed Lot 2, given that they are approximately 10 m apart. Therefore, it should be expected that the two formations will overlap.

9.2.4 Proposed Lot 2 Crossing

It is proposed to use the existing farm entry way located in the northern portion of the site to gain access to the proposed building area on Lot 2.

<u>It is recommended</u> that the existing crossings be upgraded to meet the requirements of the FNDC Engineering Standards Drawing FNDC/S/6 and FNDC/S/6B incorporating the following:

- Curve Radius: 6.0 m and may increase to accommodate the tracking of a Medium Rigid Truck.
- Property Access Width: 4.0 m at 6.5 m from the edge of the roadway and, where needed, widened to accommodate the tracking of a Medium Rigid Truck.
- Access Gates: To be recessed back from the edge of the roadway at least 6.5 m
- Pavement: an unsealed crossing with a minimum of 125 mm GAP 65 and 75 mm GAP 40 or 200mm GAP 40 (compacted depths).
- It is noted that formation of the access to proposed Lot 2 will likely conflict with the formation of proposed Lot 1, given that they are approximately 10 m apart. Therefore, it should be expected that the two formations will overlap.

9.3 Private Access Ways

9.3.1 Proposed Lot 1

Based on the topography of the site, it is anticipated that the proposed access way for Lot 1 is unlikely to meet the maximum grade set out in Section 15.1.6A.2.1 and Appendix 3B of the District Plan, which specifies the following minimum access details:

No. of Household	Minimum Legal	Minimum	Maximum Gradient	
Equivalents	Widths (m)	Carriageway Width —— (m)	Unsealed	Sealed
1	-	3.0	1V:5H	1V:4H
2	5	3.0	1V:5H	1V:4H

Table 4 Appendix 3 B: Standards for Private Access for Rural Production

Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Access and Zone Maps

<u>It is recommended</u> that the proposed access way be designed by a chartered professional engineer experienced in road design.



9.3.2 Proposed Lot 2

The existing gravel access way for proposed Lot 2 does not meet the maximum grade set out in Section 15.1.6A.2.1 and Appendix 3B of the District Plan as specified in Table 4 above.

It is recommended that the existing access way is sealed where maximum gradients of 1V:5H cannot be achieved.

10 Stormwater Management

The following observations were made during the site walkover that relate to stormwater management at the site:

- Surface water on proposed Lot 1 generally originates on site due to the northern and northeastern boundary being located on a ridgeline. Surface water then flows generally to the gully features and exits the site to the south.
- Surface water on the western side of proposed Lot 2 enters the site from the north-west and exits the site to the south via the gully feature.
- No stormwater overland flow paths were observed in the vicinity of the proposed building areas.
- A roadside drain is present along the western side of the access way to proposed Lot 2 that leads to a 300mm diameter culvert beneath the access way.

10.1 Far North District Plan

The Far North District Plan (DP) provides rules relating to stormwater management. The DP provides thresholds for permitted activities on a site which are deemed to have no more than a minor effect on the receiving environment. The permitted and controlled requirements for this site are defined in rule 8.6.5 and of the DP as follows:

8.6.5.1.3 STORMWATER MANAGEMENT - Permitted (Rural Production Zone)

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

8.6.5.2.1 STORMWATER MANAGEMENT - Controlled (Rural Production Zone)

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

Table 5 provides our assessment of the impermeable areas in relation to those permitted in the DP.

Proposed Lot	Area (m²)	Allowable impermeable surfaces (15%) (m²)	Controlled impermeable surfaces (20%) (m²)	Existing impermeable surfaces (m ²)
Lot 1	50,700	7,605	10,140	0
Lot 2	62,000	9,300	12,400	423 (existing metal access)

Table 5. Assessment Impermeable surfaces

10.1.1 Stormwater Attenuation

Due to the size of the proposed lots, it is considered that stormwater attenuation is unlikely to be required as impermeable surfaces post development are not anticipated to be greater than those permitted by the District Plan.



If the proposed impermeable surfaces are greater than those permitted by the District Plan, <u>it is</u> <u>recommended</u> that stormwater attenuation design be carried out by a suitably qualified person.

