Te Kaunihera o Te Hiku o te Ika
Far North District Council

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 Form 9). 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 Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

◯ **Land Use**
◯ **Fast Track Land Use***
✔ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**
◯ **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 Iwi/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: E. & S. DA SILVA

Email:

Phone number:

Postal address:
(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ◯ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Donaldson's Surveyors

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: Evan & Sarah Da Silva

Property address/
location: 88 Wakelin Road
Kerikeri

Postcode

8. Application site details

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

Name/s: Evan & Sarah Da Silva

Site address/ location: 88 Wakelin Road
Kerikeri
Postcode

Legal description: Lot 3 DP 194419 **Val Number:**

Certificate of title: RT NA123A/864

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? ◯ **Yes** ✔ **No**

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 re-arrange a second visit.

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 to create 1 additional lot in the Rural Production zone 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** ☑ **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**

14. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☑ **Yes** ◯ **No**

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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.

Name/s: (please write in full)	Donaldson's Surveyors Ltd
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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. Invoiced 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.

15. Billing details continued...

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) Micah Donaldson

Signature:
(signature of bill payer)

Date 04-Mar-2026

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full) Micah Donaldson

Signature

Date 04-Mar-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

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 Iwi 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.

Donaldson's Surveyors Limited

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Kerikeri 0245 - Northland - New Zealand

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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

E. & S. DA SILVA, 88 WAKELIN ROAD, KERIKERI

DATE: 4 MARCH 2026 REFERENCE: 8604

CONTENTS

INTRODUCTION

The applicants seek resource consent to undertake a subdivision of their property located at 88 Wakelin Road, Kerikeri. The proposal involves creating one additional allotment from the existing landholding, with the following proposed site areas:

- Lot 1 = 2.0 ha
- Lot 2 = 2.0 ha

The subject site is located within the Rural Production Zone under the Operative Far North District Plan. In accordance with the relevant provisions, the subdivision is classified as a restricted discretionary activity, and this application has been prepared and assessed on that basis.

This proposal is not subject to the provisions having legal effect under the Proposed District Plan.

SITE DESCRIPTION

The property is accessible at 88 Wakelin Road, Kerikeri, approximately 8km from Kerikeri Township.

Estate	Title	Appellation	Area	Owner
Fee Simple	RT NA123A/864	Lot 3 DP 194419	4.0182 ha	Evan & Sarah Da Silva

There is an existing residence situated on proposed Lot 1. This lot is 2ha, with all existing impermeable surfaces upholding existing use rights and compliant with permitted standards.

Lot 2 is a vacant site, having an undulating contour with grades at the likely building site of approximately 1:5.

The soil type within Lots 1 & 2 is Hukerenui silt loam with yellow subsoil (HKr) (NZMS 290 Sheet P04/05). It is part of the Marua soil suite - Greywacke basement rock that is imperfectly to poorly drained.
The soil land use capability is recorded as 4e7, indicating it is not representative of versatile soil.

There are several stormwater flow paths traversing the site. The primary routes have been identified and would be subject to appropriate restrictions and controls as defined over identified overland flowpaths.

The surrounding properties are already subdivided into lots of a similar size to what is proposed, with the application site being one of the last remaining parcels that has not been subdivided since the critical date of 28 April 2000.

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone and is not affected by any Resource Overlays under the Far North Operative District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a standard discretionary activity with proposed Lot 2 over 4000m² and the balance area over 4.0ha.

TABLE 13.7.2.1: MINIMUM LOT SIZES	**Restricted Discretionary**
Rural Production	*4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is **2ha**, and where the subdivision is created from a site that existed at or prior to 28 April 2000;*

Lot 1 = 2.0ha
Lot 2 = 2.0ha

Both lots uphold rule 4), where the areas are at or over 2ha, and the parent title date was issued prior to 28 April 2000. *Title date = 24 February 2000*.

The proposal therefore is presented as a restricted discretionary activity.

ALLOTMENT DIMENSIONS
(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

The lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

Assessment

Allotment Sizes and Dimensions
The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking, outdoor areas disposal of effluent and control of stormwater compliant with permitted activity standards.

Hazards
There are no known natural hazards.
Lots 1 & 2 are not considered to be a HAIL sites.
A geotechnical investigation has been undertaken to gage subsurface soil properties, and recommendations include that further investigation occur at the building consent stage, administered under Section 221RMA consent notice.
This is described in the consent notice provisions below.

Water Supply
Potable supplies on Lot 1 exist through use of onsite roof surface collection and storage in water tanks.

Lot 2 would adopt the same roof surface collection method.

Firefighting water supply requirements should be included as a consent notice for Lot 2, but exclude Lot 1 as this is an existing use situation.

Stormwater
The stormwater drainage routes on Lot 2 would be managed through use of a land covenant pursuant to Section 221 RMA, securing rights to existing overland flowpaths discharging from Lot 1.

Lower catchment drainage all define prominent gully systems for stormwater flows.

With all lots slightly over 2ha, a full stormwater assessment is not required.

13.7.3.4 STORMWATER DISPOSAL
(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

Both lots are able to readily contain stormwater onsite for a rainfall event 10% AEP.
Excess discharge from water tanks can displace into natural gully systems without concern.
Sheet flow from the access formation and upper contour runoff in a series of culvert pipes under the access formation.

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

Not applicable.

(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.

The site already has grassed swale as part of the natural environment.
There is no requirement for detention devices, with all existing and anticipated impermeable surface compliant with the permitted activity standards.

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

The sites total area is 4.0182ha and therefore both lots are slightly over 2.0ha, not to require a more detailed assessment.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control to the following matters:

(i) control of water-borne contaminants, litter and sediments;

No concern for this rural situation.

(ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);

No concern.

(iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;

As described the sites natural contour achieves adequate measures likened to low impact design.

(iv) the location, scale and construction of stormwater infrastructure;

No concern.

(v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

No concern.

Sewage
Wastewater disposal has been addressed in the attached assessment, without any concerns. 100% back areas are available on each lot. The existing system on Lot 1 is in good working order.

Energy Supplies & Telecommunications
Comments from Top Energy are attached. Electricity requirements are nil.

For telecommunications Chorus NZ is not interested in developments where there are no new lead-ins and on that basis were not consulted.

It is suggested that council include a consent notice that states provision for electricity and telecommunications was not a requirement of the consent for Lot 2.

Easements & Covenants

Easements

There is one proposed easement shown 'A' on the scheme plan in favour of Lot 1 over Lot 2 for purpose of Rights of Way, Rights to convey services, and Right to drain water.

Proposed Land Covenants *Section 221 RMA*

(i)

In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

LOT 2

(ii)

In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

LOT 2

(iii)

All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.

LOT 2

(iv)

Provision of electricity and telecommunication connections to the lots was not a requirement of this resource consent. Any future connection to electricity and telecommunications networks shall be the responsibility of the landowner and subject to separate arrangements with the relevant network service providers.

LOT 2

The property is identified as being within a high density kiwi zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids), which have the potential to be kiwi predators. Note: This Consent Notice does not relate to cats or dogs on Lot 1, however the consent notice will only be put into effect once Lot 1 is no longer owned or occupied by the consent holder of RC _____.

All lots.

Amalgamation Conditions
There are no existing or proposed amalgamation conditions.

Property Access
TRANSPORTATION
15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY
This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.
This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.
Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Traffic occurs from single residential units and therefore all are exempt.

15.1.6B PARKING
15.1.6B.1 PERMITTED ACTIVITIES
15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:
(i) an activity establishes; or
(ii) the nature of an activity changes; or
(ii) buildings are altered to increase the number of persons provided for on the site;

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is achievable on the lots having adequate tracking curves and manoeuvring areas without concern.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)
Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS
All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES
Not applicable.

15.1.6C ACCESS
15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones
(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1
Standards for private access
Access is off Wakelin Road, which has a legal width of 20m & over with a metalled carriageway 6.0m wide. The vehicle speed limit along Wakelin Road is 60km/hr.

There is an existing entrance that was established under the previous Engineering Standards. Visibility from that entrance achieves 80m to the east and 95 to the west, compliant with the sight visibility standards set in the former Engineering Standards and Guidelines, and therefore upholding existing use rights.

The applicant requests that conditions of consent allow for two options; either the existing entrance be upgraded to a double width, or a new entrance be constructed to serve proposed Lot 2 in accordance with Council Engineering Standards May 2023.

In the event that the existing entrance is shared, then a new driveway would be constructed alongside the existing driveway serving Lot 1. This is preferred by the applicant to maintain improved independence.

Further along the access Lots 1 & 2 would share the existing 3m wide access formation shown within Right of Way easement 'A'. The access extends to the existing residence on Lot 1 along an easy grade with provision for stormwater controls in place. This would also serve to access Lot 2.

Appendix 3B-2
Standards for Roads to vest.

Not applicable.

Appendix 3C
Parking spaces required.

No concern.

Appendix 3D
Manoeuvring and parking space dimensions
(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E
Tracking curves would be compliant without concern.

15.1.6C.1.1
(a)
The access complies with Appendix 3B1.
(b)
Applicable only to urban & commercial zones.
(c)
A private accessway may serve a maximum of 8 household equivalents.

There is no shared access.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:
(i) onto a State Highway or a Limited Access Road;
Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;
Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;
Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;
Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) *onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.*

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones
Not applicable.

(b)
Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones
Not applicable.

15.1.6C.1.4 ACCESS OVER FOOTPATHS
Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES
(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that any new entrance be formed in accordance with Council Engineering Standards May 2023.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones
Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

No concerns.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms would be grassed.

(*d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.*

No concerns.

15.1.6C.1.8 Frontage to existing roads
(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

The Road frontage is in good condition with wide mown berms and the formation falls well within the legal road reserve. Table drains exist, and the metalled formation is in good condition with compliant width and gradients.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

The road as a metalled formation appears to have good depth to the basecourse and does not show signs of slumping due to a weak subgrade. The road formation is considered to comply with council engineering standards.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:
(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern; the road boundary is well away from the edge of formation.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal complies with all transportation standards.

EFFECT OF EARTHWORKS AND UTILITIES
The subdivision activity only requires earthwork forming the entrance and entrance upgrades where applicable, and because there are no steep grades, the works would be well within permitted criteria. The future access construction into Lot 1 follows an easy grade not to require any extensive earthworks. All cut and fill would be less than 1.5m.

Soil
The property is reportedly mapped to be of poor soil quality and to not be classed as "Highly Productive" land.

The subdivision does not deplete versatile soils or compromise the health and life-supporting capacity of the soil resource.

Access to water bodies
There are none to consider.

Land Use Incompatibility
Rural activity is an inherent and expected component of this environment. With the proposed new lot positioned adjacent to the existing dwelling, the layout is appropriate and avoids any risk of reverse sensitivity effects that might otherwise arise in a typical rural production setting.
The surrounding area exhibits a distinct rural-lifestyle character, with very limited engagement in traditional farming or production activities. In this context, the proposed allotment pattern is entirely consistent with the established environment, which functions as a lifestyle enclave rather than a production-based rural zone. As such, no mitigation measures are required.
The property benefits from extensive planting and mature vegetation, which provides privacy, reinforces the rural-residential character, and further reduces any potential impacts associated with the level of lifestyle intensification proposed.
No other land use incompatibilities are known or anticipated.

Proximity to Airports
No concern.

Natural Character of the coastal environment
The property does not have a coastal influence.

Energy Efficiency
The proposal is considered to adopt an acceptable level of energy efficiency with the natural grade allowing future building activity to be orientated such that north sun angles are achievable.

NATURAL AND PHYSICAL RESOURCES

There are no obvious adverse impacts on any vulnerable natural and physical resources.

Earthworks is minimal and vegetation clearance is nil.

Department of Conservation were not considered affected parties as there is no impact on vulnerable vegetation.

The property is within a high-density Kiwi zone.
The applicant has pets and does not what to compromise this existing use right.

To respect the kiwi zone guidelines for improved management of kiwi predators the applicant offers the following condition.

1)
The lot is identified as being within a high density kiwi zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids), which have the potential to be kiwi predators.
Note: This Consent Notice does not relate to existing cats or dogs on Lot 1, however the consent notice will be put into effect once Lot 1 is no longer owned or occupied by the consent holder.

OBJECTIVES (*Subdivision*)

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*

There are no vulnerable ecosystems present.
The subdivision impacts must be assessed relative to the existing permitted baseline, and it is clear that the proposal does not introduce effects greater than those that might already occur through other planning avenues.

Under the current planning framework there is no significant environmental degradation necessitating further avoidance, remediation, or mitigation measures beyond those already proposed under Section 221 consent notice covenants.

13.3.4 *To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*

The property has been significantly modified from its original state. The parent title permits a range of routine activities and is not considered to cause any form of alienation or contravene the intent of the Rural Production zone. Moreover, the property is not known to contain any scheduled heritage resources.

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

The proposal satisfies these requirements without concern.

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.*

Overall, the proposal meets the subdivision objectives, and the low environmental impact of the activity makes further policy considerations unnecessary.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

Rural Environment

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone is designed to support a variety of land uses, with a particular focus on sustainability in relation to natural and physical resources. It aims to enhance the social, economic, and cultural well-being of communities by promoting rural lifestyles. In this context, the applicants propose utilising an area of land that has limited potential for productive use, repurposing it for rural lifestyle activities. This approach defines a sustainable outcome while maintaining the environmental integrity respective to the activities restricted discretionary status.

8.6.3 OBJECTIVES

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

The subdivision does not present any measurable adverse effects on significant natural values.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the provisions of the Proposed District Plan and is not influenced by any overlays.

