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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ✔ **Yes** ○ **No** CDM With Salamasina Brown on 4/9/25

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: Good Move Property Limited

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email: [redacted]

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:

Property Address/ Location: 35 Ricker Road,
Okaihau

Postcode 0475

8. Application Site Details

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

Name/s:

Site Address/ Location:

35 Ricker Road
Okaihau

Postcode 0475

Legal Description: Pt Section 4 Blk IV Omapere SD **Val Number:** 00229-15902

Certificate of title: NA89C/909

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.

Please contact owner Sarah Lowndes to arrange a site 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.

Proposed subdivision to create five lots (four additional) in the Rural Production Zone. Existing adjacent legal road formation does not meet Engineering Standards - partial upgrade proposed, with corresponding standard of private access over the proposed Rights of Way.

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**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) NAGS HEAD HORSE HOTEL LTD

Email: [redacted]

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.

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) SARAH LOWNDES

Signature:
(signature of bill payer [redacted] MANDATORY 28.7.25

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: **(please write in full)** Natalie Watson

Signature:

Date 04-Sep-2025

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

Checklist (please tick if information is provided)

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

Good Move Property Limited

Proposed Subdivision
35 Ricker Road, Ōkaihau

Williams & King, Kerikeri[1]
4 September 2025

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

Good Move Property Limited propose to subdivide a property legally described as Pt Section 4 Blk IV Omapere SD and held in the Computer Freehold Register NA89C/909 to create four additional Records of Title. The subject property is located at 35 Ricker Road, in Ōkaihau.

Lots 1 - 4 are allotments with areas between 2.0009ha and 2.0172ha, while Lot 5 is the balance lot with an area of 55.7680ha.

Protection of indigenous bush is proposed via land covenants and corresponding consent notice conditions.

Each lot will have legal access from Ricker Road, and easements 'A' – 'F' are proposed over Lot 5 to secure access to the boundaries of Lots 1 – 4, using an existing driveway formation.

The proposal is supported by an Engineering Assessment prepared by Haigh Workman Civil & Structural Engineers.

The subject site is zoned Rural Production in the Operative Far North District Plan, and the proposed subdivision complies with the restricted discretionary activity standard for subdivision in the zone, as set out in Rule 13.8.1(c), which allows "*a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000*". The existing carriageway width of Ricker Road does not comply with Council's Engineering Standards, and full upgrade is considered neither reasonable nor necessary. Instead, partial widening of, and passing bays along, the northern portion of the carriageway is proposed. This level of service is comparable to the section of Lodore Road at its intersection with Ricker Road. The first section of private access off Ricker Road will be formed to a similar standard, being less than the 5m carriageway width required in the Far North Operative District Plan. These transportation aspects of the proposal create an overall discretionary activity standard.

Under the Proposed Far North District Plan, the site is also zoned Rural Production. Relevant rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note. There are no other relevant rules with legal effect under the Proposed District Plan at this time.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991 ("RMA"). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

The purpose of the proposal is to subdivide the application site to create four additional Records of Title. Lots 1, 2, 3, 4 and 5 will have areas of 2.0039ha, 2.0172ha, 2.0030ha, 2.0009ha and 55.7680ha respectively. The Scheme Plan is attached in **Appendix 1.** All areas and dimensions are subject to final survey.

Land covenants 'K' – 'U' are proposed over Lots 2, 3 and 5 to protect areas of predominantly indigenous vegetation on those lots. These land covenant areas are intended to be referred to in a consent notice condition imposed on the applicable lots.

Table 1: Summary of Proposed Subdivision

Lot Number	Area (Subject to Survey)	Existing / Proposed Use	Indigenous Bush Protection Covenants
Lot 1	2.0039ha	Vacant rural lifestyle lot.	-
Lot 2	2.0172ha	Vacant rural lifestyle lot.	Area 'Q'.
Lot 3	2.0030ha	Vacant rural lifestyle lot.	Areas 'M','N' & 'O'
Lot 4	2.0009ha	Vacant rural lifestyle lot.	-
Lot 5	55.7680ha	Balance lot containing existing dwelling and rural accessory buildings.	Areas 'K', 'L', 'P', 'R', 'S', 'T' & 'U'.

An Engineering Assessment prepared by Haigh Workman Civil & Structural Engineers is attached in **Appendix 2** ("Engineering Assessment"). This details the suitability of Lots 1 - 4 in terms of natural hazards, earthworks, access, stormwater, wastewater, water supply and firefighting matters.

Lot 5 contains the existing dwelling and accessory buildings, including farm buildings and stockyards, which are accessed from the end of Ricker Road via the existing metalled driveway within easements 'A' – 'F'.

Lots 1 - 4 are vacant allotments, which will be accessed from easements 'A' – 'F', which are for the purpose of right of way and the right to convey electricity, telecommunications, and water.

Easements 'G' – 'J' over Lots 3, 4 and 5 cover the remainder of the existing overhead electricity supply, where it is not within easements 'A' – 'D'.

The Engineering Assessment notes that the carriageway width of Lodore Road near the intersection with Ricker Road is approximately 4m plus gravel shoulders. A similar level of service is proposed for Ricker Road, with the addition of passing bays at 100m intervals. This upgrade will be undertaken by the consent holder to provide an adequate and appropriate level of service.

The existing entrance off Ricker Road will be used to access the subdivision. The Engineering Assessment notes that "*a splay is present on the southern approach, however is not present on the northern approach. This is considered acceptable as the crossing is close to being at the end of the legal road and zero to minimal vehicle movements are expected to / from the north. The existing crossing is not culverted as water tables are not formed*". The existing crossing is considered to be sufficient for the proposed subdivision. The appropriate standard for the vehicle crossing is a Type 1A crossing. Maintenance of the water table adjacent to the crossing will be undertaken to more effectively direct water around the crossing.

Upgrade of private access over easement A will be undertaken to provide a 4m wide unsealed carriageway over easement A with passing bays at 100m intervals. The remainder of the existing accessway is sufficiently formed, being at least 3m wide with a formed water table.

Earthworks to complete the subdivision are detailed in the Engineering Assessment as involving the upgrade of private vehicle access. Taking into account approximately 200m³ of topsoil stripping and imported aggregate placed to form the accessway, the total amount will be approximately 450m³.

General earthworks recommendations, and a recommendation for an Erosion and Sediment Control Plan to be submitted for Council's approval prior to the commencement of earthworks are specified in the Engineering Assessment in **Appendix 2**.

3.0 Application Site Details and Description

3.1 Location

The site is located at 35 Ricker Road, between Waipapa and Ōkaihau. The property is located to the west of the northern end of Ricker Road, to the north of Lodore Road. The northern boundary of the property is Crown Grant Road, which separates the subject site from Puketotara Stream. Refer to the Location and Cadastral Maps in **Figures 1** and **2**.

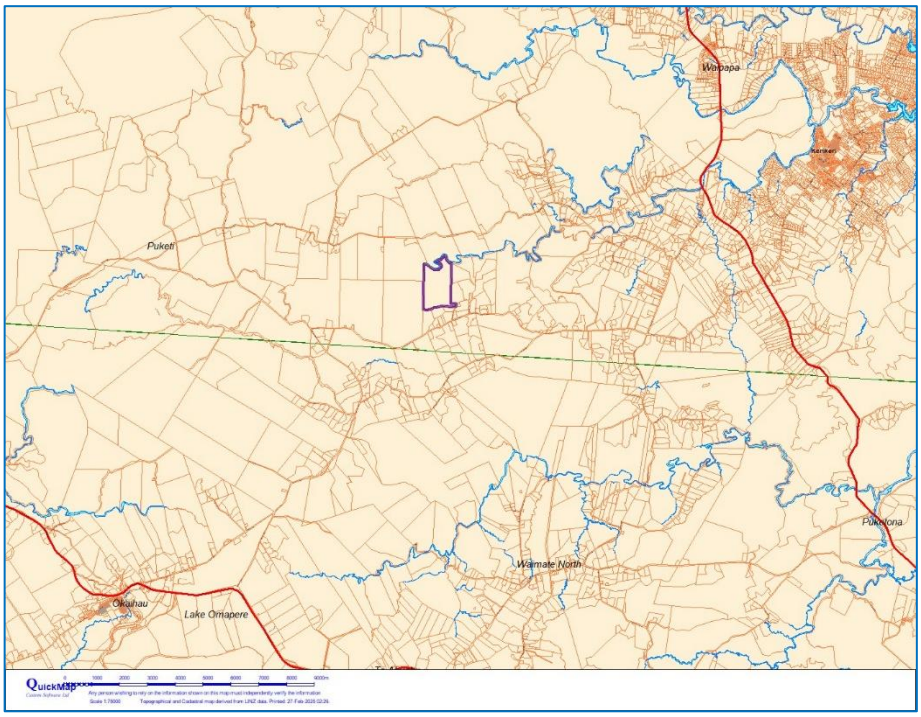


Figure 1: Location Map. Source: QuickMap.

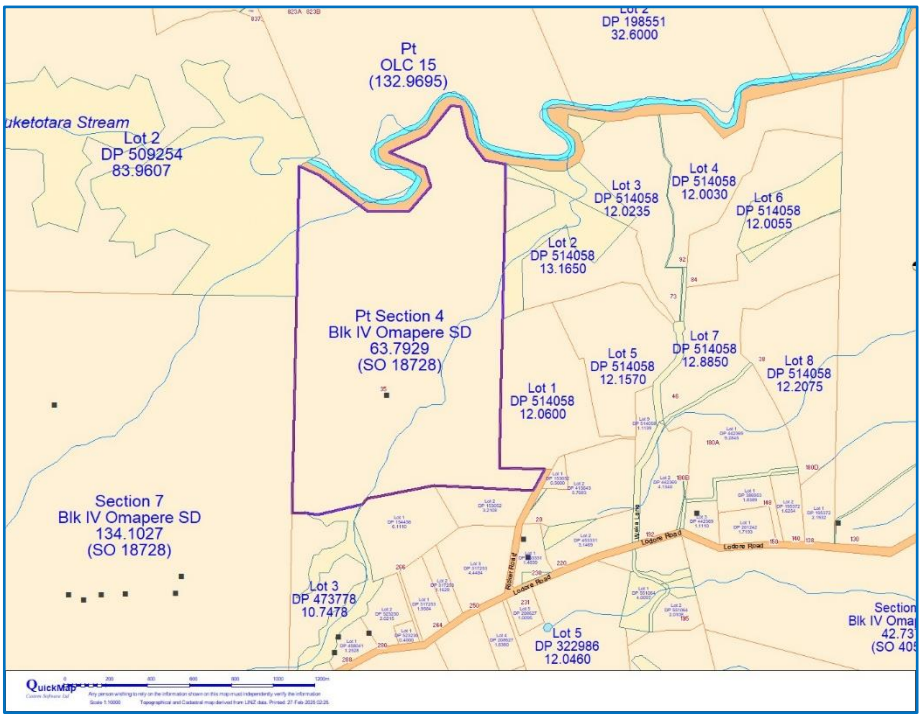


Figure 2: Cadastral Map. Source: QuickMap.

3.2 Legal Details

Legal details of the application site are summarised in Table 2 and in the Record of Title (**Appendix 3**). There are no relevant interests recorded on the Record of Title.

Table 2: Summary of Legal Details

RECORD OF TITLE	APPELLATION	PROPERTY ADDRESS	TITLE AREA
NA89C/909	Pt Section 4 Blk IV Omapere SD	35 Ricker Road, Ōkaihau	63.7929ha more or less

3.3 Existing Land Use

The pasture over the site is used for cattle grazing and is fenced into paddocks for this purpose. Stockyards are present and other rural accessory buildings are present on Lot 5, together with the existing residential dwelling and curtilage area.

Refer to **Photographs 1** – **5**.

Photograph 1: View south east from Lot 4 towards Lots 1 – 3. The half-round barn on Lot 5 (near Ricker Road termination) is visible.

Photograph 2: Vegetated gully area on Lots 3 & 5.

Photograph 3: View north from Lot 4 towards Lot 5 – existing house is screened to retain privacy.

Photograph 4: Overhead power line through easements 'G', 'H', 'I' and 'J'.

Photograph 5: View over Lot 4 to stockyards / arena on Lot 5. The fence line forms part of the Lot 4 / 5 boundary, where a shelterbelt has been removed.

3.4 Natural & Recorded Features

The topographical characteristics, geological setting and ground conditions are described in detail in the Engineering Assessment. Refer to **Appendix 2**. The site has a predominant pasture cover with areas of indigenous bush around the tributaries of Puketotara Stream.

The subject site is not part of the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site contains tributaries of Puketotara Stream, the margins of which are recorded within the Department of Conservation Protected Natural Area mapping as part of the 'Puketotara River Bush' ecological unit (P05/095) in the Natural areas of Kerikeri Ecological District.[2] Refer to **Figure 3**.

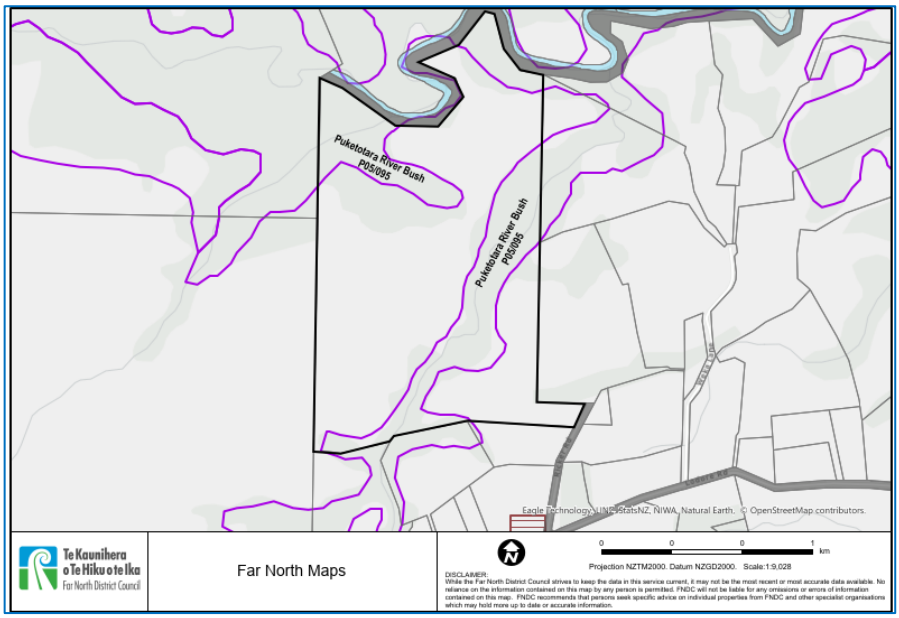


Figure 3: Reserves and protected areas map: Far North Maps.

The site is mapped as being located within a 'kiwi present' habitat in Far North Maps "Species Distribution (DoC)" Map.[3]

The mapping related to kiwi habitat and Protected Natural Areas are non-statutory documents.

The subject site is zoned Rural Production under the Operative and Proposed District Plans. The site is mapped as predominantly comprising Land Use Capability ("LUC") unit 4e2, excluding areas of land along the southern and western boundary of the site, which are within LUC Unit 3s2, and the north western corner of the site, which comprises LUC Unit 6e4. Refer to **Figure 4** below.

Figure 4: Land cover and land use map. Source: Far North Maps.

[2] Conning, L. & Miller, N. (1999): *Natural areas of Kerikeri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei, New Zealand.
[3] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

Of these three units, 3s2 meets the definition of 'highly versatile soils' as per the Regional Policy Statement and 'highly productive land' as per the transitional provisions of the National Policy Statement for Highly Productive Land 2022. The remaining units do not meet these definitions.

3.5 Surrounding Land

The character of the surrounding environment is based on the existing characteristics of the rural, built, modified and natural environment, which is made up of predominantly rural pastoral land, bush clad gullies, and existing dwellings, accessory and farm buildings. There is a higher density of rural lifestyle and rural residential sites located close to public roads (Lodore Road and Ricker Road) and shared private accessways where access and services are more readily available.

3.6 Vehicle Access

The subject site has a 75.51m long frontage to the western side of Ricker Road, with an existing metalled vehicle access formed at the termination of the legal road.

Ricker Road is described in the Engineering Assessment as "*an unmaintained legal road with a typical unsealed rural roading standard cross-section. Its northern portion is a 3m wide unsealed carriageway with the southern portion being 4m wide carriageway. The road is largely straight with open forward sight distance throughout the approximate 350m length of the road. The surface is in good condition and appears to be coping well with the existing traffic movement. The posted speed limit on the adjacent Lodore Road is 60 km/hr*."

Existing private access provisions are also described in the Engineering Assessment. An existing gravel vehicle crossing is present with a splay on the southern approach, but not the northern approach. This is considered acceptable as the crossing is close to being at the end of the legal road and there is no requirement for vehicles exiting the site to turn the north. The existing crossing is not culverted as water tables are not formed.

Access to each lot will follow the route of the existing driveway, which is at is at least 3m wide with a formed water table. In easement F a culvert crossing is present.

4.0 District Plan Assessment

4.1 Far North Operative District Plan

The application site is zoned Rural Production and is not subject to any Resource Features.

