

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No

If yes, who have you spoken with?

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)

☐ Other (please specify)

☐ Discharge

☐ Change of Consent Notice (s.221(3))

☐ Extension of time (s.125)

**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:

STUART CARRUTHERS and MIRANDA MOORGHEN

Email:

Phone number:**Postal address:**

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

LMD PLANNING CONSULTANCY (ATTEN: LEONARD DISSANAYAKE)

Email:

Phone number:**Postal address:**

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

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

7. Details of property owner/s and occupier/s

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

Name/s:

IAIN CARRUTHERS and SHIRLEY CARRUTHERS

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

80-82, ACCESS ROAD

KERIKERI

Postcode 0230

Legal description:

LOT 2 DP 105939

Val Number:

00219-51700

Certificate of title:

940380

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 APPLICANT ; STUART CARRUTHERS (PH: 022 304 0519) PRIOR TO ANY 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.

SUBDIVISION OF LOT 2 DP 105939 TO CREATE TWO LOTS IN THE RURAL LIVING ZONE (ODP) AND
RURAL RESIDENTIAL ZONE (PDP) AS A CONTROLLED ACTIVITY.

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

MIRANDA MOORGHEN

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

MIRANDA MOORGHEN

Signature:

(signature of bill payer)

Date

MANDATORY

Signed page is attached

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

LEONARD DISSANAYAKE (AGENT)

Signature

Date 29-Sep-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

15. Billing details continued...

Declaration concerning Payment of Fees

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Name: (please write in full)

MIRANDA MOORGHEN

Signature:

(signature of bill payer)

Date 28.9.26

16. Important Information:

Note to applicant

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17. Declaration

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

Name (please write in full)

LEONARD DISSANAYAKE (AGENT)

Signature

Date

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

SignedSignedSignedSigned

Proposed Subdivision of Lot 2 DP 105939

at

80-82, Access Road, Kerikeri

Planning Report

including

Assessment of Environmental Effects

for

Resource Consent Application

by

Stuart Carruthers and Miranda Moorghen

LMD Planning Consultancy

9 Campbell Lane, Kerikeri

Ph: 027 712 2280

E-mail: imdpc@xtra.co.nz

Website: www.lmdplanning.co.nz

September 2026

1.0 INTRODUCTION

The applicants, Stuart Carruthers and Miranda Moorghen, propose to subdivide the property (the Site) at 80-82 Access Road, Kerikeri, to create two new lots. Stuart's parents are the current owners of this site.

The site is zoned Rural Living in the Far North Operative District Plan and Rural Residential in the Proposed District Plan (Appeals Version). The subdivision proposal is considered a 'controlled activity' under both these District Plans. Accordingly, on behalf of the applicants, I hereby apply to the Council for a resource consent to undertake the proposed activity.

In this report, I intend to provide the necessary information in sufficient detail as required in Schedule 4 of the Resource Management Act 1991 (RMA), including an 'Assessment of Environmental Effects' (AEE) of the proposed activity.

2.0 DESCRIPTION OF THE SITE

The application site is located at 80-82 on the eastern side of Access Road, approximately 1.5 kilometres to the southwest of Kerikeri town centre, as shown in **Fig. 1** below.



Fig. 1: Site Location Map (*Source: Far North Maps*)

Title Details

The site is legally described as Lot 2 DP 105939. The site covers 2.4620 hectares. **Appendix 1** includes a copy of the Record of Title (RT) NA59A/868, dated 25 July 1985.

No easement certificates or consent notices are registered on the title.

Existing Development and Site Features

The site contains an established residential development comprising the principal dwelling (No 80), a family flat (No 82), a shed and gravel driveways.

These residential units were approved under the following Building Permits and a Building Consent.

- BP 18432 - Dwelling – (Approved on 18/10/1968)
- BP 1843 - Additions (to dwelling) – (Approved on 18/04/1977)
- BC-1999-1008-0 - Family Flat – (Approved on 27/01/1999)

Both residential units have access via two separate vehicle crossings from Access Road.

The site is generally sloping towards the east. A considerable area of the site is covered by vegetation. The applicants recently cleared the vegetation on the northern part of the site adjacent to Access Road where the new lot is proposed. The cleared area primarily contained weeds and scrub, with large macrocarpa trees along the road boundary.

The eastern boundary of the site adjoins a small stream; its average width is less than 3 metres.

According to the FNDC's Land Cover and Land Use maps, the site contains soil types **2s 1** and **4e 2**.

The immediate surroundings of the site primarily consist of rural residential and lifestyle properties.

3.0 DESCRIPTION OF THE PROPOSAL

The applicants propose subdividing Lot 2 DP 105939 into two lots, as shown in the scheme plan prepared by Thomson Survey Ltd. in **Appendix 2**.

The proposed lot sizes are as follows;

- Lot 1 – 2.0570ha
(This lot will include the existing residential development. No new activities are proposed within this lot as part of this application)
- Lot 2 - 4050m²
(Vacant lot intended for future new dwelling)

Haigh Workman Ltd. have undertaken an engineering assessment of the proposed subdivision, and their report is attached in **Appendix 3**. (For easy reference, it will be referenced as 'Engineering Report'). This report assesses the proposal with special focus on natural hazards, access, earthworks, stormwater, wastewater, water supply and firefighting, and provides recommendations for the proposed subdivision activity.

Accordingly, a new vehicle access will be formed to serve the proposed Lot 2 directly from Access Road. Wastewater disposal for Lot 2 will be provided by a secondary-treated effluent system, with both primary disposal and reserve areas positioned within Lot 2 as recommended.

4.0 ACTIVITY STATUS

4.1 FAR NORTH OPERATIVE DISTRICT PLAN (ODP)

4.1.1 ZONING

The site is located within the 'Rural Living' zone, as shown in **Fig. 2** below. The site is not affected by any resource overlay maps or resource features.

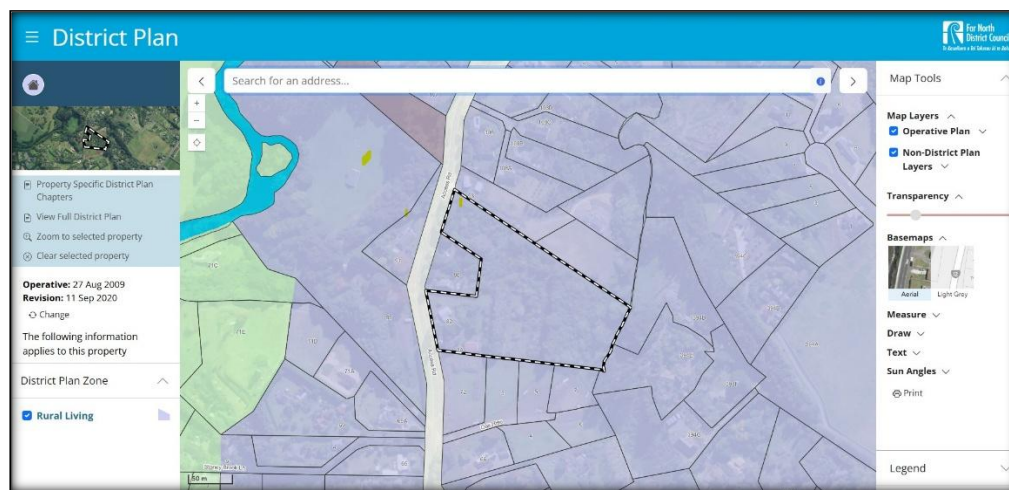


Fig. 2: Operative District Plan – Zone Map (Source - Far North Maps)

4.1.2 SUBDIVISION RULES

13.7.2.1 – Minimum area for vacant new lots and new lots which already Accommodate Structures

Rule 13.7.2.1 – Table 13.7.2.1 (iv) of the District Plan specifies the minimum lot sizes for controlled and discretionary activity subdivisions within the Rural Living Zone as follows.

- Controlled activity – 4000m²
- Discretionary activity – 3000m²

Each of the proposed lots is greater than **4,000m²**, thereby meeting the minimum lot size requirement and complying with the **Controlled Activity** standard for subdivision.

13.7.2.2 – Allotment Dimensions

Lot 1 is already developed with two approved residential units. The scheme plan illustrates a 30m x 30m building envelope for the proposed Lot 2 with the required minimum 3m setback from its boundaries.

13.7.2.3 - 13.7.2.9

These rules do not apply to this proposal.

4.1.3 ZONE RULES AND DISTRICT WIDE RULES

Table 13.7.2.1 (Minimum Lot Sizes) further states that *"any existing development on any new lot in the subdivision must comply with all of the relevant zone rules and the rules in Part 3 of the Plan – District Wide Provisions for permitted or controlled activities."*

In this instance, proposed Lot 1, with an area of approximately 2.057 ha, will accommodate existing buildings. My assessment indicates that the current development on the proposed Lot 1 complies with all relevant permitted activity rules in the Rural Living Zone and Part 3 of the District Plan. For completeness, the existing development on Lot 1 is assessed against the applicable rules (or part of rules) as follows.

Zone Rules/Standard	Compliance/Activity Status
8.7.5.1.1 Residential Intensity Residential development shall be limited to one unit per 4,000m ² of land.	Two residential units on this 20570m ² land comply with this standard. [permitted]
8.7.5.1.3 Building Height - The maximum height of any building shall be 9m.	Existing use right/ Complies [Permitted]
8.7.5.1.4 Sunlight – No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary.	Existing use right/Complies. [Permitted]
8.7.5.1.5 Stormwater Management The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m ² , whichever is the lesser.	The impermeable surfaces area on Lot 1 is approx. 754m ² or 3.6.% of lot area. [Permitted]
8.7.5.1.6 Setback from Boundaries - (b) the minimum building setback from boundaries shall be 3m.	Existing use right/ Complies. [Permitted]

District Wide Provisions	
15.1.6A Traffic - Table 15.1.6A.1 15.1.6A.2.1 - Traffic Intensity The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1 above. The Traffic Intensity Factor for the proposed activity shall be determined by reference to Appendix 3A in Part 4.	According to Table 15.1.6A.1, the traffic intensity threshold value for Lot 1 is 20 for a permitted activity. The first residential unit on a site is exempt from this rule. According to Appendix 3A, the TIF for the second residential unit on Lot 1 is 10. [Permitted].

Summary

Overall, the subdivision proposal is deemed to be a '**controlled activity**' under the ODP.

4.2 FAR NORTH PROPOSED DISTRICT PLAN–APPEALS VERSION (PDP-AV)

4.2.1 ZONING

The site is zoned 'Rural Residential' under the PDP-AV as shown in **Fig. 3** below. The site contains no identified features and is unaffected by resource overlay maps. The site's 'Rural Residential' zoning has not been challenged by any appeal.

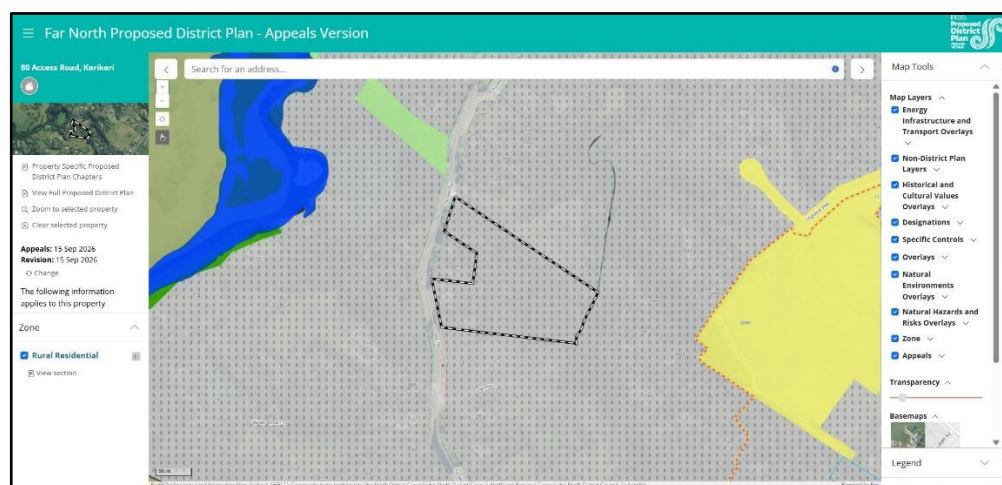


Fig. 3: Proposed District Plan (Appeals Version) – Zone Map

4.2.2 SUBDIVISION RULES

The **Subdivision Chapter** of the District Plan sets out '**Rules**' that determine the activity status of subdivision, subject to compliance with relevant

zone-specific standards. These rules provide the framework for assessing subdivision activities and identifying the applicable statutory pathway.

Among the controlled activity status rules for 'All zones', the following rules do not apply to the proposed subdivision.

SUB-R1 - Boundary adjustments

SUB-R2 - Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access

SUB- R4 - Subdivision that creates a private accessway

SUB- R8 - Subdivision of a site containing land susceptible to land instability

SUB-R9 - Subdivision of site within 32m of the centre line of a Critical Electricity Line Overlay

Among the 'zone'-specific rules, **SUB-R3 – Subdivision of land to create a new allotment** is considered the only rule that applies to the proposed subdivision.

It describes the following **Controlled Activity** subdivision standards for land zoned '**Rural Residential**':

Activity status: Controlled

Where:

CON-1

The [subdivision](#) complies with standards:

[SUB-S2 Requirements for building platforms for each allotment;](#)

[SUB-S3 Water supply;](#)

[SUB-S4 Stormwater management;](#)

[SUB-S5 Wastewater disposal;](#)

[SUB-S6 Telecommunications and power supply;](#) and

[SUB-S7 Easements for any purpose.](#)

CON-2

The [subdivision](#) complies with standards: [SUB-S1 Minimum allotment sizes](#) (except [subdivision](#) under SUB-R3 CON-3 below); and [SUB-S8 Esplanades](#).

*[Note: **CON-3** standards are excluded as they do not apply to this proposal]*

ASSESSMENT

The proposal is assessed against the applicable standards under **CON-1** and **CON-2** as set out below.

CON-1

Standard	Comments/ Compliance
SUB-S2 Requirements for building platforms for each allotment;	

Allotments created must be able to accommodate a square building envelope of the minimum dimensions specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zones, or into an area that does not allow a <u>building</u> to be located. For Rural Residential Zone – Minimum Dimensions - 20m x 20m	Proposed Lot 1 is already developed with residential units. They are positioned more than the required 3m setback from the boundary Proposed Lot 2 can accommodate a building envelope exceeding 20m x 20m without encroaching into the required 3m boundary setback, as shown on the Scheme Plan. [Complies].
SUB-S3 Water supply 1. All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; 2. Where a connection to Council's reticulated water supply systems is available, all allotments must connect; 3. Where a connection to Council's reticulated water systems is not available all allotments shall be provided with a means to provide a water supply system; and 4. All new allotments must have access to sufficient water supplies for fire fighting consistent with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	1. Proposed Lot 1 already has an established potable water supply system. Proposed Lot 2 can comply with this requirement. 2. Council's reticulated water supply system is not available in this area. 3. Domestic water supply for proposed Lot 2 will be provided by roof runoff collected in storage tanks. 4. Proposed Lot 2 will be able to comply with this requirement.
SUB-S4 Stormwater management 1. All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.	Proposed Lot 1 and Lot 2 are able to comply with all these standards.

2. The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge; 3. The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property; 4. The stormwater system will not connect or be able to overflow to the wastewater network. 5. The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change. 6. The stormwater system is designed and constructed for an asset life of at least 50 years.	Technical specifications and compliance details for other standards are provided in Section 8 of the Engineering Report (Appendix 3).
SUB-S5 Wastewater disposal 1. Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; and 2. Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment	1. Not applicable to this site. 2. The proposal complies with this standard. [Refer to Section 10 of the Engineering Report for details.]
SUB-S6 Telecommunications and power supply; Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to: 1. A reticulated electricity supply system at the boundary of the new allotment; and 2. Telecommunications services at the boundary of the new allotment, provided by: a. An open access fibre network, where it is available to the boundary of each new lot; or	Proposed Lot 1 is already connected to a reticulated electricity supply system and telecommunication services. 1. Top Energy has confirmed that a separate power supply can be provided to the Proposed Lot 2. (See Appendix 4) 2. a. An open access fibre network can be provided to the boundary of the Proposed Lot 2.

b. Where connection to an open access fibre network is not available, by a mobile/wireless, which includes satellite service; and c. The applicant shall provide, with any subdivision consent application written confirmation from a telecommunication network operator confirming that a suitable connection can be made; and d. At the time of subdivision, sufficient land for telecommunications, transformers, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, proof of consultation with the telecommunications network utility operators will be required.	b. N/A c. Refer to Chorus's emailed letter in Appendix 5 confirming that suitable connection can be made. d. Not applicable to this subdivision.
SUB-S7 Easements for any purpose Easements shall be provided where necessary for: 1. public works and utility services; 2. easements in gross where a service or access is required by the Council; 3. easements in favour of nominated allotments or adjoining Certificates of Title; 4. Service easements, whether in gross or for private purposes, with sufficient width to permit maintenance, repair or replacement of services; and 5. The need for easements for any of the following purposes: a. accessways, whether shared or not; b. stormwater, wastewater disposal, water supply, utilities; c. party walls and floor/ceilings; and d. other utilities.	No easements are required, as none of the purposes listed in this standard applies to this subdivision layout.

CON-2

Standard	Comments/ Compliance
SUB-S1 Minimum allotment sizes - For Rural Residential zone – Controlled Activity - 4,000m² Discretionary Activity - 2,000m²	Each lot in the proposed subdivision is greater than 4,000m². Complies as a controlled activity
SUB-S8 Esplanades Any subdivision involving the creation of one or more allotments less than 4ha which adjoins: 1. The line of MHWS; 2. The bank of a river whose bed has an average width of 3m or more; or 3. A lake that is larger than 8 ha in size. An esplanade reserve or esplanade strip must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.	Although the proposed lot sizes are less than 4ha, this standard does not apply to this subdivision because none of the proposed allotments adjoins 1. The line of MHWS; 2. The average width of the stream that adjoins the eastern boundary of Lot 1 is not more than 3m; or 3. A lake [Not applicable]

4.2.3 OTHER APPLICABLE RULES

As advised in **Note 1** under **Rules** in the Subdivision chapter, it is also necessary to assess the proposal against other applicable rules in the **District-Wide Matters** and the underlying zone (Rural Residential).

Accordingly, the proposal is assessed against the most relevant District-Wide Matters (Transportation) as follows.

Rule/Standard	Compliance/Activity Status
TRAN-R2 New or altered vehicle crossings and access, including private accessways ... PER-6 Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 – Sealing requirements for vehicle crossings and private accessways.	Proposed Lot 1 will retain the established vehicle crossings. Proposed Lot 2 will comply with this rule. (Refer to details in the Engineering Report- Appendix 3) [Permitted]

Given that proposed Lot1 contains established residential development, including two residential units, its compliance within the Lot1 boundary is

assessed against the relevant Rural Residential zone rules and applicable District-Wide Matters as follows.

Rule / Standard	Compliance/Activity Status
RRZ-R2 Impermeable surface coverage PER-1 The impermeable surface coverage of any site is no more than 12.5% or 2,500m², whichever is lesser.	The impermeable surface coverage within Lot 1 is approximately 3.6%. [Permitted]
RRZ-R3 Residential intensity PER-1 The site area per residential unit is at least 4,000m².	Lot 1 has an area of 20,570m². Two residential units within it comply with this standard. [Permitted]
TRAN- R9 Trip generation PER-2 The subdivision does not create lots (including balance lots) that enable use or development greater than the thresholds in TRAN-Table 12 - Trip generation.	TRAN- Table 12 specifies the threshold for a residential activity as 20 residential units. The trip generation from the existing 2 residential units is within this threshold. [Permitted]

Summary

Based on the above assessment, the subdivision proposal is deemed to be a '**controlled activity**' under the PDP–AV.

4.3 OVERALL ACTIVITY STATUS

Overall, the proposed subdivision is considered a '**Controlled Activity**' under both the Operative District Plan and the Proposed District Plan–Appeals Version.

5.0 STATUTORY ASSESSMENT

Section 104 of the RMA establishes the statutory framework within which the Council is required to consider an application for a resource consent.

Section 104(1) outlines that, when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to –

(a) *any actual and potential effects on the environment of allowing the activity;*
and

(ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any*

adverse effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application

Notwithstanding the foregoing, Section 104A states as follows;

104A Determination of applications for controlled activities

After considering an application for a resource consent for a controlled activity, a consent authority—

(a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and

(b) may impose conditions on the consent under section 108 only for those matters—

(i) over which control is reserved in national environmental standards or other regulations; or

(ii) over which it has reserved its control in its plan or proposed plan.

Regarding the assessment required under Section 104(1)(a), I will concentrate on evaluating environmental effects based solely on the 'Other matters to be taken into account' as specified for controlled subdivision activities in **Rule 13.7.3** of the Operative District Plan and 'Matters of Control' listed in **Rule SUB-R3** of the Proposed District Plan- Appeals Version.

Among the statutory documents listed in Section 104(1)(b), the most relevant provisions to consider in this case are the objectives and policies of both the Operative District Plan and the Proposed District Plan, along with the applicable national environmental standards.

Given the nature and scale of the proposal, and its classification as a controlled activity, a detailed assessment against higher-order documents such as national and regional policy statements is not considered necessary. Nevertheless, for completeness, a brief assessment against other relevant planning documents is also provided in the following section.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

[s 104(1)(a) Assessment]

6.1 Assessment Criteria under the Operative District Plan (ODP)

As required by Rule 13.8.3 (1) of the ODP, the proposal is assessed against the matters listed in Rule 13.7.3 as follows.

13.7.3.1 Property Access

The existing vehicle crossings off Access Road will be retained for Proposed Lot 1.