The proposal does not employ any of the rules and standards relating to ecosystem protection, and the site is not influenced by any heritage overlays, therefore the proposed district plan has limited legal effect.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

The context of the Rural Production Zone emphasises the need to protect the rural environment, and highly productive land from further fragmentation. There is an inherent urgency to preserve natural habitats and prevent degradation, which is central to maintaining the integrity of rural production areas.

However, the zone is also recognised as dynamic, allowing for rural lifestyle lots, provided these align with the permanent protection of natural habitats.

Additionally, rural land must provide economic returns, and if agricultural or horticultural activities are not feasible, alternative land uses should be explored to maintain the viability of the land while supporting broader community goals, particularly when the subject area is naturally segregated from the main farm.

Objectives

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.*

There is no likely change to the production use given the property is already lifestyle based.

RPROZO3 *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;

No concern.

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

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The existing hub of lifestyle sites within the wider environment is testament that rural activities are not compromised by lifestyle living under the right conditions. The subdivision expands on this theme without cause to incompatibility issues.

d. does not exacerbate any natural hazards;

Firefighting controls are proposed to better manage effects from fire hazards on Lot 2.
Building controls are proposed for future building activity on Lot 2, regarding geotechnical investigation.

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

Typical rural infrastructure and services are accessible.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained*.
The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5
Avoid land use that:
a. *is incompatible with the purpose, character and amenity of the Rural Production zone;*
b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
c. would result in the loss of productive capacity of highly productive land;
d. would exacerbate natural hazards; and
e. cannot provide appropriate on-site infrastructure.

The proposal is considered to uphold (a – e).

RPROZP6
Avoid subdivision that:
a. results in the loss of highly productive land for use by farming activities;

The proposal does not result in the loss of highly productive land beyond what is anticipated under the operative district plan provisions.

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

Lots 1 & 2 are segregated from any farm.

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

This is unlikely due to limited area.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;
The sites unique environment is considered to adequately uphold relevant zone objectives.

b. contributes to the local character and sense of place;

The character and sense of place is set, and the proposal is consistent with this theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

As described the rural character defines an absolute lifestyle base and the proposal is consistent with this theme, without introducing any reverse sensitivity effects.

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

In this particular case, the property and surrounding land use activities do not align with highly productive land operations.

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

Mitigation of fire risk is proposed.
There are no other known hazards.

f. manages adverse effects on the environment.

The proposal offers management techniques though implementation of consent notice.

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 proposal is considered to accord with these parameters.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:

Discretionary

Where:
DIS-1
1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.
Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 Minimum allotment sizes
Rural Production 40ha (Controlled) or 8ha (discretionary)

SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity
Table 1

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha - less than 10ha	1
Greater than 10ha - less than 20ha	**2**
Greater than 20ha	3

Total area of natural wetland to be legally protected on an individual Record of Title
Table 2

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha - less than 1ha	1
Greater than 1ha - less than 2ha	2
Greater than 2ha	3

The applicant does not present the application on the basis of subdividing under the environmental benefit rule, and therefore the proposal aligns under the proposed district plan as a non-complying activity that upholds the objectives and policies of rural production environment and subdivision chapter.

In this instance the proposal is not subject to the Proposed District Plan.
The legal effect is currently negligible and therefore the resource consent decision should be founded on the provisions according to the operative district plan.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991 and is required to demonstrate compliance with provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4

An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

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 application seeks to demonstrate that the proposed subdivision will enable the sustainable use of the land through diversification.

The smaller allotment layout is intended to minimise the impact on natural resources (farming) and meet the needs of future generations through supporting land utilisation for rural housing.

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:

The property is able to carry out the subdivision without any direct disturbance of wetlands, lakes or rivers. The impact on the coast is nil.
There are no known wetlands within Lots 1 & 2 or within 100m of future building sites.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

There are no known outstanding natural features or landscapes on the site, as defined in the district plan.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

There are none.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal has no adverse impacts on culture or traditions.

There is absolutely no vegetation clearance or earthworks, other than constructing one entrance.

There is no influence on Fisheries.

The proposal is considered sufficiently in keeping with the Rural Production zone intent as a restricted discretionary activity.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

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.

By supporting diversified land use and expanding lifestyle living opportunities, smaller allotments empower landowners to take on a more effective and manageable stewardship role and support the wider farming

economy through providing place of residence for rural workers, and typically sees positive environmental outcomes through the sites landscape planting.

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan;

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Policy Statement, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions. These are discussed under their respective headings.

An application must also include an assessment of the activity's effects on the environment that –

(a) *includes the information required by clause 6*
(b) *address the matters specified in clause 7; and*
(c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

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

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not considered to result in any 'significant' adverse effects to require reconsideration of location or methods of subdividing, being well connected to legal road.

The proposed lots contribute on an ongoing basis to the social and economic wellbeing of the community through promoting greater housing opportunities, particularly for those working in the rural sector.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The current title has various development opportunities that could see considerable change to the immediate landscape without need for resource consent, defining the 'permitted baseline.'

The potential effects therefore need to be considered alongside the district plans permitted activity threshold, and there is no significant change occurring because of subdividing.

Points of merit include the applicant's contribution to increasing rural lifestyle opportunities which in turn adds further economic stimulus to the community through ongoing expenditure.

The level of effects are considered adequately understood and deemed less than minor.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, 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:

No concerns.

(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 effects:*

No concerns the subdivision does not introduce any effects to require management other than those outlined under existing and proposed consent notices relating to site management requirements; firefighting, onsite effluent, kiwi protection, and geotechnical matters.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Any adverse effects on the environment remain less than minor and given the proposal is compliant with the restricted discretionary provisions of the operative district plan, there is no need for consultation.

(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 required.

(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 concern the subdivision outcome is consistent with the plan provision and a raft of management directives are being implemented.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an 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:

The subject environment has evident rural lifestyle activity to which the subdivision promotes.

Considerable positive effects arise through greater diversity of lifestyle lots on the residential market.

(b) any physical effects on the locality, including any landscape, and visual effects.

The vicinity forms a well occupied rural setting with many lifestyle blocks now setting a definite precedent. The locality is considered suitable to absorb further effects of development in accordance with the evident development trends. The proposal defines gradual rural expansion, and not seen to deplete the environment or cause adverse cumulative effects.

The reverse sensitivity effects are considered low impact and manageable by future landowners onsite, by way of landscaping and planting.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There is no physical damage to ecosystems.
The subdivision does not result in any habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

No concern.
The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

No concerns.
The proposal does not introduce any contaminants of concern.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No known concerns.

In summary, the proposal supports both community and landowner economic well-being by diversifying land use and expanding rural housing opportunities for independent ownership. Importantly, this is achieved without causing significant adverse effects, aligning with the purpose and principles of the Resource Management Act 1991.

CONSULTATION

95E Consent authority decides if person is affected person
(2)
The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect;

The subdivision aligns with restricted discretionary activity standards, ensuring that any effects remain consistent with those anticipated under alternative land uses. As it does not introduce out-of-character effects or exceed expected impact levels, consultation is not considered necessary for decision-making under Section 95 of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity
Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

There is no immediate risk to or adverse impact on ecosystems.

3.5 Enabling economic wellbeing
Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

Lifestyle allotments contribute to the community providing much needed housing opportunities.

6.1.1 Policy – Regional and district plans
Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

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

(a) *Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines
New subdivision, use and development should:
(a) Demonstrate access to a secure supply of water;

Lifestyle blocks utilise roof surface collection and storage in water tanks for potable supplies. These are generally a reliable source of water that meet the guideline intent.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

On site effluent disposal presents no concern with 100% backup readily available.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites. Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site or any applicable high-risk coastal hazards.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m)Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

Not applicable.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially sustainable lifestyle.

(q) Be designed to allow adaptation to the projected effects;

The effects of lifestyle sites are low impact and can often see vast improvements through personal acts of landscaping, weed and pest control. This is evident on surrounding lifestyle lots in this vicinity.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are protective of ecosystems and waterway, however the proposal does not result in adverse effects to cause any concerns in that regard.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments provide a place of residence and for work and home style business activity proving an important component of the rural community.

(b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*

Not applicable.

(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;*

Rural lifestyle lots in a rural environment are not seen to present cumulative adversity, as they provide diversity in their ability to undertake a semi sustainable lifestyle.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

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

No concerns.

(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

The subdivision does not reduce the lands potential for soil based primary production.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal will maintain the established sense of place, reflecting the existing pattern of mixed rural and lifestyle development within the locality. The current zoning framework already enables land uses and densities consistent with the scale of the proposed subdivision.
Wakelin Road functions as a collector route servicing a range of rural and lifestyle properties, providing practical and safe access for current and future residents.
There is a recognised demand for smaller rural lifestyle allotments in this area, particularly among those engaged in nearby rural production activities who seek smaller, more manageable, and affordable landholdings.
Accordingly, the subdivision will reinforce the area's established rural–residential character, maintaining its sense of place while responding to evolving community needs and district growth trends anticipated by the planning framework.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

In summary of the RPS we find adequate correlation with its intent for development to undertake a sustainable approach whilst securing long term benefits for future generations by avoiding versatile soils.

NATIONAL POLICY STATEMENT

FOR FRESHWATER MANAGEMENT 2020

Part 1
1.3 Fundamental concept – Te Mana o te Wai
(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies
2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
(a) first, the health and wellbeing of water bodies and freshwater ecosystems
(b) second, the health needs of people (such as drinking water)
(c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.
(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
(d) Encourage the co-ordination and sequencing of regional or urban growth.

The National Policy Statement for Freshwater Management (NPS-FM) provides explicit direction to ensure that land use and development avoid compromising the integrity of natural water systems, including wetlands and their associated ecological functions.
The site's natural contour and existing vegetative cover already operate as an effective low-impact hydrological system. Vegetated swales, small-scale retention pockets, and dense vegetation masses collectively attenuate stormwater flows, encourage infiltration and filtration, and substantially reduce the potential for erosion or sediment discharge to downstream environments.
By retaining and enhancing these functions, the proposal actively supports the resilience of local freshwater systems and aligns with the integrated management principles and outcomes sought under the NPS-FM.

NATIONAL ENVIRONMENTAL STANDARDS

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) is not considered applicable to this proposal, as the site has no history of horticultural or other potentially contaminating land uses. Accordingly, a Preliminary Site Investigation (PSI) is not required.

CONCLUSION

The applicant proposes a subdivision that creates two lifestyle allotments under Restricted Discretionary Activity assessment.

This subdivision aligns with the objectives and policies of the Rural Production zone, as outlined in both the operative and proposed district plans. The effects of the proposal are less than minor and fully comply with the intent of the zoning, which means the gateway tests are met. As a result, no affected parties require consultation.

The proposal is also consistent with higher-level planning documents, including the Northland Regional Policy Statement and the National Policy Statement, reinforcing its alignment with the overall policy framework.
Additionally, the subdivision supports the principles of the Resource Management Act 1991, providing sufficient information to meet the requirements of Clause 6 and 7 regarding the assessment of environmental effects.

The applicants request conditions of consent allow for either an upgrade of the existing crossing to a double width or alternatively an independent crossing be provided to Lot 1. Additionally, they require that a practical outcome for kiwi protection be applied when forming the specific consent notice.

Given the overall alignment with the planning framework, it is recommended that the application be approved by the local authority, subject to standard site specific conditions of consent.

Micah Donaldson
MNZIS - Assoc.NZPI

NZIS
REGISTERED PROFESSIONAL SURVEYOR

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA123A/864**
Land Registration District	**North Auckland**
Date Issued	24 February 2000

Prior References
NA125B/85

Estate	Fee Simple
Area	4.0182 hectares more or less
Legal Description	Lot 3 Deposited Plan 194419
Registered Owners	

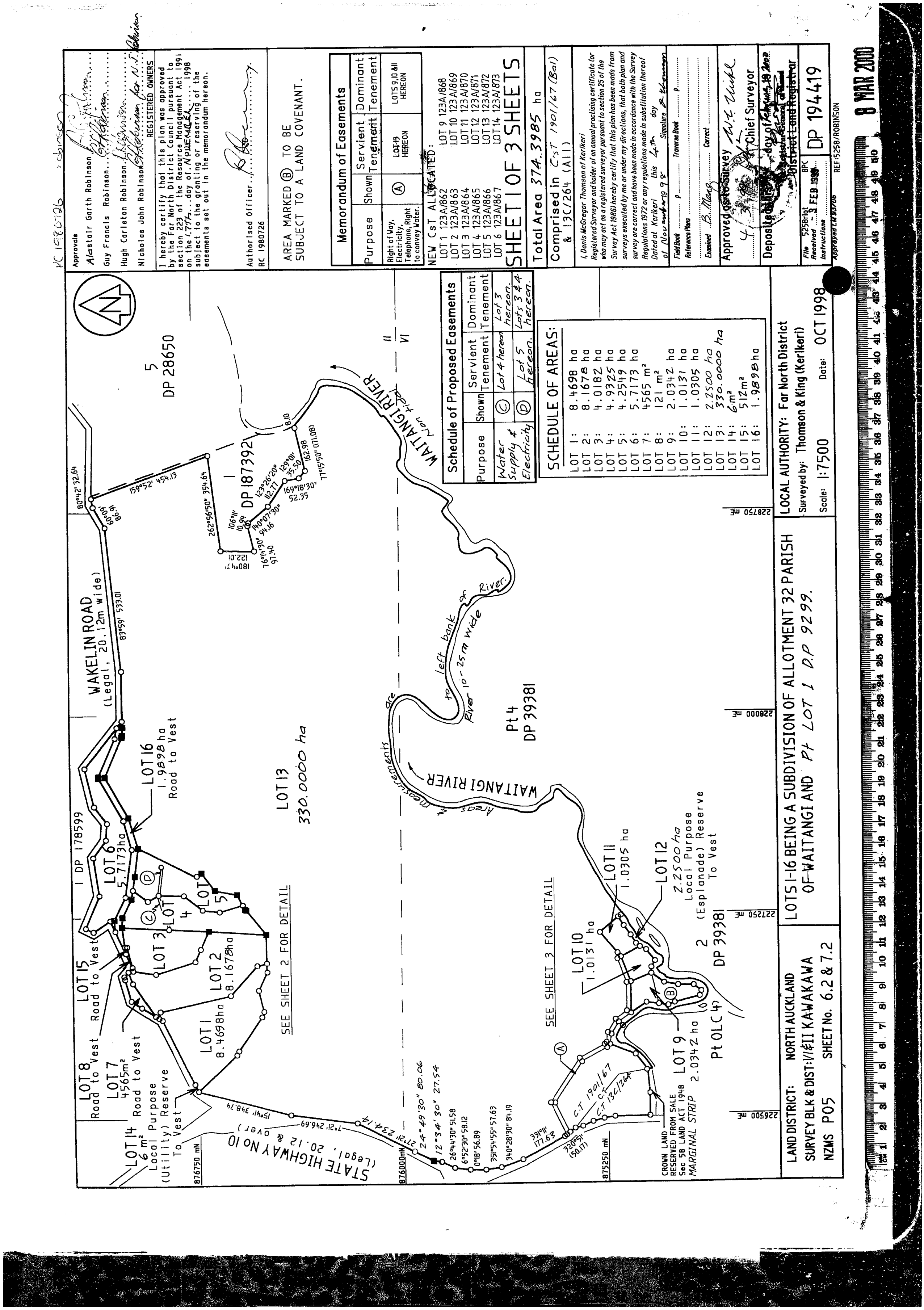
Evan Arthur Francis Da Silva and Sarah Da Silva