The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Rural Production Zone

Rule	Discussion	Compliance
8.6.5.1 PERMITTED ACTIVITIES		
8.6.5.1.1 Residential Intensity	A single residential unit for a single household is proposed / existing on each lot.	Complies
8.6.5.1.2 Sunlight	No issues.	Complies
8.6.5.1.3 Stormwater management	Existing / anticipated future coverage on each lot will be less than 15%.	Complies
8.6.5.1.4 Setback from Boundaries	No issues.	Complies

4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
12.3.6.1.1 Excavation and/or filling …	Only minor earthworks are required to upgrade private access, which will be within the permitted activity limits.	Complies
12.7.6.1.4 Land use activities involving discharge of human sewage effluent	Each vacant lot has area for the on-site treatment and disposal of wastewater, which can be located more than 30m any waterbody.	Complies

4.1.3 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has frontage to Ricker Road, either directly or via Right of Way easement.	Complies
13.6.8 Subdivision Consent Before Work Commences	Earthworks required to complete the proposal are described in the application and Engineering Assessment.	Complies
13.6.12 Suitability for Proposed Land Use	The land is considered suitable for the proposal, as described in the Engineering Assessment. Detailed geotechnical assessment will be undertaken at Building Consent stage.	Complies
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots …..	The areas of Lots 1 - 4 do not comply with the controlled activity minimum lot size.	Does not comply
13.7.2.2 Allotment Dimensions	Each lot includes a dimension of 30 x 30m, plus 10m boundary setbacks.	Complies
13.8 RESTRICTED DISCRETIONARY ACTIVITIES		
13.9.1 Subdivision within the Rural Production zone	The proposed lots comply with restricted discretionary activity Rule 13.8.1(c): *"A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000"* The subject site's Record of Title was issued in 1993.	Complies

4.1.4 Financial Contributions

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
14.6.1 Esplanade Areas	Tributaries of Puketotara Stream will be retained within Lot 5, which exceeds 4ha.	No esplanade areas necessary.

4.1.5 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic or car parking.

Rule	Discussion	Compliance
15.1.6C.1 PERMITTED ACTIVITIES		
15.1.6C.1.1 Private Accessway in all Zones	Internal access will be formed to the boundary of each allotment as described in the Engineering	Does not comply

	Assessment, in general accordance with this Rule, except that the unsealed carriageway along Easement A is proposed to be 4m wide.	
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	Passing bays will be installed as specified in the Engineering Assessment.	Complies
15.1.6C.1.5 Vehicle crossing standards in Rural … Zones	The existing vehicle crossing off Ricker Road is considered to be suitable in its current form, as described in the Engineering Assessment, in accordance with this Rule.	Complies
15.1.6C.1.7 General Access Standards	Adequate area for existing / future onsite manoeuvring is available on each lot.	Complies
15.1.6C.1.8 Frontage to Existing Roads	The adjoining road (Ricker Road) has sufficient legal width. Its carriageway width does not comply with FNDC Engineering Standards and Guidelines – partial upgrade of the northern portion to 4m plus passing bays is proposed.	Does not comply
15.1.6C.2 DISCRETIONARY ACTIVITIES		
15.1.6C.2 Discretionary Activities	As Rules 15.1.6C.1.1 and 15.1.6C.1.8 are not met, the proposal is a discretionary activity.	Complies

4.1.6 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity.

4.2 Far North Proposed District Plan

The application site is zoned Rural Production in the Far North Proposed District Plan.

The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters - Rural Production Zone

Rule	Discussion	Compliance
RPROZ-R2 Impermeable Surface Coverage	Existing and anticipated future coverage on Lots 1 - 5 will be less than 15%.	These rules do not have legal effect.
RPROZ-R3 Residential Activity	A single residential unit per lot is intended.	
RPROZ-S2 Height in Relation to Boundary	No issues in terms of the proposed new boundaries to be created by the subdivision.	
RPROZ-S3 Setback	No issues in terms of the proposed new boundaries to be created by the subdivision.	
RPROZ-S5 Building or Structure Coverage	Existing and anticipated future coverage on each lot will be less than 12.5%.	

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Parking spaces on the vacant lots will be designed at building consent stage, and there is ample area to meet the permitted standard.	These rules do not have legal effect.

TRAN-R2 Vehicle crossings and access, including private accessways	Shared private access will serve less than 8 household equivalents and is not off the road types listed in PER-3. Access widths will be sufficient for fire fighting, manoeuvring will be available within the lots. Passing bays will be supplied as required. There will be no unused vehicle crossings. Vehicle crossing will comply with TRAN-S2.	

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Each lot includes a 30 x 30m dimension, plus 10m boundary setbacks. • Onsite water storage, including for fire-fighting is proposed. • Stormwater management can be achieved on site - see Engineering Assessment. • On-site wastewater disposal is feasible. • Power and telecommunications connections can be supplied at land use stage if required. • Easements are shown on the scheme plan. CON-2 • Controlled and discretionary activity minimum allotment sizes are not achieved by Lots 1 - 4. • No esplanade reserve requirements.	This rule does not have legal effect.

4.2.4 Earthworks

Rule	Discussion	Compliance
EW-R6 Earthworks for formation … of … private accessways	Earthworks will be undertaken for this purpose. Standards reported on below.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	An Accidental Discovery Protocol advisory note can be added to the resource consent.	Complies. Refer to EW-S3 below.
EW-R13 Earthworks and erosion and sediment control	Erosion and sediment control will be implemented in association with the proposed earthworks – detailed design will be provided at Engineering Plan Approval stage.	Complies. Refer to EW-S5 below.
EW-S1 Maximum earthworks thresholds.	Less than 5000m³ / 2,500m² proposed.	These rules do not have legal effect.
EW-S2 Maximum depth and slope	Will comply.	
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies
EW-S4 Site reinstatement	Will comply.	This rule does not have legal effect.
EW-S5 Erosion and sediment control	Will be complied with.	Complies

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

Rules with legal effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5.0 Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan.

5.1 Allotment Sizes and Dimensions

The subdivision design is based on the restricted discretionary activity subdivision standards of the Rural Production Zone.

It is consistent with the pattern of existing rural lifestyle sites located to the south. Overall, it is considered that the proposed subdivision is in context with the wider rural settlement pattern, in order to retain the overall character of the existing natural and built environment. As such, the direct and cumulative adverse effects on the wider environment generated by the proposal will be less than minor, and the size of the proposed lots is suitable for their existing and proposed land use activity.

5.2 Natural and Other Hazards

The Engineering Assessment provides an assessment of natural hazards included in Section 106 of the RMA, and states that there is no significant risk from natural hazards that would cause Section 106 of the RMA to apply. Refer to **Appendix 2**.

The proposed subdivision does not have any known adverse effects related to soil contamination - see Section 6.1.1 of this Report.

A typical consent notice condition, requiring that the on-site water supply that is established at the time that a dwelling is built on Lots 1 - 4 be suitable for fire fighting use, is anticipated as part of the subdivision consent. Likewise, the suitability of vehicle access for use by fire fighting vehicles will depend on the final location and design of the dwelling and its individual access.

Those matters aside, each lot has suitable building areas that are located more than 20m from areas of vegetation, in order to avoid and minimise the risk of fire hazard to a less than minor level.

5.3 Water Supply

Potable water to Lots 1 - 4 will be supplied within each lot via collection and storage of rainwater. The typical consent notice condition, which requires onsite water supply to be designed to be adequate for fire-fighting purposes, can be applied. The proposal will not result in any adverse effects in terms of water supply.

5.4 Stormwater Disposal

Future development of Lots 1 - 4 is likely to result in a small percentage of impermeable area within the sites, all of which will comply with the permitted activity standard of the Rural Production Zone of the Operative District Plan.

The Engineering Assessment discusses conceptual stormwater management for the subdivision, including runoff from developed surfaces being discharged onto gentle slopes in a dispersive manner, where the water will be absorbed by the well to moderately well drained soils. In very heavy rainfall events, surplus runoff will drain as a sheet flow towards natural gully features before entering tributaries of Puketotara Stream.

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules. In particular, the Engineering Assessment notes that:

- To receive the maximum treatment benefits from overland flow stormwater shall be dispersed via a spreader bar device onto a gently sloping grassed or well vegetated surface.
- Rainwater collection tanks on each Lot, with overflows piped to dispersed outlets.
- Use of existing grass lined swales along accessways.

With the proposed management of stormwater at subdivision stage, it is considered that the effects of the proposal in terms of stormwater quality and quantity will be less than minor.

5.5 Sanitary Sewage Disposal

On-site treatment and disposal of wastewater is addressed in the Engineering Assessment in **Appendix 2**, which provides a concept design summary of a secondary wastewater treatment quality with surface or subsurface laid dripper lines, with a dripper irrigation rate of 3mm per day. Indicative areas on the lots available for effluent disposal are shown on the Engineering Assessment Plan P01, and these will be subject to final design depending on the house site location and occupancy. As the site conditions have been deemed suitable for onsite wastewater treatment and disposal, and this will be achievable in accordance with the relevant permitted activity District and Regional rules, it is considered that the proposal avoids adverse effects in relation to sanitary sewage disposal.

Final design of the effluent treatment and disposal system will be submitted at building consent stage, and a consent notice condition for Lots 1 - 4 to this effect can be applied.

5.6 Energy & Telecommunications Supply

Top Energy has nil requirements. Refer to the correspondence from Top Energy in **Appendix 4**. No new connections will be installed as part of this subdivision as these are not required by Rule 13.7.3.7 given that the subdivision does not create urban allotments. The standard consent notice condition advising that electricity and telecommunications have not been made a condition of the subdivision consent can be applied to Lots 1 - 4.

5.7 Easements for any Purpose

Easements ‘A’ – ‘F’ over Lot 5 are shown on the Scheme Plan for right of way, and the right to convey electricity, water and telecommunications. These facilitate shared access to Lots 1 – 5 over the existing metalled accessway. Easements ‘G’ – ‘J’ over Lots 3, 4 and 5 cover the remainder of the existing overhead electricity supply, where it is not within easements ‘A’ – ‘D’.

5.8 Property Access

The additional traffic generated by the proposal is in the order of forty daily one-way traffic movements. Vehicle access to the boundary of Lots 1 - 5 will be upgraded as described in the Engineering Assessment, involving upgrading the northern section of Ricker Road to a width of approximately 4m plus shoulders and passing bays at 100m intervals, with a similar level of service for easement A, tapering down to a 3m wide unsealed width over the remainder of the easements, with passing bays at appropriate intervals over easements C and E.

With these upgrades proposed, the proposal is considered to provide a reasonable and adequate level of service, which sufficiently mitigates against any adverse effects of increased traffic movements.

5.9 Earthworks and Utilities

Earthworks to complete the subdivision are detailed in the Engineering Assessment as involving the upgrade of private vehicle access to widen the existing unsealed access over easement A, and provide passing bays as required. Taking into account approximately 200m³ of topsoil stripping (to be retained on site) and 250m³ of imported aggregate placed, the total amount will be approximately 650m³.

General earthworks recommendations, and a recommendation for an Erosion and Sediment Control Plan to be submitted for Council's approval prior to the commencement of earthworks are specified in the Engineering Assessment in **Appendix 2**.

Adverse effects related to earthworks can be avoided through the implementation and monitoring of standard erosion and sediment control measures.

No new above ground utilities are proposed.

5.10 Building Locations

Lot 5 contains existing residential and rural built development, while Lots 1 – 4 contain suitable building sites which are free from natural hazards, and are suitably orientated to take advantage of passive solar gain.

5.11 Preservation of Heritage Resources

The proposed lots do not contain any recorded heritage resources or sites of cultural significance.

Besides upgrade of existing access carriageways, no earthworks or other land disturbance is proposed as part of the subdivision. Nevertheless, the standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological sites be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.12 Vegetation and Fauna

The property includes areas of indigenous vegetation, which are subject to proposed protection via land covenants and corresponding consent notice condition. These areas form part of the Puketotara River Bush ecological unit within the Kerikeri Ecological District, as mapped by the Department of Conservation.

The proposed land covenants include areas of the site within the Puketotara River Bush ecological unit (excluding a strip of land on Lot 5, between proposed covenant areas 'P' and 'R' where continuation of existing farm access is necessary) as well as additional areas on the fringe of the mapped ecological unit. The proposal itself avoids direct adverse effects on indigenous vegetation, and in the long term, a positive effect may ensue as this vegetation will be protected from clearance by future landowners.

Potential adverse effects on kiwi habitat will arise through the intensification of residential activity over the subject site, through future residential development of Lots 1 - 4. These effects are able to be avoided and mitigated through standard consent notice conditions, allowing pets to be permitted to remain on the lots with appropriate conditions for dogs requiring micro-chipping, kiwi aversion training, being kept within a dog proof fence, on a lead or under effective control when outside the fenced area, being kept in a kennel at night, and for cats, that they be de-sexed and kept indoors at night. With these controls in place, it is considered that potential adverse effects on kiwi are able to be avoided and mitigated to present a less than minor effect.

The site includes tributaries of Puketotara Stream. These are generally situated at the base of the gullies within the bush covenant areas, where earthworks and vegetation clearance will be avoided. The new rural lifestyle sites have ample area, allowing them to be developed while maintaining suitable setbacks from these freshwater areas. The existing culvert crossing within easement 'F' on Lot 2 is suitable in its current state for use by Lots 4 and 5, meaning that no effects in terms of fish passage are expected to arise. Provided that best practice erosion and sediment control is undertaken during access upgrades and in long term stormwater disposal to avoid exacerbating erosion and prevent sediment from entering the freshwater features within the site, adverse effects on the freshwater quality can be avoided.

5.13 Landscape Preservation

The proposed lots do not contain any recorded landscape features, or sites of cultural significance. The site is not within the coastal environment. The proposed subdivision is considered to avoid adverse landscape effects.

5.14 Soil

The site is mapped as predominantly comprising Land Use Capability ("LUC") unit 4e2, excluding areas of land along the southern and western boundary of the site, which are within LUC Unit 3s2, and the north western corner of the site, which comprises LUC Unit 6e4, in the NZ Land Resource Inventory Worksheets. The mapped Land Use Capability class IV and VI does not meet the definition of 'highly productive land' under the National Policy Statement for Highly Productive Land or of 'highly versatile soils' in the Regional Policy Statement, while class III does.

The extent of the class III soils on the site are indicated on the Scheme Plan by the dashed line. It encompasses the southern area of Lots 1 and 2, a small corner at the south east of Lot 3, the north western area of Lot 4, and areas of Lot 5.

Over Lots 1 – 3, the area of class III soils is approximately 8,645m², while over Lot 4, the area of class III soils is approximately 10,455m². With reference to Figure 4 of this report, it can be seen that the area of Class III soils in the vicinity of Lots 1 – 3 is located on the northern edge of the LUC unit, which encompasses an existing area of rural lifestyle development at the intersection of Ricker and Lodore Roads.

Lots 1 - 4 have been located where they will cause the least disruption to the continued farming operation on Lot 5. They are located close to the existing formed private access, to reduce the need for new access to be formed, besides individual driveways to future building sites.

Future development on Lots 1, 2 and 4 may involve the construction of buildings and private driveways partly over the class III soils; however, the bulk of these soils within the subject site will remain in Lot 5, where they can continue to be used for primary production.

Within Lots 1 and 2, the class III soils are adjacent to the existing driveway and the area of rural lifestyle development to the south. The degree to which soils within this area are affected is considered to be less than minor. Lot 4 occupies an area between the existing driveway, the buildings on Lot 5, and the proposed bush covenant.

The level of fragmentation proposed through this subdivision is in accordance with the restricted discretionary activity standards for subdivision in the Rural Production Zone. It is only the property access provisions that trigger a discretionary activity status. Although a permitted activity could be achieved under the transportation rules, it is considered unreasonable to upgrade all of Ricker Road to meet the standard specified in Council's Engineering Standards and Guidelines. In this way, it is considered that the proposal is for a reasonable subdivision, the extent of which is anticipated by the Operative District Plan without consideration of effects on soil.

Further consideration of the permitted activity residential intensity that could established on the site has been given. With an area of more than 63ha, a total of five residential units would be a permitted activity on the site. Impermeable area coverage of 15% is also a permitted activity. Future construction of residential dwellings and associated impermeable surface coverage on Lots 1 – 4 will not increase residential intensity beyond what could be implemented as a permitted activity, allowing Council to disregard adverse effects on soil of buildings on Lots 1 – 4.

Further, through permanent legal protection of existing vegetation within the steep riparian margins is considered to contribute to the ability to safeguard the life supporting capability of soil in these areas through preserving their physical, chemical and biological properties.

5.15 Access to Reserves and Waterways

Legal Road (not formed) separates the subject site from Puketotara Stream. Further west, the southern side of Puketotara Stream adjoins a Marginal Strip. The next property to the west is subject to an Esplanade Strip before reaching another area of unformed legal road.

Tributaries to Puketotara Stream will be retained within Lot 5, and will generally be located with proposed bush covenant areas, within an overall lot size exceeding 50ha.

The proposal has no implications in terms of public access to reserves or waterways and does not necessitate the provision of an esplanade reserve or strip.