A new vehicle crossing will be formed for the proposed Lot 2 in accordance with the Council's Engineering Standards. Refer to details and recommendations in Section 6 of the Engineering Report (**Appendix 3**).

The environmental effects associated with property access for the proposed subdivision are considered minor.

13.7.3.2 Natural and Other Hazards

The online maps of Northland Regional Council and Far North District Council do not indicate that the site is affected by any natural hazards, especially concerning river flood risks.

Section 5 of the Engineering Report provides a detailed assessment relating to natural hazards. It confirms that the proposed building site for Lot 2 is suitable for the intended residential development.

Regarding fire hazard, proposed Lot 1 already contains existing dwellings. Any habitable building on proposed Lot 2 will be built with a minimum setback of 20 m from any bush areas.

The soil contamination aspect is addressed separately in this report within the NES-CS assessment.

Overall, there will be no adverse effect from natural or other hazards on the subdivision.

13.7.3.3 Water Supply

An established domestic water supply system for collecting and storing rainwater exists within the proposed Lot 1.

The potable and firefighting water supply for Lot 2 will be provided via roof catchment and storage in standard water tanks.

13.7.3.4 Stormwater Disposal

The existing residential development within proposed Lot 1 has an established stormwater disposal system. The estimated impermeable surface area covering the existing dwellings, shed, driveway and parking areas within Lot 1 is assessed as 3.6% of the lot area (2.057ha), which is well within the permitted activity threshold of 15% under the 'stormwater management' rule.

Section 8.3 of the Engineering Report states that the estimated impermeable surfaces on proposed Lot 2 following development are not expected to exceed the permitted activity threshold. Nevertheless, it recommends a consent notice

for Lot 2 requiring a stormwater management report at the time of building consent.

Accordingly, the environmental effects of the subdivision relating to stormwater disposal are considered minor, with the proposed measures ensuring that runoff is managed appropriately within the proposed Lot 2

13.7.3.5 Sanitary Sewage Disposal

Established on-site wastewater systems are available for the two residential units on the proposed Lot 1.

Section 10 of the Engineering Report provides an assessment of the proposal relating to '**on-site effluent disposal**'. It confirms that *'the proposed subdivision boundaries creating Lot 2 will not affect the existing disposal areas and sufficient suitable area remains on Lot 1 for adequate wastewater reserve areas'*.

The Engineering Report states that the Proposed Lot 2 contains suitable area for effluent disposal, including 100% reserve area. It recommends an irrigation rate of 3.5 mm/day for secondary-treated effluent and provides necessary details.

Subject to the recommended mitigation measures, no adverse effects are anticipated from the proposed development in respect of wastewater disposal.

13.7.3.6 Energy Supply & 13.7.3.7 Telecommunications

Proposed Lot 1 is already serviced, with established connections to both electricity and telecommunication networks.

Top Energy and Chorus have provided written confirmation that power and telecommunication facilities can be provided to the proposed Lot 2. (Refer to **Appendices 4 and 5**).

13.7.3.6 Easements for Any Purpose

The proposed subdivision layout does not require creating any easements.

13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes

There are no heritage resources on the site. The site is not affected by any Protected Natural Area (PNA). The vegetation recently cleared to enable the creation of Lot 2 did **not** include any indigenous vegetation.

The site is not located within an 'outstanding landscape' as defined in the District Plan, and it does not contain any significant landscape value for any conservation purposes.

The site is located within an area identified as 'kiwi present' in the relevant Far North Map. The nearest mapped area of 'high-density' kiwi presence is located approximately 2.0 km to the south-west of the site (on the western side of State Highway 10). On this basis, the subdivision proposal is not expected to generate any adverse effects on kiwi habitat or associated ecological values.

Accordingly, the proposed subdivision will not give rise to any adverse effects in relation to the matters outlined above.

13.7.3.10 Access to Reserves and Waterways

Not applicable as the site does not adjoin any waterways requiring any public access to an esplanade reserve or waterways.

13.7.3.11 Land Use Incompatibility

The immediate surrounding area features a blend of rural residential and rural lifestyle properties. The proposed subdivision aims to create an additional title for rural living that aligns with the existing development patterns in this area.

13.10.17 Proximity to Airports

This assessment criterion states;

"Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. ..."

Not applicable. The nearest Bay of Islands Airport is located about 2.5 km from the site.

6.2 Matters of control under the Proposed District Plan- Appeals Version

The proposal is assessed against the matters of control listed in **Rule SUB-R3** for controlled activities as follows.

A. The design and layout of allotments, and the ability to accommodate permitted and/or intended land uses;

The proposed subdivision layout is simple and appropriate for the physical characteristics of the site. Proposed Lot 2 offers a practical and functional area capable of accommodating the intended residential use.

B. The provision of easements or registration of an instrument for the purpose of public access and reserves;

The proposed subdivision does not necessitate the provision of easements or the registration of any instruments relating to public access or reserves

C. The effects of development phase works on the surrounding area;

The development phase works associated with this residential subdivision are limited in scale and duration. They will primarily involve minor earthworks, installation of services, and boundary pegging. These activities will occur within the site and will not generate adverse effects on the surrounding area.

D. Extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga;

The subdivision proposal is not anticipated to generate any effects on these matters.

E. Adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists;

As outlined in the preceding assessment, no adverse effects on these matters will arise from the proposed subdivision.

F. Natural hazards or geotechnical constraints;

The Engineering Report (**Appendix 3**) confirms that the site is not affected by natural hazards or geotechnical limitations that would constrain the proposed subdivision.

G. Adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray;

The subdivision will not result in any adverse land use incompatibility at this location.

H. Where relevant, measures to provide for active transport, protected cycleways and for walking.

These matters are not relevant for this small-scale subdivision proposal.

6.3 Positive Effects [S104(1)(ab) assessment]

This proposal will have positive effects, including social and economic benefits from creating an additional title for the proposed Lot 2 from the parent property. It will offer a lifestyle choice for the applicants who wish to own and live in a rural setting, while also helping to meet the demand for much-needed housing in the Kerikeri-Waipapa area.

6.4 Overall Summary

Based on the above analysis, the actual and potential adverse effects of the proposal on the environment are considered to be 'no more than minor'. Any adverse effects can be avoided or mitigated through suitable consent conditions to a degree that is less than minor.

7.0 NATIONAL ENVIRONMENTAL STANDARDS

[s 104(1)(b) (i) & (ii) Assessment]

7.1 National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (Resource Management Regulations 2011) - (NES-CS).

The site has previously been used for horticulture.

LDE Ltd has carried out soil investigations and prepared a Preliminary and Detailed Site Investigation Report (PSI/DSI) for this subdivision proposal, which is attached in **Appendix 6**.

The report concludes that 'As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site.

Therefore, no consent is required under NES-CS for this proposal.

7.2 National Environmental Standards for Freshwater Regulations 2020 (NES-F)

These regulations do not apply to this application because the site does not contain or adjoin any outstanding water body or natural inland wetland. In particular, under the 'Urban Development' heading and Clause 45C, no vegetation clearance and earthworks within a 10m setback, and discharge of water within a 100m setback from any natural inland wetland will be undertaken in this proposal.

8.0 NATIONAL POLICY STATEMENTS/ NZ COASTAL POLICY STATEMENT

[s 104(b)(iii)&(iv) Assessment]

8.1 National Policy Statement for Highly Productive Land [NPS – HPL]

Among the National Policy Statements in place, the NPS-HPL is relevant to this application due to the presence of **Class 2** soil, which is identified as 'highly productive land', on the western portion of the site, as shown in **Fig. 4** below.

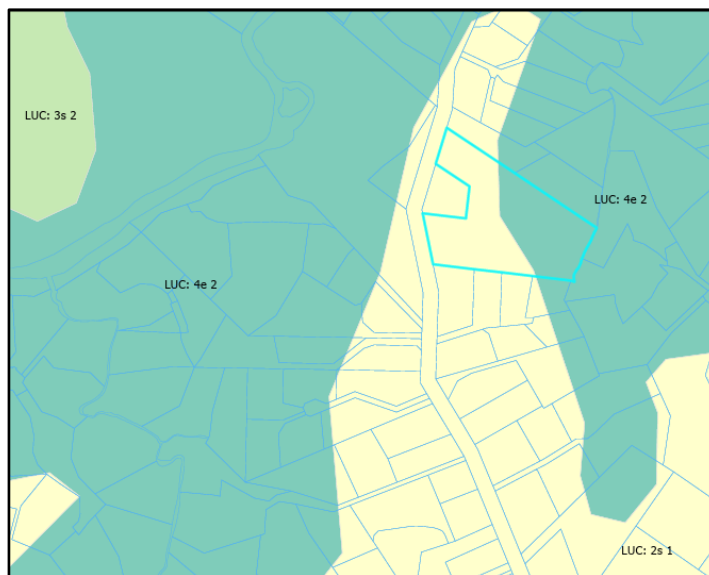


Fig. 4: Soil Type (Source: Far North Maps)

Nevertheless, in terms of Clause 3.5 (7). a. & b. the NPS-HPL does not apply to this subdivision proposal because;

- a. the site is not zoned General Rural or Rural Production under both the Operative and Proposed District Plans, but
- b. is zoned Rural Residential under the PDP-AV.

Therefore, no further assessment is necessary under the **NPS-HPL**.

8.2 National Policy Statement for Natural Hazards (NPS-NH) - (2025)

This National Policy Statement provides direction under the Resource Management Act 1991 for managing natural hazard risk associated with subdivision, use and development.

Part 1 of NPS-NH provides a list of natural hazards that includes: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami.

Section 5 of the Engineering Report (**Appendix 3**) addresses all matters relevant to the proposed subdivision and concludes that all natural hazards have been assessed as low.

8.3 New Zealand Coastal Policy Statement

The NZ Coastal Policy Statement is not relevant for this application as the property is outside the coastal environment.

9.0 REGIONAL POLICY STATEMENT FOR NORTHLAND (RPS)

[s 104(1)(b)(v) Assessment]

The RPS maps do not identify the site as having any Outstanding Natural Landscapes or Features or Outstanding or High Natural Character areas. The site is not within the Coastal Environment. No issues of significance to tangata

whenua, historic heritage or natural hazards have been identified as affecting the site.

RPS contains objectives and policies related to infrastructure and regional form, and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment (Objective 3.5). It also focuses on ensuring that productive land is not subject to fragmentation and/or sterilisation, and that reverse sensitivity effects are avoided, remedied or mitigated (Objective 3.6).

The proposal adheres to the principles of sustainable management, providing investment opportunities and enhancing economic wellbeing for both the applicants and the local community.

It is acknowledged that the site is classified as having versatile soils. However, as previously mentioned in the assessment under Section 8.1 of this report, the productive capacity of soil is not a matter over which the Council has restricted its discretion under the relevant assessment criteria for a controlled activity subdivision.

The proposed subdivision is not viewed as likely to cause land fragmentation, as it is carried out within the scope of a controlled activity standard.

No reverse sensitivity issues are anticipated from this proposal.

Based on the assessments carried out and detailed previously, the development is deemed to achieve the environmental outcomes anticipated by the RPS objectives and policies.

10.0 REGIONAL PLANS

[s 104(1)(b) (vi) Assessment]

The proposal aligns with the relevant objectives, policies, and rules outlined in the operative Regional Plan for Northland (2026).

11.0 DISTRICT PLAN OBJECTIVES AND POLICIES

[s 104(1)(b) (vi) Assessment]

11.1 FAR NORTH OPERATIVE DISTRICT PLAN (ODP)

The objectives and policies relevant to this proposal are those listed in Chapter 8 (Rural Environment), Chapter 8.7 (Rural Living Zone) and Chapter 13 (Subdivision).

However, given the low intensity and controlled activity status of this subdivision proposal, a detailed assessment against the objectives and policies of the Rural Environment has not been undertaken. The objectives and policies of the Rural Living Zone are considered most applicable in this instance, reflecting the established rural character of the surrounding area in which the site is located.

Accordingly, the proposal is assessed against the relevant objectives and policies of the Rural Living Zone and Subdivision below.

RURAL LIVING ZONE

8.7.3 Objectives

8.7.3.1 *To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.*

The effects of the proposal are generally compatible with the existing style of residential development in the surrounding area.

8.7.3.2 *To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.*

The proposal is for a low-density residential subdivision with minimal effects on the rural and natural environment.

8.7.3.3 *To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.*

Not applicable to this application.

8.7.4 Policies

8.7.4.1 *That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.*

This proposal is to create an additional title for residential use. The effects of which will be managed to ensure compatibility with the surrounding rural residential activities.

8.7.4.2 *That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.*

Not applicable to this proposal.

8.7.4.3 *That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on-site effluent disposal.*

The proposal is considered to meet the requirement of this policy.

8.7.4.4 *That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.*

Not applicable to this subdivision proposal.

8.7.4.5 *That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.*

Not applicable to this subdivision proposal.

8.7.4.6 That home-based employment opportunities be allowed in the Rural Living Zone.

Not applicable to this subdivision proposal.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

Any future building or activities on the proposed Lot 2 will have adequate access to sunlight and daylight.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

Not applicable to this subdivision proposal. The proposed Lot 2 is, however, intended only for a single residential unit.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

The intended purpose of this subdivision is to create an additional title for a single residential unit.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

Although this application does not seek land-use consent, any future development on proposed Lot 2 will be able to maintain a reasonable level of privacy for occupants of buildings on adjoining sites.

8.7.4.11 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Not applicable.

*8.7.4.12 That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to **Rule 13.7.3.5**).*

Not applicable.

SUBDIVISION

13.3 Objectives

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

The purpose of the underlying Rural Living zone is to provide a transition area between town and country, expressed mainly in terms of residential intensity

and lot sizes. The proposed subdivision meets all controlled activity standards for the zone and maintains the intended rural-residential character. Overall, it supports the sustainable management of natural and physical resources within the site and its surrounding locality.

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

This aspect has also been covered in the earlier assessment. The proposed subdivision will be carried out with minimal adverse effects on the life-supporting capacity of water, soil, or ecosystems, as well as on neighbouring properties. The proposal is deemed appropriate due to the site's specific characteristics and its proximity to already developed residential or rural lifestyle lots. There are no adverse effects related to natural hazards.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

Not applicable as the site is not within the coastal environment.

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

There are no heritage resources within the site or in the immediate vicinity.

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

On-site water storage and adequate stormwater management systems are available on the proposed Lot 1. A sufficient water supply will be secured through roof water collection for domestic use and fire-fighting purposes for the proposed Lot 2. No adverse effects are anticipated regarding stormwater management within the proposed lots.

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

The site's characteristics mean that the special forms of subdivision anticipated by this objective are not required.

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

The District Plan has not identified any site of significance to Maori on the site or its vicinity.

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

Electricity supply is already established for Lot 1, and a new electricity connection will be provided to serve the proposed Lot 2.

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

The identified building envelope for Lot 2 ensures it is able to support energy-efficient design to achieve the outcome of this objective.

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

All relevant infrastructure, such as access, electricity and telecommunications, is either existing or readily available to support the subdivision.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

The National Grid will not be affected by this subdivision.

13.4 Policies

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

- (a) natural character, particularly of the coastal environment;*
- (b) ecological values;*
- (c) landscape values;*
- (d) amenity values;*
- (e) cultural values;*
- (f) heritage values; and*
- (g) existing land uses.*

The potential effects of the subdivision on the relevant aspects: landscape values, amenity values, and existing land uses have been assessed in this report. No adverse effects on any of these matters have been identified.

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

Proposed Lot 1 has established vehicular access. A new vehicle crossing will be provided to proposed Lot 2 off Access Road in accordance with the standards specified in the District Plan and Council's Engineering Standards.

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

The site is not subject to any area susceptible to natural hazards. The Engineering Report confirms that the site is suitable for the subdivision as depicted in the scheme plan.

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

Proposed new lots will connect to available utility services via underground connections, ensuring there are no adverse visual impacts from these services.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring

property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

Access to the proposed Lot 1 is already in place. Access to the Proposed Lot 2 will not negatively impact the neighbouring properties. The earthworks and vegetation clearance required during the subdivision stage are minimal or nil.

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

Not applicable to this proposal.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or*
- (b) result in increased; or*
- (c) involve adverse effects on riparian areas; or*
- (d) depend on the assimilative capacity of the environment external to the site.*

The application does not trigger the threshold for these considerations. Therefore, it is not considered to warrant any financial contribution.

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

The provision of water storage has been taken into account in this subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

This policy does not apply to this proposal.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

This policy is not relevant.

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

There are no known sites of significance to Maori within the site.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

This is not relevant as this subdivision is not presented under the 'management plan' provision.

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

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);*
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.*

This policy is not particularly relevant in this case, as the site does not exhibit the values or characteristics that the policy seeks to protect through its specified techniques.

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

The objectives and policies of the most relevant Rural Living zone have been taken into account as described in the previous section. The only relevant section of Part 3 is Chapter 15 relating to Traffic, Parking and Access. The proposal is consistent with the provisions and relevant standards of Chapter 15.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

- (a) development of energy efficient buildings and structures;*
- (b) reduced travel distances and private car usage;*
- (c) encouragement of pedestrian and cycle use;*
- (d) access to alternative transport facilities;*
- (e) domestic or community renewable electricity generation and renewable energy use.*

Aside from matter (a), the remaining aspects of the policy are not relevant to this proposal. The subdivision provides for energy-efficient development by identifying suitable building envelope on the proposed Lot 2.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

Not Applicable.

Summary

Overall, it is considered that the proposal achieves the objectives and policies for the 'Rural Living Zone' and 'Subdivision' chapters because -

- it promotes sustainable management;
- it avoids, remedies or mitigates any adverse effects;
- it is an efficient development;
- it is compatible with, and has no adverse effects on, the existing amenity and character of the area;

11.2 FAR NORTH PROPOSED DISTRICT PLAN - APPEALS VERSION (PDP-AV)

The objectives and policies within the 'Rural Residential Zone' and 'Subdivision' Chapters are the most relevant to this proposal. The proposed subdivision has been assessed against these provisions as outlined below.

RURAL RESIDENTIAL ZONE

Objectives

RRZ-O1 The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity values of the zone.

The proposed subdivision supports this policy as its primary purpose is to create a rural residential lot.

RRZ-O2 The predominant character and amenity values of the Rural Residential zone are maintained and enhanced, which includes:

- a. peri-urban scale residential activities;*
- b. small-scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and*
- d. a diverse range of rural residential environments reflecting the character and amenity values of the adjacent urban area.*

The proposed subdivision is consistent with the relevant characteristics of this objective and ensures the maintenance and enhancement of the amenity values of the zone.

RRZ-O3 The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.

The creation of an additional title through this subdivision will contribute to meeting the growth anticipated by this objective.

RRZ-O4 Land use and subdivision in the Rural Residential zone:

- a. maintains rural residential character and amenity values;*
- b. supports a range of rural residential and small-scale farming activities; and*
- c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*

The resultant effect of the proposed subdivision will maintain the established residential character and amenity values of the zone. No reverse sensitivity effects are anticipated to arise from the proposal.

Policies

RRZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity values of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:

- a. rural residential activities;*
- b. small-scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small-scale education facilities.*

The design, scale and intensity of this subdivision are such that any future residential activity on Lot 2 will not compromise the role, function and predominant character of the zone

RRZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity values of the Rural Residential zone including:

- a. activities that are contrary to the density anticipated for the Rural Residential zone;*
- b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and*
- c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.*

The proposed subdivision complies with the residential density anticipated for the zone.

RRZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zones and Horticulture precinct.

Not applicable, as the site does not adjoin the Rural Production Zone or the Horticulture Precinct where primary production activities occur.

RRZ-P4 Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary::

- a. telecommunications:*
 - i. fibre where it is available;*
 - ii. copper where fibre is not available;*
 - iii. copper where the area is identified for future fibre deployment.*
- b. local electricity distribution network.*

The proposed Lot 2 will be connected to the fibre telecommunication and local electricity distribution networks.

RRZ-P5 Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone::

- a. consistency with the scale and character of the rural residential environment;*
- b. location, scale and design of buildings or structures;*
- c. at zone interfaces and the rail designation boundary:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. the adequacy of roading infrastructure to service the proposed activity;*
- f. managing natural hazards;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The subdivision supports this policy, particularly in relation to the matters outlined in items a, d, e, and f.

SUBDIVISION

PDP-AV notes that a few of the objectives and policies are under appeal. They are highlighted in **brown colour**.

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 mitigated and existing risks reduced; and*
- f. manages adverse effects on the environment.*

The proposed subdivision is consistent with SUB-O1. New lot sizes can achieve the objectives of the Rural Residential zone, overlays and district-wide provisions.

New lots will contribute to the local character and sense of place while effectively addressing any adverse reverse sensitivity issues. The proposal will not increase the risk of any natural hazard.

SUB-O2 Subdivision recognises and provides for the protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, wetland, lake and river margins, areas of significant indigenous vegetation and significant habitats, of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.

None of the matters identified in this objective applies to the proposed subdivision.

- SUB-03 Infrastructure is planned to service the proposed subdivision and development where:*
- a. there is existing infrastructure connection, infrastructure is provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
 - b. where no existing connection is available, infrastructure is planned and connections made with the wider infrastructure network.*

The necessary infrastructure facilities are already in place for the proposed Lot 1. The proposal includes provisions for the required infrastructure connections and on-site facilities, such as wastewater disposal, stormwater management, and potable water supply, for the proposed Lot 2.

- SUB-04 Subdivision is accessible, connected, and integrated with the surrounding environment including by providing for:*
- a. safe transport connections including active modes of public transport where practicable;*
 - b. new, and connection to existing public open spaces;*
 - c. esplanade where land adjoins the coastal marine area; and*
 - d. esplanade where land adjoins other qualifying waterbodies.*

These facilities are not available in the vicinity.