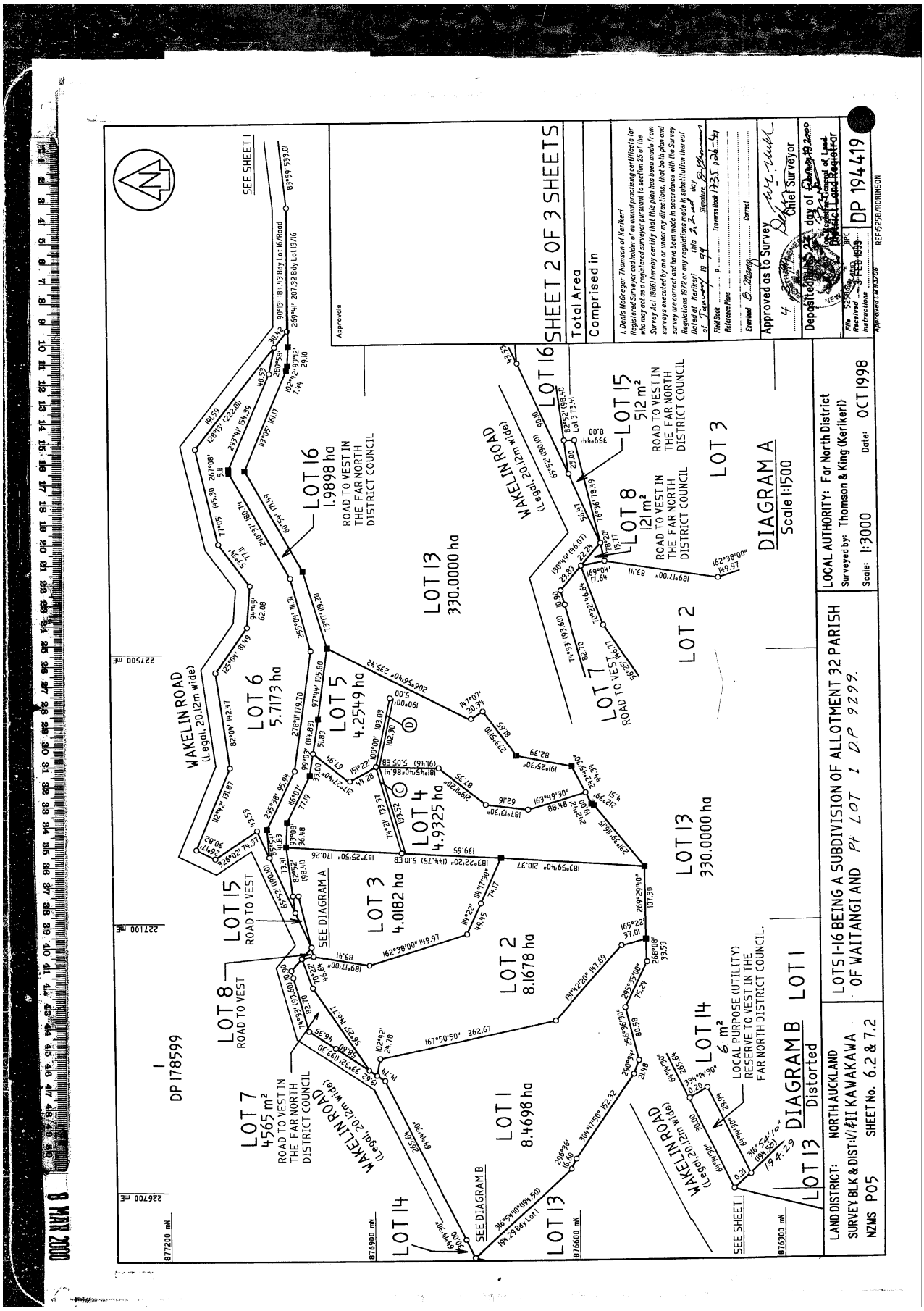
Interests

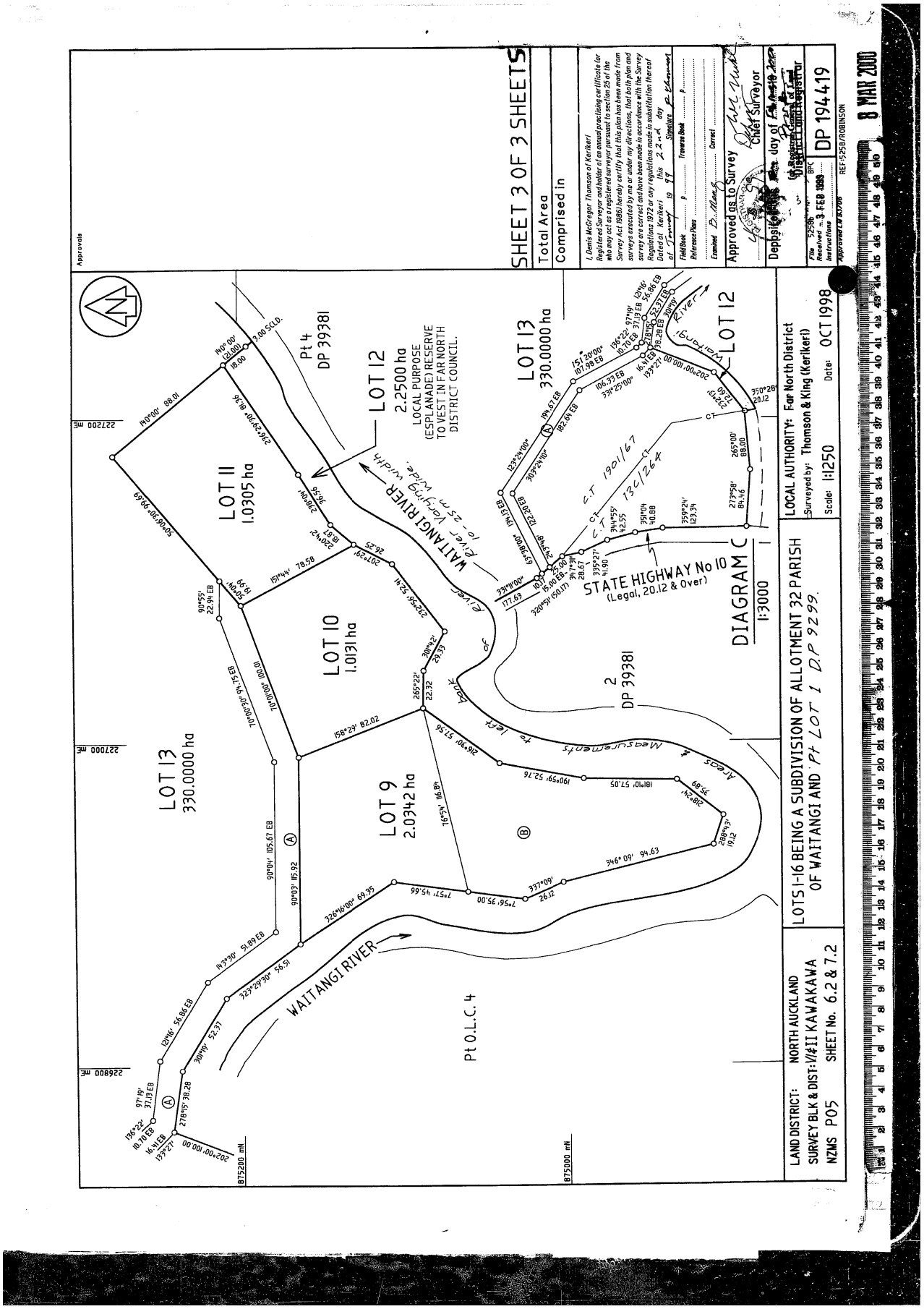
Appurtenant hereto are rights to convey water and transmit electricity specified in Easement Certificate D481596.8 - 24.2.2000 at 2.43 pm

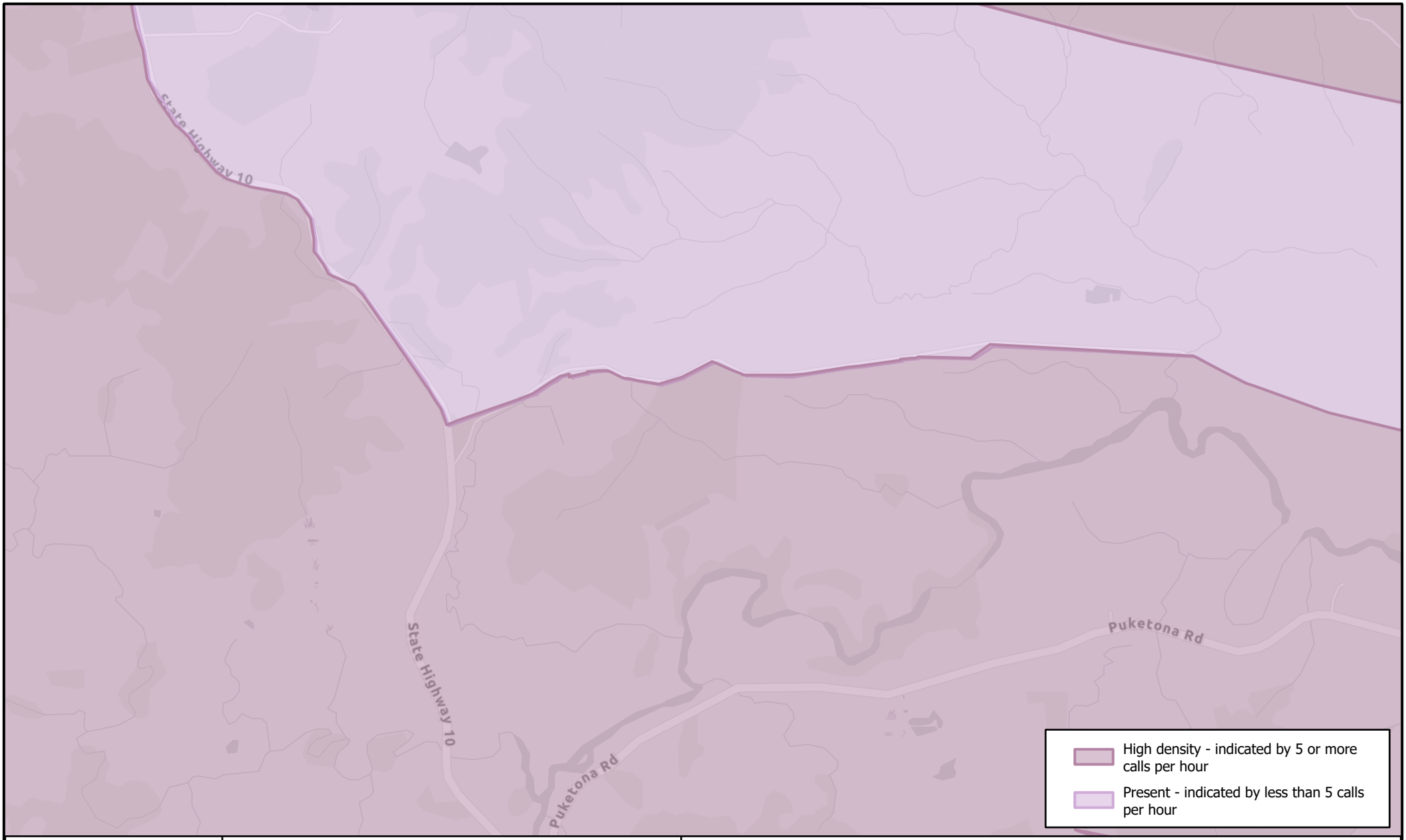
Land Covenant in Transfer D481596.11 - 24.2.2000 at 2.43 pm