5.16 Land Use Compatibility

Lots 1 - 4 are located in a predominantly rural environment. They are of sufficient size that they can achieve suitable setbacks from existing farming activities with space for further planting around their boundaries. Furthermore, Lots 1 – 3 are clustered together, and some of the lots have surrounding areas of existing bush to provide separation from primary production activities. Overall, the proposed subdivision is not considered to generate any adverse effects associated with land use compatibility or reverse sensitivity issues that will be more than minor.

6.0 Statutory Assessment

Section 104(1)(b) of the RMA requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.6 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Highly Productive Land*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NESCS")

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List.[4]

Review of historic aerial photography using Retrolens, and more recent aerial and satellite photography indicates that the property has been predominantly in pasture since 1953, with areas of natural vegetation in the steeper parts of the site, and an area of pines in the 1970s and 1980s.[5] The existing dwelling and accessory buildings, together with the formed accessway, were established by 2009. There is no apparent evidence that the site has been used for any of the activities listed on the Hazardous Activities and Industries List.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land' in terms of the above regulations.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The subject site does not include any mapped wetland areas within the Northland Regional Council Biodiversity Wetlands mapping. There are no apparent wetlands on Lots 1 – 4. No earthworks, vegetation removal, or discharge or diversion are proposed within 100m of a natural inland wetland as part of this subdivision.

The site contains tributaries of Puketotara Stream, however no revisions to the existing culverts for access are proposed.

Therefore, the proposal is not considered to have any implications in terms of Part 3 (Standards for other activities that relate to freshwater), Subparts 1 and 3, of the above regulations.

6.2 National Policy Statements

6.2.1 National Policy Statement for Highly Productive Land 2022 – Amended August 2024 ("NPS-HPL")

Council must, subject to Part 2 and section 77M, have regard to any relevant provisions of the NPS-HPL, as specified in Section 104(1)(b) of the RMA.

The sole objective of the NPS-HPL is that "highly productive land is protected for use in land-based primary production, both now and for future generations".

The subject site is zoned Rural Production under the Operative and Proposed District Plans. It partly includes Land Use Capability ("LUC") unit 3s2 land, which meets the definition of 'highly productive land' in the NPS-HPL.

The most relevant policy of the NPS-HPL in terms of this proposed activity is Policy 7:

[4] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 3 March 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21
[5] Sourced from http://retrolens.nz and licensed by LINZ CC-BY 3.0

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

Implementation of the objective and policies of the NPS-HPL is guided by a non-exhaustive list of things that local authorities must do, which is set out in Part 3.

The implementation of Policy 7 is guided by Section 3.8 of the NPSHPL, the relevant parts of which are commented on below.

3.8 Avoiding subdivision of highly productive land
(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:
(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:
(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:
(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

Figure 4 on Page 7 of this report shows the extent of class III soils over the subject site, with this area also mapped on the Scheme Plan in **Appendix 1**. The majority of the site does not meet the definition of 'highly productive land' under this National Policy Statement.

To reiterate, the class III soils encompass the southern area of Lots 1 and 2, a small corner at the south east of Lot 3, the north western area of Lot 4, and areas of Lot 5.

Over Lots 1 – 3, the area of class III soils is approximately 8,645m², while over Lot 4, the area of class III soils is approximately 10,455m², with each of these two areas being separate from one another (they are dissected by the steep bush clad gully).

The minimum lot sizes and density proposed is in accordance with the restricted discretionary activity standard for subdivision in the Rural Production Zone under the Operative District Plan, however, access provisions cause an overall discretionary activity status, despite the upgrade proposal providing a better level of service proportional to the number of users for Ricker Road and private Rights of Way than what already exists at Lodore Road where it intersects with Ricker Road.

RMA Section 104(1)(b) requires Council to "have regard to" the NPS HPL when considering an application for resource consent, and Council may give this matter weight as it sees fit, and as part of a fair evaluation of the overall application. In this instance, as the proposed subdivision complies with the restricted discretionary activity subdivision standards, where effects on soil are not a relevant matter over which Council has restricted the exercise of its discretion, it is considered to be fair to attribute little weight to the NPS-HPL.

The creation of Lots 1 – 4 as rural lifestyle lots naturally does not avoid subdivision of highly productive land, however; the long term overall productive capacity of the land is considered to remain practically unchanged as a result of the subdivision, as per clause 3.8(1)(a), as described below.

With reference to **Figure 4** of this report and the Scheme Plan, it can be seen that the area of Class III soils within Lots 1 – 3 is located on the edge of the LUC unit, and is adjacent to an existing area of rural lifestyle development at the intersection of Ricker and Lodore Roads. The ~8,645m² of class III land in this area are adjacent to the existing driveway and the area of rural lifestyle development to the south, and is not of a size that would cater for a commercially viable productive use. As noted,

this area of land is separate from the remainder of class III soils on the site, with a steep gully area in between. Refer to **Photographs 1** and **2**.

Lot 4 occupies an area between the existing driveway, the buildings on Lot 5, and the proposed bush covenant. It will occupy the portion of class III soils which area already segregated from the remainder of class III soils by the existing driveway and buildings on Lot 5.

Land use compatibility is a relevant matter in terms of any measures to avoid or otherwise mitigate any actual or potential reverse sensitivity effects on surrounding land-based primary production activities. This matter is relevant in considering how the future rural lifestyle use of Lots 1 – 4 will interact with surrounding land-based primary production activities. Lots 1 - 4 have been located where they will cause the least disruption to the continued farming operation on Lot 5. It is anticipated that Lots 1 – 4 will be developed as rural lifestyle sites, including a dwelling and accessory buildings with a curtilage containing lawn and gardens, while the remainder may be used for small scale rural production activities, for example, grazing of a small number of stock, or keeping of horses.

In this location, immediately surrounding land-based primary production activities predominantly occur in the form of pasture production for stock grazing, which by nature produces little and infrequent effect in terms of dust, noise, odour and other emissions, and spray drift. A sloping area on the property to the east (also owned by the applicant) has been planted in a manuka species for honey production.

Lot 1 will share boundaries with the balance Lot 5 to the north and along a strip of land to the east. The area to the south of Lot 1 is occupied the shared private access over Lot 5, and beyond that, the adjacent property is a rural lifestyle site (Lot 2 DP 153052). The dimensions of Lot 1 are large enough that there are multiple building sites available, and adequate setbacks of future dwellings from surrounding properties can be achieved. There is ample area available for screen planting or landscaping to provide separation along the external boundaries of the lot. Potential reverse sensitivity effects on areas of continued primary production on Lot 5 are able to be self-managed on the lot and no conditions are considered necessary.

Lot 2: This lot will be located between Lots 1 and 3 (with an intervening strip of land to be owned by Lot 5 for farm access located between Lots 1 and 2), with a covenanted bush area to the north within area ‘Q’. The area to the south of Lot 2 forms the shared private access over Lot 5, and beyond that, the adjacent property is also a rural lifestyle site. Besides any farm access along the eastern boundary of the site, Lot 2 is not located in close proximity to any primary production site, but rather will be surrounded by similarly sized rural lifestyle properties. Potential reverse sensitivity effects are considered to be avoided.

Lot 3: This lot is surrounded by a buffer of existing vegetation, which will separate future rural lifestyle activities from primary production activities. Potential reverse sensitivity effects are considered to be avoided.

Lot 4: Lot 4 is located to the south of the existing dwelling on Lot 5, with protected bush area ‘L’ to the east. The southern and western boundaries of the lot will be shared with balance Lot 5. The dimensions of Lot 4 are large enough that there are multiple building sites available, and adequate setbacks of future dwellings from surrounding properties can be achieved. There is ample area available for screen planting or landscaping to provide separation along the external boundaries of the lot. Potential reverse sensitivity effects on areas of continued primary production on Lot 5 are able to be self-managed on the lot and no conditions are considered necessary.

6.2.2 National Policy Statement for Indigenous Biodiversity ("NPSIB")

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There is no SNA included in the district plan, or as identified in a policy statement or plan.

The 17 listed policies set out to achieve this objective. Of most relevant to this proposal is Policy 8:

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

3.16 Indigenous biodiversity outside SNAs

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

Effects Management Hierarchy is defined as follows.

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) adverse effects are avoided where practicable; then

(b) where adverse effects cannot be avoided, they are minimised where practicable; then

(c) where adverse effects cannot be minimised, they are remedied where practicable; then

(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then

(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then

(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

Direct ecological effects are avoided as the subdivision does not necessitate any clearance of indigenous vegetation, and as future building sites are available in areas which will not disturb any indigenous vegetation. Land covenants are proposed over the areas of indigenous vegetation within the site, to ensure that they are preserved. Potential adverse effects on kiwi habitat through the introduction of new dwellings are able to be mitigated to be no more than minor through typical consent notice conditions, including the requirement that dogs be kept within dog proof fenced areas, on a lead or under effective control when outside the fenced area, and being kept indoors or in a kennel at night, in addition to them being micro-chipped and having kiwi aversion training. It is therefore considered that the proposal is consistent with the above National Policy Statement.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character. The relevant policies from the RPS are addressed below.

Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats. As the site is outside the coastal environment, clause (1) requires subdivision, use and development to avoid, remedy or mitigate adverse effects so that they are no more than minor on threatened or at risk indigenous taxa, significant indigenous vegetation and habitats, and areas set aside for protection of indigenous biodiversity under other legislation. Where clause (1) does not apply, clause (3) specifies that subdivision, use and development must avoid, remedy or mitigate adverse effects on areas of predominantly indigenous vegetation, habitats of indigenous species important for recreational, commercial, traditional or cultural purposes, and indigenous ecosystems and habitats that are particularly vulnerable to modification. Where adverse effects cannot be reasonably avoided, remedied or mitigated, clause (5) suggests consideration of the next steps in the mitigation hierarchy.

This proposed subdivision and subsequent land use activities are consistent with policies (1) and (3), as they do not necessitate the clearance of indigenous vegetation and furthermore, provides for the permanent protection of areas of indigenous bush, including most of the vegetation within the Department of Conservation's protected natural area mapping. The proposal therefore avoids direct effects arising from clearance of indigenous vegetation. Potential indirect adverse effects arising from increased residential use on the land, including the keeping of pets that may threaten bird life, can be avoided and mitigated through ensuring that future owners keep their pets responsibly, using standard consent notice conditions.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (f), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is viable, with onsite storage of potable water and onsite wastewater disposal being feasible, as described in the Engineering Assessment. Power and telecommunication connections are not expected to be made a condition of consent as they will be supplied at the time that the lot is developed, if required by the property owner.
- The site is not near any significant mineral resources;
- The new building sites are not in close proximity to incompatible land use activities and can avoid reverse sensitivity;
- The proposal does not affect landscape or natural character values or transport corridors;
- The proposal has no direct effect on historic or cultural heritage features.
- Existing areas of significant vegetation are to be protected by proposed land covenants and consent notice conditions, potential adverse effects on kiwi habitat can be mitigated;
- Adverse effects associated with natural hazards and downstream flooding are avoided. Existing and future impermeable surface coverage is likely to be low.
- The site does contain highly versatile soils; however, the proposal complies with the restricted discretionary activity subdivision standards under the Operative Far North District Plan and is therefore a change that is anticipated and provided for;
- Matters such as renewable energy, sustainable design technologies can be further addressed at the time that development on the vacant lots is proposed.

6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone, Subdivision and Transportation Sections of the Operative District Plan are relevant to this proposal. As the proposal meets the restricted discretionary activity subdivision standards, and does not generate any land use rule infringements in terms of the Rural Production Zone standards, it is considered that the proposal will be consistent with the strategies for the Rural Environment, Rural Production Zone and Subdivision sections of the Operative District Plan. Relevant Transportation objectives and policies are commented on below.

15.1.3 OBJECTIVES

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.4 POLICIES

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.

The proposed subdivision includes a proposal for a reasonable upgrade to Ricker Road as well as shared private access, to a level that will provide an adequate level of service based on the proposed and cumulative volumes of traffic that will result from the development. The subdivision uses an existing crossing point, where suitable site distances are achieved.

6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters 'Rural Production Zone' and 'Subdivision', and are commented on below. It is concluded that the proposal will generally be consistent with the relevant strategies with the exception that SUB-P8(a) requires protected significant natural areas to be added to the Significant Natural Area Schedule (although there is an environmental benefit proposed via permanent protection of indigenous vegetation), and parts of Policy RPROZ-P6 are not met.

Rural Production Zone

Objectives

RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O3 Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
d. *does not exacerbate any natural hazards; and*
e. *is able to be serviced by on-site infrastructure.*

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

a. *a predominance of primary production activities;*
b. *low density development with generally low site coverage of buildings or structures;*
c. *typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
d. *a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P6 Avoid subdivision that:

a. *results in the loss of highly productive land for use by farming activities;*
b. *fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
c. *the type of farming proposed; and*
d. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
e. *provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *whether the proposal will increase production potential in the zone;*
b. *whether the activity relies on the productive nature of the soil;*
c. *consistency with the scale and character of the rural environment;*
d. *location, scale and design of buildings or structures;*
e. *for subdivision or non-primary production activities:*
f. *scale and compatibility with rural activities;*
g. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
h. *the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces:*
i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
j. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
k. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
l. *the adequacy of roading infrastructure to service the proposed activity;*
m. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
n. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The above strategies are similar in nature to those for the Rural Production Zone of the Operative District Plan; however, they give more emphasis to the protection of primary production activities and highly productive land. As noted, the site contains highly productive land, and as the proposed subdivision will result in the creation of additional lots of a size that is not contemplated as a controlled or discretionary activity in the Rural Production Zone, RPROZ-P6(a) may not be met. An environmental benefit is proposed by way of permanent protection of indigenous bush areas, and RPROZ P6(e) is achieved. The proposed subdivision is not considered to generate any significant reverse sensitivity effects that would constrain any primary production activities.

The proposal has no implications in terms of natural hazards, provided that the Engineering Assessment recommendations are followed.

On site servicing on Lots 1 - 4 is feasible, as described in the Engineering Assessment. Rural character and amenity values can be preserved, with a low density of residential buildings within the predominantly pastoral landscape being maintained.

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;*
b. *contributes to the local character and sense of place;*
c. *avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
d. *avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
e. *does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and*
f. *manages adverse effects on the environment.*

SUB-O2 Subdivision provides for the:
a. *Protection of highly productive land; and*
b. *Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:
a. *there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
b. *where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

Policies

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.*

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan
SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

a. *demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and*
b. *ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.*

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

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

SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

a. *consistency with the scale, density, design and character of the environment and purpose of the zone;*
b. *the location, scale and design of buildings and structures;*
c. *the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
d. *managing natural hazards;*
e. *Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
f. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed subdivision is an efficient use of land and in accordance with the Rural Production Zone objectives, with the exception that it creates rural lifestyle sites partly within highly productive land. The proposed subdivision and future land use activity on Lots 1 – 4 can proceed, subject to the proposed mitigation measures, without generating any significant adverse impact on character, amenity values, heritage or cultural values, land use compatibility, legal and physical property access, supply of services and infrastructure, and does not increase natural hazard risk.

Policy P8 specifically relates to rural lifestyle subdivision in the Rural Production Zone. It directs the avoidance of rural lifestyle subdivision unless it (a) protects a qualifying SNA in perpetuity and the SNA is added to the District Plan SNA schedule, and (b) it will not result in the loss of versatile soils for primary production activities. The proposal does not add a Significant Natural Area to the SNA schedule (although the intent of this policy is met, given that bush areas are to be permanently protected as a result of the subdivision) and includes versatile soils, so is unable to meet this policy.

6.6 Regional Plans

6.6.1 Proposed Regional Plan for Northland (February 2024)

As noted in the Engineering Assessment, stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with the District and Regional Plan Rules. Stormwater management proposals for the site are based on Proposed Regional Plan for Northland Rule C.6.4.2:

- To receive maximum treatment benefits from overland flow, concentrated stormwater will be dispersed via a spreader bar device onto a gently sloping grassed or well vegetated surface.
- Rainwater collection tanks on each Lot, with overflows piped to dispersed outlets.
- Use of existing grass lined swales along accessways and driveways.

Discharge of sewage effluent onto land is controlled by permitted activity rule C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard can be located on Lots 1 - 4 as outlined in the Engineering Assessment.

Minimal earthworks are required to complete the subdivision, being those associated with upgrade of vehicle access to provide widening (where necessary) and passing bays.

No consents are considered necessary for the proposed subdivision under the Proposed Regional Plan for this proposal, although careful design of the onsite wastewater system and earthworks will be required at building consent stage.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the RMA is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing 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.

6 Matters of national importance

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

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands and lakes and rivers and their margins, and the protection of them from in appropriate subdivision, use and development:

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

(h) the management of significant risks from natural hazards.

7 Other matters

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

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating four additional allotments while avoiding adverse effects. The proposed lots have been assessed as suitable in terms of onsite servicing, and public and private access. The proposed subdivision represents a scale of subdivision anticipated by the Operative District Plan as a restricted discretionary activity with an adequate level of service for public and private access proposed. It provides for the economic and social well-being of the owner of the subject property by creating four additional Records of Title, which are deemed suitable for their intended purpose, are located to cause the least disruption to continued farming activities within Lot 5, and can be developed in such a way that avoids and mitigates adverse effects resulting from additional traffic, property access, wastewater treatment and disposal, and stormwater disposal.