- SUB-05 Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry activities.*

Not applicable to this controlled activity subdivision proposal.

- SUB-06 Subdivision occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by additional infrastructure.*

Not applicable.

Policies

- SUB-P1 Enable boundary adjustments that:*
- a. do not alter:*
 - i. the degree of non-compliance with District Plan rules and standards;*
 - ii. the number and location of any access; and*
 - iii. the number of certificates of title;*

Not applicable. The proposal is not for a boundary adjustment.

- SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.*

Not applicable.

- SUB-P3 Provide for subdivision where it results in allotments that:*
- a. are consistent with the planned environment of the zone or precinct;*
 - b. comply with the minimum allotment sizes for each zone or precinct;*
 - c. have an adequate size and appropriate shape to contain a building platform; and*
 - d. have legal and physical access.*

The resulting allotments are consistent with the purpose, characteristics and qualities of the Rural Residential Zone. The subdivision is undertaken as a controlled activity, so it meets the minimum allotment sizes. Proposed Lot 1 has adequate size and appropriate shape to contain existing buildings and Lot 2 can provide the required building platform. All lots have legal and physical access to the public road.

- SUB-P4 Manage subdivision design and layout in the General Residential, Mixed Use, Medium Density Residential, Town Centre and Settlement zone to provide for safe, connected and accessible environments by:*
- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;*
 - b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;*
 - c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;*
 - d. contributing to a well connected transport network that safeguards future roading connections;*
 - e. maximising accessibility, (including for emergency response) and connectivity by creating walkways, cycleways and an interconnected transport network; and*
 - f. providing additional infrastructure where required.*

Not applicable. The site is not located within the zones identified in this policy.

- SUB-P5 Require infrastructure to be provided in an integrated and comprehensive manner by:*
- a. demonstrating that the subdivision will be appropriately serviced (including telecommunications) and integrated with existing and planned infrastructure if available; and*
 - b. ensuring that the infrastructure is provided in accordance with the planned environment of the zone.*

All relevant infrastructure facilities are available for the intended purpose of the proposed lots.

- SUB-P6 Require the vesting of esplanade reserves or esplanade strips when subdividing to specific allotment sizes land adjoining the coast or other qualifying waterbodies.*

Not applicable to this proposal.

- SUB-P7 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:*
- a. will protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural inland wetlands in perpetuity;*
 - b. Provides a management plan which results in superior environmental outcomes, including through, where relevant:*
 - i. the protection of natural character, landscape, amenity, heritage or cultural values; and/or*
 - ii. the restoration, enhancement and legal protection of indigenous biodiversity;*
 - c. is around an existing residential unit.*

Not applicable. The site is located in the Rural Residential zone.

- SUB-P8 Avoid subdivision that:*

- a. within the Horticulture Precinct, is not provided for in PREC2-P5;*
- b. in all other parts of the Rural Production zone:*
 - i. results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;*
 - ii. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;*
 - iii. fragments land into parcel sizes that are no longer able to support farming or forestry activities in accordance with RPROZ-P6(c);*
 - iv. Results in rural lifestyle subdivision unless provided for in SUB-P7.*

Not applicable. The site is located within the Horticulture Precinct or in the Rural Production zone.

- SUB-P9 Restrict rural residential subdivision in the Rural Lifestyle zone unless the development provides a management plan which results in superior environmental outcomes, including through, where relevant:*

- a. The protection of natural character, landscape, amenity, heritage, or cultural values; and/or*
- b. The restoration, enhancement and legal protection of indigenous biodiversity.*

Not applicable. The site is not located in the Rural Lifestyle zone.

SUB-P10 To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not applicable to this proposal.

SUB- P11 Consider the following matters where relevant when assessing and managing the effects of subdivision:

- a. the potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate;*
- b. consistency with the scale, density, design and character of the environment and purpose of the zone;*
- c. the location, scale and design of buildings and structures;*
- d. 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;*
- e. managing natural hazards;*
- f. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
- g. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The relevant matters of this policy have already been addressed in this report.

10.3 WEIGHTING OF DISTRICT PLANS

Following the Hearings process on submissions to the Proposed District Plan (PDP), the Council notified its decisions on 30 June 2026, and the PDP is now progressing through the appeals phase.

Under the PDP – Appeals Version, the site’s **Rural Residential** zoning is not subject to any appeals. While there is an appeal against the overall provision of subdivision rule **SUB-R3**, its associated standard **SUB-S1**, which sets the minimum lot size for the Rural Residential zone, is unappealed. Although some objectives and policies within the Subdivision Chapter remain under appeal, the absence of appeals on the zoning and the relevant subdivision standard means that **SUB-S1 can be treated as operative** for this proposal.

Accordingly, **greater weight should be placed on the PDP – Appeals Version** in the decision-making process.

11.0 PART 2 MATTERS

Part 2 of the Act contains **Sections 5-8**.

Section 5 defines the **purpose of the Act**, which is to promote the sustainable management of natural and physical resources.

The proposed subdivision makes efficient use of the existing site to provide affordable land for housing. It maintains the current environmental conditions and ensures that the life-supporting capacity of air, water, soil, and ecosystems in the surrounding area is not compromised. No adverse effects on the receiving environment are anticipated. Accordingly, the proposal represents an appropriate means of achieving the sustainable management of natural and physical resources.

Under **Section 6 (Matters of National Importance)**, the only matter that is relevant to this application is -

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

This matter has been recognised and provided for in this subdivision proposal.

The following matters in **Section 7 (Other Matters)** are considered relevant to this application.

(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.

Due regard has been given to these matters as the proposed subdivision is considered an efficient use of the land and exciting uses. It will maintain and enhance the amenity values and the quality of this rural environment. It is at a density level specified and intended by the relevant District Plans.

Section 8 (Treaty of Waitangi) has no direct relevance to this proposal.

In summary, all matters under Part 2 have been taken into account, and the proposal is considered consistent with the sustainable management purpose of the Act.

12.0 NOTIFICATION

Under sections **95A and 95D** of the Act, public notification of this application is not required. The actual and potential adverse effects on the wider environment will be 'no more than minor'. There are no relevant rules or national environmental standards that trigger public notification, no special circumstances exist, and the applicant has not requested public notification.

In accordance with section **95E**, the adverse effects on the environment, including effects on all adjacent property owners, are considered to be 'less than minor'. The application therefore does not require limited notification.

13.0 CONCLUSION

The proposed subdivision is a 'controlled activity'.

The effects of the proposal on the environment are considered to be 'less than minor'. Any potential adverse effects can be mitigated to a minor level.

The proposal is consistent with the objectives and policies of the Far North Operative District Plan and Proposed District Plan- Appeals Version, and relevant assessment criteria.

It is consistent with the relevant National Environment Standards, National Policy Statements, Regional Policy Statement for Northland and the Regional Plan.

The proposal does not contravene any provisions in Part 2 of the Resource Management Act.

For these reasons, I request the Council to approve this application on a non-notified basis, subject to appropriate conditions.

As requested in the Resource Consent Application Form, please provide draft conditions for my review prior to the release of the resource consent decision.

Leonard Dissanayake

Principal Planner

LMD Planning Consultancy

29 September 2026

.....

Appendices

- | | | |
|------------|---|---|
| Appendix 1 | - | Record of Title |
| Appendix 2 | - | Scheme Plan by Thomson Survey Ltd. |
| Appendix 3 | - | Engineering Assessment Report by Haigh Workman Ltd. |
| Appendix 4 | - | Top Energy Letter |
| Appendix 5 | - | Chorus letter |
| Appendix 6 | - | Preliminary and Detailed Site Investigation Report by LDE Ltd |

APPENDIX 1

RECORD OF TITLE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA59A/868**
Land Registration District **North Auckland**
Date Issued 25 July 1985

Prior References
NA809/23

Estate Fee Simple
Area 2.4620 hectares more or less
Legal Description Lot 2 Deposited Plan 105939
Registered Owners
Iain Richard Carruthers and Shirley Faye Carruthers

Interests
D055316.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 11.10.1996 at 11.07 am

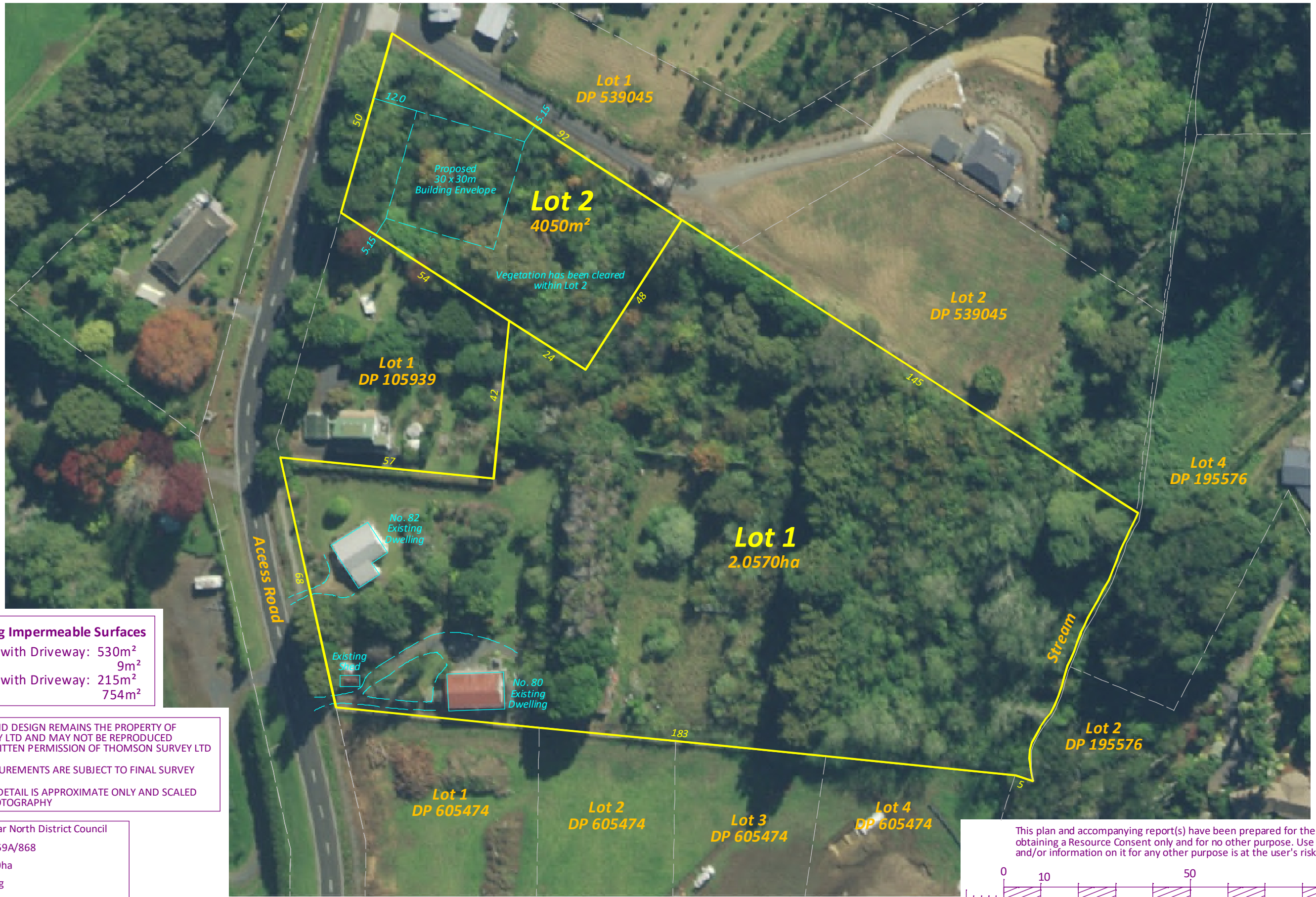
Approved <i>Erie Voonde</i> Registered Owner	Pursuant to a resolution of the Bay of Islands Council, dated 19th May 1985 approving the Government Act 1974 this subdivision is made in accordance with a consent granted under Part IV of the Town & Country Planning Act 1977. The Council Seal of the Bay of Islands County was here affixed in the presence of	THE COMMON SEAL OF THE BAY OF ISLANDS COUNTY COUNCIL	New C.T. Allocated Lot 1 C.T. 59A/867 Lot 2 C.T. 59A/868	Total Area 2.7620 ha. Comprised in C.T. 803/23 (Bal.)	I, David Dawson, Rayburn, a Whangarei Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1985 Dated at Whangarei, this 15th day of February, 1985. Signature <i>David Dawson</i> Field Book T611 p. 51 Traverse Book 1012 p. 10 Reference Plans Examined <i>P. Wardley</i> Corred <i>P. Wardley</i> Approved as to Survey 24.5.85 Deposited this 25 day of 5.1985 Chief Surveyor D.P. 105939 File Instructions
LOCAL AUTHORITY Bay of Islands County Surveyed by Rayburn & Bryant Scale 1:1000 Date Nov. 1984					
Lots 1 & 2 being Subdivision of Lot 1 D.P. 25533					
LAND DISTRICT Nth Auckland SURVEY BLK. & DIST. X Kerikeri SHEET No. 805/6.1.6.2 NZMS					



APPENDIX 2

SUBDIVISION SCHEME PLAN

BY THOMSON SURVEY LTD



Lot 1 - Existing Impermeable Surfaces

House No. 80 with Driveway: 530m²
Shed: 9m²
House No. 82 with Driveway: 215m²
TOTAL: 754m²

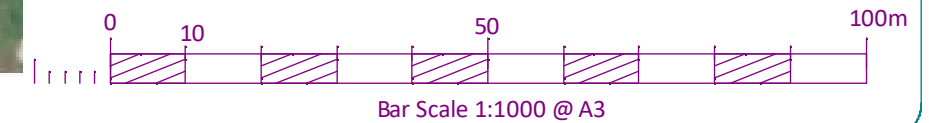
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA59A/868
Total Area: 2.4620ha
Zoning: Rural Living
Resource features: NIL

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.



315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 2 DP 105939 80-82 ACCESS ROAD, KERIKERI

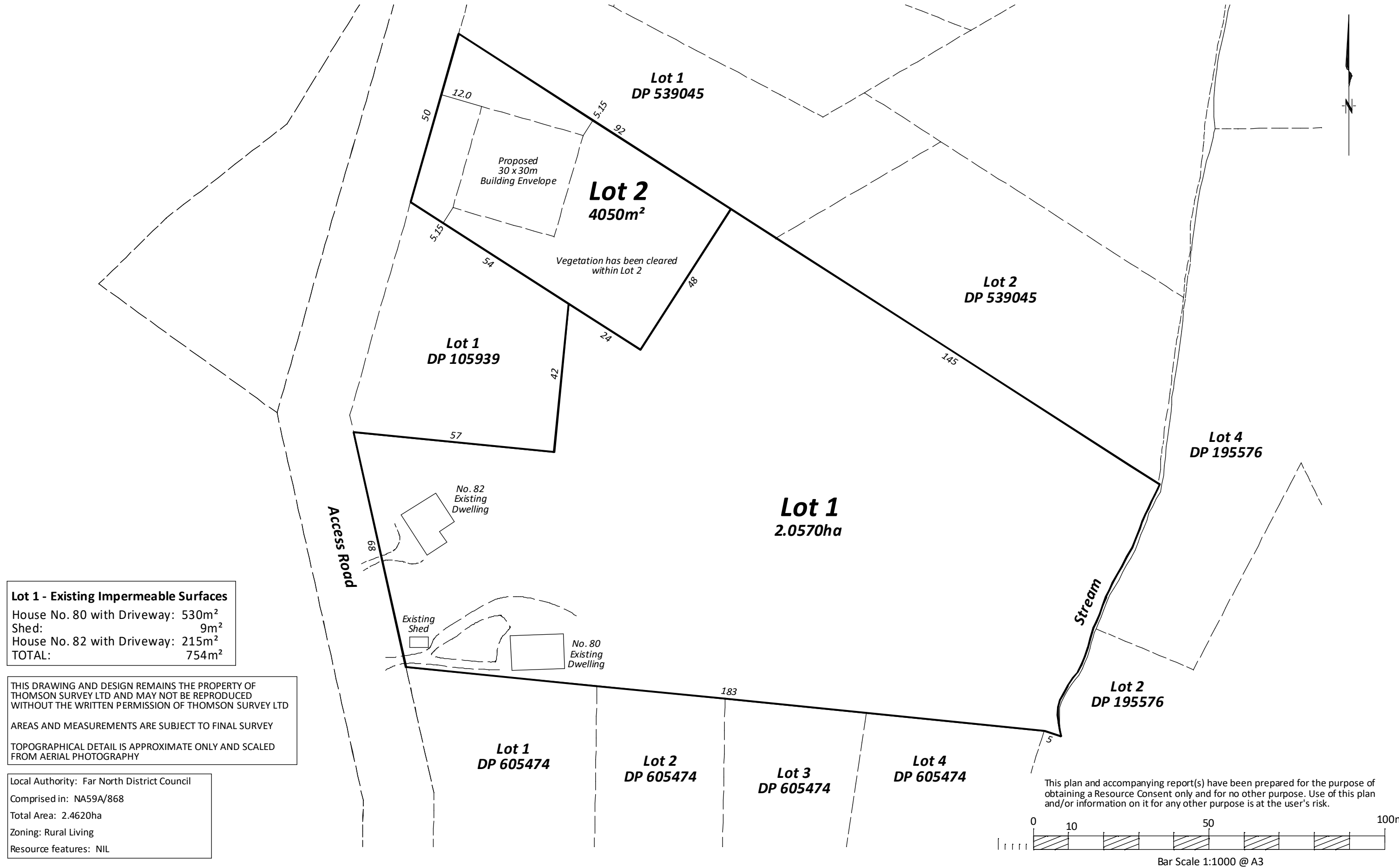
PREPARED FOR: CARRUTHERS & MOORGHEN

Survey	Name	Date	ORIGINAL	
Design			SCALE	SHEET SIZE
Drawn	KY	05.08.26	1:1000	A3
Approved				
Rev	KY	06.08.26		
10955 Scheme 20260806				

Surveyors
Ref. No:

10955

Sheet 1 of 1



APPENDIX 3

ENGINEERING ASSESSMENT REPORT

BY HAIGH WORKMAN LTD.

Engineering Assessment for
Proposed Subdivision
80 - 82 Access Road, Kerikeri
Lot 2 DP 105939
for
Miranda Moorghen and Stuart Curruthers

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 26 169

16 September 2026



Revision History

Revision N ^o	Issued By	Description	Date
A	Aaron Thorburn	for Resource Consent	16 September 2026

Prepared by



Aaron Thorburn
Senior Environmental Advisor
BAppSc (Environment), CEnvP

Reviewed by



Tom Adcock
Senior Civil Engineer
BEng (Civil Engineering),
MEngNZ

Approved by



John Papesch
Senior Civil Engineer / Director
BE (Civil)
CPEng, CMEngNZ

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Appendix C – Property Files

Executive Summary

Haigh Workman Limited (Haigh Workman) was commissioned by Miranda Moorghen and Stuart Curruthers (the client) to undertake an engineering assessment of land at 80-82 Access Road, Kerikeri, Lot 2 105939 (the site), for a proposed two lot residential / lifestyle subdivision.

This report assesses natural hazards, access, earthworks, stormwater, wastewater, water supply and firefighting, with specific regard to the Far North District Council Operative District Plan, Proposed District Plan (Appeals Version) provisions where relevant, and the Operative Regional Plan for Northland.

The site is zoned 'Rural Living' under the Far North District Council Operative District Plan and 'Rural Residential' under the Proposed District Plan, we understand that the proposed subdivision will be a controlled activity.

Natural hazards

A desktop assessment of natural hazards has been completed in accordance with the National Policy Statement for Natural Hazards 2025. All natural hazards have been assessed as low.

Access

The site has existing vehicle crossings that will be retained for proposed Lot 1. A new vehicle crossing will be formed for Lot 2 off Access Road. The appropriate crossing standard is Type 1A – light vehicle crossing.

Stopping sight distance for the proposed Lot 2 vehicle crossing has been assessed as compliant for the operating speed.

Earthworks

Earthworks at time of subdivision will be minor, comprising topsoil stripping and construction of a vehicle crossing for proposed Lot 2 formed at subdivision stage.

Future earthworks associated with building development will be required to comply with the applicable Far North District Council Operative District Plan and Proposed District Plan provisions, including erosion and sediment control and accidental discovery requirements.

Stormwater management

The site generally drains to the east towards the unnamed tributary of the Puketotara Stream. Surface water that is not absorbed by the underlying soils is expected to run-off as sheet flow towards the overland flowpath on the sites northern boundary and low-lying areas on the eastern boundary of the site. This low-lying area functions as a natural inundation zone, receiving surface water from the site as well as neighbouring properties.

There are no changes to the proposed Lot 1 stormwater runoff as a result of the proposed subdivision. Impermeable surface coverage on proposed Lot 1 is 3.6% and future impermeable surface coverage for proposed Lot 2 is estimated at 12.3% which are both assessed as a permitted activity under the Far North District Council Operative District Plan and Proposed District Plan.

Under the Proposed District Plan, Council request stormwater attenuation is undertaken, Haigh Workman recommend a consent notice for Lot 2 requiring a stormwater management report at time of building.

Potable water and firefighting

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

As the site is not reticulated, each residential lot will be required to provide an on-site firefighting water supply in accordance with the relevant standards and Far North District Council Engineering Standards requirements, either by dedicated storage or other approved alternative solution.