13059508.2 Mortgage to ASB Bank Limited - 2.8.2024 at 2:10 pm


LOTS 1-16 BEING A SUBDIVISION OF ALLOTMENT 32 PARISH OF WAITANGI AND Pt LOT 1 D.P. 9299.
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: I/V&II KAWAKAWA
NZMS P05 SHEET No. 6.2 & 7.2
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:7500 Date: OCT 1998
DP 194419
SHEET 1 OF 3 SHEETS
Total Area 374.3985 ha
Comprised in C.T 1901/67 (Bal) & 13C/264 (All)
Memorandum of Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Right of Way, Electricity, Telephone, Right to convey Water. | (A) | LOT 9 HEREON | LOTS 9,10 &11 HEREON
NEW CsT ALLOCATED:
LOT 1 123A/862
LOT 2 123A/863
LOT 3 123A/864
LOT 4 123A/865
LOT 5 123A/866
LOT 6 123A/867
LOT 9 123A/868
LOT 10 123A/869
LOT 11 123A/870
LOT 12 123A/871
LOT 13 123A/872
LOT 14 123A/873
Schedule of Proposed Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Water Supply & Electricity | (C) | Lot 4 hereon | Lot 3 hereon
| (D) | Lot 5 hereon | Lots 3 & 4 hereon
SCHEDULE OF AREAS:
LOT 1: 8.4698 ha
LOT 2: 8.1678 ha
LOT 3: 4.0182 ha
LOT 4: 4.9325 ha
LOT 5: 4.2549 ha
LOT 6: 5.7173 ha
LOT 7: 4565 m²
LOT 8: 121 m²
LOT 9: 2.0342 ha
LOT 10: 1.0131 ha
LOT 11: 1.0305 ha
LOT 12: 2.2500 ha
LOT 13: 330.0000 ha
LOT 14: 6 m²
LOT 15: 512 m²
LOT 16: 1.9898 ha
AREA MARKED (B) TO BE SUBJECT TO A LAND COVENANT.
WAKELIN ROAD (Legal, 20.12m wide)
STATE HIGHWAY No 10 (Legal, 20.12 & over)
WAITANGI RIVER
LOT 13 330.0000 ha
SEE SHEET 2 FOR DETAIL
SEE SHEET 3 FOR DETAIL
Pt 4 DP 39381
1 DP 187392
5 DP 28650
1 DP 178599
2 DP 39381
Pt OLC 4
LOT 16 1.9898 ha Road to Vest
LOT 15 Road to Vest
LOT 8 Road to Vest
LOT 7 4565m² Road to Vest
LOT 14 6 m² Local Purpose (Utility) Reserve To Vest
LOT 12 2.2500 ha Local Purpose (Esplanade) Reserve To Vest
CROWN LAND RESERVED FROM SALE Sec 58 LAND ACT 1948 MARGINAL STRIP
Areas & measurements are to left bank of River. River 10-25m wide
8 MAR 2000


SHEET 2 OF 3 SHEETS
Total Area
Comprised in
Approvals
Approved as to Survey
Chief Surveyor
Deposited this 25th day of June 1998
Assistant Registrar-General of Land
Auckland Land Registrar
DP 194 19
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:3000
Date: OCT 1998
LOTS 1-16 BEING A SUBDIVISION OF ALLOTMENT 32 PARISH OF WAITANGI AND Pt LOT 1 DP 9299.
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: V/4II KAWAKAWA
NZMS P05 SHEET No. 6.2 & 7.2
DIAGRAM A
Scale 1:1500
DIAGRAM B
Distorted
WAKELIN ROAD
LOT 1 8.4698 ha
LOT 2 8.1678 ha
LOT 3 4.0182 ha
LOT 4 4.9325 ha
LOT 5 4.2549 ha
LOT 6 5.7173 ha
LOT 7 4565 m²
LOT 8 121 m²
LOT 13 330.0000 ha
LOT 14 6 m²
LOT 15 512 m²
LOT 16 1.9898 ha
ROAD TO VEST IN THE FAR NORTH DISTRICT COUNCIL
LOCAL PURPOSE (UTILITY) RESERVE TO VEST IN THE FAR NORTH DISTRICT COUNCIL.
SEE SHEET 1
SEE DIAGRAM A
SEE DIAGRAM B
DP 178599


SHEET 3 OF 3 SHEETS
Total Area
Comprised in
Approved as to Survey
Chief Surveyor
DP 194419
8 MAR 2000
LOT 11
1.0305 ha
LOT 10
1.0131 ha
LOT 13
330.0000 ha
LOT 9
2.0342 ha
LOT 12
2.2500 ha
LOCAL PURPOSE
(ESPLANADE) RESERVE
TO VEST IN FAR NORTH
DISTRICT COUNCIL.
LOT 13
330.0000 ha
LOT 12
Pt 4
DP 39381
WAITANGI RIVER
River varying width.
STATE HIGHWAY No 10
(Legal, 20.12 & Over)
DIAGRAM C
1:3000
C.T 190/167
C.T 132/264
2
DP 39381
Pt O.L.C. 4
WAITANGI RIVER
LOTS 1-16 BEING A SUBDIVISION OF ALLOTMENT 32 PARISH
OF WAITANGI AND Pt LOT 1 D.P 9299.
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:1250
Date: OCT 1998
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: I/#II KAWAKAWA
NZMS P05 SHEET No. 6.2 & 7.2
REF: 5258/ROBINSON
Approved



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Far North Maps

0 675 1,350 2,025 m

Projection NZTM2000. Datum NZGD2000. Scale:1:25,208

Created: 21/11/2025

VISION CONSULTING ENGINEERS

PRELIMINARY GEOTECHNICAL REPORT

Proposed Lot 2, 88 Wakelins Road, Kerikeri

Prepared for

Donaldsons Surveyors

24/02/2026

Report Information Summary

Job no.	J15954
Report Author	Siddhesh Wagh
Report Reviewer	Dan Simmonds
Version No.	1
Status	Final
Date	24/02/2026

Version No.	Date	Description
1	24/02/2026	Issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Siddhesh Wagh	 Graduate Engineer, M.Constr.(QS) (Dist.), BE(Hons) (Civil)	24/02/2026
Reviewer	Dan Simmonds	 Senior Geotechnical Engineer, MIEAust CPEng, CMEngNZ	24/02/2026

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.

It should be appreciated that this assessment was based on a visual assessment only.

VISION CONSULTING ENGINEERS

Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road, Kerikeri 230
P: 09 401 6287 E: info@vce.co.nz

Contents

1 Introduction

Vision Consulting Engineers Ltd (VISION) was engaged to prepare a preliminary geotechnical report to support a Resource Consent application for the proposed Lot 2, 88 Wakelins Road, Kerikeri, being a subdivision of Lot 3 DP 194419.

It is understood that the client wishes to demonstrate that a possible building area is present for proposed Lot 2 within the potential house site area identified on the Donaldsons Subdivision Scheme plan, reference 8604, dated October 2025.

The project objective is to provide a preliminary geotechnical report to support a Resource Consent Application, demonstrating that a possible building area is present.

1.1 Scope and Exclusions

The following scope of work is proposed:

- Familiarisation with information provided by the client
- Desk Study: Review published and unpublished information about the site
- 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.
- Provide a preliminary geotechnical report providing the findings of our visual assessment, including site observations, anticipated subsurface conditions and preliminary geotechnical recommendations.

2 Site Description

The proposed subdivision is located at 88 Wakelins Road, Kerikeri, being Lot 3 Deposited Plan 194419, and is 40,1822 m^2 in area.

The property is bounded by Wakelins Road to the north, and rural production lots in all other directions. The location of the property is presented in Figure 1.

Proposed Lot 1 is located in the eastern portion of the property and contains an existing dwelling, garage, swimming pool and associated outbuildings and is generally flat to gently sloping to the west. The north-east portion slopes moderately to the north towards the property boundary.

Proposed Lots 2 is located in the western portion of the property and slopes gently to moderately to the west. It is generally covered in grass with pine trees present across the lot and scrub present along the boundaries. A mature line of pines runs through the centre of the lot along the existing fence line to the south of the potential house site. Several overland flow paths were observed flowing east to west across proposed Lot 2 during the site walkover by VISION.

For the purpose of this report, the ‘site’ is limited to the potential house site on Lot 2 identified on the subdivision scheme plan as shown in Figure 2.

Basic details of the site are provided in Table 1.

Table 1. Property data

Data relating to this property

Item	Details
Territorial Authority	Far North District
Site Address	88 Wakelins Road, Kerikeri
Legal Description	Fee Simple, 1/1, Lot 3 Deposited Plan 194419
Area	40,182 m2
Zoning[a]	Rural Production

[a]Table Notes - As zoned at the time of this report

Figure 1. Property location

The property is highlighted red, north to top of page, boundary approximate only, image from LINZ.

3 Proposed Subdivision

The subdivision scheme plan supplied to VISION (Donaldsons Surveyors, Ref. 8604, dated October 2025) shows that a 2-lot subdivision is proposed. The subdivision scheme plan is included in Appendix A, and an extract is presented in Figure 2.

4 Potential House Site

The potential house site for proposed Lot 2, depicted on the subdivision scheme plan is shown in Figure 2.

For the purpose of this report, it has been assumed that the future dwelling is a single storey light timber framed building, with light weight cladding and roofing and founded on timber pile foundations or a concrete slab on grade.

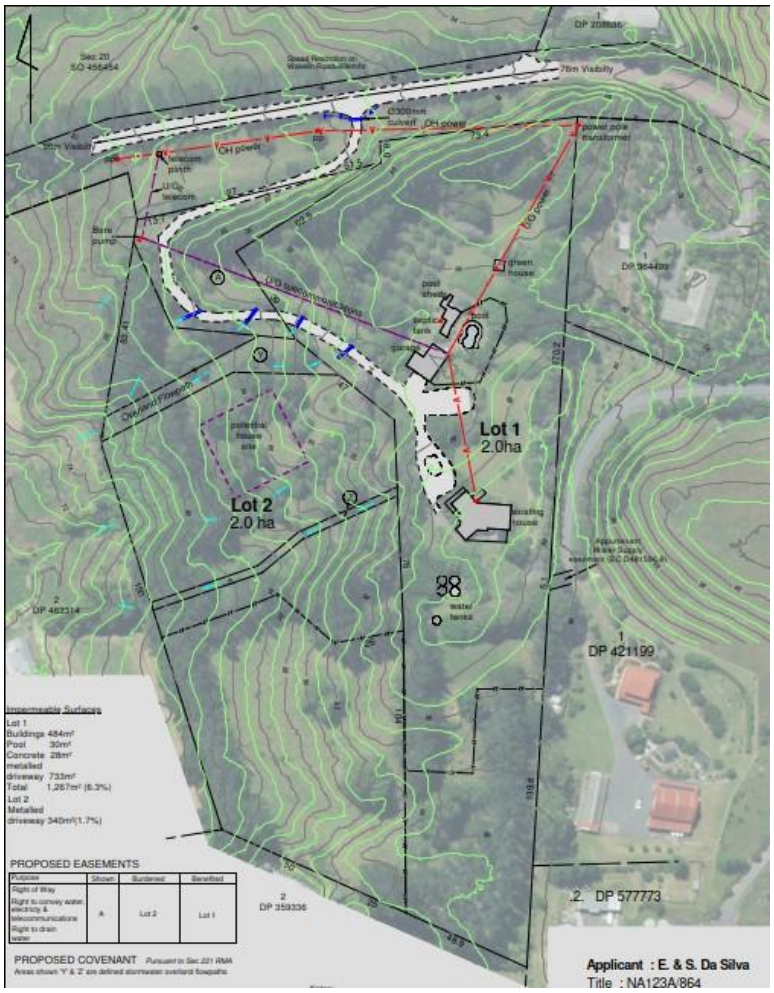


Figure 2. Site location

Extract from Donaldson scheme plan, not to scale, north to top of page.

5 Geology

The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke and Brook et al, 2009), indicates that the property is underlain by the Waipapa Group, comprising massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.

Landcare Research have mapped the property as being underlain by Hukerenui silt loam (HKr) with yellow subsoil being soils of the rolling and hilly land, imperfectly to very poorly drained and Waiotu friable clay (YO), being soils of the rolling and hilly land, well to moderately well drained.

6 Historic Aerial Photographs

A selection of historic aerial photographs sourced from Retrolens, the VISION archives and Google Earth, taken between 1953 and 2026, were reviewed. Historic aerial photographs from 1979 were reviewed as stereopairs. The review of the aerial photographs indicates that the geomorphology of the property has generally remained unchanged.

In the 1979 imagery, the site appears as undeveloped land with a basic farm track providing access from Wakelins Road. By 2003, the property shows the establishment of the residential dwelling and formalised driveway access, with distinct rows of pine trees visible along the property boundaries.

An extract from the 1979 and 2003 aerial photographs is provided below in Figure 3.

Figure 3. Historic Aerial Image, 1979 (left) and 2003 (right)
Image courtesy of Retrolens and Google Earth

7 Geomorphology

Proposed Lot 2 is located in the eastern portion and is generally gently to moderately sloping to the west.

The potential house site slopes to the west at approximately 12 to 15 degrees. Approximately 20m west of the potential house site, a moderately sloping bank (Figure 5) is present that is approximately parallel to the pine tree line, where the land slopes steeper than 18 degrees to the west. The area is currently covered in dense scrub and vegetation, which limited visual assessment of the ground surface during the site walkover.

The geomorphology of the area is shown in Figure 4 (Aerial Overlay) below using a digital elevation model derived from the 2018 Northland Regional Council (NRC) Light Detection and Ranging (LiDAR) dataset and 1m contours.