Land Covenants and Consent Notice conditions are proposed to protect the areas of indigenous vegetation within the property, in accordance with matter 6(c). These bush areas also cover the riparian margins of the tributaries of Puketotara Stream and the natural character of these areas will be retained as per matter 6(a).

The Engineering Assessment provides an assessment of natural hazards included in Section 106 of the RMA, and states that there is no significant risk from natural hazards that would cause Section 106 of the RMA to apply.

The proposed subdivision is considered to be an efficient use of this land. A future building site on Lots 1 - 4 can be developed without affecting overall amenity values, and the predominant rural character will be retained. The proposal will maintain amenity values and the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

Overall, the proposal is considered to be consistent with the purpose and principles of the RMA.

7.0 Consultation & Notification Assessment

7.1 Consultation

Comments have been sought from the Department of Conservation. They have responded that they support the protection of forest via covenants, support pet controls in line with the FNDC practice note, and otherwise do not have any concerns with the proposal. Refer to **Appendix 5**.

7.2 Public Notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded in terms of Section 95A(5).

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor. As such, public notification is not considered necessary.

Step 4: No special circumstances exist to warrant public notification.

7.3 Limited Notification

Step 1: There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. No person is considered to be an affected person in terms of this proposed activity as:

- The proposed subdivision is in accordance with the intensity provided for as a restricted discretionary activity.
- There will be no adverse effects on any downstream land in terms of flooding or inundation.
- Additional traffic will be provided for through upgrades to existing public and private access, and The existing vehicle crossing off Ricker Road will be used.

No person is expected to suffer from adverse effects that exceed a 'less than minor' level. As such, the proposal has no adverse effects on any person, and limited notification is not required.

Step 4: There are no special circumstances to warrant notification to any person.

7.4 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8.0 Conclusion

In terms of sections 104 and 104B of the RMA, we consider that:

- The adverse effects on the environment resulting from the proposed activity will be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan;
- The proposal is consistent with some but not all of the relevant objectives and policies of the Proposed District Plan;
- The Operative District Plan is considered to be afforded greater weight at this time.
- The proposal is consistent with the Regional Policy Statement for Northland and the National Policy Statement for Indigenous Biodiversity.
- The proposal is partially consistent with some but not all of the relevant policy of the National Policy Statement for Highly Productive Land.
- The proposal is in accordance with the Purpose and Principles of the RMA.

We also note that:

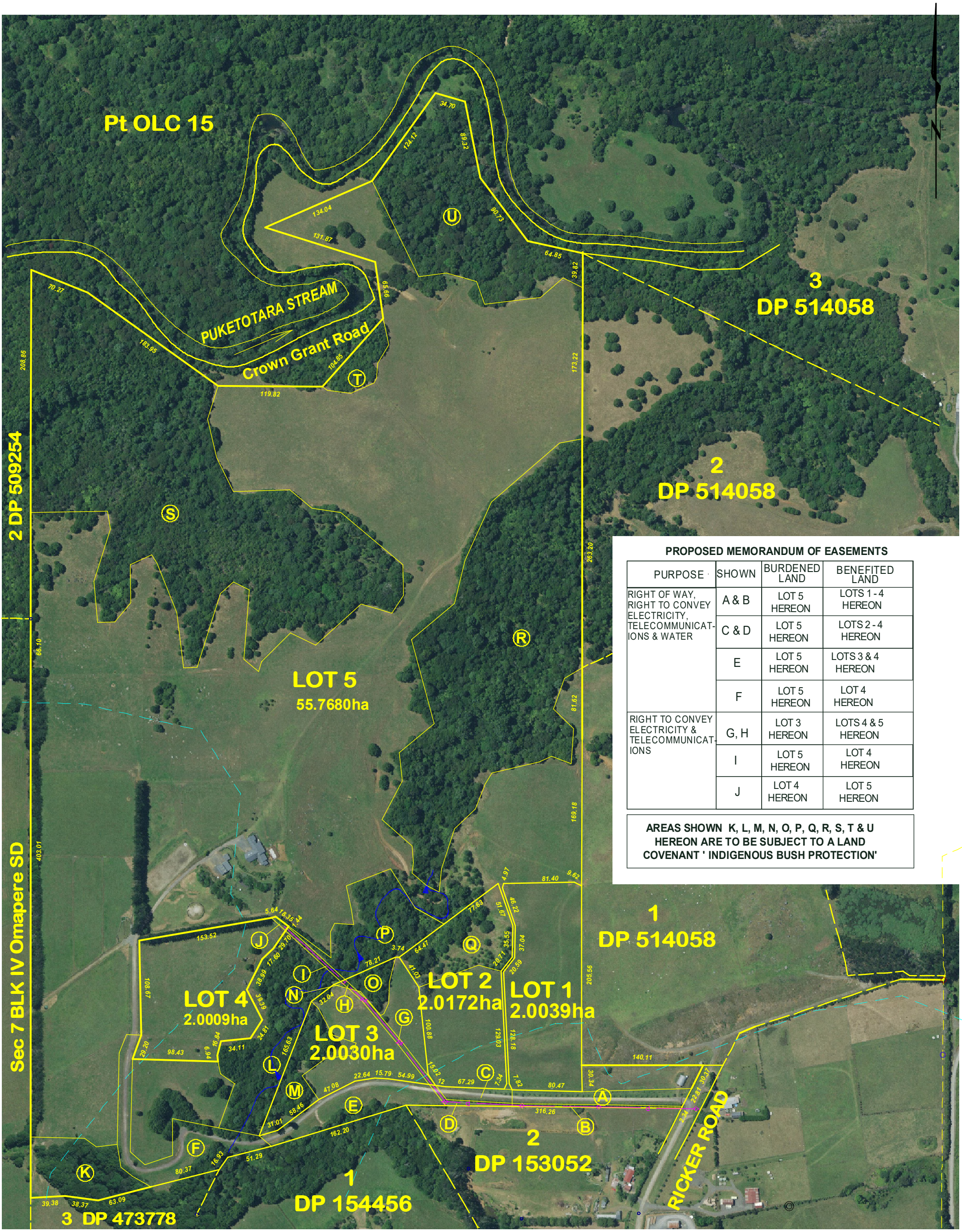
- No written approvals have been sought as it is considered that there are no persons who will be adversely affected by the proposed activity.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed ..... Date 4 September 2025
Natalie Watson, WILLIAMS & KING
Resource Planner Kerikeri

9.0 Appendices

Appendix 1 Scheme Plan
Appendix 2 Haigh Workman Civil & Structural Engineers Engineering Assessment
Appendix 3 Record of Title
Appendix 4 Top Energy Correspondence
Appendix 5 Department of Conservation Consultation Record



PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	A & B	LOT 5 HEREON	LOTS 1 - 4 HEREON
	C & D	LOT 5 HEREON	LOTS 2 - 4 HEREON
	E	LOT 5 HEREON	LOTS 3 & 4 HEREON
	F	LOT 5 HEREON	LOT 4 HEREON
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	G, H	LOT 3 HEREON	LOTS 4 & 5 HEREON
	I	LOT 5 HEREON	LOT 4 HEREON
	J	LOT 4 HEREON	LOT 5 HEREON

AREAS SHOWN K, L, M, N, O, P, Q, R, S, T & U HEREON ARE TO BE SUBJECT TO A LAND COVENANT ' INDIGENOUS BUSH PROTECTION'

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 63.7929ha CT
Comprised in: NA89C/909

0 30 60 90 120 150 180 210 320m

Prepared for: Good Move Property Limited

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF Pt SECTION 4 Blk IV OMAPERE SD

	Name	Date
Survey		
Design		
Drawn	W & K	Feb 2025
Rev		

ORIGINAL
SCALE 1:4000
SHEET SIZE A3

23957

Engineering Assessment for
Proposed Subdivision
35 Ricker Road, Okaihau
Pt Section 4 Blk IV Omapere SD
for
Good Move Property Limited

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 25 058

30 June 2025

Phone: 0800 424 447 • info@haighworkman.co.nz • www.haighworkman.co.nz

Kerikeri • Whangarei • Warkworth

Revision History

Revision Nº	Issued By	Description	Date
A	Joshua Cuming	For Resource Consent	30 June 2025

Prepared by	Reviewed by	Approved by
Joshua Cuming	**Tom Adcock**	pp **John Papesch**
Environmental Geologist BSc (Geol, Env Stu.) CEnvP	Senior Civil Engineer BEng (Civil Engineering), MEngNZ	Senior Civil Engineer BE (Civil Engineering), CPEng, CMEngNZ

TABLE OF CONTENTS

TABLES

FIGURES

Executive Summary

Haigh Workman Ltd (Haigh Workman) was commissioned by Good Move Property Limited (the client) to undertake an engineering assessment of land at 35 Ricker Road, Okaihau, Pt Section 4 Blk IV Omapere SD (the site), for a proposed five Lot subdivision.

The site is zoned 'Rural Production' under the Far North District Council District Plan.

This report assesses earthworks, access, stormwater, wastewater, water supply and firefighting, with specific regard to the local authority plans and subdivision rules A proposed subdivision plan prepared by Williams and King; ref. 23957 was made available at the time of writing this report.

Below is a synopsis of the key sections covered:

Natural Hazards
None of the nominated building platforms are impacted by natural hazards.

Ricker Road
Ricker Road is an unformed and unmaintained public road currently serving five lots; the proposed subdivision will increase this to nine. Appendix 3A assigns a Traffic Intensity Factor (TIF) of 10 vehicle movements per day per household unit, totalling 90 for nine lots. Lodore road is a maintained public road, however the carriageway width near the intersection with Ricker Road is approximately 4m plus gravel shoulders. A similar level of service is considered adequate for Ricker Road, except we recommend provision for passing bays at 100m intervals.

As this level of service does not comply with rule 15.1.6C.1.8 (b) a discretionary application is provided.

Vehicle Crossing
An existing vehicle crossing will be utilised for site access. A splay is present on the southern approach, however is not present on the northern approach. This is considered acceptable as the crossing is close to being at the end of the legal road and zero to minimal vehicle movements are expected to / from the north. The existing crossing is not culverted as water tables are not formed.

Right of way
The accessway is formed by a number proposed easements providing a right of way for the created lots.

The ROWs will follow the path of the existing driveway. The existing driveway is at least 3m wide with a formed water table. It is considered that the existing driveway is sufficient for the ROW where the minimum required surfacing width is 3m. Where passing bays are required in ROWs A, C and E sufficient space is available to construct these.

The district plan requires a carriageway width of 5m on private accessways which serve 5 lots. It is recommended that a similar level of service to that proposed for Ricker Road is appropriate for easement A with a 4m wide unsealed carriageway with shoulders and passing bays at 100m intervals.

Parking and Manoeuvring
All lots have adequate land available for two car parking spaces including manoeuvring.

Earthworks

The proposed earthworks at the time of subdivision are associated with the construction of ROWs. These earthworks will involve stripping approximately 200mm of topsoil, excavation of subsoil and laying approximately 250mm of roading aggregate.

The scale of earthworks on the site will be within the permitted activity.

All earthworks will comply with the proposed District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5. We suggest that, as a condition of consent, an Erosion and Sediment Control Plan be required to be submitted for approval by Council prior to start of earthworks. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks.

Stormwater Management

Anticipated impermeable surface coverage on any lot is unlikely to exceed the 15% threshold permitted by the District Plan rules.

Due to the large lot areas and relatively low impermeable surfaces, stormwater attenuation is not considered necessary. Runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner where it will be absorbed by the soils. During very heavy rainfall events surplus runoff will drain as sheet flow, congregating in the natural gully features and into the tributary of the Puketotara Stream.

Wastewater

All lots contain ample suitable area for effluent disposal including reserve area. The soils were categorised as AS/NZS 1547 Class 5 soils, we recommend an irrigation rate of 3mm/d which will require a disposal area of 290m^2 for an indicative 4-bedroom dwelling and an additional 290m^2 for a 100% reserve area.

Water Supply

Domestic water supply may be provided using roof runoff collected in storage tanks.

Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. There is no reticulated water supply, so each lot will be responsible for providing an on-site firefighting supply.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) was commissioned by Good Move Property Limited (the client) to undertake an engineering assessment of land at 35 Ricker Road, Okaihau, Pt Section 4 Blk IV Omapere SD (the site), for a proposed five Lot subdivision.

The scope of the report includes the following assessment items:

- Natural hazards
- Vehicle access and parking
- Earthworks to complete the subdivision
- Stormwater and wastewater
- Water supply and firefighting

A proposed subdivision plan prepared by Williams and King; ref. 23957 was made available at the time of writing this report.

The site is zoned 'Rural Production' under the Far North District Council District Plan.

1.2 Limitations

This report has been prepared for our Client, Good Move Property Limited with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently developed at the potential house site identified. At the time of writing there was no information available for proposed future developments on either lot following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description and Proposed Development

2.1 Site Identification

Site Address: 35 Ricker Road, Okaihau

Legal Description: Pt Section 4 Blk IV Omapere SD

Area: 63.793 ha

Zone: Rural Production (Operative District Plan)

2.2 Site Description

The site is legally described as Pt Section 4 Blk IV Omapere SD with a total land area of 63.793 ha and is irregular in shape. It is located approximately 10km northeast of Okaihau, the surrounding properties are agricultural or lifestyle. Lot 5 has an existing house, sheds and driveway.

A tributary to the Puketotara Stream runs flow through the site. The created lots will have slopes that are slight to moderate (under 10˚).

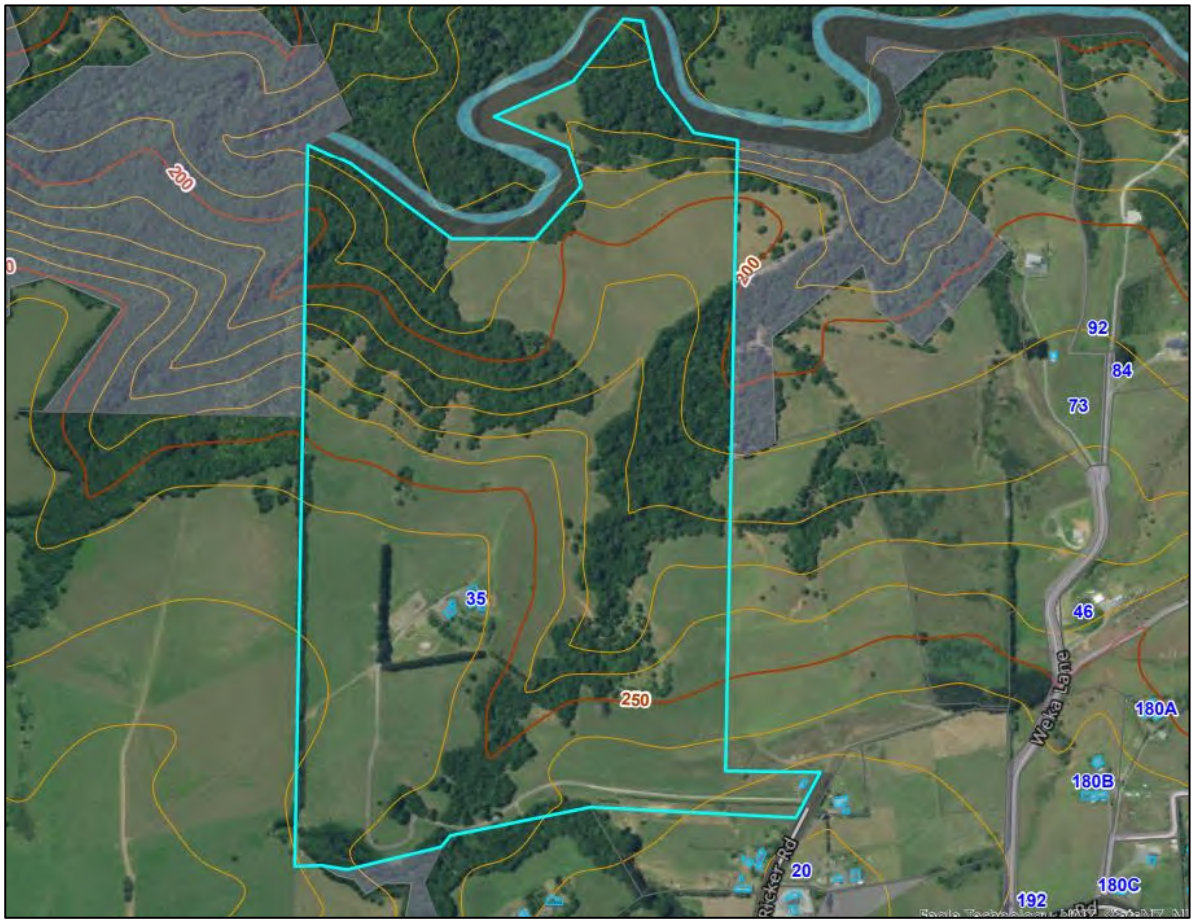


Figure 1 - Site location (10m contours)

2.3 Proposed Subdivision

The scheme plan identifies a number of easements, as well as proposed covenants (indigenous bush protection) areas, the plan is appended.