Wastewater

Proposed Lot 1 contains existing wastewater systems and suitable area for 100% reserve. Proposed Lot 2 contains suitable area for effluent disposal including 100% reserve area. The soils were categorised as AS/NZS1547:2012 Category 4: Clay Loams, imperfectly drained. We recommend an irrigation rate of 3.5 mm/day for secondary treated effluent. This will require a disposal area of 249 m² for an indicative 4-bedroom dwelling and an additional 249 m² for a 100% reserve area.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Limited (Haigh Workman) was commissioned by Miranda Moorghen and Stuart Curruthers (the client) to undertake an engineering assessment of land at 80 Access Road, Kerikeri, Lot 2 DP 105939 (the site), for a proposed two 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, and
- Water supply and firefighting.

A proposed subdivision plan prepared by Thomson Survey Limited dated 6 August 2026 was made available at the time of writing this report.

The site is zoned '**Rural Living**' under the Far North District Council (FNDC) Operative District Plan and '**Rural Residential**' under the Proposed District Plan (Appeals Version).

1.2 Limitations

This report has been prepared for our Client, Miranda Moorghen and Stuart Curruthers 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 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.

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 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:	80 Access Road, Kerikeri
Legal Description:	Lot 2 DP 105939
Area:	24,620 m ² (2.4620 ha)
Zone:	Rural Living (Operative District Plan) and Rural Residential (Proposed District Plan [Appeals Version])

2.2 Site Description

The site is legally described as Lot 2 DP 105939 with a total land area of 24,620 m² (2.4620 ha). It is located approximately 1.4 km southwest of the Kerikeri town centre, the surrounding properties are rural residential and bushland. The site has two existing dwellings and sheds with an associated driveway and parking area for each dwelling located in the southwest corner of the site. Access to the site is via Access Road on the western boundary.

Topographically the site occupies the east flank of a major ridgeline with a secondary minor ridge line trending north-eastwards through the centre. This creates in a minor flowpath which coincides with the eastern boundary of proposed Lot 2. A larger ephemeral stream but not identified by LINZ topographical maps flows in a northerly direction along the eastern boundary to the Puketotara Stream.

This report addresses vacant Lot 2 which has an easterly slope and drains to a minor flowpath.

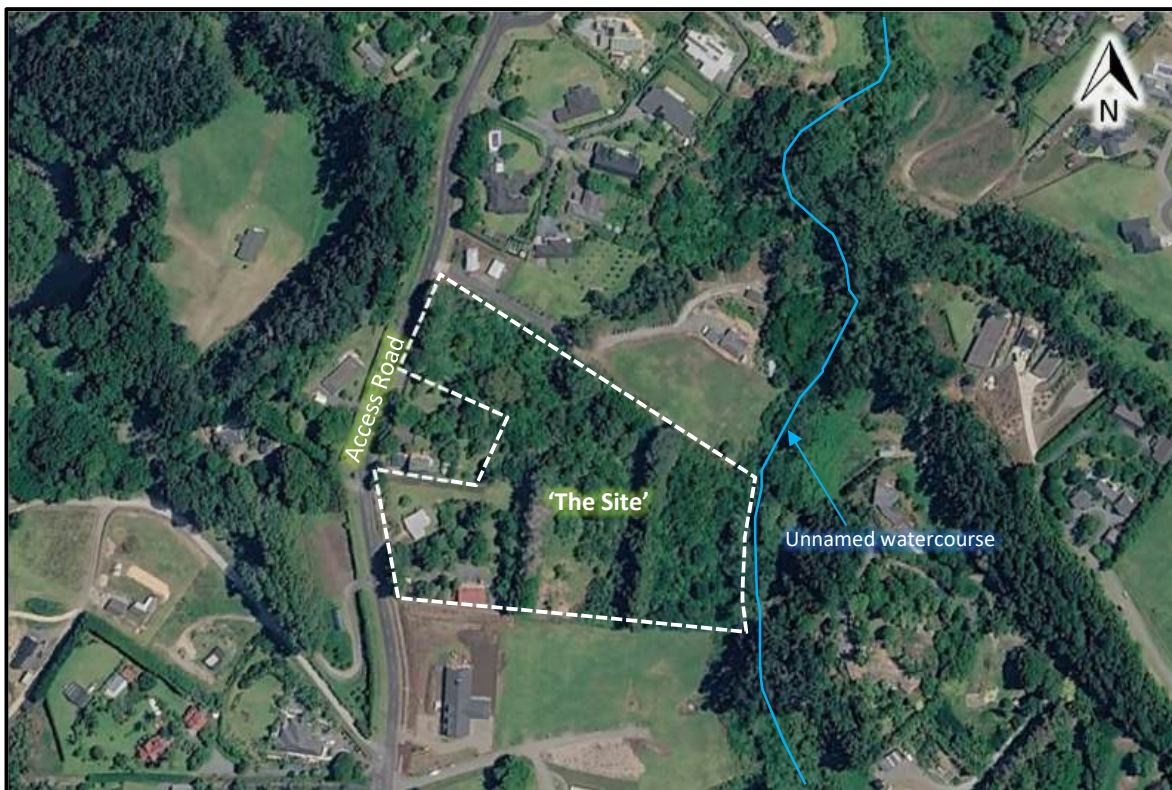


Figure 1 – Site Location

3 Environmental Setting

3.1 Published Geology

Sources of Information:

- Institute of Geological & Nuclear Sciences 1:250,000 Geological Map 2, 2009: “Geology of the Whangarei area”.
- NZMS 290 Sheet P04 / 05, 1:100,000 scale, 1982: “Rock type map of the Whangaroa – Kaikohe area”,
- NZMS 290 Sheet P04 / 05, 1:100,000 scale, 1980: “Soil map of the Whangaroa – Kaikohe area”, and
- NRC Online Map – Managing Northlands Soils Factsheet Viewer.

3.1.1 Bedrock Geology

The geology underlying the site is mapped as late Miocene to Pliocene age, older basalt flows and flow remnants of the Kerikeri Volcanic Group (Pvb). Refer Figure 3 extract below.

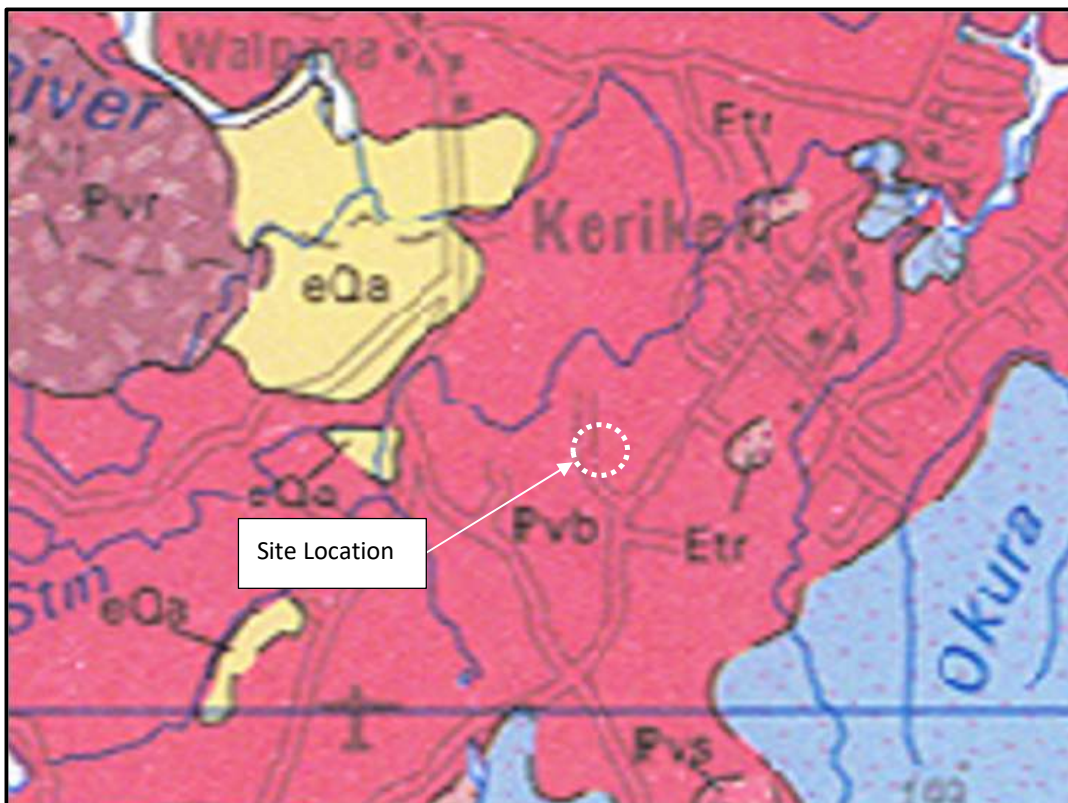


Figure 3 – Geological Map (Whangarei Map 1:250,000)

3.1.2 Weathered Geology (Soils)

NZMS Sheet 290 P04 / 05 maps the soils onsite as ‘soils of the rolling and hill land, well to moderately well drained Kerikeri friable clay with large boulders (KEb)’. Refer to Figure 4 below.

NRC ‘Managing Northland Soils Factsheet viewer’ maps the soils onsite as Kerikeri friable clay (KE) and Kerikeri friable clay with large boulders (KEb) which is classified as ‘well drained’. Refer to Figure 5 below.



Figure 4 – Extract NZMS 290 Sheet P04/05 Soil Map



Figure 5 – Extract NRC GIS Maps – Managing Northland Soils Factsheet Viewer

4 Site Investigations

A walkover was conducted by Haigh Workman representative on 10 September 2026.

An exploratory borehole was advanced to assess ground conditions at the Lot 2 developable area for wastewater disposal. The hand auger borehole encountered soil consistent with the mapped geology with clayey silt being present to a depth of at least 1.4 m. Overlying this was 0.2 m of silty topsoil. Borehole information is provided in **Appendix B**.

During the site walkover, site safe distance measurements were taken at each end (3.0 m from northern and 3.0 m from southern boundaries) of the road frontage to inform future vehicle crossing requirements, see Section 6.2.1 for site distance details.

5 Natural Hazards

The National Policy Statement for Natural Hazards 2025 (NPS-NH 2025) became operative on 15 January 2026, establishing nationally consistent requirements for assessing and managing natural hazard risk under the Resource Management Act 1991 (RMA).

Natural hazards listed in Part 1: Preliminary provisions 71(3) of NPS-NH 2025 include: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami.

The NPS-NH requires that natural hazard risk be assessed using the likelihood × consequence methodology defined in Appendix 1 (Risk Matrix).

- Hazard likelihood (very rare, rare, unlikely, possible, likely, very likely & almost certain),
- Consequences (negligible, minor, moderate, major & catastrophic), and
- Resulting risk classification (low, medium, high & very high).

The NPS-NH requires management measures to be proportionate to the level of natural hazard risk:

- Low risk: Development may generally proceed with standard controls,
- Medium risk: Mitigation and design measures must reduce risk to acceptable levels, and
- High / Very high risk: Avoidance is required unless effective mitigation demonstrably reduces risk.

The natural hazard assessment provided below Table 2, has been prepared in accordance with NPS-NH 2025 based on a desktop review of mapped information. Lot 2 has been assessed but not Lot 1 as this already contains consented residential development.

Table 2 - Natural Hazards (Proposed Lot 2)

Natural Hazard	Desktop Assessment	Likelihood	Consequence	Risk	Comment
Flooding (Building platform & land intimately connected)	The identified developable area of Lot 2 are outside of the mapped flood hazard. (source: NRC)	Rare	Minor	Low	The site is near the top of a ridgeline. Surface water is able to drain off to a natural flowpath running along the eastern boundary.
Landslips / slope instability	Geology and gradient indicates the site is not likely to be susceptible to instability	Unlikely	Minor	Low	Mapping land susceptible to instability is based

	(Source: GNS science, site mapping)				upon Proposed District Plan criteria
Coastal erosion	The site is more than 5km from the coastline (source: NRC)	Very rare	Negligible	Low	
Coastal inundation	No mapped coastal hazards on or adjacent to the Site (source: NRC)	Very rare	Negligible	Low	The site is more than 5km from the coastline and at an elevation of 80 to 100m.
Active faults	There are no active faults mapped in northland (source: GNS)	Very rare	Negligible	Low	
Liquefaction	The buildable area is mapped as being unlikely to be vulnerable to liquefaction. (source: FNDC)	Very rare	Minor	Low	
Tsunami	No mapped Tsunami risk to the site (source: NRC)	Very rare	Minor	Low	

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

5.1 Flood Mapping

The site is not mapped by the NRC as being subject to flooding. Figure 6 below shows mapped flood zones with NRC 10 year and 10 year River Hazard Zones provided.

Proposed Lot 2 is moderately sloping towards the east. On the eastern boundary of the property is an unnamed watercourse that flows north to the Puketotara Stream.

There is an overland flowpath located near the northern boundary of the site close to the proposed Lot 2 eastern boundary. This flowpath continues north through neighbouring property joining the unnamed ephemeral stream

that continues northwards to the Puketotara Stream. Refer to Figure 6 below for flood hazard mapping and overland flow path location. (orange is ephemeral stream)



Figure 6 – Priority Rivers flood mapping (Source : NRC Geomaps)

The existing dwellings on proposed Lot 1 are well elevated close to the top of the ridge line, as is the proposed developable area on Lot 2.

5.2 Landslips / Slope Instability

Reference is made to Far North District criteria to identify land which may be subject to instability in the Far North District, (Report by LDE Ltd Ref. 16395 dated 18/11/2019) adopted by the Proposed District Plan. Stability in the Kerikeri Volcanic Group is 'Expected to be stable up to moderately steep slopes' and the unit has a Relative Hazard rating of Low.

The developable area (including wastewater disposal) within Lot 2 is gently to moderately sloping ground (7 – 11°), the land is not mapped as being susceptible to stability issues based on the Proposed District Plan definition being a low hazard geology unit sloping less than 18°

Geotechnical investigations will be required to inform the risk at building consent stage.

5.3 Liquefaction

FNDC hazard maps (refer to Figure 7 below) indicate that the site is located within an area assessed as being 'unlikely' to be vulnerable to liquefaction. Based on this mapping and the underlying geology, liquefaction is assessed as a low natural hazard risk for the developable area.

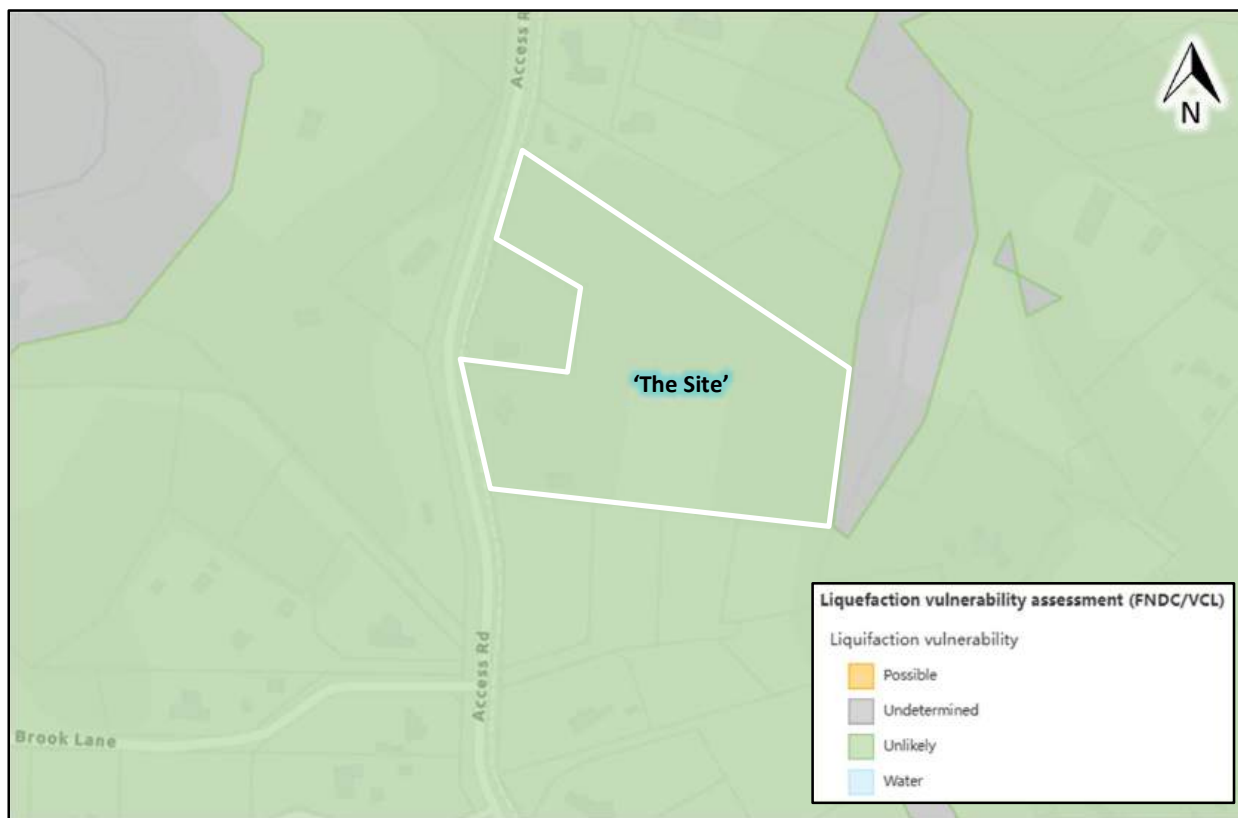


Figure 7 – Liquefaction vulnerability assessment (Source: FNDC Geomaps)

6 Site Access

Proposed Lot 1 is accessed via Access Road to the west of the site, which exits onto Kerikeri Road. Proposed Lot 1 will retain two existing crossings off Access Road. Proposed Lot 2 will require a new crossing off Access Road.

6.1 Access Road

Access Road is sealed with a posted 40 km speed limit. Mobile Roads classifies the road as 'Access' with an estimated average daily traffic volume of 962 vehicles (4% heavy vehicles).

The road generally complies to a rural standard with a cambered carriageway, shoulders, water table and culvert drainage but with a footpath on the eastern side, which at the boundary of Lot 2 is set back approx. 1.0 m from the edge of seal. See photographs in Section 5.2.1.

The water table on the eastern side terminates at the southern end of Lot 2 with the flow directed onto the site in an uncontrolled manner. The road is on the crest of the ridge line with minimal run off, consequently no water table is present along the Lot 2 frontage. Carriageway runoff tracks along the shoulder/berm interface in a northwards direction at a very gentle gradient, passing across the neighbouring crossing which has neither culvert or dish.

Installing a crossing culvert for Lot 2 is not feasible, instead we recommend that the crossing be gently dished min. 50 mm to allow flow to pass over. We do not recommend a channel crossing as per Council Standards Sheet 20 as there is no formed water table for the channel to drain out.

6.2 Vehicle Crossings off Access Road

For proposed Lot 2, we recommend that the vehicle crossing be formed in accordance with vehicle crossing standard is a Type 1A – light vehicle crossing, as per FNDC Engineering Standards Sheet 21 with a shallow 50 mm dish formed in the surface. (See Section 5.1 above for further explanation).

Proposed Lot 1 has existing formed vehicle crossings, there is no change in use as a result of the subdivision.

6.2.1 Lot 2 Entrance Sight Distance

Access Road has an operating speed of 40 km/hr. SSD measurements for the Lot 2 vehicle crossing are provided in Table 4 below. SSDs are based on the TRAN-Table 9 in the Proposed District Plan (Appeals Version) for an 'Access – low' volume road.

Measurements were taken at each end (3.0 m from northern and 3.0 m from southern boundaries) of the road frontage, giving the maximum flexibility for positioning a crossing.

Table 3 - Stopping sight distances

Crossing	Location	Direction of Sight	Posted Speed Limit (Km/hr)	FNDC SSD based on 40kph (m)	Measured SSD (m)	Comment
Lot 2	Northern end of lot	North	40	45	95	Complies
	Southern end of lot	South	40	45	82	Complies



Figure 8 – Lot 2 potential crossing 3.0 m from northern boundary, sightline looking north



Figure 9 – Lot 2 potential crossing 3.0 m from northern boundary, sightline looking south



Figure 10 – Lot 2 potential crossing 3.0 m from southern boundary, sightline looking south



Figure 11 – Lot 2 potential crossing 3.0 m from southern boundary, sightline looking north



Figure 12 – Lot 2 water table outlet discharging onto site in uncontrolled manner at southern end

6.3 Parking and Manoeuvring

Under the National Policy Statement on Urban Development (NPS-UD) 2020, the FNDC Operative District Plan no longer has minimum on-site car parking requirements. However, parking and manoeuvring for two vehicles can be accommodated within the proposed Lots.

7 Earthworks

7.1 Proposed Earthworks

Only minor earthworks are proposed at time of subdivision for the construction of a vehicle crossing at proposed Lot 2.

7.2 Regulatory Framework

Under the Proposed District Plan (Appeals Version), EW-R1 all zones, earthworks are a permitted activity where PR-1 the earthworks complies with standards:

- EW-S1 Maximum earthworks thresholds – (Rural Residential zone volume 300 m³, area 2,500 m²)
- EW-S2 Maximum depth – (All zones 1.5 m maximum cut and fill height 3.0 m; or 3.0 m if retained by engineered retaining wall which has building consent)
- EW-S3 Accidental discovery protocol – (All zones)
- EW-S4 Site reinstatement – (All zones)
- EW-S5 Erosion and sediment control – (All zones)
- EW-S6 Setbacks – (All zones 3.0 m, or 1.5 m when supported by engineered retaining walls)
- EW-S7 Land stability – (All zones)
- EW-S8 Nature of filling material – (All zones)
- EW-S9 Flood and coastal hazards – (All zones)

EW-R1 does not apply to the placement of aggregate.