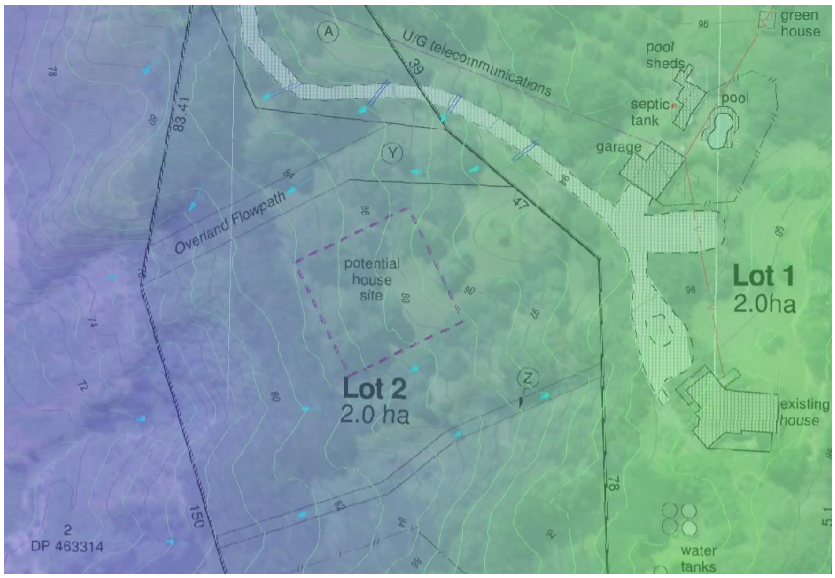


Figure 4. Potential House Site Geomorphology (Aerial Overlay)

Proposed Lot 2 boundaries (Black solid Line), potential house site (Pink dashed line) overlaid on 1m contours with blue shading lower elevations and green shading higher elevations, and Scheme plan courtesy of Donaldsons Surveyors, north is up the page. DEM courtesy of NRC

8 Site Observations and Desktop Study Findings

The following observations were made during the desktop study and site visit on 4th February 2026:

- **Topography**: The potential house site for Lot 2 is located on gently sloping land, that slopes at up to approximately 15 degrees to the west, consistent with the desktop assessment. A moderately sloping bank is present approximately 20m to the west of the proposed building area, along a line of pine trees and is covered with dense scrub and vegetation.
- **Overland Flow Paths**: Overland flow paths are present to the north and south of the potential house site, flowing east to west.
- **Ground Surface Conditions**: The ground surface within the possible house site (Figure 7) was generally covered in grass and contains large pine trees. The ground within the proposed building area appears disturbed, likely due to the recent removal of some pine trees from this area. No springs, ponding, or obvious signs of instability were observed on or in the immediate vicinity of the possible house site during the site visit.

Figure 5. Potential House Site

Photo taken from the north portion of the proposed Lot 2, looking south towards the potential house site

- **Subsurface Conditions**: No subsurface investigations were completed at the potential house site as part of the is assessment. Exposed soil observed in the root ball from uprooted trees in the vicinity of the site shows a profile of orange-brown clayey silt that contained subangular fine to coarse gravel and cobble sized rock clasts.
- A hand auger borehole was undertaken for the feasibility of the onsite wastewater assessment, completed approximately 90m to the south of the potential house site. The investigation encountered Clayey SILT (Topsoil) to a depth of approximately 0.15m below ground level (bgl). Underlying the soil, silty CLAY and clayey SILT was encountered to a depth of 1.2m bgl.
- **Groundwater**: Groundwater was not encountered up to 1.2m during the onsite wastewater investigation and was not observed in the driveway side cuts and open drains.
- **Slope Stability**: The potential house site appears to be stable in its current form. No obvious signs of instability were observed. Approximately 20m to the south of the potential house site, the ground was noted to be hummocky above the crest of the slope, where slope angles increase to be moderately sloping. The moderately sloping bank on the western side of the proposed building area is covered in dense scrub and vegetation.

It is important to note that a comprehensive walkover of the moderately sloping bank below the possible building site was not possible due to dense vegetation and scrub.

9 Preliminary Geotechnical Assessment

This preliminary geotechnical assessment is based on a desktop study and site visit observations conducted on 4th February 2026.

Based on our desktop study and site observations, the following preliminary geotechnical assessment is provided for the site.

- **Expansive Soils**:
  - **Observation**: The site is mapped as being underlain by clay-rich soils derived from the Waipapa Group. These soils are known to have the potential to expand and shrink with changes in moisture content.
  - **Risk**: Expansive soil movement can exert significant pressure on foundations, leading to cracking, distortion, and potential instability of structures.
  - **Mitigation Recommendation**:
    - An assessment of the soil's expansivity is to be conducted at the building consent stage. This assessment will determine the degree of potential movement and inform appropriate foundation design.
    - Foundation design accounts for the expansive nature of the soil by using appropriate foundation types, depths, and construction techniques. This may include deepened foundations, stiffened raft foundations, or other suitable foundation types.
- **Slope Stability**:
  - **Observation/Assessment**: In accordance with the FNDC Engineering Standards (May 2023), the potential house site is not considered to be 'land which may be subject to instability in the Far North District' as the site is mapped as being underlain by the Waipapa Group (being a low hazard geological unit), is not sloping steeper than 1V:3H (18°) and not within the 15m of a slope greater than 1V:3H (18°).
  - **Recommendation**:
  - It is recommended that earthworks are assessed at the building consent stage, as part of a geotechnical report.
  - This assessment will determine if specific measures are needed to ensure stability, such as deepened foundations, leading-edge piles, or in-ground retaining structures.
- **Excavations/Earthworks**:
  - **Observation**: Exposed soil observed in the root ball from uprooted trees in the vicinity of the site shows a profile of orange-brown clayey silt that contained subangular fine to coarse gravel and cobble sized rock clasts.
  - **Risk**: These can pose challenges during excavation and construction, potentially hindering excavation, damaging equipment, and complicating foundation and service installation.
  - **Mitigation Recommendation**:
    - Anticipate the presence of fine to coarse gravel and cobble sized rock clasts during earthworks and foundation construction.
    - Consider the use of specialised equipment, such as rock breakers or excavators with specialised buckets, to handle these conditions.

This assessment highlights the key geotechnical considerations that need to be addressed during the detailed design and construction phases of future development at the site.

10 Conclusion and Recommendations

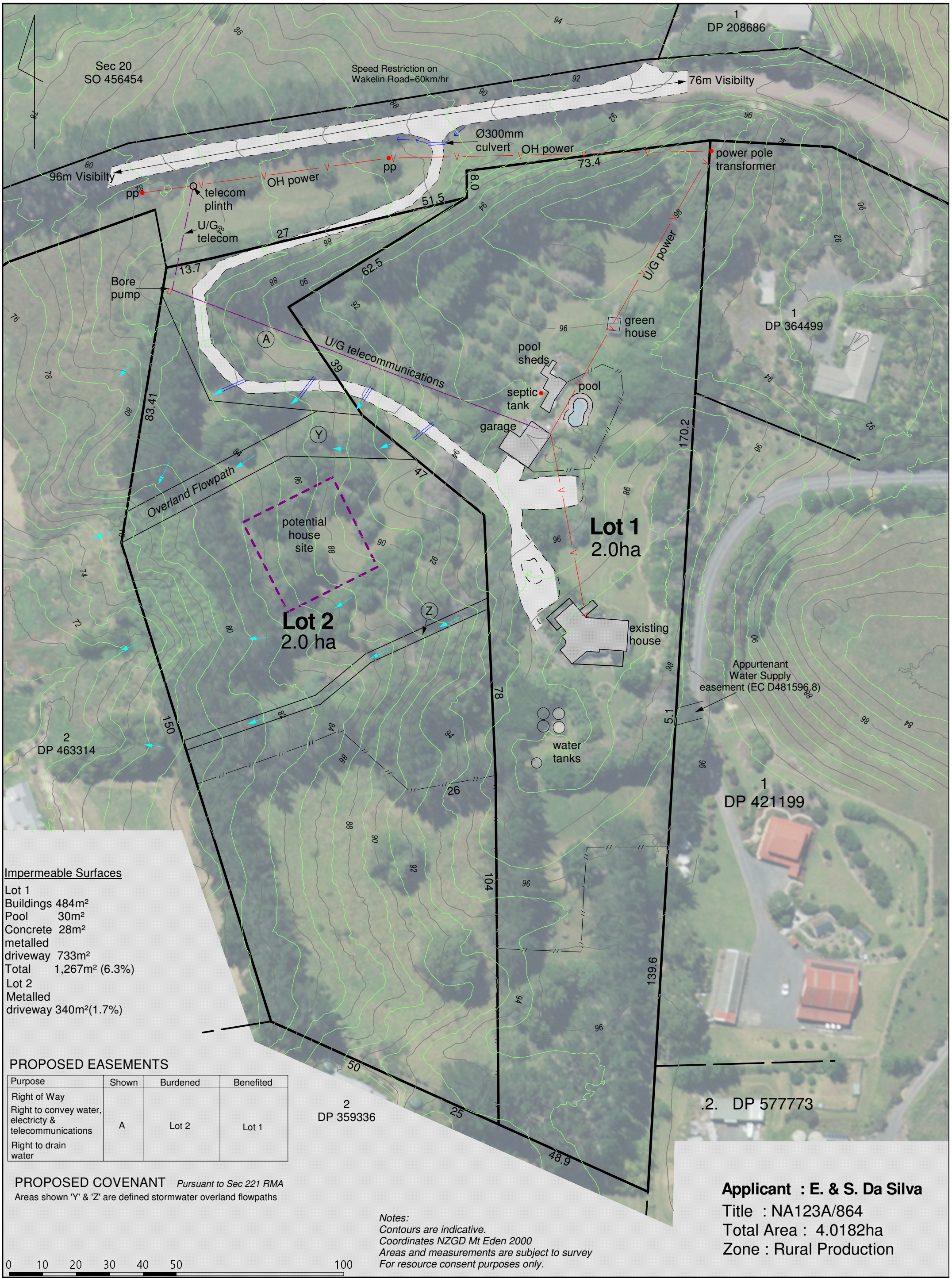
This preliminary geotechnical assessment has identified several key geotechnical constraints and potential risks associated with the potential house site at 88 Wakelins Road, Kerikeri. These include:

- **Expansive Soils**: The presence of clay-rich soils with the potential to expand and shrink with changes in moisture content. This can lead to foundation movement and damage to structures if not properly addressed.
- **Excavations/Earthworks**: The potential presence of fine to coarse gravel and cobble sized rock clasts within the soil can complicate earthworks and foundation construction.

To mitigate these risks at the site, the following recommendations are made:

- **Further Geotechnical Investigation**: A site-specific geotechnical investigation and assessment should be undertaken at the time of building consent. This investigation should include (but not be limited to):
    - Subsurface testing (e.g., test pits, boreholes) to assess soil profiles and evaluate ground conditions.
    - Assessment of soil samples to determine expansivity, bearing capacity, and other relevant properties.
    - Assessment of the presence of gravels and cobble sized rock clasts to inform earthworks and foundation design.
    - Assess proposed earthworks and provide appropriate recommendations
- **Foundation Design**:
    - Foundation design is to be informed by the geotechnical investigation and account for the expansive nature of the soil and the potential presence of gravels and cobble sized rock clasts.
    - Appropriate foundation types and depths should be considered given the specific site constraints and soil conditions.
- **Earthworks**:
    - Earthworks should be carefully planned and managed, with consideration for the site's topography and soil conditions.
    - Appropriate retaining structures should be employed on sloping areas to maintain stability and prevent erosion.
    - Fill and cut slopes should adhere to the recommended limitations (1.0m maximum height and 1V:3H maximum slope) unless otherwise specified by the geotechnical engineer.

Appendix A
Proposed Subdivision Scheme Plan



Impermeable Surfaces

Lot 1
Buildings 484m²
Pool 30m²
Concrete 28m²
metalled
driveway 733m²
Total 1,267m² (6.3%)
Lot 2
Metalled
driveway 340m²(1.7%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right of Way Right to convey water, electricty & telecommunications Right to drain water	A	Lot 2	Lot 1

PROPOSED COVENANT *Pursuant to Sec 221 RMA*

Areas shown 'Y' & 'Z' are defined stormwater overland flowpaths

0 10 20 30 40 50 100

Notes:
Contours are indicative.
Coordinates NZGD Mt Eden 2000
Areas and measurements are subject to survey
For resource consent purposes only.

Applicant : E. & S. Da Silva
Title : NA123A/864
Total Area : 4.0182ha
Zone : Rural Production

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1-2 BEING A PROPOSED SUBDIVISION OF LOT 3 DP 194419

Contour interval : 1m
Scale @ A3 : 1:1000
Date : Oct. 2025
REF : 8604

VISION CONSULTING ENGINEERS

ONSITE WASTEWATER FEASIBILITY REPORT

Proposed Lot 2, 88 Wakelins Road, Kerikeri

Prepared for

Donaldsons Surveyors

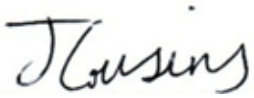
9/02/2026

Report Information Summary

Job no.	J15971
Report Author	Siddhesh Wagh
Report Reviewer	Jonathan Cousins
Version No.	1
Status	Final
Date	9/02/2026

Version No.	Date	Description
1	9/02/2026	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Siddhesh Wagh	 Graduate Engineer, M.Constr.(QS) (Dist.), BE(Hons) (Civil)	9/02/2026
Reviewer	Jonathan Cousins	 Meng (Civil) Senior Hydrological Engineer	9/02/2026

Limitations

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VISION CONSULTING ENGINEERS

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Level 1, 62 Kerikeri Road, Kerikeri 0230
P: 09 401 6287 E: info@vce.co.nz

Contents

Appendices

Tables

Figures

1 Introduction

Vision Consulting Engineers Ltd (VISION) was requested by Donaldsons Surveyors on behalf of E. & S. Da Silva, to conduct an onsite wastewater feasibility evaluation for the proposed Lot 2 as part of the subdivision of 88 Wakelins Road, Kerikeri. It is proposed to subdivide the property to create 2 lots (Lot 1 and Lot 2).