Proposed Lots are described in Table 1.

Table 1 - Proposed Lots

Lots	Proposed Area (ha)	End-use
Lot 1	2.0039	Rural residential
Lot 2	2.0172	Rural residential
Lot 3	2.0030	Rural residential
Lot 4	2.0009	Rural residential
Lot 5	55.7680	Rural residential and rural production
Total	**63.8011**	

We understand that the proposed subdivision will be a discretionary activity under the Operative District Plan.

3 Environmental Setting

3.1 Published Geology

Sources of Information:

- GNS Science Geological Memoir 2, 2009: 'Geology of the Whangarei Area'
- GNS Sciences 1:250,000 scale map Sheet 2, 2009: 'Whangarei' (Rocks)
- NZMS Sheet 290 P04/05, 1:100,000 scale map, Edition 1, 1980: 'Whangaroa – Kaikohe' (Soils)

3.1.1 Weathered Geology (Soils)

The site is underlain by Okaihau gravelly friable clay (Ok) and Pungaere gravelly clay both of which are categorised as *'well to moderately well drained'*

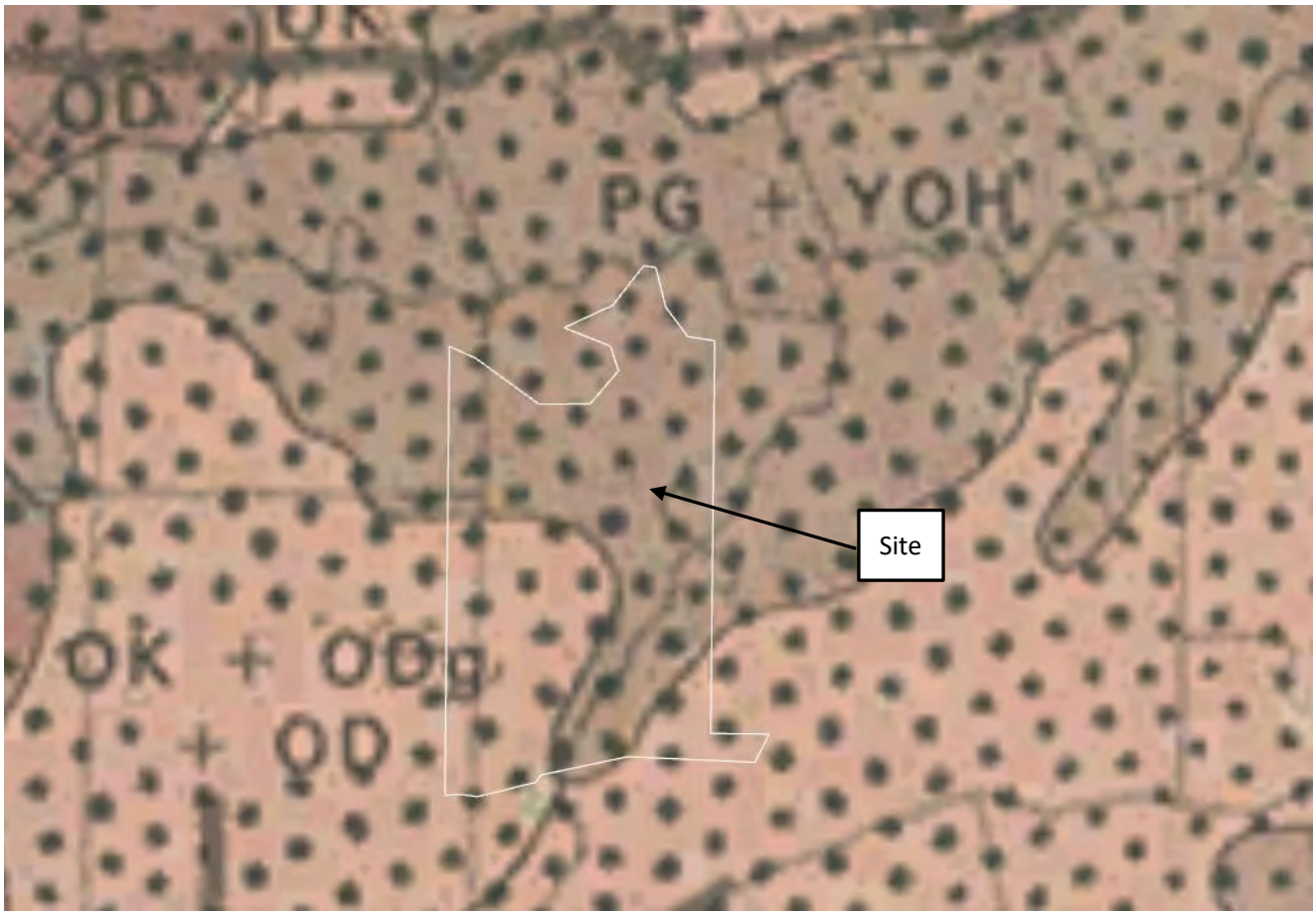


Figure 2 - NZMS 290 Sheet P04/05 Soil Map

3.1.2 Bedrock Geology

The soils on the site are indicated to be underlain by bedrock comprising of basalt (IMilPl.bas) of the Kerikeri Volcanic Group of late Miocene to Pliocene. The Kerikeri Volcanic are described by the GNS map as '*Basalt lava, volcanic plugs and minor tuff*'.

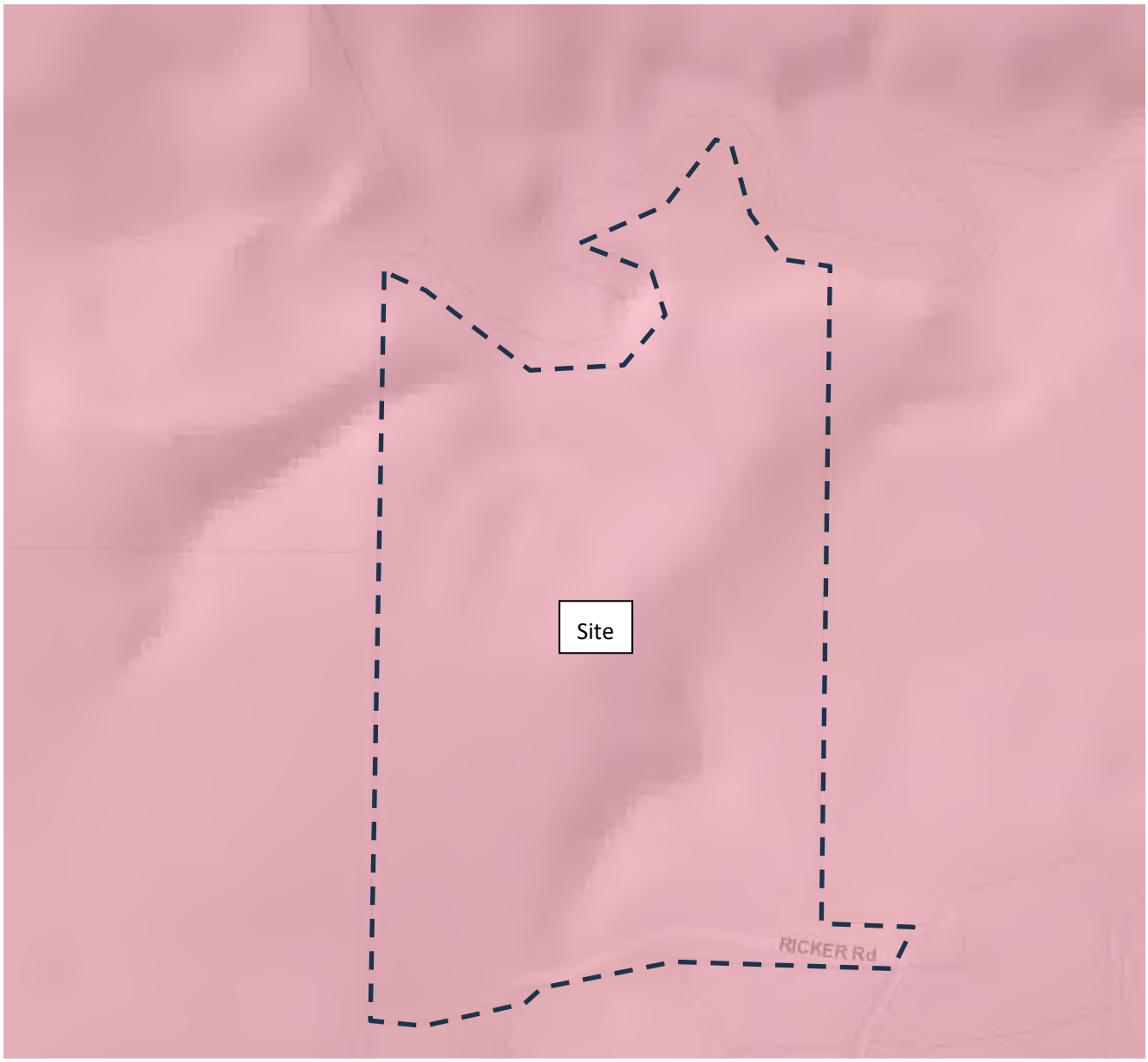


Figure 3 - GNS Science, Geology of the Whangarei Area, Map 2

3.2 Natural Hazards

Under Section 2 of the Resource management Act 1991, natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural hazards listed in Section 71(3) of the Building Act 2004 include: erosion, falling debris, subsidence, inundation and slippage. We assess the susceptibility of the land associated with the nominated building platforms to these potential hazards in table 2 below.

Table 2 - Natural Hazards

Natural Hazard	Risk
Erosion (including coastal erosion, bank erosion, and sheet erosion)	No, subject to maintaining vegetation cover
Falling debris (including soil, rock, snow, and ice)	No
Subsidence (vertical settlement)	Low risk, to be addressed at building consent stage.
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	No. NRC flood mapping coverage only extends as far as 4 km downstream of the site. However all lots have available building platforms elevated well above the stream by at least 10, including the existing house on lot 5.
Slippage	Low risk, to be addressed at building consent stage.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

3.2.1 Preliminary Geotechnical Appraisal

The sites are considered a low risk of being susceptable to instability based on the mapped geology and site slopes (<10˚). A geotechnical appraisal has therefore not been provided for this application. As a result geotechnical risk will need to be addressed at building consent stage.

4 Site Access

4.1 Site Access

Upon subdivision, each lot will gain access via a ROW from Ricker Road which encompasses the existing lot 5 driveway, following close to the southern boundary before turning north to the existing dwelling in lot 5.

4.2 Ricker Road Condition

Ricker Road is an unmaintained legal road with a typical unselaed rural roading standard cross-section. Its northern portion is a 3m wide unsealed carriageway with the southern portion being 4m wide carriageway. The road is largely straight with open forward sight distance throughout the approximate 350m length of the road. The surface is in good condition and appears to be coping well with the existing traffic movement.

The posted speed limit on the adjacent Lodore Road is 60 km/hr.

Figure 4 - Northern portion of Ricker Road

Figure 5 - Southern portion of Ricker Road

4.3 Access Standards

Ricker Road is not a formed, maintained road, therefore it is considered that the standards for private access apply to it.

Five existing lots have legal access via Ricker Road. Following the proposed subdivision this will increase to nine properties. The permitted access to Lot 1 DP 453331 is via Lodore Road and therefore not been included in the lots gaining access via Ricker Road.

Appendix 3A states "The Traffic Intensity Factor (TIF) establishes a value for determining the activity status". Traffic Intensity Factors (TIF) are contained within Appendix 3A of the Operative Far North District Plan. The TIF adopted for calculating traffic generation of a Standard Residential Unit is 10 per unit. For nine lots this equates to 90 vehicle movements per day. Appendix 3B states that private accesses with greater than 8 household equivalents 'shall be by public road and constructed to a standard identified in Appendix 3B-2'. The required carriageway width for a public road with an ultimate development of 5 –10 household equivalents is 6m.

Lodore road is a maintained public road, however the carriageway width near the intersection with Ricker Road is approximately 4m plus gravel shoulders. A similar level of service is considered adequate for Ricker Road, except we recommend provision for passing bays at 100m intervals.

As this level of service does not comply with rule 15.1.6C.1.8 (b) a discretionary application is provided.

4.4 Vehicle Crossing

An existing gravel vehicle crossing is present. A splay is present on the southern approach, however is not present on the northern approach. This is considered acceptable as the crossing is close to being at the end of the legal road and there is no requirement for vehicles exiting the site to turn the north. There is sufficient room to from the splay in the future should it be required. The existing crossing is not culverted as water tables are not formed. An annotated photograph of the existing crossing is shown in figure 4.

The existing crossing is considered to be sufficient for the proposed subdivision. The appropriate standard for the vehicle crossing is a Type 1A crossing.

Maintenance of the water table adjacent to the crossing should be undertaken to more effectively direct water around the crossing.

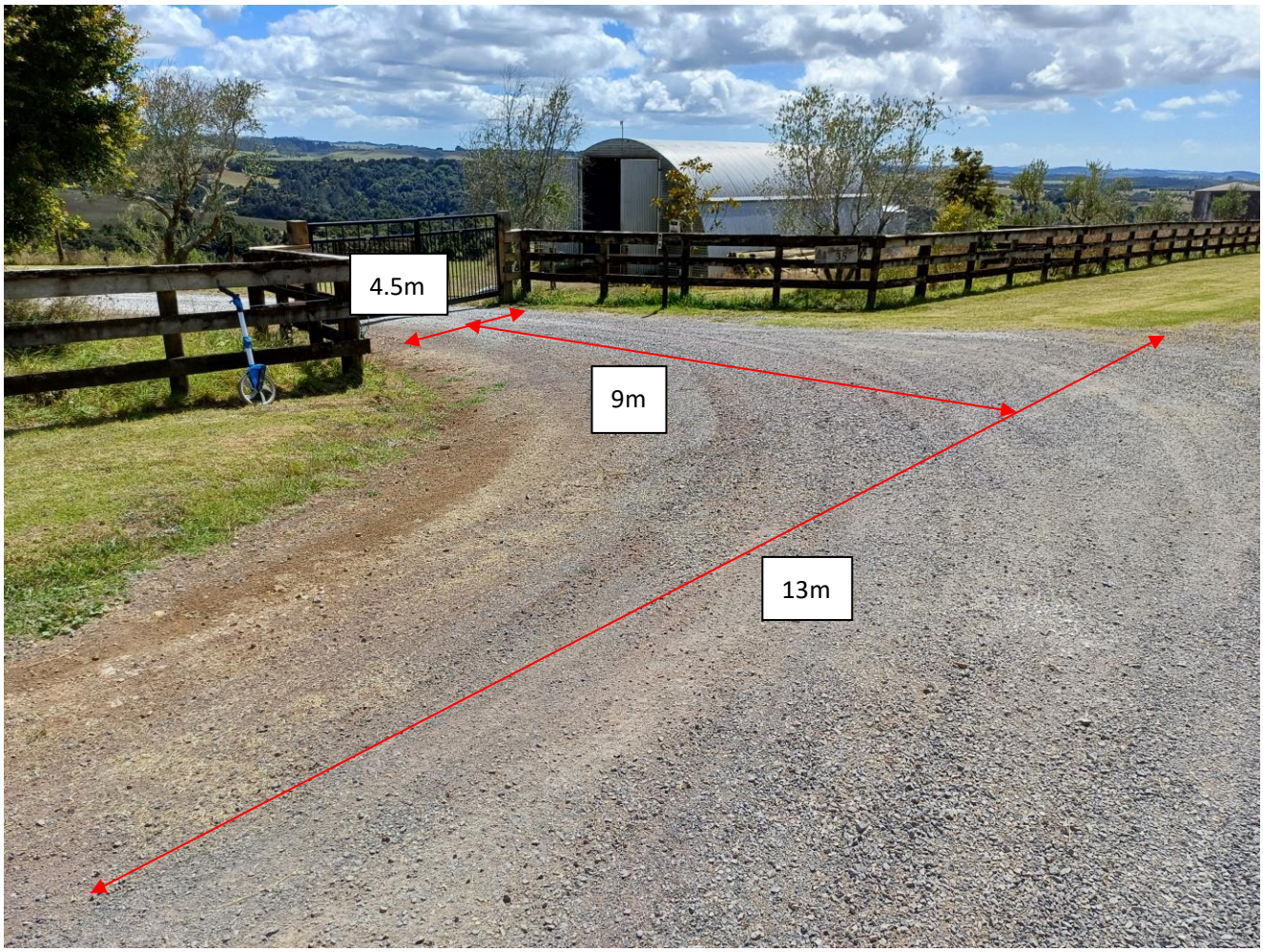


Figure 6 - Existing vehicle crossing

4.4.1 Sight Distances

The vehicle crossing is 45m from the end of the legal road, therefore the operating speed is significantly less than the posted speed limit of 60km/h. For Stopping Sight Distance (SSD) assessment purposes the crossing achieves the

minimum sight distance required for access roads with a posted speed limit of 60 km/h found on sheet 4 of the Far North Engineering Standards.