The scale and nature of earthworks at time of subdivision will not exceed the permitted activity limits.

8 Stormwater Management

8.1 Existing Site Drainage

For Lot 2, surface water that is not absorbed by the soils is expected to run off as sheet flow following the natural ground contour in an easterly direction entering the overland flowpath on the eastern boundary of the Lot that drains northwards.

8.2 Regulatory Framework

8.2.1 Far North Operative, and Proposed District Plan (Appeals Version) Provisions

The site is zoned 'Rural Residential'. The relevant Proposed District Plan (Appeals Version) rules for stormwater are:

RRZ-R2 Rural Residential zone Impermeable surface coverage Permitted Activity:

PER-1 - The impermeable surface coverage of any site is no more than 12.5% or 2,500 m², whichever is lesser.

SUB-S4 Stormwater Management:

SUB-S4	Stormwater management
All zones	1. All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. 2. The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge; 3. The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property; 4. The stormwater system will not connect or be able to overflow to the wastewater network. 5. The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change. 6. The stormwater system is designed and constructed for an asset life of at least 50 years.

8.2.2 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.

8.3 Impermeable Surfaces

The proposed subdivision provides for but does not include rural-residential development. It is anticipated that a dwelling on proposed Lot 2 when developed will be of a similar scale to the existing rural-residential development in the area.

Estimated impermeable surfaces once Lot 2 has been developed are given below. Lot 1 areas are existing.

Table 4 - Estimated Impermeable Surfaces

Proposed Lot	Lot Area (m ²)	Driveway & Parking (m ²)	Roof Area (m ²)	Total Surface Area (m ²)	Total Impermeable %	Activity Status
1	20,570	485	269	754	3.6%	Permitted
2	4,050	200	300	500	12.3%	Permitted

Estimated impermeable surfaces on proposed Lot 2 following development are not expected to exceed the 12.5% permitted activity threshold. Lot 1 existing impermeable surfaces following subdivision are estimated at 3.6% which is well within permitted activity criteria.

8.4 Subdivision Stormwater Management

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

- To receive the maximum treatment benefits from overland flow stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner or where it will be absorbed by the soils. During heavier rainfall events excess runoff will drain as sheet flow and natural flowpaths to the unnamed ephemeral stream to the east of the site.
- Where considered necessary, stormwater dispersal may be achieved using an above ground Tee bar or a vegetated / rigid lip spreader bar device onto a gently sloping grassed or well vegetated surfaces.
- Rainwater collection tanks for domestic water supply, with overflows piped to dispersed outlets.
- For driveways we recommend grass lined swales with crossroad culverts at not greater than 100 m intervals and / or at natural low points as required.

Reference is made to Stormwater Management Devices in the Auckland Region GD01 (2017) which in turn refers to the Countryside Living suite of documents for rural development. GD01 identifies the key approach to managing the impact of stormwater and associated pollutants is to reduce the need through prevention and considers non-structural approaches to minimise the impacts of the development on stormwater. This standard is appropriate for the low-density rural development consideration for this site.

Examples of non-structural approaches that can be adopted for this site are:

- Preserve and using existing site features such as watercourses and the soil permeability that contributes to the current hydrological cycle balance,
- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas, and
- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

Unfortunately, Lot 2 has been cleared of all trees and vegetation. Some brush remains to stabilise the site against erosion, but we strongly recommend the site be revegetated (minimum grass seeding) without further delay.

The stormwater from water table drain outlet (refer Figure 12 above) is currently discharging onto site in an uncontrolled manner at the southern corner of Lot 2, stormwater needs to be directed away from proposed buildings and conveyed down slope to existing overland flow path.

8.5 Proposed Stormwater Management

Surface water from proposed Lots 1 and 2 that is not absorbed by the underlying soils runs off as sheet flow to the natural overland flow paths.

Proposed Lot 1 is existing development with discharge to ground, no new surfaces are proposed.

Proposed Lot 2 is vacant 4,050 m² site, the impermeable surfaces following development are estimated at 12.3%. The site is gently to moderately sloping and suitable for discharge of concentrated flows to ground in a dispersive manner using the controls recommended above in Section 7.4.

Under the Proposed District Plan, Council request stormwater attenuation is undertaken as per SUB-S4 and we recommend a consent notice for Lot 2 requiring a stormwater management report at time of building.

Concentrated stormwater from roof water collection tank overflow, roof downpipes and the like will be is to be discharged in a dispersive manner onto the vegetated ground surface within the site. This will be achieved using a level spreader of the type shown in Figure 4 taken from Countryside Living Toolbox – Stormwater Management Device Design Details Part C. For a vegetated lip structure, the maximum flow rate is 0.15 cfs per 3.0 m length which is the same as 4.2 L/s per 3.0 m length, or 1.4 L/s per metre length.

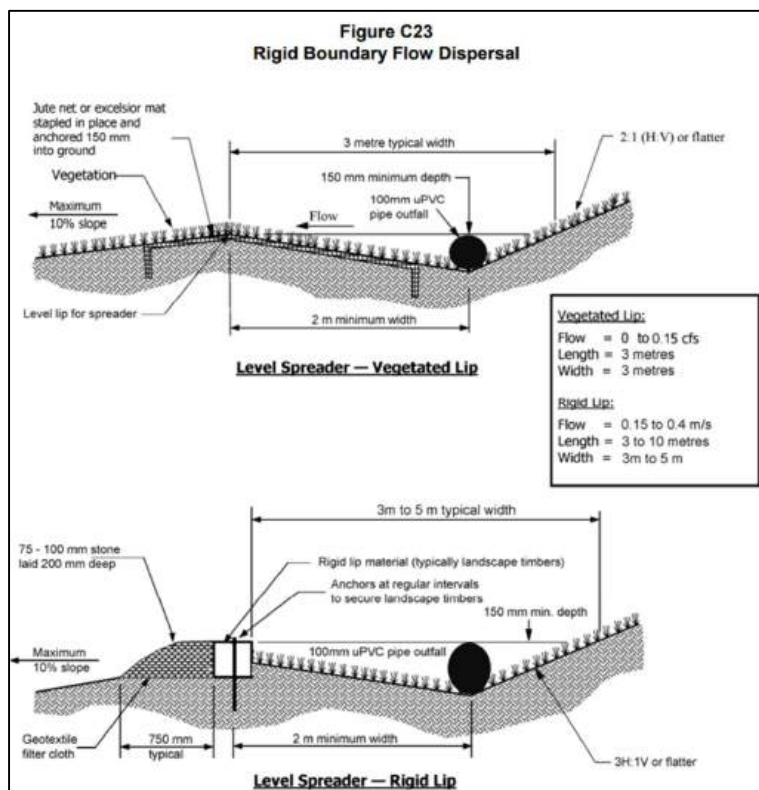


Figure 16 – Level Spreader (Source: Countryside Living Toolbox – Stormwater Management Devices Part C)

Residential development is not expected to result in contaminated stormwater run-off. By discharging concentrated flows to ground in a dispersive manner and making use of existing drains and flow paths, stormwater contamination can be avoided.

9 Potable Water

9.1 Potable Water Supply

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

9.2 Fire Fighting

FNDC 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 m³ within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

9.3 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.

10 On-site Effluent Disposal

10.1 Regulatory Framework

10.1.1 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
- 4) the slope of the disposal area is not greater than 25 degrees, 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
- 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
 - e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
 - f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark.

The proposed disposal area on Lot 2 is estimated at a gradient of 11 degrees, therefore, we recommend that when using surface laid irrigation, a 10 m buffer is allowed and the lines be firmly pinned to the ground. Where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain shall be installed and maintained to divert surface runoff away from the disposal area.

FNDC 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 proposed Lot 2 can comply with both the FNDC Operative and Proposed District Plan and Regional Plan for Northland wastewater discharge rules.

10.2 Lot 1 Wastewater Assessment

Proposed Lot 1 contains two existing dwellings with existing effluent disposal systems.

The FNDC property file contains plans prepared by Total Design Limited in 1999 and hand drawn drawings for the original dwelling with no further information. The plan prepared by Total Design Limited shows a 4,500 L septic tank and an effluent field to the north of the dwelling. No further details were provided. Property file plans are provided in **Appendix C**.

The proposed subdivision boundaries creating Lot 2 will not affect the existing disposal areas and sufficient suitable area remains on Lot 1 for adequate wastewater reserve areas.

10.3 Lot 2 Wastewater Assessment

10.3.1 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of Lot 2 has been assessed.

It has been assumed for the purpose of this Engineering Assessment Report that Lot 2 will contain a four-bedroom residential dwelling. In reference to TP58 Section 6.3.1, it is recommended that the design occupancy of six people is adopted for this report.

10.3.2 Design Flow Volumes

It is assumed that the proposed residential dwelling 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:

$$\begin{aligned} \text{Total daily wastewater generation} &= \text{Daily occupancy number} \times \text{design flow allowances} \\ &= 6 \text{ persons} \times (145 \text{ litres/person/day}) \\ &= \underline{\underline{870 \text{ litres/day}}} \end{aligned}$$

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

10.3.3 Effluent Disposal

Effluent disposal systems will need to be situated to avoid surface runoff or protected by using interception drains. In addition, setbacks listed at the start of this section will need to be adhered to, in particular, identified overland flow paths, boundaries and buildings. Standard separation distances can be applied with regard to site slope (11°) if the drippers are buried. If they are surface laid then a 10 m downslope buffer area will be required.

10.3.4 Land Disposal System Sizing and Design

Suitable potential building area on site is available in the western portion of proposed Lot 2. With allowances for the required setback distances associated with the Regional Plan, there are various suitable effluent disposal locations.

Based on our site investigation, soils comprised a silty topsoil 200 mm thick, underlain by clayey silt. Groundwater was not encountered.

For wastewater purposes the soil is categorised as AS/NZS 1547: 2012 Category 4 – clay loams *imperfectly drained* or TP58 Category 5 – sandy clay loam, clay loam and silty clay loam – moderate to slow drainage.

This soil type supports a design irrigation loading rate (DIR) of 3.5 mm/day for secondary treated effluent.

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

$$\begin{aligned} \text{Total area of dripper irrigation field} &= \frac{\text{Total daily wastewater generation}}{\text{Design irrigation rate}} \\ &= 870/3.5 \\ &= \underline{\underline{249 \text{ m}^2}} \end{aligned}$$

The appended drawings indicate that there is space available for this dripper field area plus a 100% reserve area.

10.3.5 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/m³ of 5-day biochemical oxygen demand (BOD₅) and no greater than 30 g/m³ total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development.

10.3.6 Effects on Environment

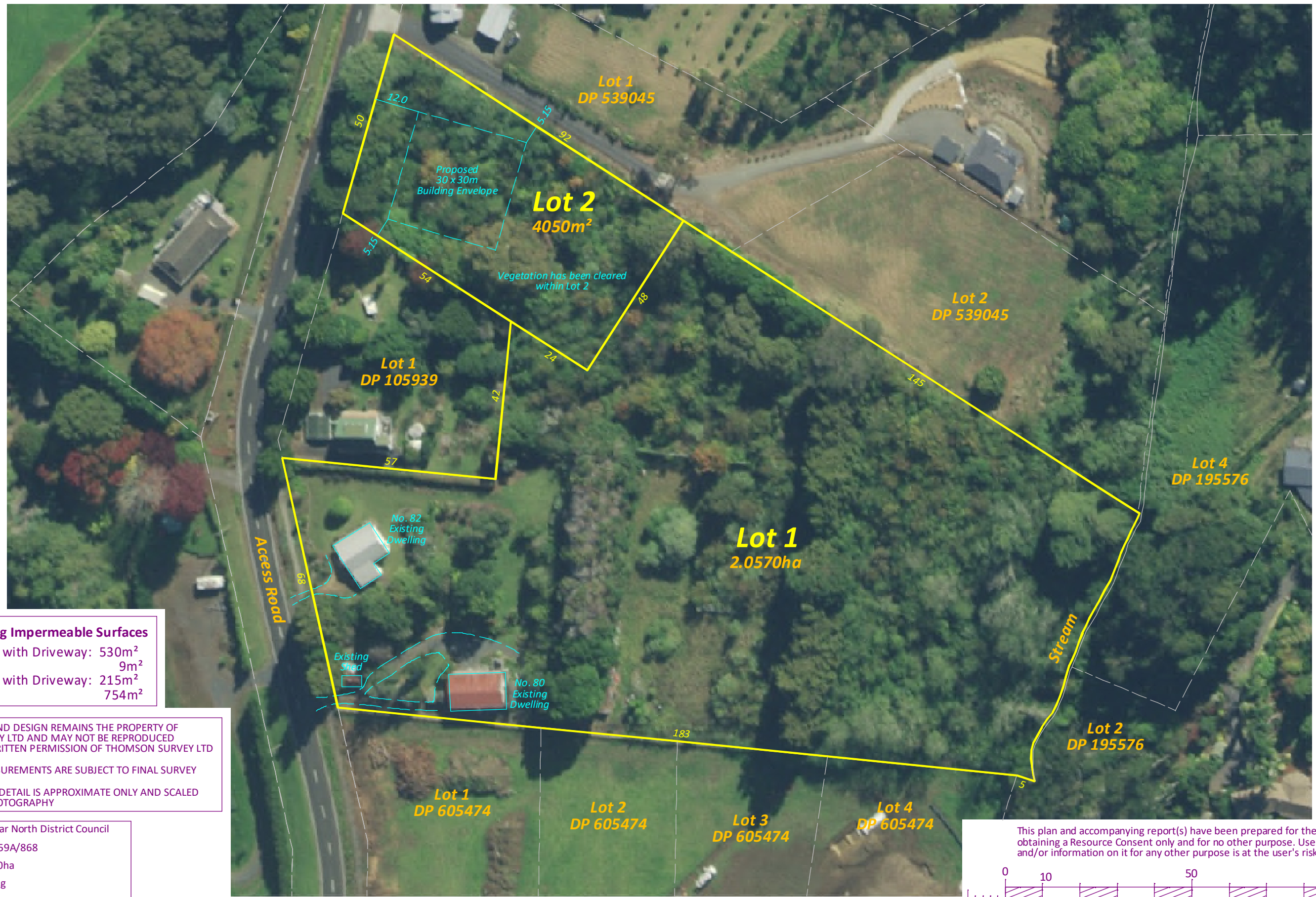
It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects.

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.

Appendix A – Drawings

Drawing No.	Title
22677	Thomson Survey Limited – Proposed Subdivision of Lot 2 DP 105939 (dated 6 August 2026)
26 169 / PSP01	Haigh Workman – Proposed Subdivision Plan



Lot 1 - Existing Impermeable Surfaces

House No. 80 with Driveway: 530m²
Shed: 9m²
House No. 82 with Driveway: 215m²
TOTAL: 754m²

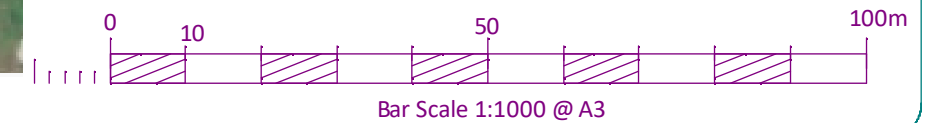
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA59A/868
Total Area: 2.4620ha
Zoning: Rural Living
Resource features: NIL

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.



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www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 2 DP 105939 80-82 ACCESS ROAD, KERIKERI

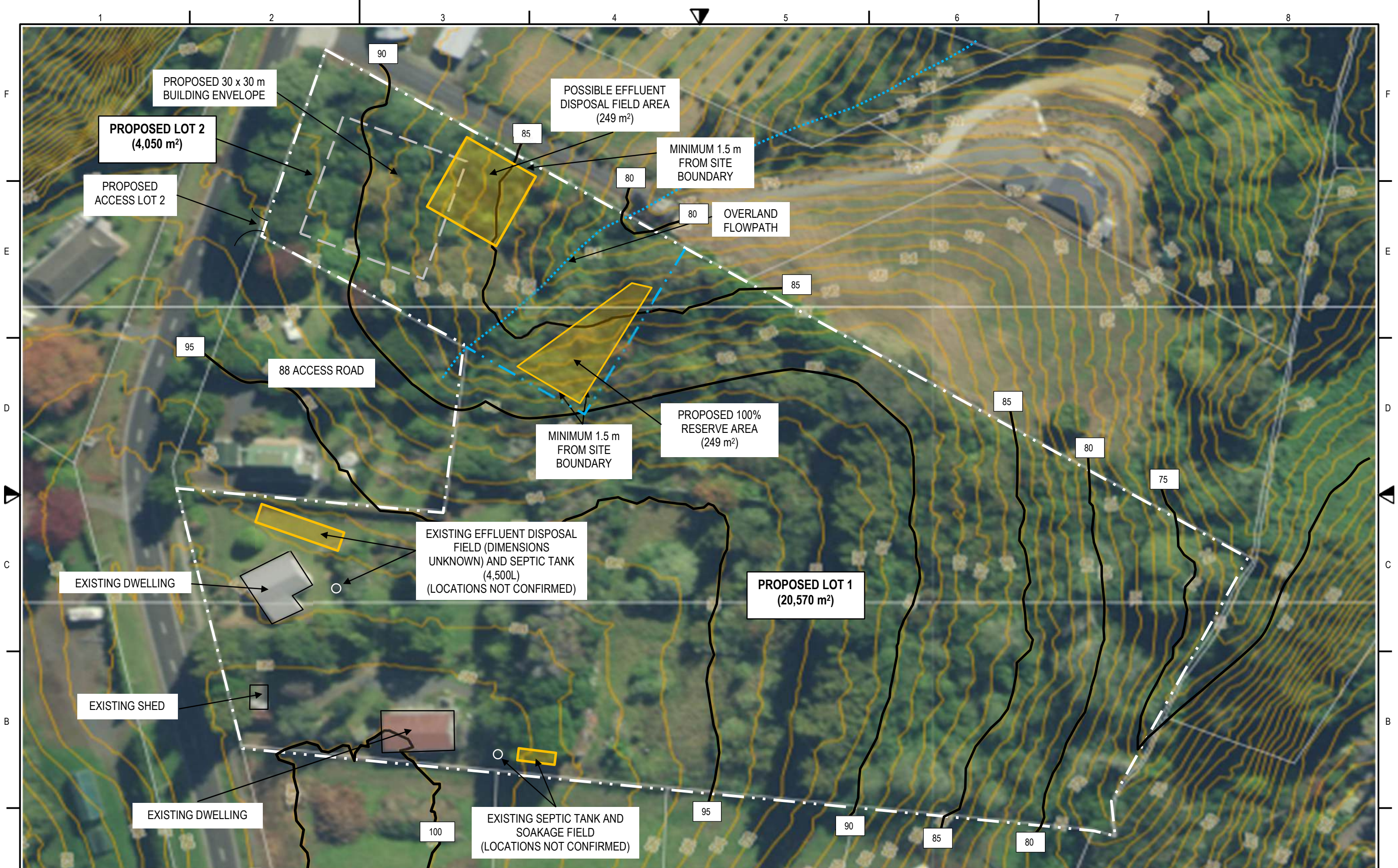
PREPARED FOR: CARRUTHERS & MOORGHEN

Survey	Name	Date	ORIGINAL	
Design			SCALE	SHEET SIZE
Drawn	KY	05.08.26	1:1000	A3
Approved				
Rev	KY	06.08.26		
10955 Scheme 20260806				

Surveyors
Ref. No:

10955

Sheet 1 of 1



A	Rev	Date	Description	By	Checked	DWG: PROPOSED SUBDIVISION ASSESSMENT PLAN (LOT 1 AND LOT 2)						Project		PROPOSED SUBDIVISION 80-82 ACCESS ROAD, KERIKERI (Lot 2 DP 105939)		Stage	A
	- A	16/09/2026	FOR CONSENT	- AT	- TMA							Client		M. MOORGHEN & S. CARRUTHERS		Dwg No.	
						A3 SCALE NTS				Date 16/09/2026				PSP01			
						Drawn AT		Checked TMA		Approved JP		Project No. 26 169		RC no.	Sheet No.		
						File T:\Clients\M.Moorghen and S. Carruthers\26 169 - 80 Access road, Kerikeri\Engineering				DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020				1 of 1			

Appendix B – Borehole Log

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



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

Borehole Log - HA01

Hole Location: Refer to Site Plan

JOB No. 26 169

CLIENT: M. Moorghen & S. Carruthers SITE: 80-82 Access Road, Kerikeri
Date Started: 10.09.2026 DRILLING METHOD: Hand Auger
Date Completed: 10.09.2026 HOLE DIAMETER (mm): 50mm

LOGGED BY: TA
CHECKED BY: AT

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)
SILT, dark brown, moist. [Topsoil]	0.0	TS					0 5 10 15 20
Clayey SILT, brown, moist. From 0.3 m: grey silt clasts From 0.35 m: becomes orange brown with some grey	0.5	Kerikeri Volcanic Group		Groundwater Not Encountered			
From 0.6 m: becoming firm	1.0						
From 0.9 m: very moist	1.5						
EOH refusal	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL CLAY SILT SAND GRAVEL FILL