The property is bounded (Figure 1) by Wakelins Road to the North and rural production lots in all other directions. This report was based on Donaldsons Surveyors scheme plan, reference 8604, dated October 2025, as presented in Figure 2 and in Appendix A.

This report provides specific information about the site, soil conditions, setback features and overall area available for wastewater disposal for the new proposed Lot 2. It provides a detailed assessment for the proposed Lot 2, including a concept design for a suitable onsite wastewater management system and 50% reserve area, including recommendations for monitoring and management requirements.

Feasibility for Proposed Lot 1 is not required as part of this report and is excluded from this assessment.

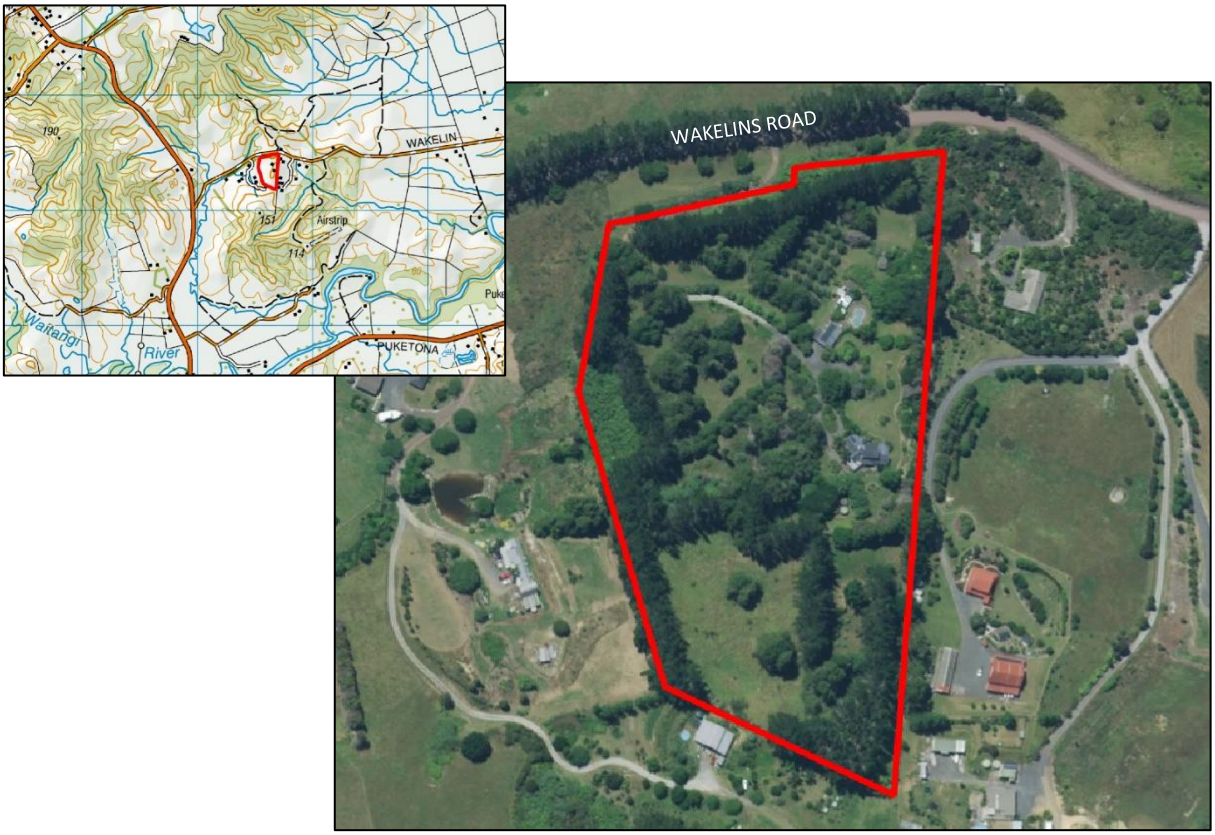


Figure 1. Locality Map

Locality map showing the site is outlined in red, north is up the page, image courtesy of LINZ.

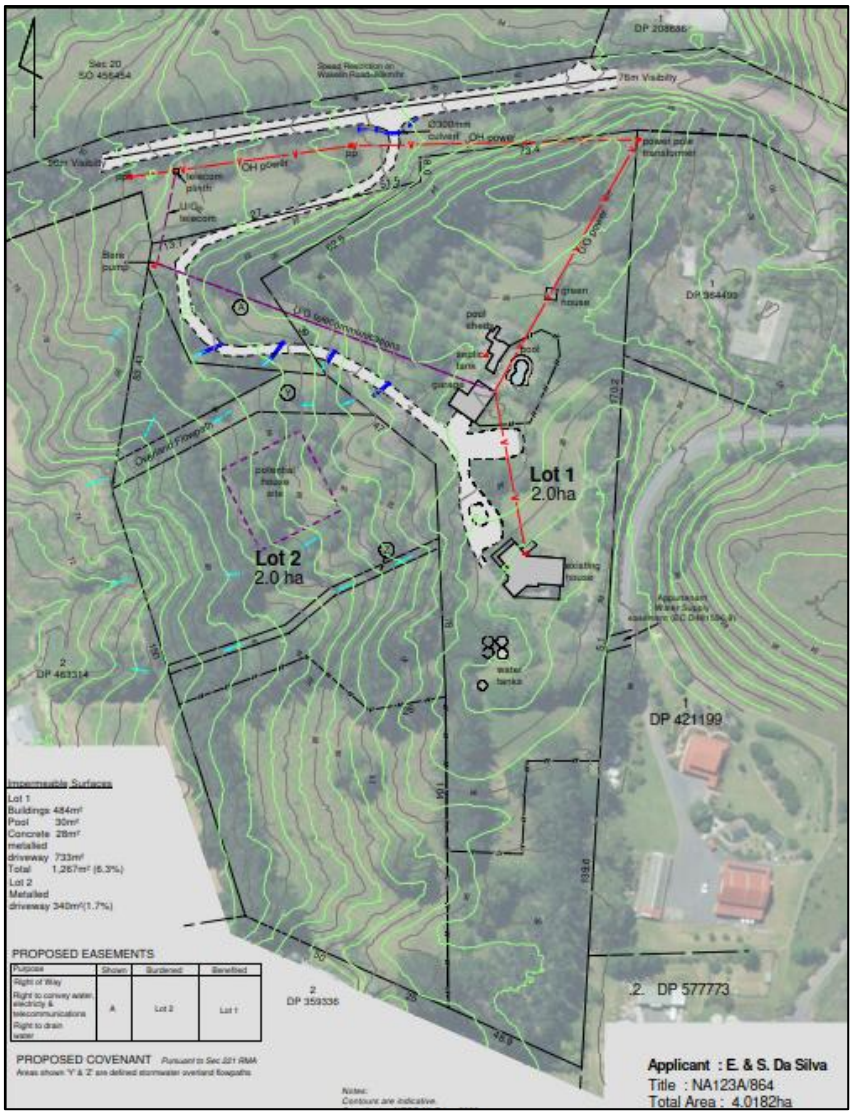


Figure 2. Proposed Subdivision Scheme Plan

Proposed Subdivision Scheme Plan, extract from Donaldsons Surveyors scheme plan

2 Site Details

Table 1. Summary of Site Details

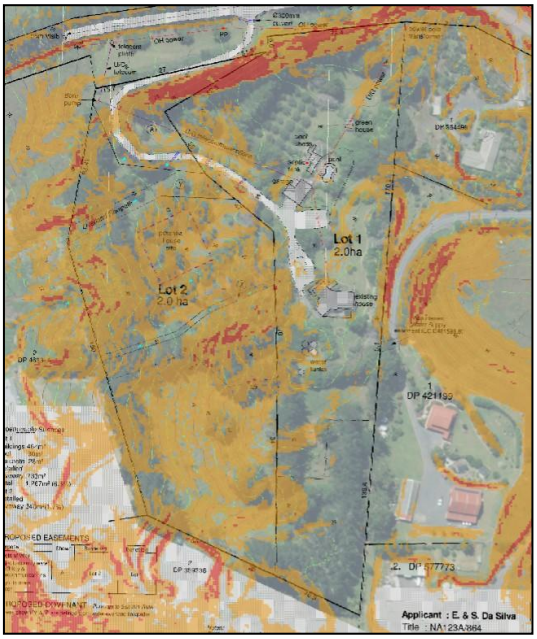
Item	Details
Site Address	88 Wakelins Road, Kerikeri
Owner	E. & S. Da Silva
Legal Description	Lot 3 Deposited Plan 194419
Council Area	Far North District Council (FNDC)
Zoning	Rural Production
Engaged By	Donaldsons Surveyors
Lot Size	4.0182 hectares (ha)
Proposed Lot sizes	Proposed Lot 1 = 2.0 ha (Not Included in this assessment) Proposed Lot 2 = 2.0 ha
Domestic Water Supply	Roof collection and Groundwater bore

Anticipated Wastewater Load from future dwellings:	Assume 4-bedroom dwelling (6 people maximum design occupancy). Design flow allowance is 180 L/person/day; therefore, total design load = 1080 L/day. This design load is sourced from ARC TP58:2004, given comments in ARC TP 58 Section 6.3.2 and is considered conservative.
Availability of Sewer	The area is not sewered. Onsite wastewater treatment and disposal is required.

3 Site Evaluation

VISION undertook site investigations on 4th February 2026. The weather was overcast at the time of the investigation, following 3 days of dry weather. A summary of the site features influencing onsite wastewater management is provided in Table 2.

Table 2. Site Evaluation

Feature	**Description**
Site Area	Lot 3 Deposited Plan 194419 = 4.0182 ha
Lot Size	Proposed Lot 1 = 2.00 ha (Not Included in this assessment) Proposed Lot 2 = 2.00 ha / 20,000 m^2
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, high 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	The proposed Lot 2 is on a broad, open plateau, providing medium to high sun and wind exposure. Established pine trees along boundaries offer partial shelter.
Vegetation	Proposed Lot 2 is generally grassed with pine trees and scrubs on the boundaries. A mature line of pines runs through the centre of the lot along the existing fence line to the southern side of the proposed building platform.
Slope	Proposed Lot 2 is located on a broad, gently to moderately (approx. 15-20 degrees) sloping plateau, with an overall gentle to moderate fall to the west. A moderately sloping bank runs parallel to the northern boundary, where land slopes moderately towards the property edge.  Slope angles between 10 and 26 degrees shown as orange, slopes greater than 26 degrees shown in red, based on Northland Regional Council (NRC) LiDAR.

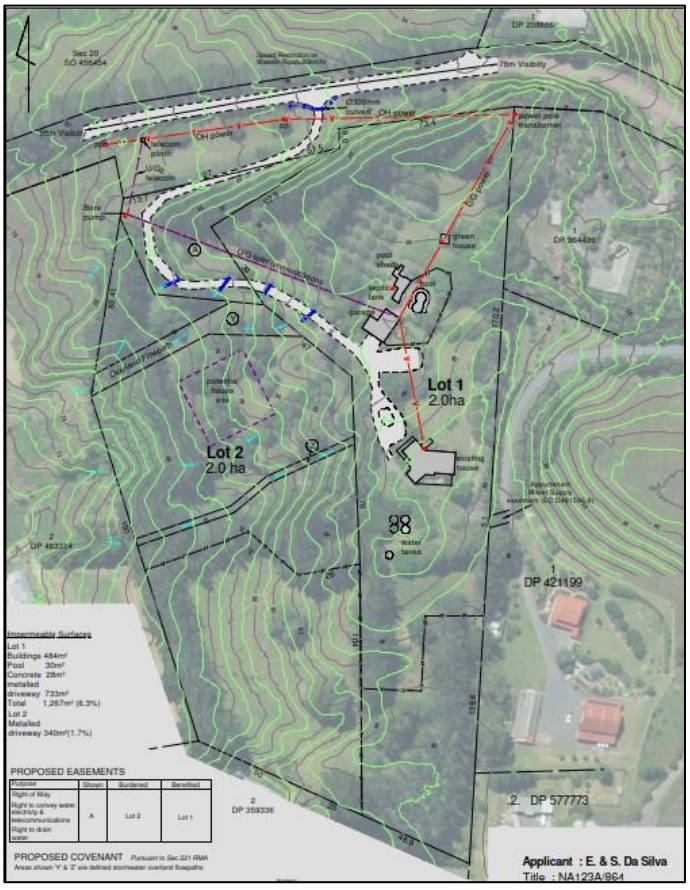
Fill	No obvious fill material was identified on the proposed Lot 2 after comparing historical images, current aerial images, and site contours.
Erosion Potential	No obvious signs of erosion were noted on proposed Lot 2 during the site walkover assessment.
Surface Water	The proposed 'Right to drain water' easement is located along the northern boundary, marked “Overland Flowpath”. An open drain is present adjacent to the metalled driveway and metalled Wakelins Road along the northern boundary. <u>Lot 2</u> • Surface water currently drains to the west by sheet flow (Figure 3). • Several ponding areas were observed on Lot 2. • Several overland flowpaths were observed flowing from east to west across the proposed lot (Figure 4). 
Flood Potential	Proposed Lot 2 is not mapped by the FNDC or the NRC as being subject to flooding.
Stormwater run-on and upslope seepage	The proposed systems should include surface water cut-off drains and re-grading where appropriate to direct runoff away from the treatment system and application area.
Groundwater	Subsurface conditions were logged from the boreholes drilled. Groundwater was not observed to be present in the boreholes completed to depths of up to 1.2 m. The NRC groundwater borehole database indicates that there is water bore within proposed Lot 2, approximately 5 m north of the proposed building area.
Site Drainage and Subsurface Drainage	Site drainage will need to be addressed at the time of Building Consent. At this stage it is anticipated that cut-off drains and re-grading are likely to be required for proposed Lot 2.
Recommended Buffer Distances	Buffer distances should be generally compliant with those in the Northland Regional Plan and the Far North District Plan.