SSDs for the site are assessed in Table 3 below.

Table 3 - Sight distance summary table 60km/h posted speed

Crossing	Direction of Sight	Measured SSD (m)	FNDC min. SSD (m)
ROW	South	145+	85
ROW	North	45m (to the end of the legal road)	NA

The vehicle crossing is compliant with Council Engineering SSDs.

Figure 7 - Sightline to north of vehicle crossing

Figure 8 - Sightline to south of vehicle crossing

4.5 Roading Assessment Criteria

Rule 15.1.6C.4 , in assessing an application for a discretionary activity, the Council will consider the matters listed below:.

Table 4 - Operative District Plan Rule 15.1.6C.4 Assessment Criteria

Property Access Assessment Criteria	Comment
(a) Adequacy of sight distances available at the access location.	Sufficient sight distance is available at existing access location.
(b) Any current traffic safety or congestion problems in the area.	None known
(c) Any foreseeable future changes in traffic patterns in the area	None known
(d) Possible measures or restrictions on vehicle movements in and out of the access.	None proposed

(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.	The access on Ricker Road will be upgraded to 4m with passing bays.
(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.	The site is in a remote rural location. Pedestrian, cyclist and mobility impaired persons other than in vehicles are expected to be minimal, although these can still be accommodated none-the-less.
(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.	The access will be formed to the Council Engineering Standards for Rural Roading with stormwater runoff discharged onto the roadside berms in a dispersive manner, as per the existing condition.
(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive: (i) the visual impact of hard surfaces and vehicles on the natural character; (ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur; (iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road; (iv) the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.	Not applicable In keeping with the Rural environment Not applicable Not applicable Not applicable
(i) The provisions of the roading hierarchy, and any development plans of the roading network.	None known
(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.	Not applicable
(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.	Not applicable

(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).	Not applicable
(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.	Not applicable

4.6 Right of Ways

Access to all lots is via the existing driveway on lot 5 with ROW easements to the various lots.

The district plan requires a carriageway width of 5m on private accessways which serve 5 lots. It is recommended that a similar level of service to that proposed for Ricker Road is appropriate for easement A with a 4m wide unsealed carriageway with shoulders and passing bays at 100m intervals.

A summary of the proposed right of way is included below.

Table 5 - Right of ways

Easement identifier	Lot Burdened	Number of Lots proposed to be served	Minimum Required Carriageway Width (District Plan Appendix 3B-1)	Carriageway width recommended	Surfacing required	Notes
A	Lot 5 Hereon	5	5m	4m with passing bays	Aggregate	Passing bays at spaces not exceeding 100m and at blind corners.
C	Lot 5 Hereon	4	3m with passing bays	3m with passing bays	Aggregate	Passing bays at spaces not exceeding 100m and at blind corners. Easement is approximately 90m long, so no passing bay is required.
E	Lot 5 Hereon	3	3m with passing bays	3m with passing bays	Aggregate	Passing bays at spaces not exceeding 100m and at blind corners.
F	Lot 5 Hereon	2	3m	3m	Aggregate	

The ROWs will follow the path of the existing driveway. Forward site distances are good along the ROW. The existing driveway is at least 3m wide with a formed water table. It is considered that the existing driveway is sufficient for the ROW where the minimum carriageway width is 3m. Where passing bays or widening is required in ROWs A, C and E sufficient space is available to construct these. In easement F a culvert crossing is present, no evidence of this culvert overtopping were present during the site visit.

The existing pavement is in good condition and regularly maintained. Where widening of the carriageway is proposed the pavement should be designed in accordance with FNDC standards.

Figure 9 - Existing driveway in front of proposed lot 2.

Figure 10 - Existing driveway in proposed easements E and F

4.7 Driveways

Driveways leading to the identified house sites can be formed in accordance with the District Plan requirements

Driveways from the ROW will be constructed at time of building.

4.8 Parking and Manoeuvring

Parking and manoeuvring for two vehicles in accordance with District Plan can be accommodated within all proposed lots.

5 Earthworks

5.1 Proposed Earthworks

The proposed earthworks at the time of subdivision are associated with the widening of ROWs A and the construction of passing bays in C and E.

These earthworks will involve stripping approximately 200mm of topsoil, excavation of subsoil and laying approximately 250mm of roading aggregate. Earthworks volumes are estimated below assuming no soil is removed from site:

Table 6 - Proposed earthworks

Topsoil Scrape (m^3)	Aggregate (m^3)	Total (m^3)
200	250	**450**

5.2 Regulatory Framework

Earthworks in the Rural Production zone are a permitted activity provided that they do not exceed 5000m^3 in any 12 month period and does not involve a cut or filled face exceeding 1.5m in height.

The scale of earthworks on the site will not exceed the permitted activity limits.

The Proposed Far North District Plan was notified on 27 July 2022. The following rules and standards have legal effect and will be complied with:

- Earthworks Rule EW-R12 (Earthworks and the discovery of suspected sensitive material)
- Earthworks Rule EW-R13 (Earthworks and erosion and sediment control
- Standard EW-S3 Accidental Discovery Protocol
- Standard EW-S5 Erosion and sediment control

5.3 Earthworks Construction

Earthworks will be carried out in accordance with NZS 4404 and Council's Engineering Standards and Guidelines.

Erosion and sediment control for earthworks will be carried out in accordance with Council's Engineering Standards and Guidelines and Auckland Council GD05.

6 Stormwater Management

6.1 Existing Site Drainage

The majority of site is currently in grazed grassland with a significant area in native bush. The site drains towards the tributary of the Puketotara Stream which runs approximately southwest to northeast through the site. Slopes on the lots being created are slight to moderate (up to 10˚). Steeper slopes are present on the balance lot, lot 5 in relation to the gully that contains the tributary.

Stormwater for the ROW is collected in water tables before being directed in to the gully.

6.2 Regulatory Framework

6.2.1 Far North District Plan Provisions

The site is zoned as Rural Production. The relevant permitted activity rule for stormwater is as follows:

> **8.6.5.1.3 STORMWATER MANAGEMENT**
> *The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.*

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

> **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).
>
> (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.
>
> (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).

6.2.2 Regional Plan Provisions

Proposed Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

6.2.3 Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated and Council is encouraging their use. The pertinent sections relating to stormwater management are:

Chapter 4: Stormwater and Drainage

4.1.3 Performance Standards

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

4.1.6. Managing Effects of Land Use on Receiving Environments

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

4.2.1. Discharge into a Stream or Watercourse

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

4.3.8. System Design

Table 4-1: Minimum Design Summary

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

• Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

• Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release. Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

6.3 Impermeable Surfaces

The proposed subdivision provides for, but does not include rural-residential / lifestyle development. It is anticipated that houses when they are built will be of a similar scale to the existing residential / lifestyle development in other rural-residential land in the area.

Typical impermeable surfaces on the lots (including rights of way) when they are developed are estimated as follows:

Table 7 - Potential Surface Coverage

Proposed Lot	Area (Ha)	Estimate Driveway Area (m^2)	Estimated ROW Area (m^2)	Estimated Roof Area (m^2)	Estimated Impermeable Surface Area (m^2)	Estimated Coverage	Activity Status
1	2.0039	300	-	400	700	3.5%	Permitted
2	2.0172	300	-	400	700	3.5%	Permitted
3	2.0030	300	-	400	700	3.5%	Permitted
4	2.0009	300	-	400	700	3.5%	Permitted
5	55.7680	1085	3150	915	5150	0.9%	Permitted

Anticipated impermeable surface coverage on any lot is not expected to exceed the 15% threshold permitted by the District Plan rules.

6.4 Catchment & Flooding

The site has not been mapped for flooding.

Flooding is an issue in the mid to lower reaches of the Puketotara Stream. Flood hazards as mapped by the Northland Regional Council are shown below. The flood hazard has been modelled to a point approximately 3.5km downstream of the site.

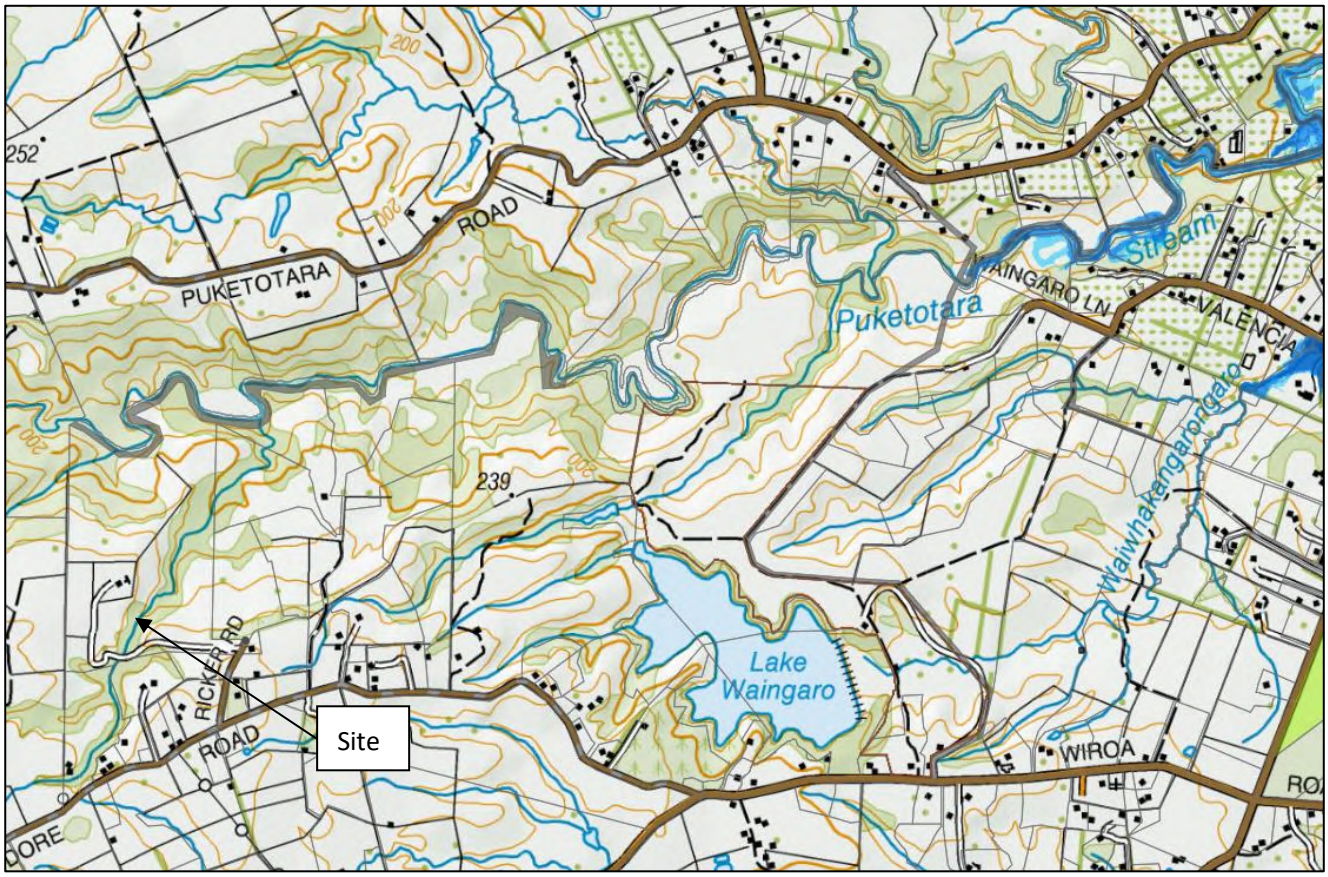


Figure 11 - Catchment flood hazard, NRC.

6.5 Proposed Stormwater Management

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules.

- To receive the maximum treatment benefits from overland flow, concentrated stormwater shall be dispersed via a spreader bar device onto a gently sloping grassed or well vegetated surface. Refer standard details appended.
- Rainwater collection tanks on each lot for domestic water supply, with overflows piped to dispersed outlets.
- For right of ways and driveways we recommend grass lined swales as are already present and performing well.

6.6 Assessment Criteria

In assessing an application under rule 8.6.5.4 the Council will exercise discretion on the following from Chapter 11.3:

Table 8 - Far North District Plan Section 11.3 matters of discretion

Stormwater Disposal Assessment Criteria	Comment
(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	The proposed subdivision and additional building site coverage that this will allow for will have a very small contribution to overall catchment impermeability. In addition proposed lots are in excess of 2ha in area.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability.	Concentrated overflow from storage tanks will be disposed of to land in a dispersive manner to avoid erosion and nuisance.
(c) any cumulative effects on total catchment impermeability.	The proposed subdivision and development that it will enable is relatively small in relation to the total catchment. The catchment is largely rural production land. In addition the proposed lots are larger than 2ha which will limit any cumulative effects.
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Drainage patterns will not be altered by the proposed subdivision. Runoff from the ROW will be directed into existing flowpaths.
(e) the physical qualities of the soil type.	The soils present onsite are well to moderately well drained.
(f) any adverse effects on the life supporting capacity of soils.	None.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	There is sufficient suitable land available for the disposal of effluent including reserve areas including required setbacks from boundaries and flowpaths.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity.	The widening of the existing driveway for the right of way is required for access to the proposed lots associated with residential activities.
(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off.	The site is currently in pasture. Additional landscaping likely to be planted with future dwellings will further reduce adverse effects of runoff.
(j) any recognised standards promulgated by industry groups.	The stormwater management for the proposed development is considered in line with recognised standards for sites greater than 2ha.

(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	Stormwater attenuation to permitted levels not considered necessary due to the proposed lot sizes of greater than 2ha.
(l) the extent to which the proposal has considered and provided for climate change.	Increased runoff resulting from climate change shall be taken into account when sizing stormwater devices.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Detention ponds are not considered necessary for the proposed development.

Table 9 - Far North District Plan clause 13.10.4

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The application complies with the proposed regional plan. The site does not drain into any urban drainage areas.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application does not comply with 4.1.6 of the Far North Engineering Standards 2023. This is due to detention not being proposed as it is not considered necessary due to the large lot areas.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	Complies.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Concentrated overflow will be disposed of to land in a dispersive manner to avoid erosion and nuisance. The proposed lots are all over 2 ha the vast majority of which will be retained as permeable areas.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	Overflow from storage tanks will be disposed of to land in a dispersive manner to encourage absorption, avoid erosion and nuisance. Runoff from paved areas will be directed into grass lined swales, culverts then into natural flow paths to avoid erosion and nuisance.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	NA to residential development.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped	Will discharge to natural flow paths. No reliance on piped or canal systems.

or canal systems and adverse effects on existing waterways.	
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Runoff will not be directed into the council stormwater system.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	NA
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Onsite retention is not proposed as the lot sizes are greater than 2ha.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	None.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Stormwater will be disposed of by way of gravity.
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	None proposed.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	No stormwater easements are proposed.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any	Proposed easements are not defined as a line.

alteration of its size and the need to create a new easement.	
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	NA
(q) The need for and extent of any financial contributions to achieve the above matters.	NA
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	NA

7 Potable Water

7.1 Potable Water Supply

There is no public water supply available at the site. Domestic water supply may be provided by roof runoff collected in storage tanks.

7.2 Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. Where there is no reticulated water supply, then each residential lot will be responsible for providing adequate on-site firefighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a minimum firefighting water storage capacity of 45 m^3 within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

7.3 Alternative to Fire Fighting Supply

The Code (SNZ PAS 4509:2008) specifically allows for alternative methods to be used in meeting the Code requirements, as long as there is approval from an appropriate person nominated by the NZFS National Commander. Clause 4.4 of the Code states that:

- Fire engineers or similar competent persons may use alternative methods to determine firefighting water supplies. To comply with this code of practice, such alternatives must be submitted for approval to the person(s) nominated by the National Commander. The person(s) so nominated will approve these cases on confirmation that the method and calculations used are correctly applied.
- Alternative methods will need to show that the calculated firefighting water supply makes allowances for tactical flow rates (that is, the amount needed above a theoretical amount to absorb the released heat for operational effectiveness).

The procedure to be followed in the case of an alternative fire-fighting supply is as follows:

- The competent person should submit a firefighting facilities checklist (FFFC), with a scale site map showing contours and proposed alternatives to Table 2 with rationale for assessment to NZFS.

If the proposed supply is approved by a nominated NZFS person, Council will accept the FFFC and compliance with the Code will be achieved.

NZFS considers that a 'one size fits all' volume is not appropriate in all circumstances. There are alternatives to firefighting couplings but firefighters are not expected to lift pumps or hoses onto the top of water tanks.

8 On-site Effluent Disposal

8.1 Regulatory Framework

8.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Additional requirements under the Rule also state:

1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and

2) The volume of wastewater discharged does not exceed two cubic metres per day, and

5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via:

a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of AS/NZS 1547:2012; or

b) an irrigation line system that is dose loaded and covered by a minimum of 50mm of topsoil, mulch, or bark, and

The proposed disposal areas are not steeper than 10 degrees. However, we recommend that when using surface laid irrigation, lines be firmly pinned to the ground and where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain be installed and maintained to divert surface runoff away from the disposal area.

District Council requires at time of subdivision a suitable reserve area equal to one hundred percent of the effluent disposal area.