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

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

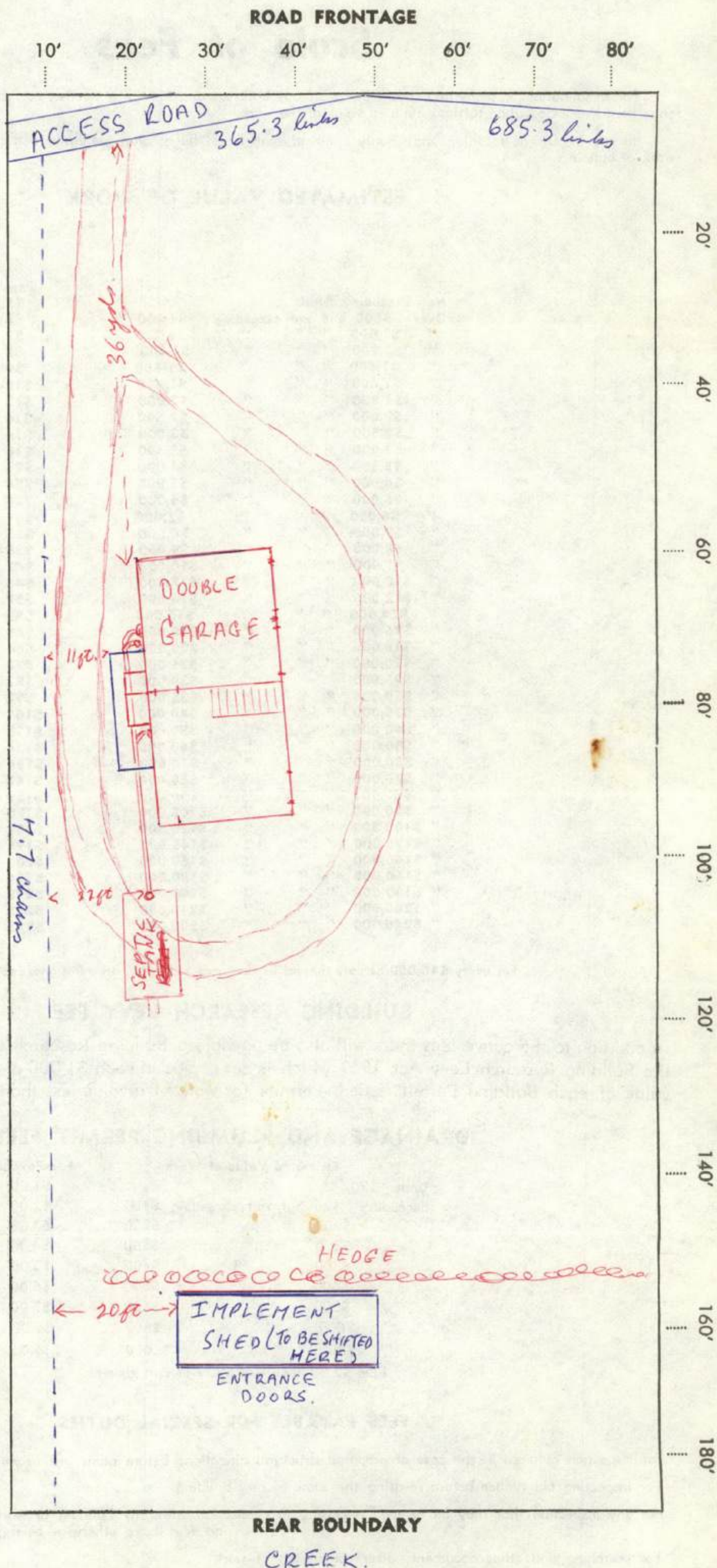
Appendix C – Property Files

Site Plan

THIS PLAN MUST SHOW (in ink):

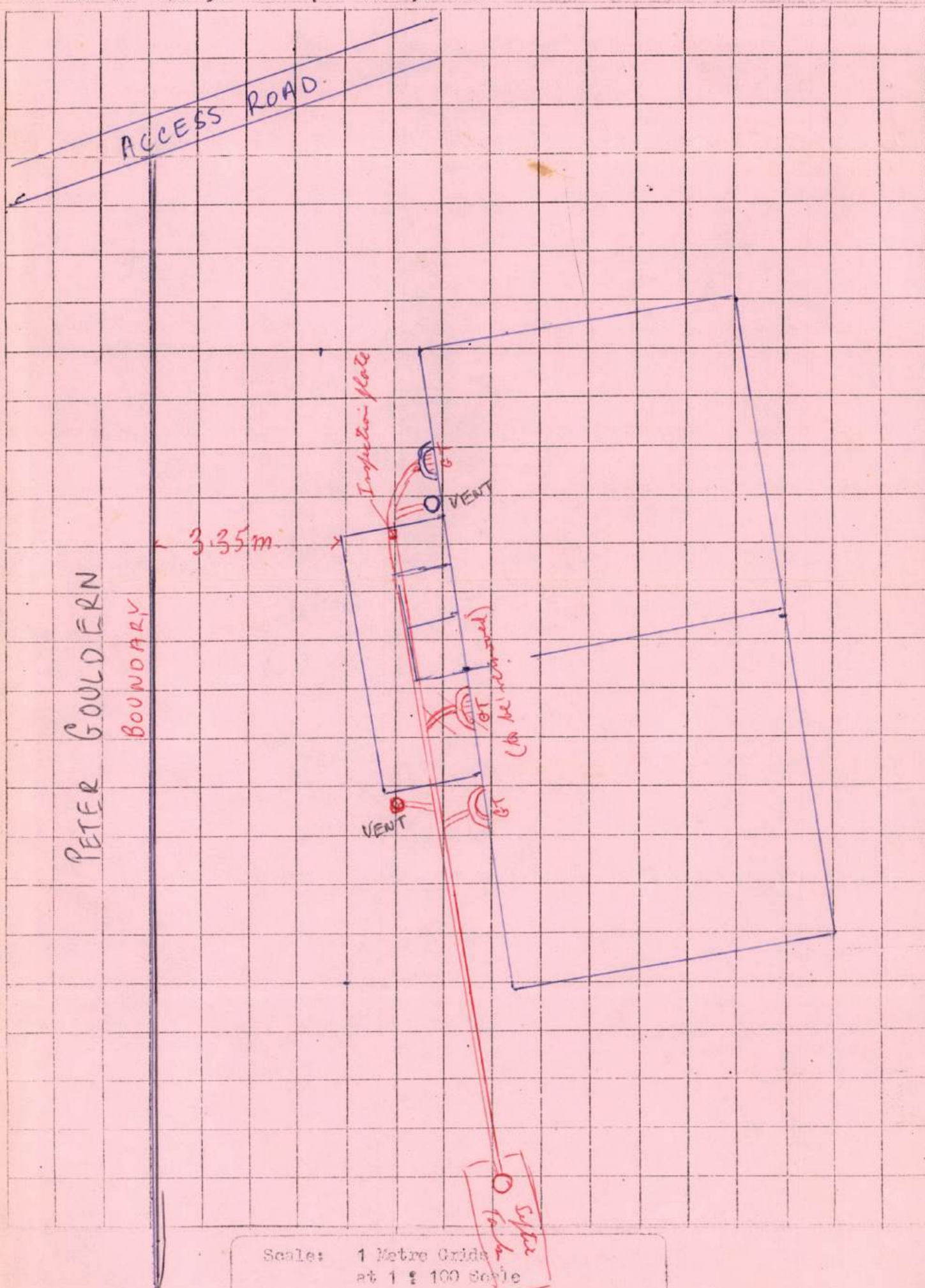
1. Position of existing buildings (drawn in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus: -----
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale. Sixteen feet to one inch or as appropriate.
9. Deviation from site plan is not permitted without previous approval of the Council.

SCALE 22 ft = 1 in.



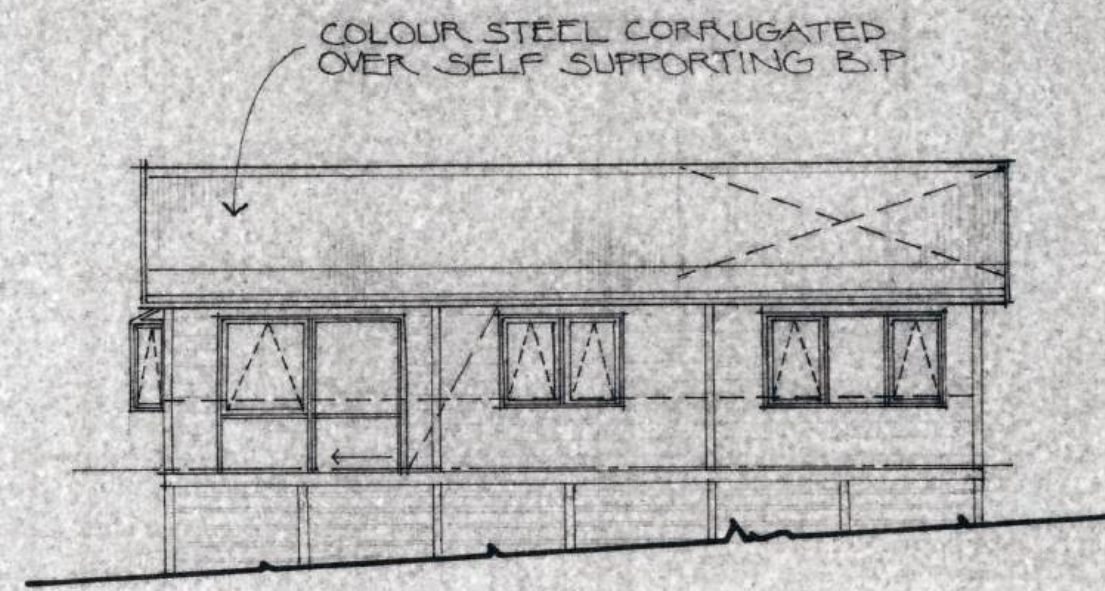
Note: For drainage work a scale plan in ink, showing section boundaries, buildings in outline, lines of drains, inspection pipes, etc. must be supplied.

10 20 30 40 50 60 70 80 90 100

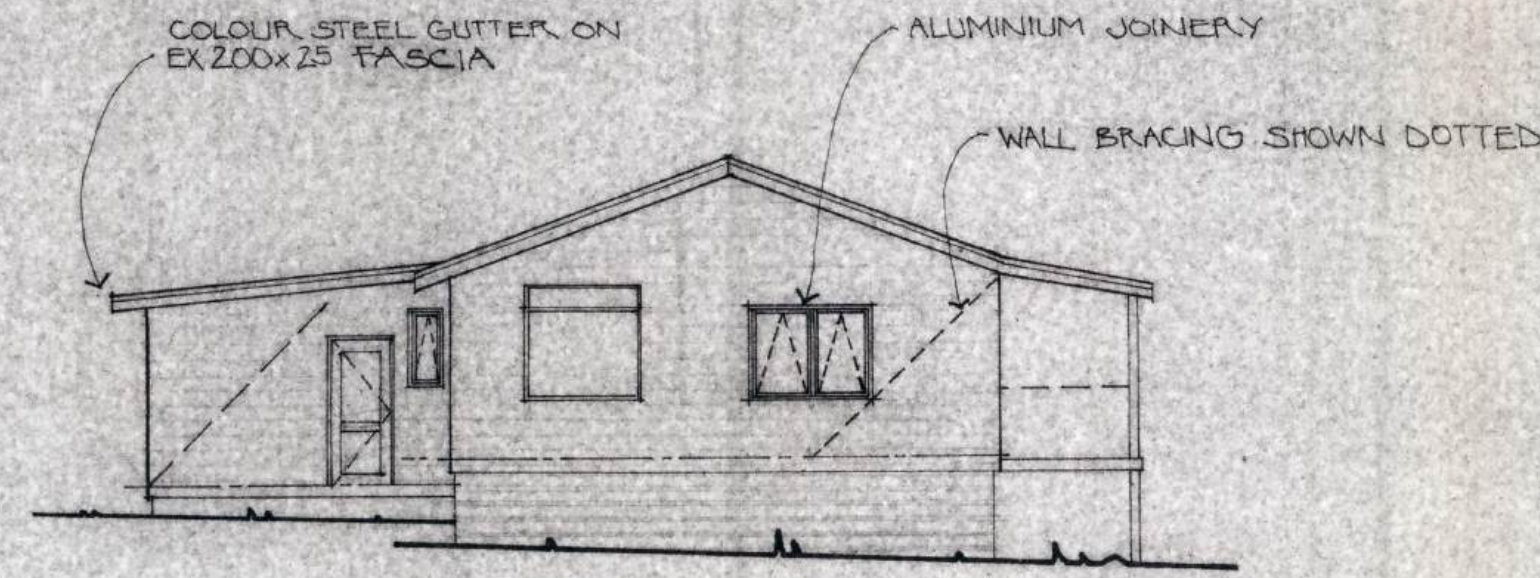


Scale: 1 Metre Grid
at 1 : 100 Scale
1 Metre = 39.37 inches

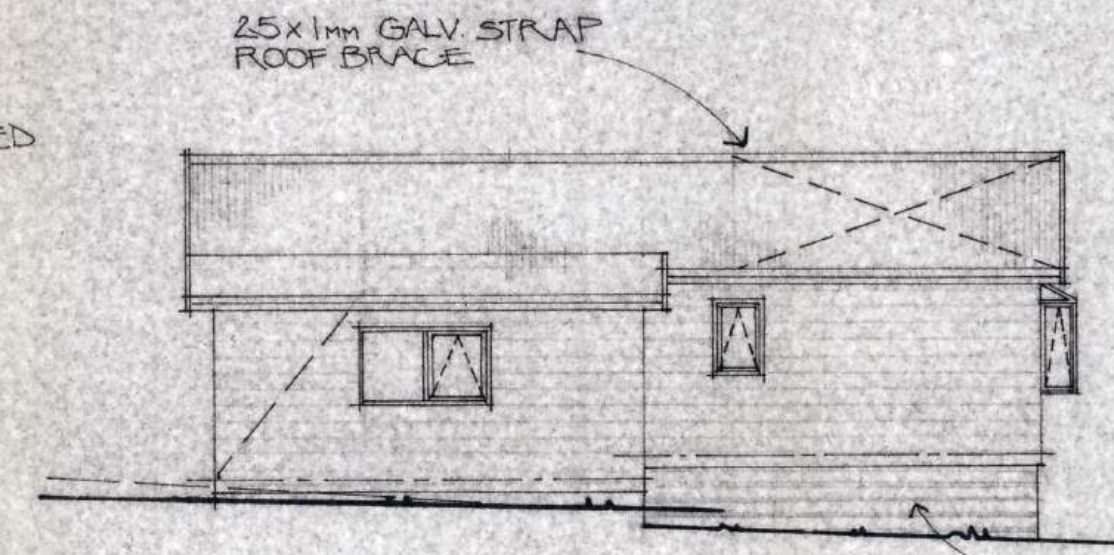
IMPORTANT: Show distances between inspections and from boundaries



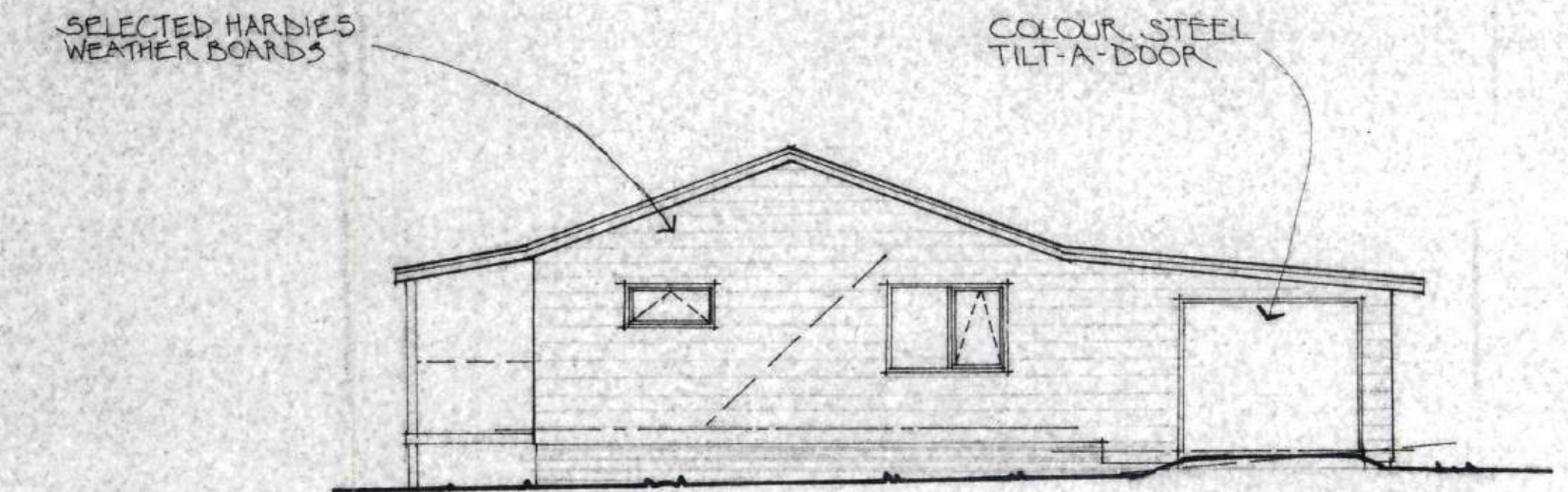
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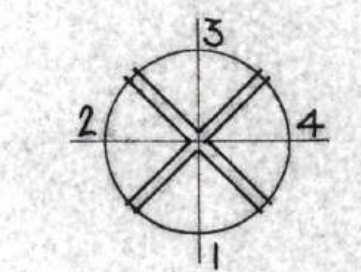
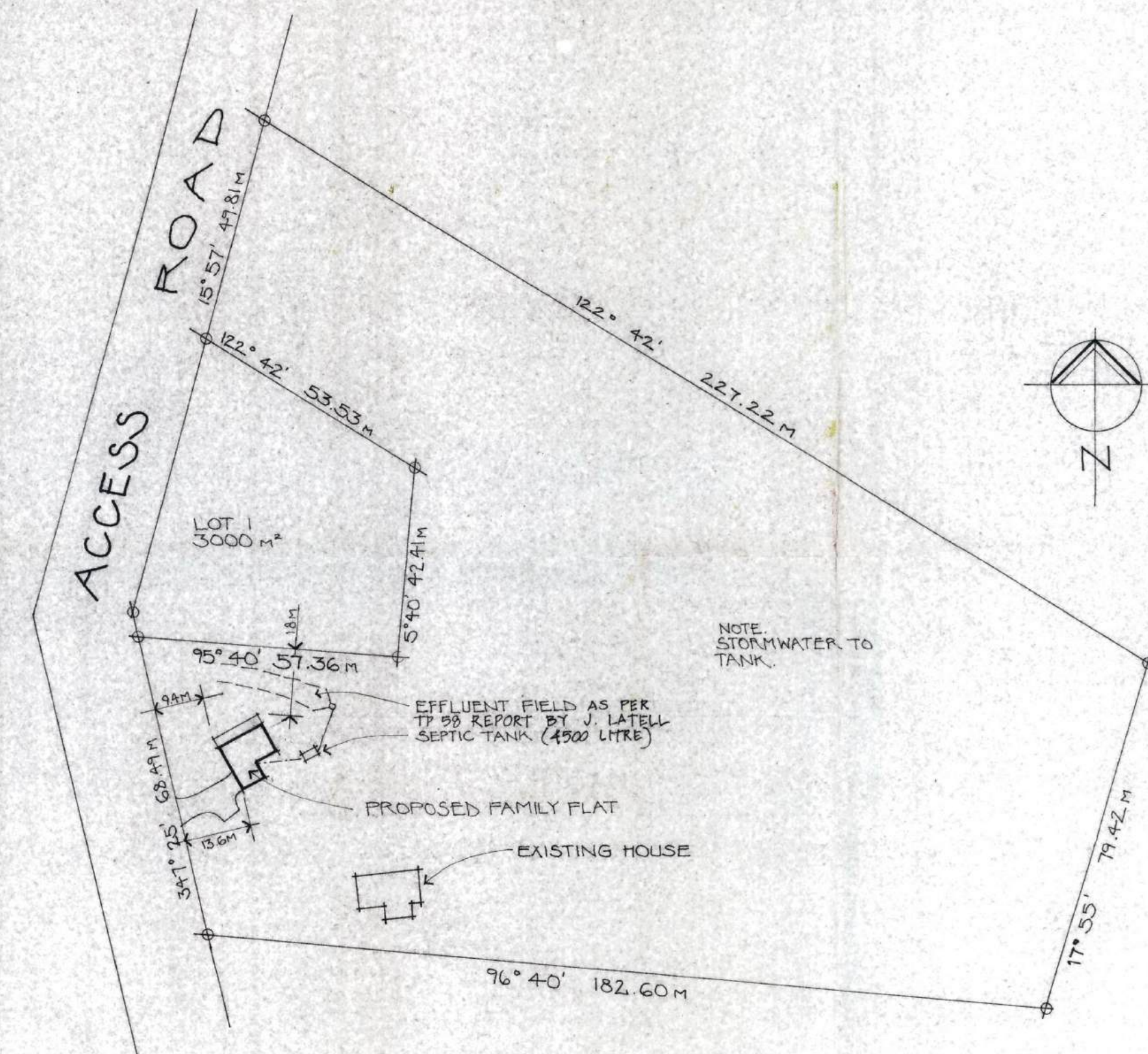
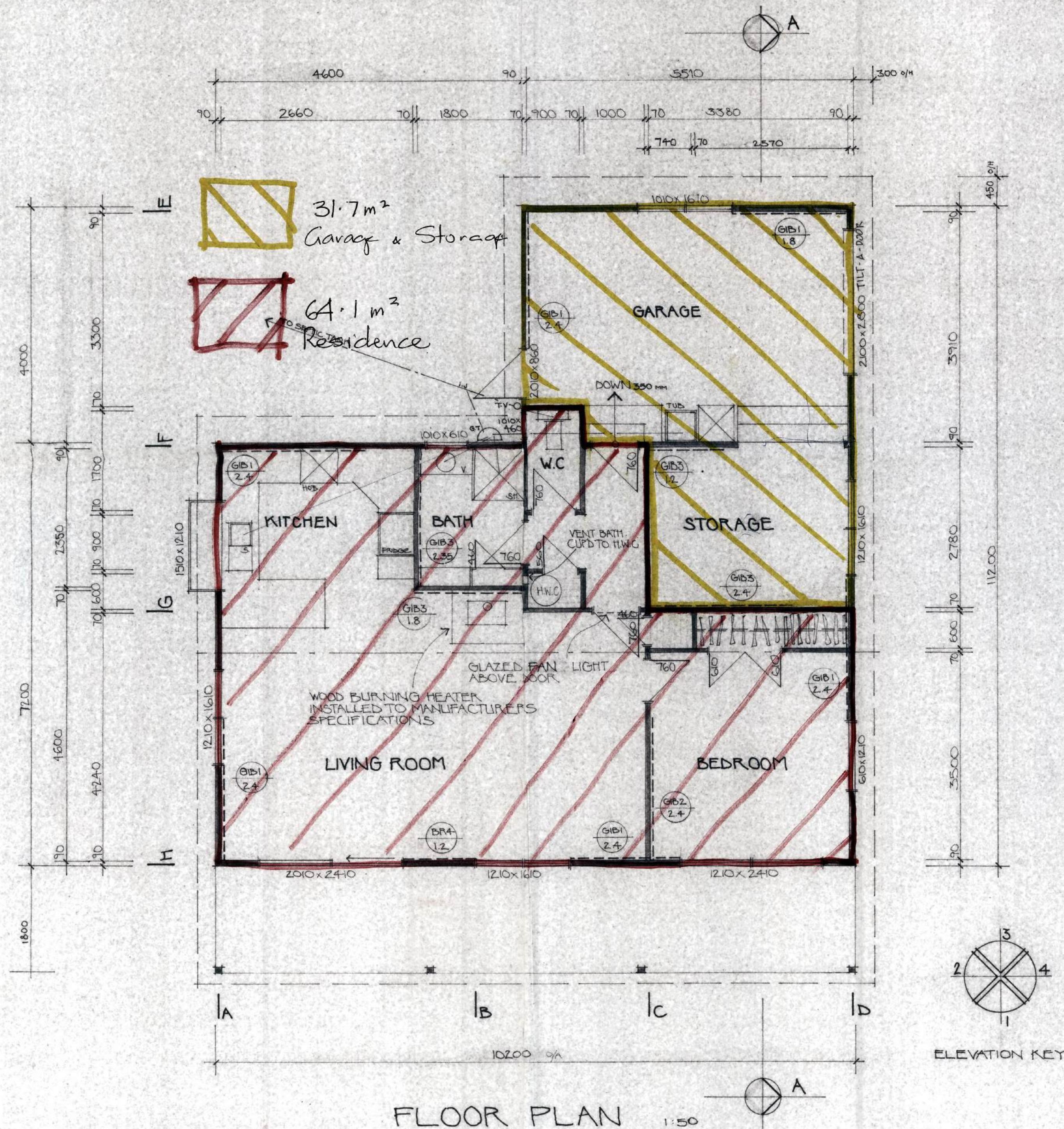