Figure 3. Photo of Proposed Lot 2

Photo taken from the southern boundary of Lot 2 looking south-east, blue lines showing observed overland flowpath. Photo taken by VISION

Figure 4. Photo of Proposed Lot 2

Photo taken from the southern boundary of Lot 2 looking East, blue line showing observed overland flowpath along fence line. Photo taken by VISION

4 Soils

The site soils have been assessed for their suitability for onsite wastewater disposal by a combination of soil survey and desktop review of published soil survey information, as outlined in this section.

4.1 Published Soil Information

The 1:250,000 geological map, Geology of the Whangarei Area (Ed Brooke and Brook et al, 2009), indicates that the property is underlain by the Waipapa Group, comprising massive to thin bedded, lithic volcaniclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.

Landcare Research have mapped the property as being underlain by Hukerenui silt loam (HKr) and yellow-brown earths (YO), being soils of the rolling and hilly land, moderately well drained.

4.2 Soil Survey and Analysis

A soil survey was undertaken at the site to determine the suitability for the application of treated effluent. The soil survey was carried out based on one hand auger borehole (INV1) within the proposed Lot 2. The approximate location of the hand auger borehole is presented on the wastewater feasibility plan included in Appendix A and the borehole log is included in Appendix B.

Borehole INV1 encountered topsoil (Clayey SILT) to a depth of 0.15m, which was underlain by Clayey SILT and Silty CLAY to a depth of at least 1.2m below ground level (bgl). Based on the high clay content and firm consistency observed, these soils are classified as Category 5 in accordance with ARC TP58.

5 Assessment of Environmental and Public Health Effects

To assess the impact of the proposed activity, site investigation and design procedures include the risk evaluation of the actual and potential environment and public health effects. This assessment ensures that the onsite system will produce effluent that complies with the public health and environmental quality requirements of the Northland Regional Soil and Water Plan.

The following sub-sections outline the assessed effects and measures mitigating any potential effects.

5.1 Actual Effects

No negative actual effects are perceived. The level of treatment and application rate is such that the receiving soils will be able to receive and further treat any residual contaminants in a sustainable manner with no net offsite effects.

Noise will be virtually undetectable as all pumps (if required) are small and submersible, and odours during normal operation are expected to be negligible.

5.2 Potential Effects

5.2.1 Effects on the Environment Within the Property

5.2.1.1 Surface Water

Sufficient land is available for the onsite wastewater treatment system, including appropriate setbacks from surface water and concentrated flow paths as demonstrated on the VISION Onsite Wastewater Feasibility Plan (Appendix A). Interception cut-off ditches are proposed upslope of the application areas to hydrologically isolate them.

5.2.1.2 Groundwater

Groundwater was not observed in the borehole (progressed up to a depth of 1.2m). It is anticipated that groundwater is lower than 1.2m, providing the proposed lots with sufficient separation distances for effluent disposal. During detailed design, this is typically checked as part of the design process, and

a suitable system can be achieved given the groundwater depths measured at the site. Groundwater separation distances from ARC TP58:2004 should be adopted to ensure that suitable treatment is achieved.

A review of the FNDC GIS map identifies a groundwater borehole located within Proposed Lot 2, approximately 5m to the north of the proposed building platform. Therefore, the presence of this onsite borehole requires strict adherence to ARC TP58 separation distances for the design and placement of the effluent disposal system to protect the local groundwater quality.

5.2.2 Effects on the Environment Beyond the Property

The majority of potential effects on the environment and public health are contained within the property boundary.

5.2.2.1 Surface Water

As described in Section 5.2.1, appropriate setback distances from surface water flow paths and interception ditches are to be included, and it is considered unlikely that there will be effects on the environment beyond the boundary.

5.2.2.2 Groundwater

Groundwater outside the property is not anticipated to be infiltrated by treated effluent so long as the setbacks from groundwater within the property are maintained. Groundwater outside the boundary is not anticipated to be infiltrated by treated effluent, as Proposed Lot 2 is located approximately 1,200m from the nearest offsite groundwater borehole mapped by the NRC.

However, a groundwater bore exists within the property, situated approximately 5m north of the proposed building platform on Lot 2. Environmental effects on this internal water source will be mitigated by maintaining a strict 20m radius setback for all effluent disposal activities, ensuring compliance with ARC TP58 standards and protecting local groundwater quality.

5.2.2.3 Amenity Values

Most items related to effluent disposal via drip irrigation will be installed sub-surface below a mulch layer with only small plastic lids and the surface mounted drip lines exposed at low-level to the ground. The 150mm mulch layer will also provide a natural looking cover to mitigate the visibility of the drip lines.

5.2.3 Cumulative Effects

Due to appropriate setback distances, it is not expected to be an adverse effect from cumulative hazards.

The main impacts related to this development will result from building works during the construction phase. The works for the wastewater treatment and disposal system is expected to be minimal. Installers are required to work within working hour limitations set out in the District Plan.

5.3 Summary of Design Responses Required

Mitigation measures to protect public health and the environment include the following:

- Treatment system selection shall ensure that the minimum level of treatment, prior to land application, is at a Secondary Treatment standard.
- Provision of a sustainable disposal land treatment system (sub-surface drip irrigation).
- Minimum setback distances from groundwater bore, surface water, drains, and boundaries must be maintained at all times, as detailed in Section 7.5.
- Re-grading of ponding areas on Lot 2 to ensure positive drainage.
- Installation of cut-off drains upslope of the disposal areas to prevent stormwater run-on.

6 Performance of Existing Systems (Proposed Lot 1)

The scheme plan (Donaldsons, Ref. 8604 – Appendix A) identifies an existing dwelling, associated outbuildings, and a septic tank on Proposed Lot 1. A review of the FNDC property file found no as-built drawings for the existing wastewater disposal field.

VISION met with the client onsite. The client confirmed the existing disposal field is located north-east of the proposed Lot 1 near the green house and the surrounding gardening areas. A visual inspection of this area was undertaken, which identified no signs of surface breakout, effluent ponding, blockages, or odours. The system appears to be performing adequately.

This assessment confirmed the existing septic tank and disposal field are fully contained within the boundaries of Proposed Lot 1 and are at a sufficient setback from the proposed new lot boundaries.

7 Treatment System Selection (Proposed Lot 2)

An appropriate land-application system and the treatment option to precede it are outlined in this section based upon a review of the physical site constraints and the assessment of environmental & public health effects.

7.1 Alternatives Considered

For the purposes of feasibility, VISION 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 dwelling.

7.2 Treatment System

The treatment system suitable for the proposed subdivision is a Secondary Treatment system with a 120-micron filter, or as recommended by the manufacturer. Should the activities at the site generate a large volume of grease, the owner may wish to install a grease trap on the kitchen drainage.

7.3 Land Application

It is anticipated that sub-surface mounted pressure compensating drip lines covered with topsoil or mulch will be suitable for the proposed future activities. VISION have assumed a soil category of 5 with a conservative loading rate of 3 litres per square meter per day and a 50% reserve area.

The reserve area appropriate for subsurface secondary treated effluent is 50% in accordance with Table 5.3 of Auckland Council Technical Publication 58. This is considered appropriate given the conservative application rate adopted for this report and a likely allowance for a household with standard fixtures (including 11 litre flush water cisterns; washing machine, and dishwasher).

Table 3. Summary of land application area

Proposed Lots	Area Required for Disposal of Effluent (using the assumed proposed development with 50% Reserve)(m^2)
2	360m^2 (active) + 180 m^2 (reserve) = 540 m^2

Proposed Lot 2 was found to have sufficient area available for an onsite wastewater treatment system, as demonstrated on the VISION Wastewater Feasibility Plan (Appendix A).

7.4 Siting and Configuration of the Land Application Area

The Wastewater Disposal Feasibility Plan (Reference J15971, Appendix A) presents the excess area available after setbacks have been applied, generally in accordance with the Northland Regional Plan.

The excess area available is an estimate based on the existing ground contours and conditions. At this time, the future development of the site is unknown, and it is likely that the excess area available will decrease due to site re-contouring associated with constructing a dwelling and access on each lot.

7.5 Factors of Safety and Buffer Distances

The design process includes a risk assessment approach in which constraints are identified and addressed by various mitigation measures. The mitigating measures include:

- Assuming an indicative 4-bedroom dwelling wastewater production volume and a conservative loading rate (3 L/m²/day).
- Applying standard setbacks as per the Northland Regional Plan, including 1.5m from property boundaries and buildings/houses, and 5m from surface water and overland flow paths.
- Applying a conservative 15m setback for the disposal field on Proposed Lot 2 from the 'Right to drain water' easement along its northern boundary.
- Applying a 20m radius setback from the existing water supply bore identified within Proposed Lot 2 to ensure the protection of local groundwater quality.
- A minimum 10m buffer area down-slope of the lowest irrigation line is included as part of the disposal area, near the southern boundary of the proposed Lot 2 as per the Northland Regional Plan.

8 Monitoring, Operation and Maintenance

VISION recommend that the TP58 reports at the time of Building Consent require the inclusion of an operation and maintenance list for the homeowner.

If it is deemed that a treatment plant (Aerated, textile filter, etc) is to be used, a service contract shall be entered into between the owner and a service provider approved by the FNDC. The service contract will involve regular inspections of the system.

9 Area Available

Taking into consideration the Assessment of Environmental and Public Health Effects as well as the Treatment System Selection, areas suitable for onsite disposal have been identified on the proposed lots. Table 4 provides a summary of the areas identified as being available (suitable) for wastewater disposal, the area required for disposal of effluent, and the excess area available.

Table 4. Summary of Area Available

A summary of the land area available for effluent disposal.

Proposed Lot	Area Available	Area Required for Disposal of Effluent with 50% Reserve[a]	Excess Area Available[b]
	(m^2)	***(m^2)***	***(m^2)***
2	7504	540	6964

Notes

[a]The reserve area appropriate for sub-surface secondary treated effluent is 50% in accordance with Table 5.3 of Auckland Council Technical Publication 58. This is considered appropriate given the conservative application rate adopted for this report and a likely allowance for household fixtures.

[b]The excess area available is an estimate based on the existing ground contours. At this time, the future development of the site is unknown, and it is likely that the excess area available will decrease due to site re-contouring associated with constructing a dwelling and access on each lot.

As can be seen in Table 4, the proposed Lot 2 have excess area available for future dwelling and amenities.

10 Recommendations and Discussion

To ensure that the proposed onsite wastewater treatment and land application systems continue to perform to a high standard and not contribute to an accumulated adverse effect on the environment, it is recommended that the proposal be given Resource Consent for the subdivision based upon the following conditions:

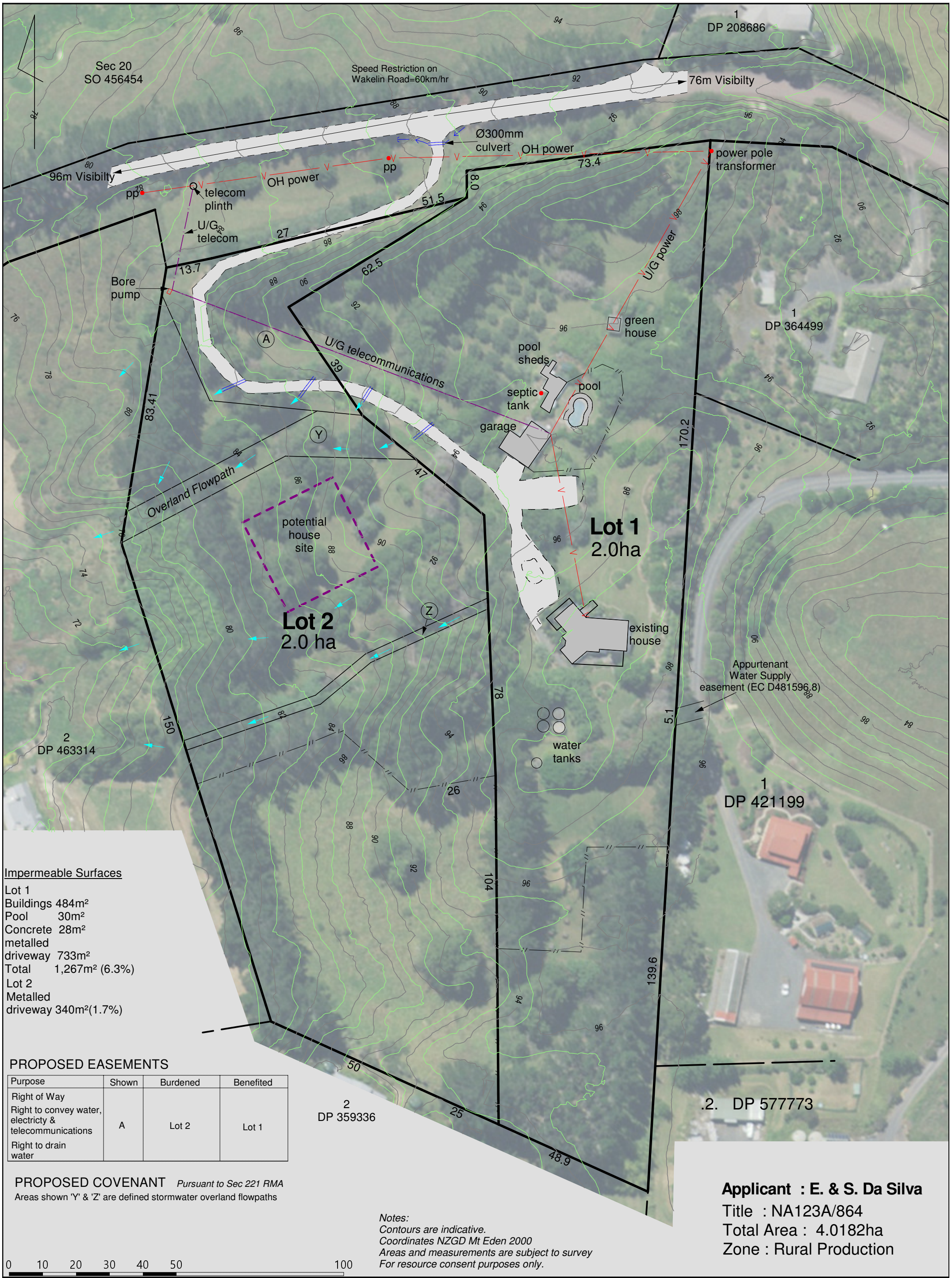
- TP58 reports at the time of Building Consent shall include an operation and maintenance list for the homeowner.
- A site-specific investigation and design at the Building Consent stage may identify a suitable alternative design to that assumed in this report. Such systems should be designed by a suitably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

VISION have demonstrated that the proposed Lot 2 can accommodate a Secondary Treatment system discharging to sub-surface mounted pressure compensating drip lines consisting of a land application area of 360 square metres (m^2). A reserve of 50% has also been accommodated.