The following analysis ensures that future on-site wastewater disposal on each of the four vacant lots can comply with both the Operative District Plan and Regional Plan for Northland wastewater discharge rules.

8.1.2 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of the lots has been assessed.

It has been assumed for the purpose of this site suitability report that the lots will contain four-bedroom residential units. In reference to TP58 Section 6.3.1, it is recommended that the design occupancy of six people is adopted for this report.

8.1.3 Design Flow Volumes

It is assumed that the proposed residential units will be designed with standard water reduction fixtures. AS/NZS1547 estimates wastewater generation for roof water collection supply properties with standard water reduction fixtures of 145 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows;

$$Total\ daily\ wastewater\ generation = Daily\ occupancy\ number \times design\ flow\ allowances$$

$$= 6\ persons \times (145\ litres/person/day)$$

$$= \mathbf{870\ litres/day}$$

Design flows of 870 litres per day for a four-bedroom household has been adopted for the purpose of this assessment.

8.1.4 Effluent Disposal

Effluent disposal systems will need to be situated to avoid surface runoff or protected by using interception drains. In addition, setbacks listed in Section 8.1 of this report will need to be adhered to, to ensure a suitable setback from the identified overland flow paths, boundaries and buildings.

Standard separation distances can be applied with regard to site slope, which is below 10° on all four lots assessed.

8.1.5 Land Disposal System Sizing and Design

Suitable potential building areas on are available on elevated ground. With allowances for the required setback distances associated with the Regional Plan, there are various suitable effluent disposal locations.

Boreholes were advanced onsite to establish the category of soil present. The soils onsite were found to be AS/NZS1547:2012 Category 4: Clay loam – moderately drained. For these soils we consider that surface or subsurface dripper lines are suitable. Dripper lines require secondary treated effluent to operate effectively. For Category 5 soils AS/NZS 1547 recommends a design irrigation rate of 3.5mm/d. We have adopted an irrigation rate of 3 mm/d to account for the slope present. Example disposal field locations are shown in Appendix A.

The total length of the trickle irrigation system required (UniBioline or similar) is calculated as follows;

$$Total\ area\ of\ dripper\ irrigation\ field = \frac{Total\ daily\ wastewater\ generation}{Design\ irrigation\ rate}$$

$$= 870/3$$

$$= \mathbf{290\ m^2}$$

The appended drawing indicates there is space available for this dripper field area and a 100% reserve area.

8.1.6 Treatment Plant Design Sizing

The naming of a proprietary secondary treatment plant will be decided by the new owner at the building consent stage, when the position and scale of the building are known.

The system is to meet the quality output of AS/NZS 1546.3: 2003, producing effluent of less than 20 g/m^3 of 5-day biochemical oxygen demand (BOD_5) and no greater than 30 g/m^3 total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development.

8.1.7 Effects on Environment

It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects. This includes the wetland reserve area to the west of the property, as all disposal fields will be located at a greater distance from overland flow paths than the minimum required.

To minimise any potential issues, regular inspections and servicing of the treatment plant and disposal field should be completed. Along with the appropriate inspections and approvals prior to plant commissioning.

The disposal field locations indicated by the appended drawings have taken into account the appropriate separation distances.

8.2 Existing wastewater system on proposed lot 5

The Lot 5 existing wastewater treatment and disposal system was found to be in good working order with no olfaction smells or visible signs of surface breakout. The wastewater system onsite consists of a 4500 litre dual chamber septic tank and shallow disposal trenches and is consented, ref BC-2008-1469-0 refer to figure 10 below. The wastewater treatment system and disposal trenches are located centrally within the lot providing large boundary set-backs in excess of 50m.

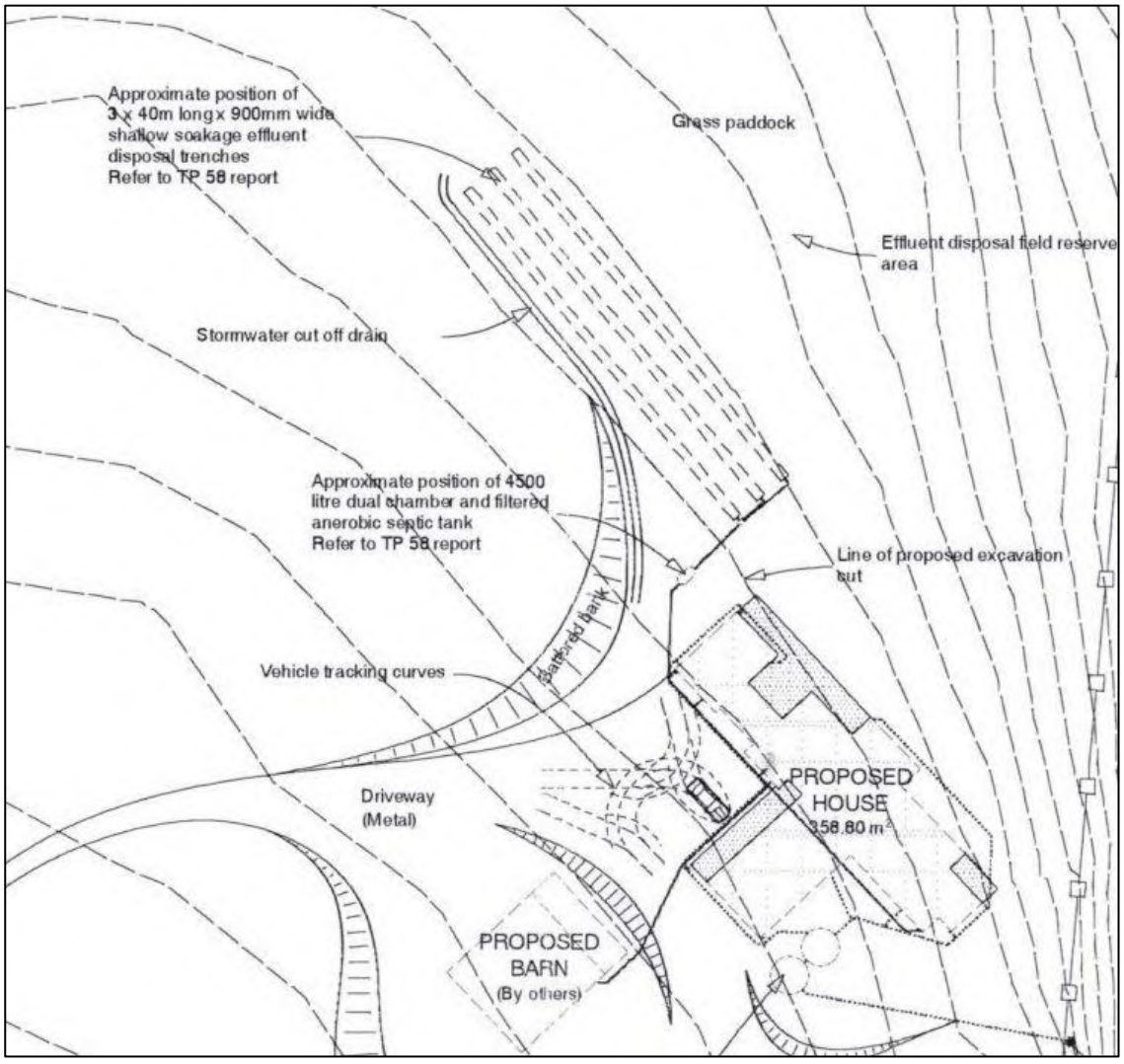


Figure 12 - Wastewater plan from BC-2008-1469-0

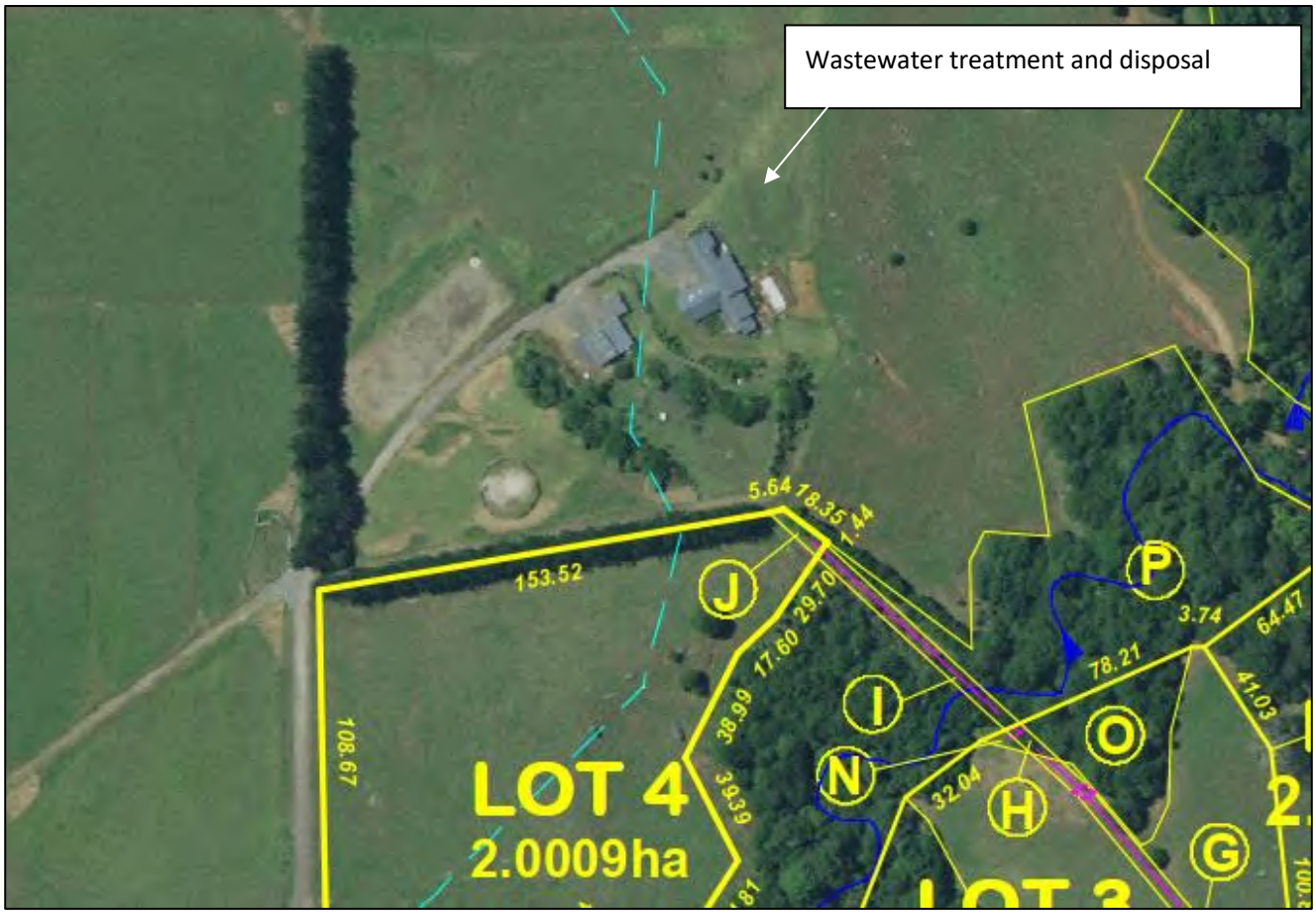
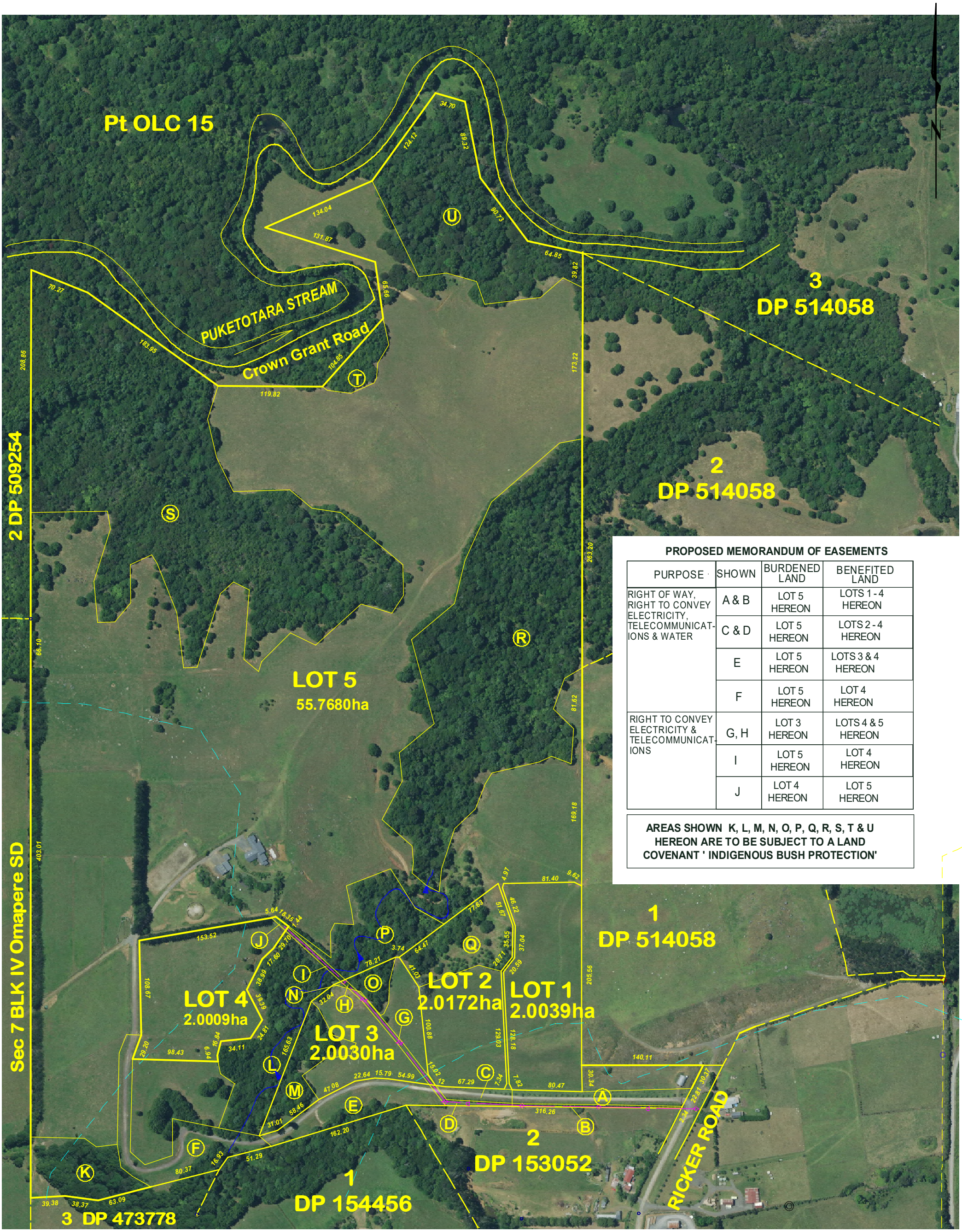


Figure 13 - Lot 5 wastewater treatment and disposal location

Appendix A – Drawings

Drawing No.	Title	Scale
24467	Williams and King – Proposed Subdivision Lot 2 DP 23957	1:4000 @A3
P01	Haigh Workman - Proposed Plan	1:2000 @A3
P02	Haigh Workman – Proposed Ricker Road Plan	1:1500 @A3



PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	A & B	LOT 5 HEREON	LOTS 1 - 4 HEREON
	C & D	LOT 5 HEREON	LOTS 2 - 4 HEREON
	E	LOT 5 HEREON	LOTS 3 & 4 HEREON
	F	LOT 5 HEREON	LOT 4 HEREON
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	G, H	LOT 3 HEREON	LOTS 4 & 5 HEREON
	I	LOT 5 HEREON	LOT 4 HEREON
	J	LOT 4 HEREON	LOT 5 HEREON

AREAS SHOWN K, L, M, N, O, P, Q, R, S, T & U HEREON ARE TO BE SUBJECT TO A LAND COVENANT ' INDIGENOUS BUSH PROTECTION'

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 63.7929ha CT
Comprised in: NA89C/909

0 30 60 90 120 150 180 210 320m

Prepared for: Good Move Property Limited

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz
27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF Pt SECTION 4 Blk IV OMAPERE SD

	Name	Date
Survey		
Design		
Drawn	W & K	Feb 2025
Rev		

ORIGINAL SCALE 1:4000 SHEET SIZE A3

23957

LEGEND

Example 30x30m House Site

Example 290m² Disposal Area and 100% Reserve Area

NOTES:
1. Lot boundaries and aerial from Surveyor
2. Contours from LINZ (1m intervals)

100% RESERVE

EXISTING WASTEWATER FIELD 3x40m TRENCHES

290m² WASTEWATER DISPOSAL AREA + 290m² RESERVE AREA

290m² WASTEWATER DISPOSAL AREA + 290m² RESERVE AREA

290m² WASTEWATER DISPOSAL AREA + 290m² RESERVE AREA

290m² WASTEWATER DISPOSAL AREA + 290m² RESERVE AREA

PASSING BAY

PASSING BAY

PASSING BAY

PASSING BAY

4m WIDE WITH PASSING BAYS EVERY 100m

WIDEN TO 4m WITH

AREAS SHOWN K, L, M, N, O HEREON ARE TO BE SUB... COVENANT ' INDIGENOUS B...