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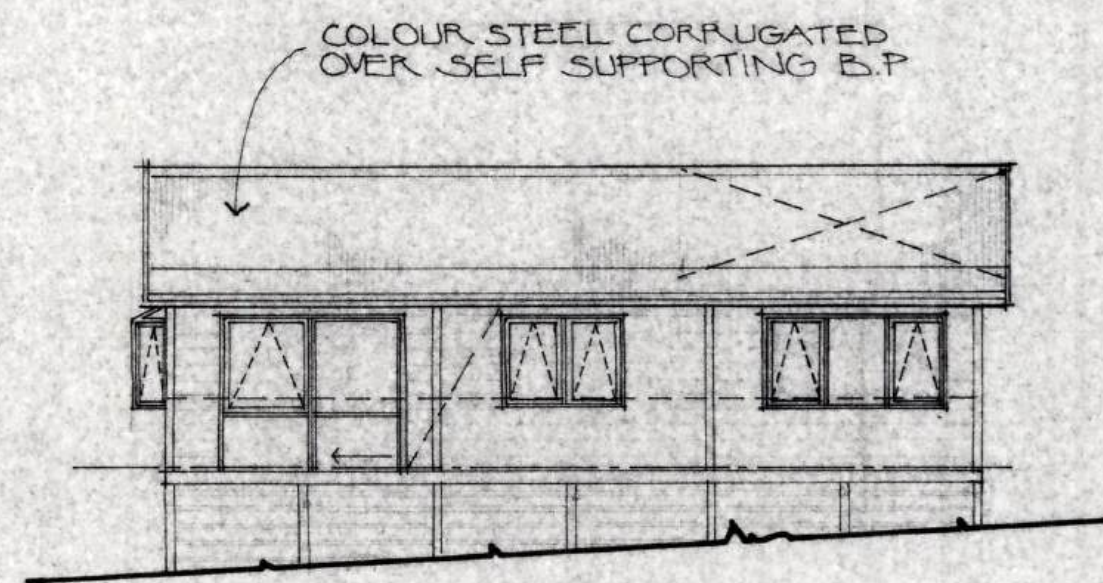


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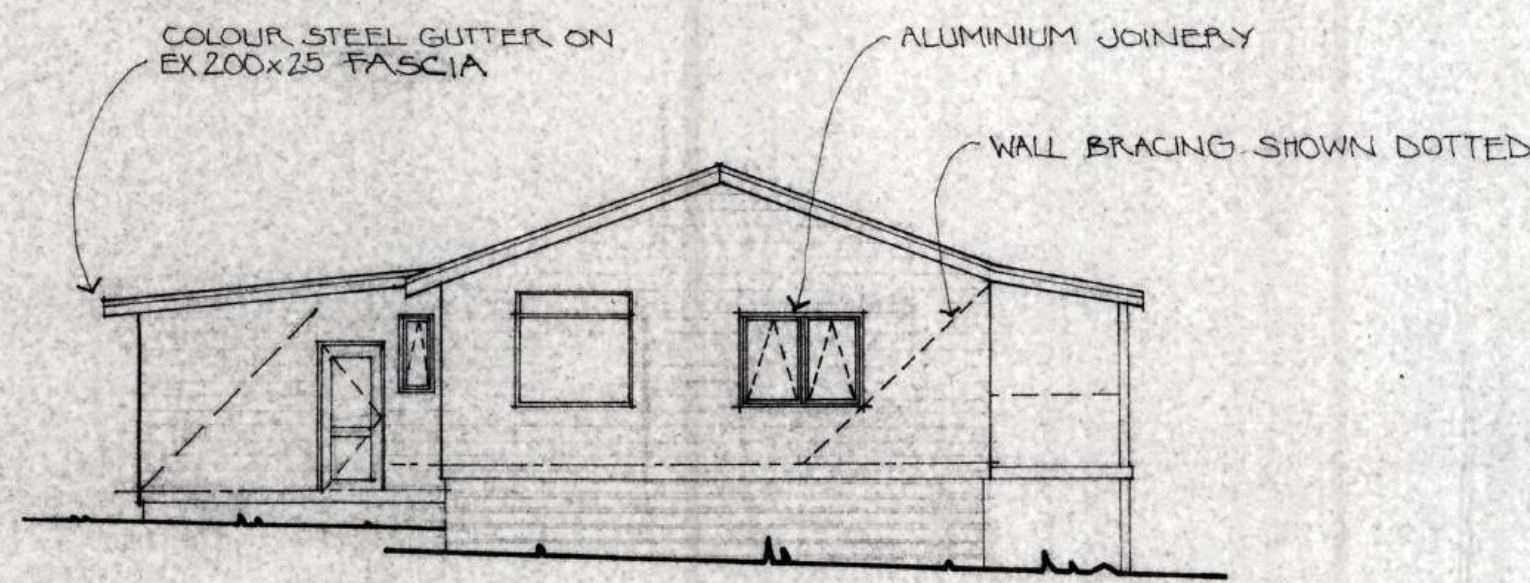
ELEVATIONS 1:100



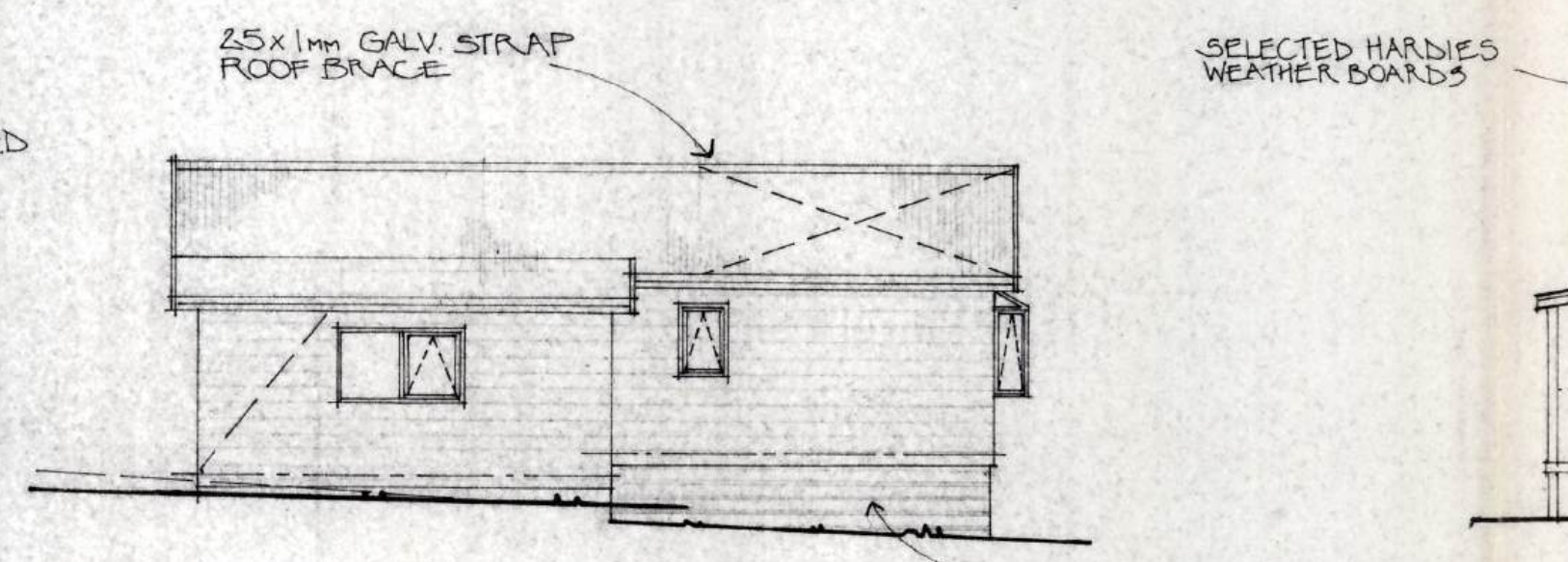
ELEVATION KEY



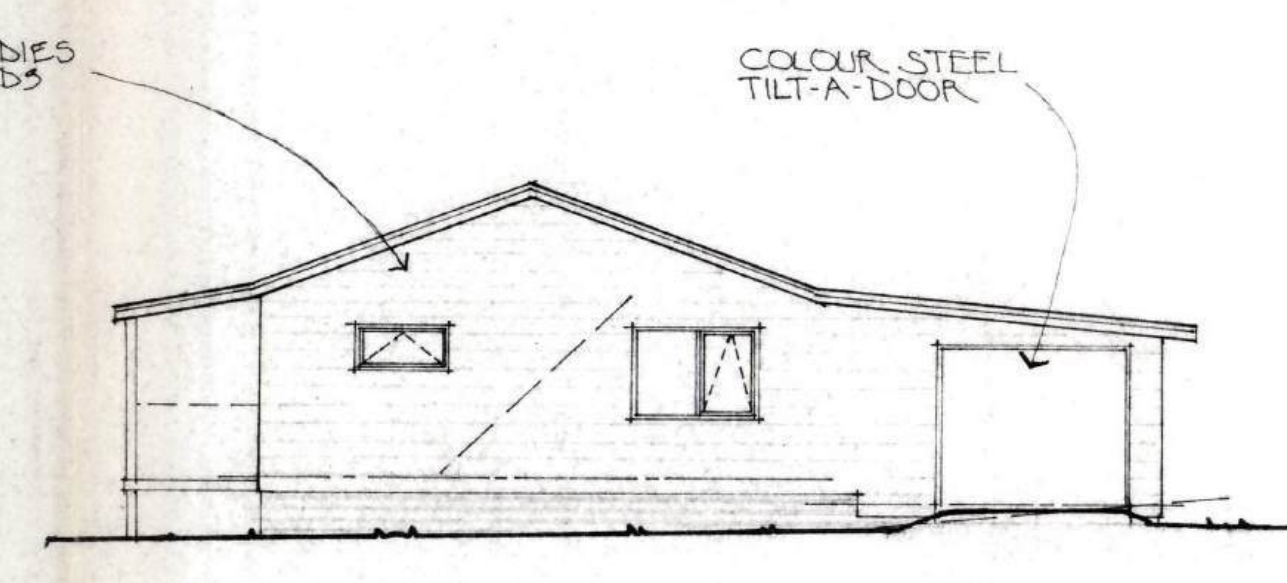
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2

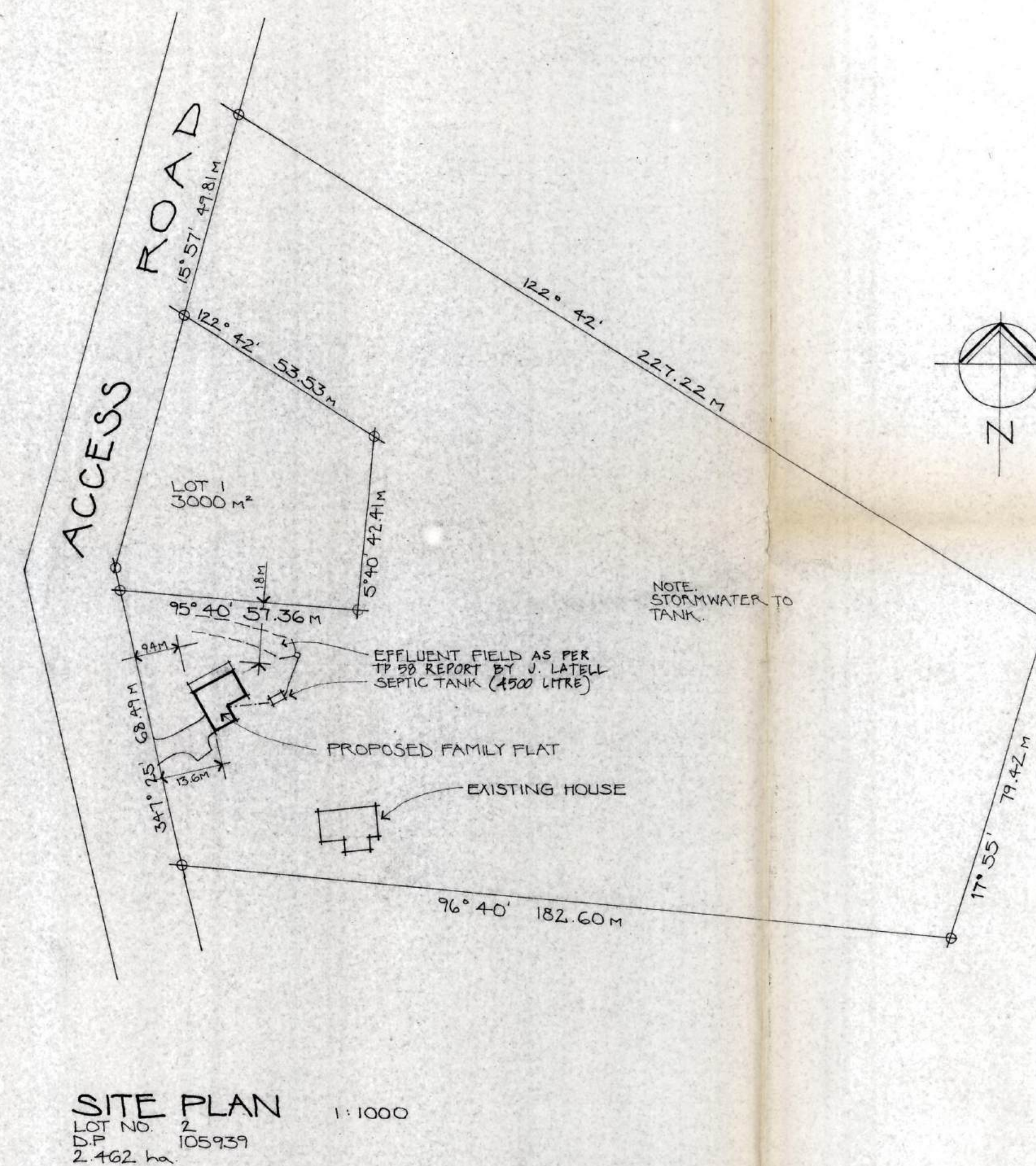
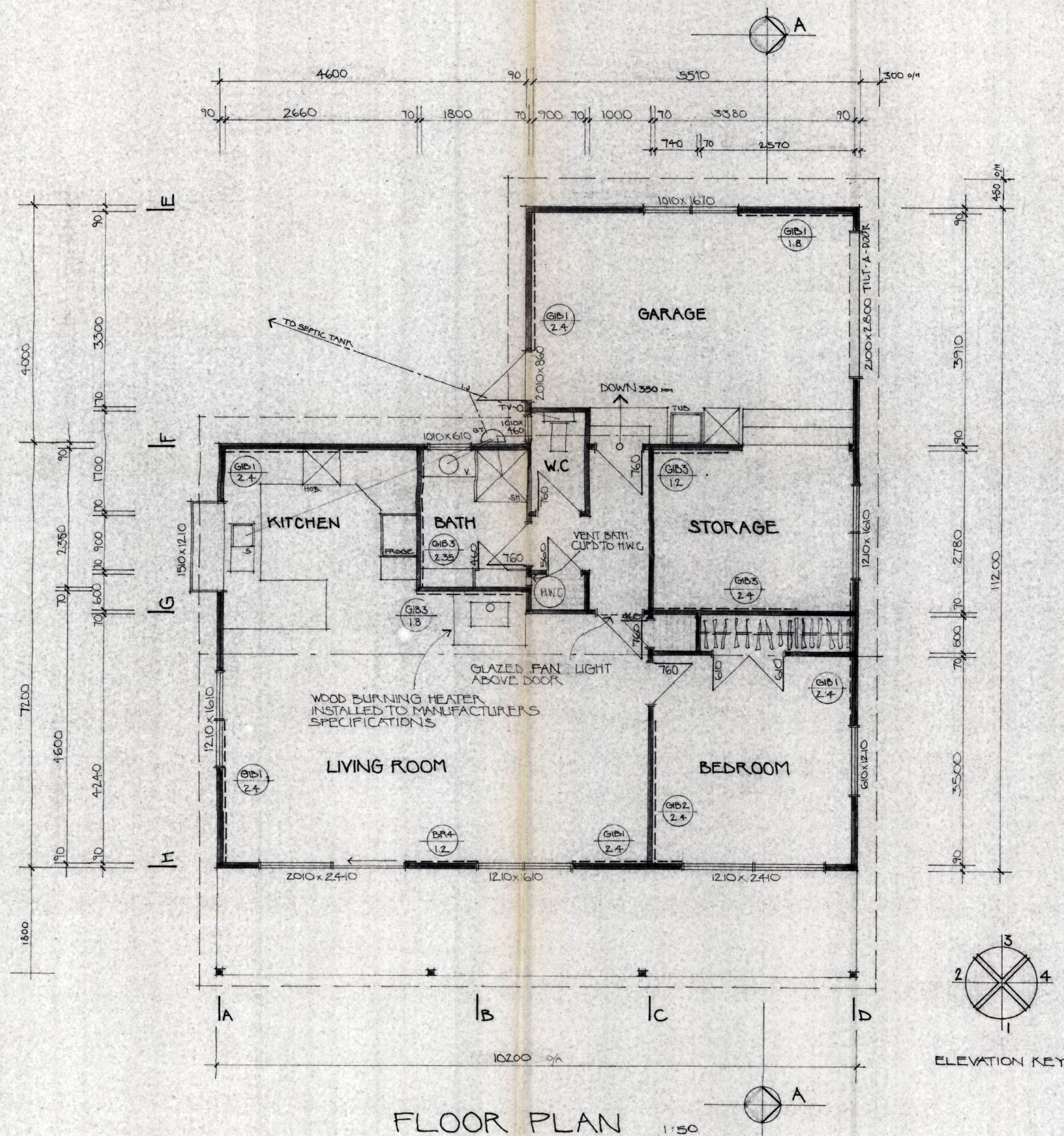