<u>It is recommended</u> that where proposed driveways cross overland flow paths that culverts and secondary overland flow paths are designed to safely convey the flows.

10.2 General Stormwater Management

<u>It is recommended that</u> surface water be collected and diverted in a controlled manner and at the required setback from any wastewater disposal fields. Stormwater disposal will require careful consideration so that it does not lead to land instability.

- Proposed Lot 1 should pipe collected surface water and tank overflows to the bottom of the gully with an appropriately designed energy dissipation device to prevent erosion and scour at the outlet.
- Proposed Lot 2 should pipe collected surface water and tank overflows to a spreader pipe discharging to sheet flows with an appropriately designed energy dissipation device to prevent erosion and scour at the outlet.

11 Wastewater Disposal

11.1 Existing Reticulation

The site lies outside the area currently serviced by council reticulation and is considered unlikely to become sewered in the long term. Therefore it is proposed to dispose of wastewater via on-site wastewater disposal.

11.2 Site Evaluation

VISION undertook site investigations for proposed Lot 1 and 2 on 17 March 2025. The weather was fine at the time of the investigation. A range of site features were assessed in terms of the degree of limitation they present for a range of on-site wastewater management systems. A summary of key features in relation to effluent management at the site are listed below in Table 6.

Proposed Lot 1			
Feature	Description		
Lot Size	Proposed Lot 1 = 5.07ha Proposed Lot 2 = 6.2ha		
Climate	Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, day temperatures are between 14°C to 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1400mm for the site location.		
Exposure& Contour	The proposed wastewater disposal site on proposed Lot 1 is located on the western south trending spur ridgeline below the proposed building area. The site gets moderate sun exposure and is protected from wind by trees located on the flanks of the ridgeline.		
	The proposed wastewater disposal site on proposed Lot 2 is located below the proposed building area in the western portion of the site. The site gets high sun exposure and is moderately exposed to wind.		
	Topographic contours and hill shading are shown in image below.		

Table 6. Site Evaluation





Slope angles grouped by Northland Regional Council permitted activity requirements are indicated in the image below.





Fill	No signs of fill were observed in the proposed wastewater disposal areas.				
Erosion Potential	Signs of erosion were observed on the flanks of the ridgeline bellow the proposed wastewater disposal area on Lot 1. The erosion potential is slight sheet, rill and gully.				
	No obvious signs of erosion were noted on the proposed Lot 2 wastewater disposal area.				
Surface Water	The following are located on or near proposed Lot 1:				
	Gullies in the middle of the proposed Lot 1				
	Head of Werowero Stream within the central gully feature.				
	No surface water-related observations were made concerning the proposed wastewater disposal area on Lot 2.				
Flood Potential	Not mapped by the NRC or FNDC as being flood prone.				
Stormwater run-on and upslope seepage	The proposed systems should include surface water cut-off drains where appropriate				
Groundwater	Groundwater was not observed to be present in the boreholes extending to a depths of 1.2m. VISION is not aware of any water bores for domestic/commercial purposes in the vicinity of the property.				
Site Drainage and Subsurface Drainage	Site drainage will need to be addressed at the time of Building Consent. At this stage no subsurface drainage is recommended.				

11.3 Soil Survey and Analysis

A soil survey was undertaken at the site to determine the suitability for application of treated effluent. The soil survey was carried out based on two hand auger boreholes completed on proposed Lot 1 and one hand auger borehole completed on proposed Lot 2.


11.3.1 Lot 1 Investigations

The hand auger boreholes INV1 and INV2 generally found pale brown clayey SILT (topsoil) to a depth of 0.1 meters below ground level (m bgl), underlain by pale orangish brown clayey SILT to a depth of 0.8 m bgl, and pale orange silty Clay to a depth of 1200 mm below ground level (m bgl)

Hand auger logs are included in Appendix B and the location of the hand auger boreholes is presented in Figure 10.

11.3.2 Lot 2 Investigations

The hand auger borehole INV3 generally found pale brown silty CLAY(topsoil) to a depth of 0.1 meters below ground level (m bgl), underlain by pale brownish orange silty CLAY to a depth of 1.2 m bgl.

Hand auger logs are included in Appendix B and the location of the hand auger boreholes is presented in Figure 10.