LOT 4
2.0009ha

LOT 3
2.0030ha

LOT 2
2.0172ha

LOT 1
2.0039ha

DP 514058

DP 153052

RICKER ROAD

FOR APPROVAL

Rev	Date	Description	By	Checked
A	24/06/2025	FOR APPROVAL	AS	JP

DWG Proposed Plan

A3 Scale 1: 2000 (0, 40, 100)

Date 24/06/2025

Drawn AS | Checked JC | Approved JP

File T:\CLIENTS\GOOD MOVE PROPERTY LIMITED\25 058 - 35 RICKER ROAD, OKAIHAU\ENGINEERING\DRAWING\25_058_PLAN.DWG

HAIGH WORKMAN Ltd
Civil & Structural Engineers
6 Fairway Drive
Kerikeri, BOI
T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

Project 35 Ricker Road
Okaihau

Client Good Move Property Limited

Project No. 25 058

RC no.

Stage

Dwg No. P01

Sheet No. 1 of 1

FOR APPROVAL

Rev	Date	Description	By	Checked
A	24/06/2025	FOR APPROVAL	LP	JP

DWG Proposed Ricker Road Plan

A3 Scale 1: 1500 (0 30 75)

Date 24/06/2025

Drawn LP | Checked JC | Approved JP

File T:\CLIENTS\GOOD MOVE PROPERTY LIMITED\25 058 - 35 RICKER ROAD, OKAIHAU\ENGINEERING\DRAWING\25_058_PLAN.DWG

HAIGH WORKMAN Ltd
Civil & Structural Engineers
6 Fairway Drive
Kerikeri, BOI
T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

Project 35 Ricker Road, Okaihau

Client Good Move Property Limited

Project No. 25 058

RC no.

Stage

Dwg No. P02

Sheet No. 1 of 1

Appendix B – Borehole Logs

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand

HAIGH WORKMAN LTD
Civil & Structural Engineers

Phone 09 407 8327
Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH1

Hole Location: Refer to Site Plan

JOB No. 25 058

CLIENT: Good Move Property Limite **SITE:** 35 Ricker Road, Okaihau
Date Started: 10/03/2025 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 10/03/2025 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** JCum

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Brown Topsoil, SILT with some clay, dry, LP.	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
Brown silty CLAY, trace fine gravel, dry.							
Moist	0.5						
Red brown	1.0						
EOH target depth	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
Scala penetrometer testing not undertaken.
Hand Held Shear Vane S/N:

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand

HAIGH WORKMAN LTD
Civil & Structural Engineers

Phone 09 407 8327
Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH2

Hole Location: Refer to Site Plan

JOB No. 25 058

CLIENT: Good Move Property Limite **SITE:** 35 Ricker Road, Okaihau
Date Started: 10/03/2025 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 10/03/2025 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** JCum

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Brown Topsoil, SILT, dry, LP.	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
Red Brown, silty CLAY,moist.	0.5						
	1.0						
EOH target depth	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL CLAY SILT SAND GRAVEL FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
Scala penetrometer testing not undertaken.
Hand Held Shear Vane S/N:

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand

HAIGH WORKMAN LTD
Civil & Structural Engineers

Phone 09 407 8327
Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH3

Hole Location: Refer to Site Plan

JOB No. 25 058

CLIENT: Good Move Property Limite **SITE:** 35 Ricker Road, Okaihau
Date Started: 10/03/2025 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 10/03/2025 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** JCum

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Brown Topsoil, SILT, dry, LP.	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
Red Brown, silty CLAY,moist.	0.5						
	1.0						
EOH target depth	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL CLAY SILT SAND GRAVEL FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
Scala penetrometer testing not undertaken.
Hand Held Shear Vane S/N:

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**NA89C/909**
Land Registration District	**North Auckland**
Date Issued	07 April 1993

Prior References
NA1854/76

Estate	Fee Simple
Area	63.7929 hectares more or less
Legal Description	Part Section 4 Block IV Omapere Survey District

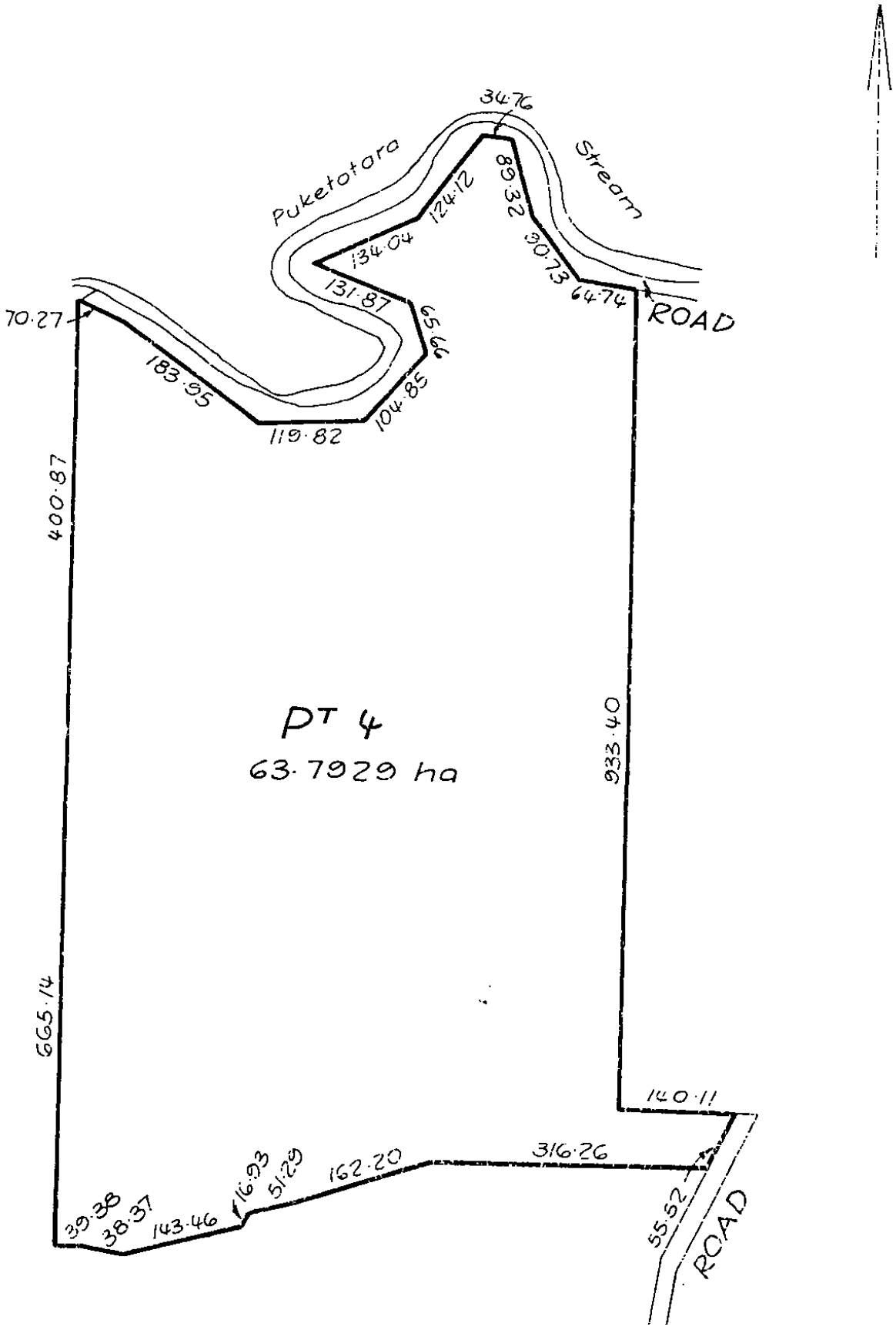
Registered Owners
Good Move Property Limited

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

11727300.2 Mortgage to (now) H Squared NZ Limited - 31.3.2020 at 5:35 pm

FAR NORTH DISTRICT



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

30 July 2025

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Good Move Property Limited – 35 Ricker Road, Okaihau. Pt Section 4 Blk IV Omapere SD.

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 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

Natalie Watson

From: Jane Macleod <jmacleod@doc.govt.nz>
Sent: Monday, 17 March 2025 3:36 pm
To: Natalie Watson
Subject: Re: Proposed Subdivision for Good Move Property Limited at 35 Ricker Road, Okaihau

Kia ora Natalie

Thank you for the opportunity to comment on this proposal. DOC have reviewed the details of the draft application provided. We support the protection of forest via covenants, and support pet controls in line with the FNDC practice note. We do not have any other concerns with the proposal.

All the best, Jane

Jane Macleod
Senior Resource Management Planner | Kaiwhakamahere penapenarawa
Dunedin Office | Ōtepoti
Department of Conservation | Te Papa Atawhai
Phone: 027 332 4204
www.doc.govt.nz

Department of Conservation
Te Papa Atawhai

From: Natalie Watson
Sent: Thursday, 6 March 2025 9:29 am
To: RMA
Subject: RE: Proposed Subdivision for Good Move Property Limited at 35 Ricker Road, Okaihau

Hi Trix,

I haven't finalised anything yet, but have copied the draft assessment of effects in terms of flora and fauna below. Hopefully, this is sufficient for now.

Vegetation and Fauna
The property includes areas of indigenous vegetation, which are subject to proposed protection via land covenants and corresponding consent notice condition. These areas form part of the Puketotara River Bush

ecological unit within the Kerikeri Ecological District, as mapped by the Department of Conservation. The proposed land covenants include areas of the site within the Puketotara River Bush ecological unit (excluding a strip of land on Lot 5, between proposed covenant areas 'P' and 'R' where continuation of existing farm access is necessary) as well as additional areas on the fringe of the mapped ecological unit. The proposal itself avoids direct adverse effects on indigenous vegetation, and in the long term, a positive effect may ensue as this vegetation will be protected from clearance by future landowners.

Potential adverse effects on kiwi habitat will arise through the intensification of residential activity over the subject site, through future residential development of Lots 1 - 4. These effects are able to be avoided and mitigated through standard consent notice conditions, allowing pets to be permitted to remain on the lots with appropriate conditions for dogs requiring micro-chipping, kiwi aversion training, being kept within a dog proof fence, on a lead or under effective control when outside the fenced area, being kept in a kennel at night, and for cats, that they be de-sexed and kept indoors at night. With these standard controls in place, it is considered that potential adverse effects on kiwi are able to be avoided and mitigated to present a less than minor effect.

The site includes tributaries to Puketotara Stream are present. These are generally situated at the base of the gullies within the bush covenant areas, where earthworks and vegetation clearance will be avoided. The new rural lifestyle sites have ample area, allowing them to be developed while maintaining suitable setbacks from these freshwater areas. Provided that best practice erosion and sediment control is undertaken during access upgrades and in long term stormwater disposal to avoid exacerbating erosion and prevent sediment from entering the freshwater features within the site, adverse effects on the freshwater quality and habitats can be avoided.

Kind regards,
Natalie

From: RMA
Sent: Thursday, 6 March 2025 8:39 am
To: Natalie Watson
Subject: RE: Proposed Subdivision for Good Move Property Limited at 35 Ricker Road, Okaihau

Kia ora Natalie,
Thank you for the email.
Do you have the AEE (Assessment of Environmental Effects)?

Without the AEE our planners might not be able to make an assessment on the proposed works.

Ngā mihi

Trix Heigan
Statutory Process Team - RMA
Department of Conservation | Te Papa Atawhai

www.doc.govt.nz

From: Natalie Watson <nat@saps.co.nz>
Sent: Wednesday, 5 March 2025 9:03 am
To: RMA <RMA@doc.govt.nz>
Subject: Proposed Subdivision for Good Move Property Limited at 35 Ricker Road, Okaihau

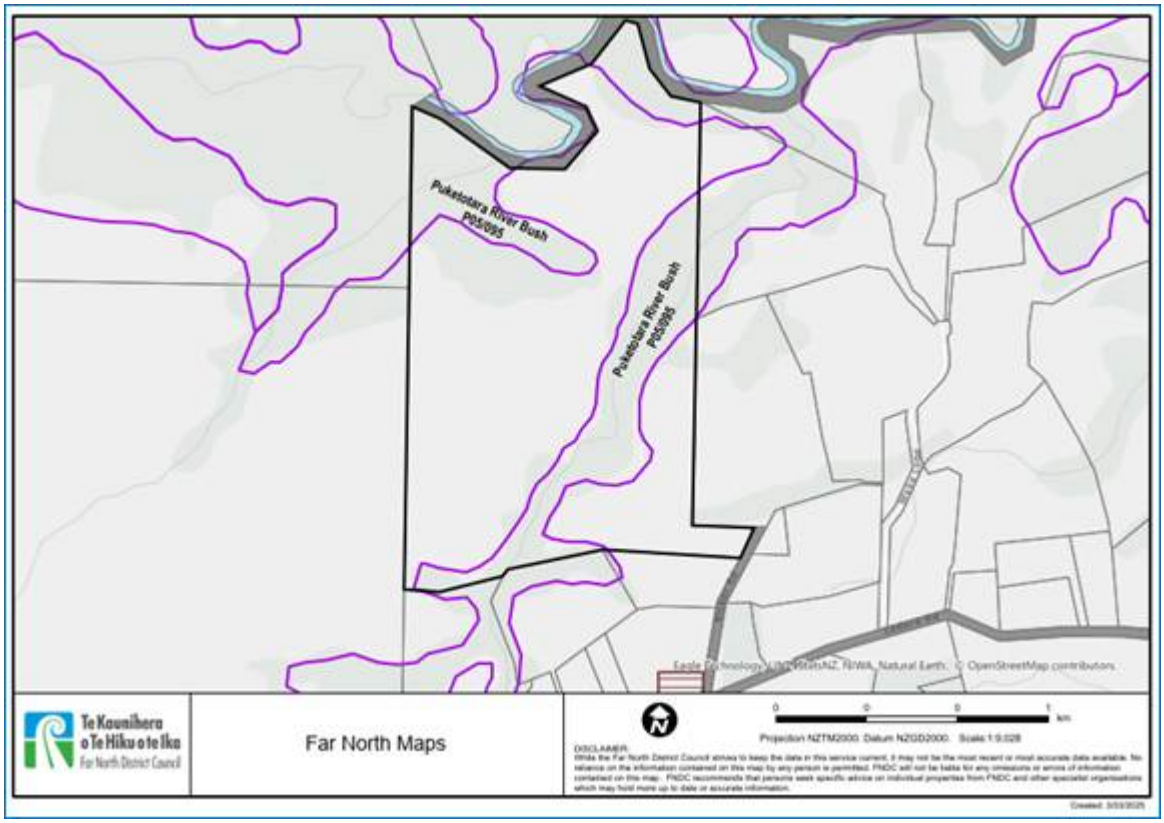
Good morning,

I am writing with respect to a proposed subdivision at Ricker Road, between Okaihau and Waipapa, for Good Move Property Limited.

The subdivision proposes four additional ~2ha lots, leaving a 50ha + lot balance area containing the existing dwelling. Please refer to the attached scheme plan.

The subject site is not located within 500m of land administered by the Department of Conservation. No effects on the ability of the Department of Conservation to manage this reserve are anticipated.

The subject site contains tributaries of Puketotara Stream, the margins of which are recorded within the Department of Conservation Protected Natural Area mapping as part of the 'Puketotara River Bush' ecological unit (P05/095) in the Natural areas of Kerikeri Ecological District. See map below.



The property includes areas of indigenous vegetation, which are subject to proposed protection via land covenants and corresponding consent notice condition. These areas form part of the Puketotara River Bush ecological unit within the Kerikeri Ecological District, as mapped by the Department of Conservation.

Land covenants 'K' – 'U' are proposed over Lots 2, 3 and 5 to protect areas of indigenous vegetation on those lots. These land covenant areas are intended to be referred to in a consent notice condition imposed on the applicable

lots. The proposed land covenants include areas of the site within the Puketotara River Bush ecological unit (excluding a strip of land on Lot 5, between proposed covenant areas 'P' and 'R' where continued farm access is necessary) as well as additional areas on the fringe of the mapped ecological unit.

The site is mapped as being located within a 'kiwi present' habitat in Far North Maps "Species Distribution (DoC)" Map. Potential adverse effects on kiwi habitat arising through the intensification of residential activity over the subject site within Lots 1 – 4 are able to be mitigated through standard consent notice conditions, allowing pets to be permitted to remain on the lots with appropriate conditions requiring micro-chipping, dogs having kiwi aversion training, being kept within a dog proof fence, on a lead or under effective control when outside the fenced area, being kept indoors or in a kennel at night.

Please let me know if the Department of Conservation has any comment to make with respect to this proposed subdivision, or otherwise feel free to contact me if you require any further information.

Kind regards
Natalie Watson

WILLIAMS & KING
P +64 9 407 6030
27 Hobson Ave
P.O. Box 937, Kerikeri 0230, NZ
http://www.saps.co.nz

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.