11 Conclusions

As evidenced in this onsite wastewater feasibility report, provided the recommendations are adhered to, the proposed Lot 2 have suitable area available for the disposal of domestic wastewater under typical loading conditions.

Appendix A
Scheme Plan and VISION Wastewater Disposal Feasibility Plan



Impermeable Surfaces

Lot 1
Buildings 484m²
Pool 30m²
Concrete 28m²
metalled
driveway 733m²
Total 1,267m² (6.3%)
Lot 2
Metalled
driveway 340m²(1.7%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right of Way Right to convey water, electricty & telecommunications Right to drain water	A	Lot 2	Lot 1

PROPOSED COVENANT *Pursuant to Sec 221 RMA*

Areas shown 'Y' & 'Z' are defined stormwater overland flowpaths

0 10 20 30 40 50 100

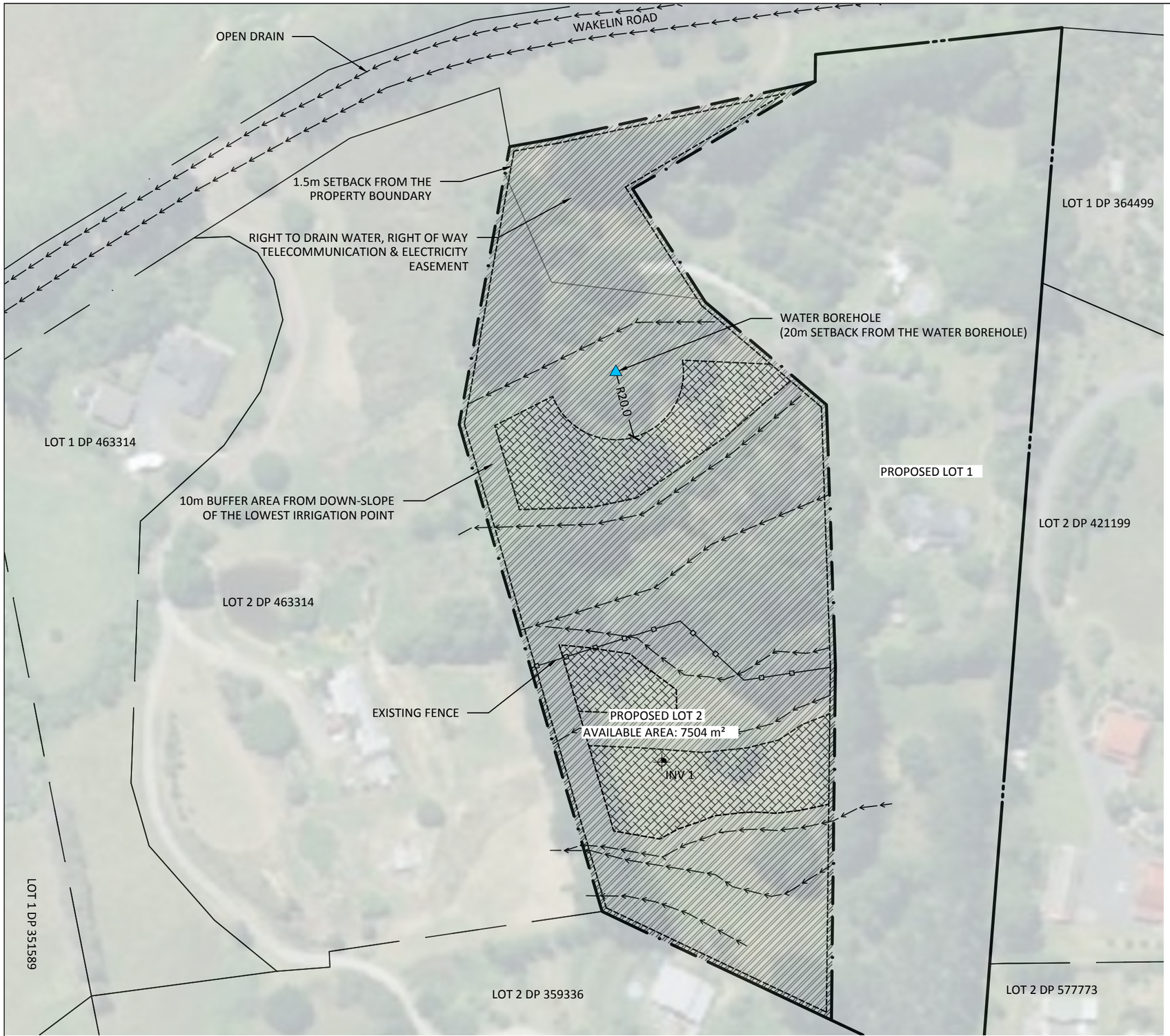
Notes:
Contours are indicative.
Coordinates NZGD Mt Eden 2000
Areas and measurements are subject to survey
For resource consent purposes only.

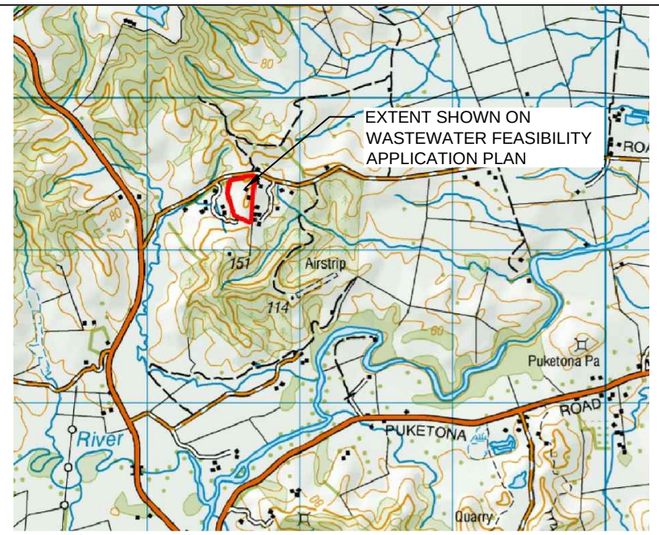
Applicant : E. & S. Da Silva
Title : NA123A/864
Total Area : 4.0182ha
Zone : Rural Production

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1-2 BEING A PROPOSED SUBDIVISION OF LOT 3 DP 194419

Contour interval : 1m
Scale @ A3 : 1:1000
Date : Oct. 2025
REF : 8604





LOCALITY MAP

SCALE A3 NTS

LEGEND	
AVAILABLE AREA	
BUFFER EXCLUSION ZONE	
WW SETBACK DISTANCE BOUNDARY	
OPEN DRAIN/SURFACE OVERLAND FLOWPATHS	
SITE BOUNDARY	
ADJOINING BOUNDARY	
PROPOSED LOT BOUNDARY	
EXISTING FENCE	
INVESTIGATION BOREHOLE	INV
GROUNDWATER BOREHOLE	

NOTE:
1. FOR ON-SITE FEASIBILITY PURPOSE AREA REQUIRED BASED ON 6 PERSON (EQUIVALENT TO A 4 BEDROOM) HOUSE WITH TANK WATER AND STANDARD FIXTURES WITH 180 LITRES PER PERSON PER DAY ALLOWANCE, A DESIGN IRRIGATION RATE OF 3 LITRES PER METER SQUARED PER DAY.
2. 20m SETBACK FROM ONSITE GROUNDWATER BORE HOLE ACHIEVED.
3. 15m SETBACK ACHIEVED FROM OPEN DRAIN/RIGHT TO DRAIN WATER.
4. 10m BUFFER AREA ACHIEVED DOWN-SLOPE OF THE LOWEST IRRIGATION LINE.
5. 5m SETBACK FROM STORMWATER OVERLAND FLOWPATH ACHIEVED.
6. 1.5m SETBACK FROM PROPOSED LOT BOUNDARIES ACHIEVED.

SUMMARY OF AREA AVAILABLE FOR EFFLUENT DISPOSAL

PROPOSED LOT	LOT AREA (m^2)	AREA AVAILABLE (m^2)	AREA REQUIRED FOR DISPOSAL OF EFFLUENT WITH 50% RESERVE (m^2)	EXCESS AREA AVAILABLE (m^2)
2	20,000	7504	540	6964

NOTE:
1. ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED FROM A SITE PLAN BY DONALDSONS SURVEY DATED OCTOBER 2025, REF 8604, SITE WALKOVER AND USE OF AERIAL IMAGE
2. LINZ BASEMAP AERIAL IMAGE

0 2.5 5 7.5 10 12.5
Scale 1:250 (m)

FOR RC

VISION CONSULTING ENGINEERS

CLIENT: DONALDSONS SURVEYOR

PROJECT: PROPOSED LOT 2
88, WAKELINS ROAD, KERIKERI
LOT 3 DP 194419

DRAWING TITLE: ONSITE WASTEWATER FEASIBLITY PLAN

SURVEY		
DESIGN	SW	3/02/2026
DRAWN	SW	3/02/2026
CHECKED	BCP	4/02/2026
APPROVED	BCP	4/02/2026

No	REVISION	BY	DATE
A	FOR RESOURCE CONSENT	BCP	4/02/2026

SCALE 1:1250
SHEET S-01
PROJECT J15971
REV A

Appendix B
VISION Field Log

BOREHOLE LOG - INV1

VISION CONSULTING ENGINEERS

Client: Donaldsons	**Project:** Onsite Wastewater Feasibility	**Project No.:** J15971	
Project Location: 88 Wakelins Road, Kerikeri	**Borehole Location:** See Wastewater Plan	**Drilled by:**	SW
		Logged by:	SW
Hole started: 04/02/2026	**Drill method:** 50mm handauger		
Hole completed: 04/02/2026			

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D-M	Clayey SILT, with some fine sand, trace fine subrounded gravel; dark brown, trace rootlets	TOPSOIL
0.20		M	Clayey SILT, with some fine sand, trace fine subrounded gravel; light pale orange, trace orange	WAIPAPA GROUP, RESIDUAL SOIL
0.40		M	Silty CLAY, trace fine sand; pale orange, trace pale grey	
1.20			End of hole at 1.2m Groundwater not encountered Target depth achieved	

Donaldson's Surveyors Limited

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Kerikeri 0245 - Northland - New Zealand

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W www.donaldsons.net.nz

DONALDSONS
REGISTERED LAND SURVEYORS

8604

4 March 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED SUBDIVISION
E. & S. DA SILVA, 88 WAKELIN ROAD, KERIKERI

We hereby submit an application for Resource Consent to create one additional allotment within the Rural Production Zone. The proposal is assessed as a Restricted Discretionary activity under the relevant District Plan provisions in breach of rule 13.7.2.1(iv).

This application is accompanied by the following supporting documentation:

- Application Form & Deposit $3044
- Planning Report
- Record of Title
- Top Energy Ltd comments
- Wastewater & Geotechnical assessment
- Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc.NZPI - RPSURV

DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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
www.topenergy.co.nz

31 October 2025

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
E & S Da Silva – 88 Wakelin Road, Kerikeri. Lot 3 DP 194419.

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

Top Energy's requirement for this subdivision is nil.
Design and costs to provide a power supply to proposed lot 3 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.

Yours sincerely

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

Sec 20
SO 456454

Wakelin Road
(Metalled)

Speed Restriction on
Wakelin Road=60km/hr

80m
Visibilty

95m
Visibilty

88

Ø300mm
culvert

OH power

pp

power pole
transformer

73.4

telecom
plinth

Lot 2 driveway option

(Metalled)

8.0

66

U/G
telecom

13.7

12

Bore
pump

U/G power

U/G telecommunications

green
house

96

pool
sheds

septic
tank

pool

garage

1 in 5.5

83.41

Overland Flowpath

potential
house
site

Lot 1
2.0ha

170.2

Lot 2
2.0 ha

existing
house

water
tanks

150

fence

73

23

5.1

47

Appurtenant
Water Supply
easement (EC D481596.8)

50

fence

fence

54

37

123

1
DP 208686

1
DP 364499

2
DP 463314

1
DP 421199

2
DP 359336

.2. DP 577773

Impermeable Surfaces

Lot 1
Buildings 484m²
Pool 30m²
Concrete 28m²
metalled
driveway 923m²
Total 1465m² (7.3%)
Lot 2
Metalled
driveway 150m² (0.7%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right of Way Right to convey water, electricty & telecommunications Right to drain water	A	Lot 2	Lot 1

PROPOSED COVENANT *Pursuant to Sec 221 RMA*

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REGISTERED LAND SURVEYORS

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