11.4 Assumptions of Assessment

For the purpose of this report, it has been assumed that the proposed Lots 1 and 2 will include a modern 4-bedroom dwelling (6 people). In addition the following design parameters have been assumed:

- Design flows of 160 litres/day per person (each dwelling contains dual flush toilets, low water use dishwasher and no garbage grinder)
- Design loading rates of 3 L/m²/day
- Irrigation area of 640m² (including 100% reserve) for the above design loading rates.

11.5 Site Constraints

The following site constraints have been identified for the site:

- Gully, ponds and wet areas
- Sloping topography around the gully

Given these constraints, it is considered that the following system is likely to be suitable for the site as discussed in the following sections.

11.6 Treatment System Selection

For the purposes of feasibility we have considered secondary aerated wastewater treatment systems only. Detailed design during the building consent stage may consider alternatives available for each proposed lot based on the soil type, environmental constraints, location and size of the proposed dwellings.

11.7 Land Application

It is anticipated that sub surface mounted and surface mounted pressure compensating drip lines will be suitable for the proposed future activities. We have assumed a soil category of 6 (in accordance with TP58) from onsite soil testing with a loading rate of 3 litres per square meter per day and a 100% reserve area.

Proposed Lots	Area Required for Disposal of Effluent (using the assumed proposed development with 100% Reserve) (m ²)					
1 and 2	360m² (active) + 360 m² (reserve) = 720 m²					

Table 7. Summary of land application area



<u>It is recommended that</u> surface mounted drip irrigation lines are covered by 150mm of mulch where slopes are less than 10 degrees.

<u>It is recommended that</u> where slopes are between 10 and 26 degrees, pressure compensated drip irrigation lines are mounted subsurface or a minimum 10 meter buffer zone is incorporated as part of the disposal area. It is not proposed to put irrigation lines on slopes greater than 26 degrees.

Each of the proposed lots have sufficient area available, including setbacks, for an on-site wastewater treatment system as outlined in this report and shown by the area of available land in Figure 11.



Figure 11: Wastewater Discharge Suitability Hand Auger Borehole test location shown with yellow cross, slope classification shown by shading (orange = 10 to 26 degrees, red = +26 degrees). Suitable areas for land application shown by yellow shading and numbering (m^2)

11.8 Onsite Wastewater Recommendation and Discussion

Proposed Lot 1and Lot 2 are assessed to have sufficient land available for the disposal of secondary treated effluent.

<u>It is recommended that</u> the design of the on-site wastewater disposal is undertaken by a suitably qualified and qualified person experienced in on-site wastewater disposal approved by the FNDC. The final system design and layout will be dependent on the location of the building platform and associated structures (water tanks, driveways, etc.).

<u>It is recommended that</u> the proposal be given Resource Consent for the subdivision based upon the following conditions, to ensure that the proposed on-site wastewater treatment and land application system continues to perform to a high standard and not contribute to an accumulated adverse effect on the environment:





- TP58 reports at the time of Building Consent shall include an operation and maintenance list for the homeowner.
- A site-specific investigation and design at the Building Consent stage may identify a suitable alternative design to that assumed in this report. Such systems should be designed by a suitably qualified and experienced person.

12 Water Supply

12.1 Potable Water Supply (Water Tanks)

Water supply for each site will be from water collected from building roofs and stored in water tanks.

12.2 Fire Fighting

FNDC Engineering standards require that a water supply is provided that is adequate for fire fighting purposes. As discussed above the potable-water supply for the development will be via stored rainwater. The Urban and Rural Fire District maps are not formalised nor are the interim maps publically available. Given the location of the site, it has been assumed that the site is within a Rural Fire District. This means that the provisions of the New Zealand Fire Service Fire Fighting Water Supplies code of practise SNZ PAS 4509:2008 (PAS4509) are not applicable and are only provided as guidance. The document recommends that the dwellings be fitted with sprinkler systems in rural settings where it is likely that the response time will be greater than 10 minutes.

For a single family home without a sprinkler system, PAS4509 recommends a minimum water storage capacity of 45m³ within 90m of the dwelling for firefighting purposes where water supply is from a non-reticulated system.

FNDC may accept an alternative sprinkler system designed in accordance with BRANZ document 'Cost-Effective Domestic Fire Sprinkler Systems' (BRANZ, 2000) which provides an alternative to NZS4515:1995 where fire fighting sprinkler systems are not required under the Building Code.

As the only requirement is that imposed by the rules within the FNDC's Engineering Standards, <u>it is</u> <u>recommended that</u> provision of water storage for fire fighting purposes be assessed by council at the time of a new building consent on each site.

13 Telecommunications

Telecommunication and power services are expected to access each site via the access ways from Hautapu Road.

14 Summary of Recommendations

The following recommendations are provided for the proposed subdivision of Pt Allotments 74 & 124 PSH of Kawakawa, Hautapu Road, Moerewa:

14.1 Earthworks and Geotechnical

- <u>It is recommended</u> that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
- <u>It is recommended that</u> fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:3.0H to a maximum height of 1.0m. All fill greater than 1.0m in



height and/or on land sloping at greater than 1V:5H is to be assessed by a Chartered Professional Engineer experienced in geotechnical engineering.

- <u>It is recommended that</u> cut slopes are constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering
- Where any structures are to be located near gully features, slope stability is to be assessed by a Chartered Professional Engineer with experience in geotechnical engineering
- Proposed Lot 1: It is recommended that site specific slope stability analysis is carried out on the proposed building area by a Chartered Professional Engineer with experience in geotechnical engineering at the time of the Building Consent.
- <u>It is recommended that</u> site specific geotechnical investigations and analysis are to be carried out for new structures and foundations are specifically engineer designed by a chartered professional engineer experienced in geotechnical engineering.

14.2 Stormwater

- Any building consent, which increases impermeable surfaces beyond the permitted threshold of 10% of the total Lot area are to attenuate flows to the permitted levels for rainfall events up to a 10% Annual Exceedance Probability (10% AEP) with an allowance for the RCP6.0 scenario of climate change.
- That no specific condition is needed at the time of resource consent, the provision of water storage for fire fighting purposes be assessed by council at the time of a new building consent on each site.
- Where proposed driveways cross overland flow paths that culverts and secondary overland flow paths are designed to safely convey the flows.
- Surface water is collected and conveyed in a controlled manner and at the required setback from any wastewater disposal fields. Stormwater disposal will require careful consideration so that it does not lead to land instability.
- Proposed Lot 1 should pipe collected surface water and tank overflows to the bottom of the gully with an appropriately designed energy dissipation device to prevent erosion and scour at the outlet.
- Proposed Lot 2 should pipe collected surface water and tank overflows to a spreader pipe discharging to sheet flows with an appropriately designed energy dissipation device to prevent erosion and scour at the outlet.

14.3 Wastewater

• The design of on-site wastewater disposal is to be undertaken by an FNDC approved TP58 report writer experienced in on-site wastewater disposal at the building consent stage, which may identify a suitable alternative wastewater design. The final system design and layout will be dependent on the size and location of the building platform and associated structures (water tanks, driveways, etc.).

14.4 Roading

- Proposed Lots 1 and 2 : The entrance crossings be designed to meet the requirements of FNDC Engineering Standards Drawing FNDC/S/6 and FNDC/S/6B, incorporating the following:
 - Curve Radius: 6.0 m and may increase to accommodate the tracking of a Medium Rigid Truck.
 - Property Access Width: 4.0 m at 6.5 m from the edge of the roadway and, where needed, widened to accommodate the tracking of a Medium Rigid Truck.
 - Access Gates: To be recessed back from the edge of the roadway at least 6.5 m



- Pavement: an unsealed crossing with a minimum of 125 mm GAP 65 and 75 mm GAP 40 or 200mm GAP 40 (compacted depths).
- Proposed Lot 1: <u>It is recommended</u> that the proposed private access way is designed by a charted professional engineer experienced in road design.
- Proposed Lot 2: <u>It is recommended</u> that the existing access way is sealed where gradients exceed 1V:5H.

15 Conclusions

Provided the recommendations given in this report are adhered to, the subject site is considered to be suitable for the proposed subdivision depicted on the attached Thompson Survey proposed Subdivision Plan.



Appendix A Thompson Survey Proposed Subdivision Plan





Appendix B VISION Field Logs



	BOREHOLE LOG - INV1									
Client: Thompson Survey					Project: Waste	water Feasibility		Project No.: J	15780	
Project Location: Haupatu Road, Morewa				laupatu Road,	Borehole Loca	tion: See Wastewate	er Plan	Drilled by: Logged by:	HM HM	
Hole started: 17/03/2025 Hole completed: 17/03/2025				17/03/2025 17/03/2025	Drill method: 5	0mm handauger				ENGINEERS
Depth (m)	Graphic	Moisture	Soil Description							Geology & other notes
0.00		D	Claye	y SILT; pale browr	n, trace fine subrou	nded gravel, trace rootle	ets, dry			TOPSOIL
0.10 0.10 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.65 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95		D-M	Claye	y SILT; pale orang ning sitly clay	ish brown, trace fin	e subrounded gravel, di	ry to moist			TE KUITI GROUP
1.00 1.05 1.10 1.15		М	Silty C	CLAY; pale orangis	h brown, moist					
1.20 1.25 1.30 1.35 1.40 1.45 1.50 1.60 1.55 1.60 1.60 1.75 1.80 1.75 1.80 2.00 2.15 2.10 2.05 2.10 2.25 2.20 2.20			End o Grour Targe	i noie at 1.2m bgl idwater not encour t depth achieved	ntered					

BOREHOLE LOG - INV2							
Clier	nt: Tł	nom	oson Survey	Project: Wastewater Feasibility	Project No.: J	115780	VICION
Proj	ect L	ocat	ion: Haupatu Road,	Borehole Location: See Wastewater Plan	Drilled by:	HM	CONSULTING
Morewa Hole started: 17/03/2025				Drill method: 50mm handauger	Logged by:		ENGINEERS
Hole	com	plet	ed: 17/03/2025				
Depth (m	Graphic	Moisture			Geology & other notes		
0.00		D	Clayey SILT; pale brown	, trace fine subrounded gravel, trace rootlets, dry			TOPSOIL
0.10		D-M	Clayey SILT; pale brown	, dry to moist			TE KUITI GROUP
0.15							
0.25							
0.30							
0.40							
0.45							
0.55							
0.60							
0.65							
0.75				trace fine automatular groupt maint			
0.80		IVI	Silly CLAT, pale orange,	trace fine subangular graver, moist			
0.90							
0.95							
1.05							
1.10							
1.20			End of hole at 1.2m bgl				
1.25			Groundwater not encour	ntered			
1.35			raiget deptir denieved				
1.40							
1.45							
1.55							
1.60							
1.70							
1.75 1.80							
1.85							
1.90 1.95							
2.00							
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2.50							
2.55 2.60							
2.65							
2.70 2.75							
2.80							
2.85							
2.90							

BOREHOLE LOG - INV3								
Clier	nt: Tł	nom	oson Survey	Project: Wastewate	r Feasibility	Project No.: .	J15780	VISION
Proje More	ect L ewa	ocat	ion: Haupatu Road,	Borehole Location:	See Wastewater Plan	Drilled by: Logged by:	HM HM	CONSULTING
Hole Hole	star com	ted: plet	ed: 17/03/2025	Drill method: 50mm	handauger			LINGINLERS
Depth (m)	Graphic	Moisture		•	Soil Description			Geology & other notes
0.00 0.05		D	Silty CLAY; pale brown, t	trace fine subangular gra	avel, trace rootlets, dry			TOPSOIL
0.10		D-M	Clayey SILT; pale brown	ish orange, dry to moist				TE KUITI GROUP
0.15								
0.25 0.30								
0.35								
0.40 0.45								
0.50 0.55								
0.60		м	trace pale grey, trace pa	le orange				
0.65								
0.75 0.80								
0.85								
0.90 0.95								
1.00 1.05								
1.10								
1.15			End of hole at 1.2m bgl					
1.25 1.30			Groundwater not encour Target depth achieved	ntered				
1.35			0					
1.40								
1.50 1.55								
1.60								
1.65 1.70								
1.75 1.80								
1.85								
1.90 1.95								
2.00 2.05								
2.10								
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2.50								
2.55								
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2.80 2.85								
2.90 2.95								