3



4

ELEVATIONS 1:100

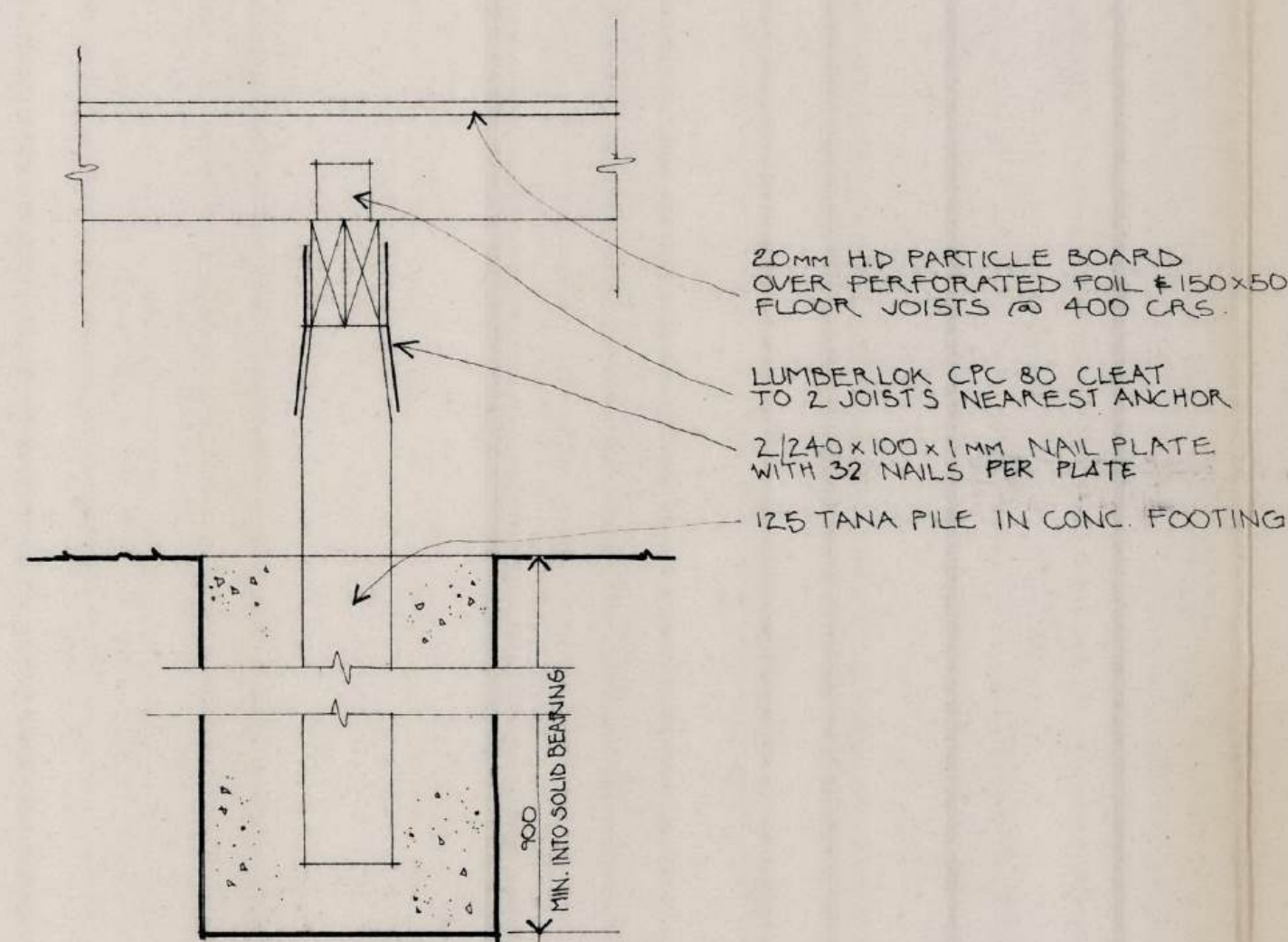


NOTIFIABLE INSPECTIONS	
Footing inspection required	☒
Bond Beam inspection required	☒
Pre-floor inspection required	☒
Prelining inspection required	☒
Final inspection required	☒

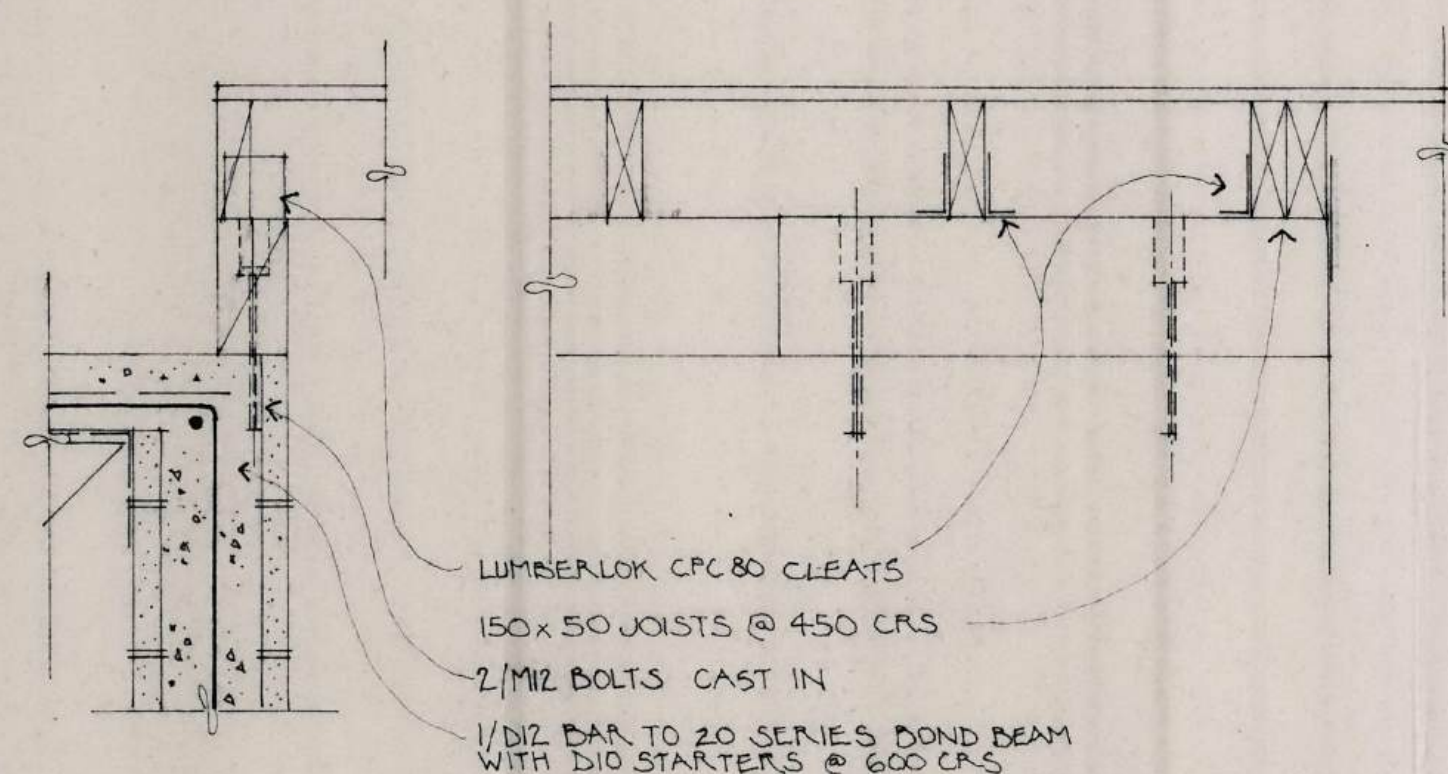
APPROVED
Date: 22.1.99
Signed: FAR NORTH DISTRICT COUNCIL

These plans and specifications must be kept on site during construction. All boundary pegs must be located and tagged before work is commenced.

APPROVED PERMIT NO. 99/005
FAR NORTH DISTRICT COUNCIL



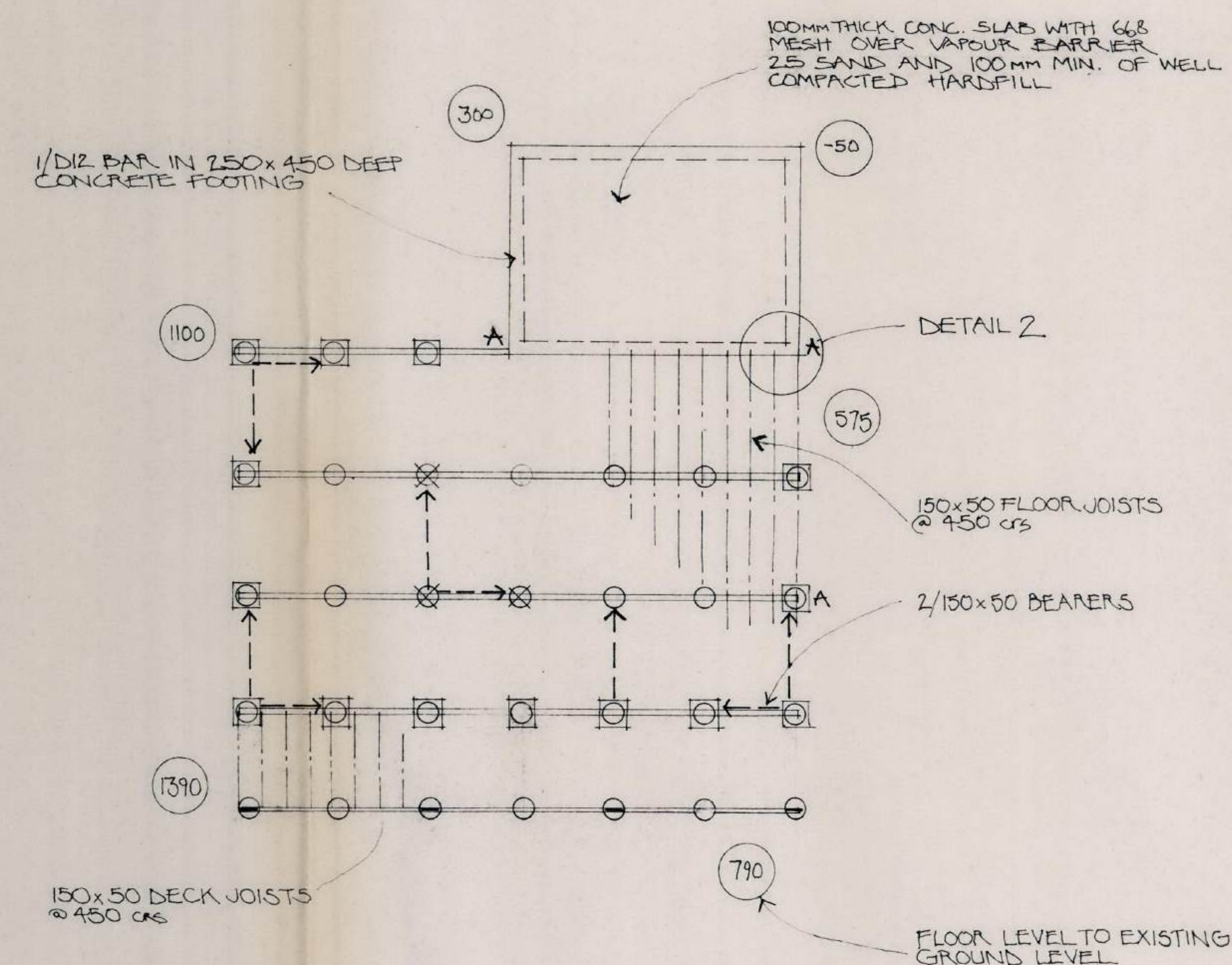
ANCHOR PILE DETAIL 1



ANCHOR PILE CONNECTION DETAIL 2

SUB FLOOR LEGEND

- 275sq OR 310sq CONC. FOOTING TO ORDINARY PILE
- ◻ 425sq OR 480sq x 450 DEEP CONC. FOOTING TO ORDINARY PILE
- ⊗ 350sq OR 400sq x 450 DEEP TO BRACED PILE
- ↑ BRACED PILE
- A ANCHOR PILE
- ⊖ 350sq OR 400sq x 450 DEEP CONC. FOOTING FOR 100x100 POSTS



SUB-FLOOR PLAN 1:100

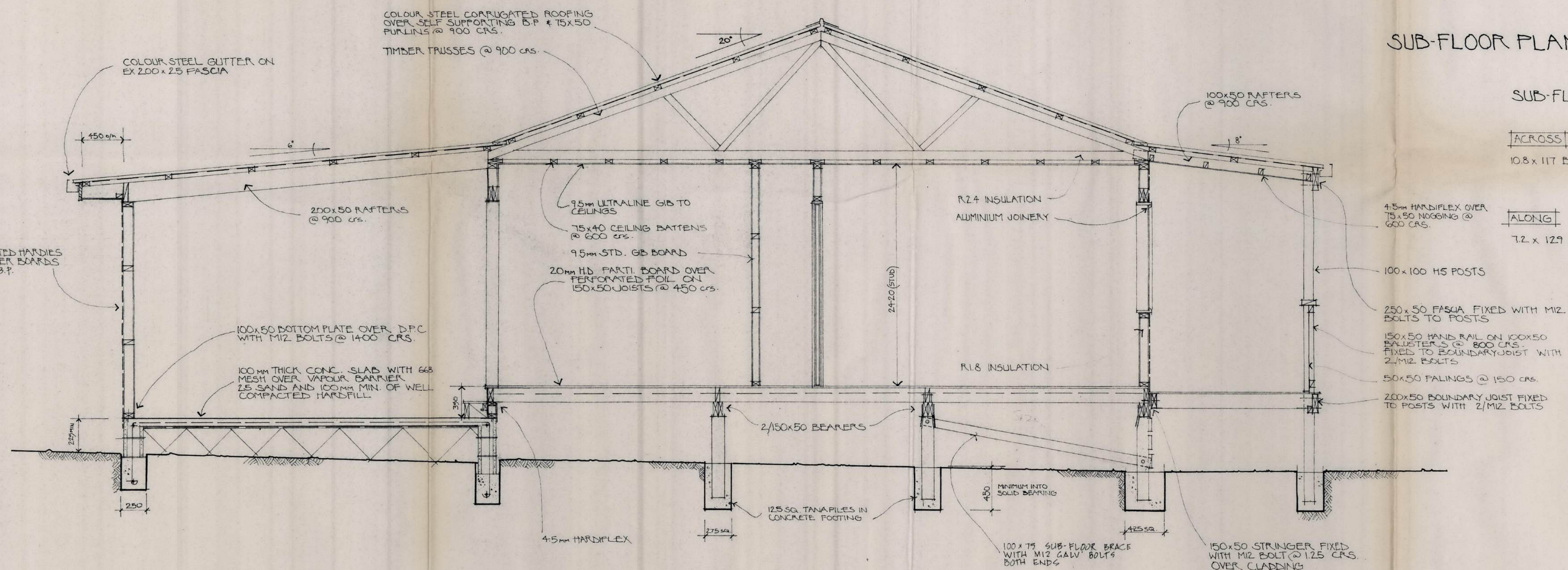
SUB-FLOOR BRACING REQUIREMENTS

ACROSS

$$10.8 \times 117 \text{ Bu's/m} = \frac{1264}{100} \text{ Bu's/m (BRACED OR ANCHOR PILE VALUE)} = 8 \text{ BRACED OR ANCHOR PILES}$$

ALONG

$$7.2 \times 129 \text{ Bu's/m} = \frac{929}{160} \text{ Bu's/m} = 6 \text{ BRACED OR ANCHOR PILES}$$



CROSS SECTION 1:25 A-A

APPENDIX 4

TOP ENERGY LETTER

20 July 2026

Leonard Dissanayake
LMD Planning Consultancy

Email: lmdpc@xtra.co.nz

To Whom It May Concern:

PROPOSED SUBDIVISION

Stuart Carruthers – 80 and 82 Access Road, Kerikeri. Lot 2 DP 105939.

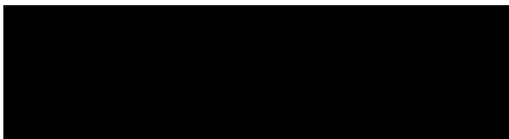
Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed Lot 1. Design and costs to provide a separate power supply to proposed Lot 2 would 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
E: aaron.birt@topenergy.co.nz

APPENDIX 5

CHORUS LETTER

Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>

7/8/2026 5:54 PM

Chorus 11703830 : Your Chorus contract is ready

To npdnoreply@chorus.co.nz <npdnoreply@chorus.co.nz>



Hi

Development address: Lot: 2, Deposited Plan: 105939, North Auckland

Thanks for choosing Chorus as the fibre network supplier for your site. We're looking forward to helping you get your development ready for world-class broadband and phone services.

Attached is your New Property Development Contract, based on the information you've provided. It outlines the work we'll do at your development and any actions that are your responsibility.

You can also find a copy of the contract under the Documents tab when you [log into your account](#).

A tax invoice will be available within a few working days.

Quote expiry

Please note, this contract isn't valid unless the quoted contribution is paid before the quote expiry date: 5/11/2026.

We look forward to working with you.

From your Chorus New Property Development team

Please do not reply to this email as this inbox is not monitored. For any follow up queries please visit www.chorus.co.nz/develop-with-chorus or [log in to your account](#). If you do not yet have an account with us, you will need to [create an account](#) to view your job progress and documentation.

This email was sent by: Chorus New Zealand Limited 1 Willis Street Wellington CBD, Wellington 6011 New

New Property Development Contract

Development location (Site)	Lot: 2, Deposited Plan: 105939, North Auckland		
Your project reference	NA		
Stage of development to which this contract applies	Not staged	Number of connections in the development/stage	1
Chorus reference ID	11703830	Charges (incl GST)	\$ 1610.00
Included products	Pre-built fibre Fibre network		

DEVELOPER :	
Name	Miranda Moorghen
Address	80 Access Road, Kerikeri 0230

I confirm that I have read the Terms and Conditions of Chorus' NPD Contract and the related [Policies](#), and that I agree to enter a binding contract with Chorus on those terms, in electronic form.

Agreed for and on behalf of Miranda Moorghen by its authorised signatory:

Contact name	Leonard Dissanayake
Phone number	0277122280
Email address	imdpc@xtra.co.nz

Date of acceptance: 07/08/2026

Terms and Conditions

This New Property Development Contract ("NPD Contract") comprises of the cover page, these terms and conditions and the [Policies](#) and, other than those provisions expressed to survive expiry or termination, will expire 12 months after completion of the Services by Chorus. Terms used but not defined in this NPD Contract will have the meanings contained in the Policies.

Ordering Portal

1. A quote will be generated based on the information you supply in the portal relating to your development ("Development Scope"). You are solely responsible for any errors or omissions relating to the Development Scope. Chorus accepts no liability for any additional activities or services outside of the Development Scope.
2. Chorus will provide a quote based on the Development Scope for all design work, installation work and record updates Chorus will provide to you ("Services").

Quote

3. Any quote will be valid for 90 days from the date it is issued ("Quotation Period"). Upon expiry of the Quotation Period without acceptance by you and payment of the Charges, the quote will expire and be incapable of acceptance.
4. Prior to your acceptance of the quote, Chorus may alter the quote at any time if circumstances change such as where you change the Development Scope or there are technical issues with the portal. If you wish to change the Development Scope after your acceptance of a quote, the amendment process described in clause 8 below will apply.

Acceptance

5. If you wish to accept a quote you must communicate acceptance via the portal and pay the Charges within the Quotation Period. Once you have accepted the quote and paid the Charges within the Quotation Period, Chorus will proceed with your order ("Order"). If you do not pay the Charges within the Quotation Period your NPD Contract may be cancelled by us at our discretion. To restart the process you will need to begin the quotation process and accept the NPD Contract again.
6. Once created an Order can only be terminated in accordance with the terms of this NPD Contract.
7. If you are placing an Order on behalf of another party, you warrant that you are authorised to bind the relevant party to the terms of this NPD Contract and have all necessary authorities, powers and consents to act and contract with Chorus for the Services on behalf of that party.

Amendment to Order

8. Once an Order has been created, if you wish to amend the Order you must submit a written request to Chorus. Chorus will consider your request and respond with any changes to the current Order and may put your current Order on hold. If you accept these changes and pay any required Charges within 30 days, the Order will be amended. If you do not accept the amendment and pay any required Charges within the 30-day period, then the Development Scope will remain unchanged, the amendment may be cancelled by us at our discretion, and/or you may exercise any agreed termination rights under clause 24.
9. Chorus may amend an Order if:
 - a. You have not started to install the materials within 12 months of acceptance of the quote;
 - b. There is a change in any plans you provide or the Development Scope or there is a change in legal ownership of the Site;
 - c. Any additional services or costs are incurred for the relocation of any Chorus network equipment or infrastructure;

- d. There are additional third-party requirements to complete the Services that were not known at the time the Order was processed or there are any other errors in the Order; and/or
- e. There are any third-party objections which prevent or hinder the delivery of the Services or the withholding of third-party consents required to deliver the Services, that cannot be resolved within a reasonable time.

Alternatively, where Chorus has a right to exercise its amendment rights under this clause, it may instead terminate this NPD Contract on 30 days' notice provided Chorus is not in breach of this NPD Contract.

Payment of Chorus charges

10. Payment of the Charges set out in a quote (and confirmed in the personalised cover page of your NPD Contract) in full is required before Chorus commences the Services.

11. All Charges are exclusive of GST and any other tax or levies unless otherwise stated.

Policies

12. You will comply with all procedures and requirements contained in <https://www.chorus.co.nz/develop-with-chorus/docs/npd-policy> ("Policies"). The Policies protect Chorus' legitimate business interests and are a material term of this NPD Contract which you must follow. The Policies may be updated by Chorus from time to time, as follows:

- a. without further notice to you where Chorus considers, acting reasonably, the update(s) not to be to your detriment; and/or
- b. on at least 30 days' written notice to you where Chorus considers the update(s) to be to your detriment, unless an update to the Policies without such notice is reasonably necessary in order to protect Chorus' legitimate interests.

Initial Activities

13. You agree to provide us with any plans and documents prescribed in the Policies prior to commencement of the Services.

14. After you have accepted the terms and Chorus has received both full payment of the Charges and the plans we require from you, Chorus will provide confirmation as to whether you will be required to install any infrastructure at the Site.

15. Where the Policies require you to undertake certain work and activities you warrant that you will attend to these promptly. You acknowledge that Chorus will be relieved of its obligations to provide the Services to the extent Chorus is reliant on you carrying out work and activities that you have not done.

16. You must let Chorus know immediately if you become aware of something which might give rise to a change in any of your plans and/or the Development Scope (such as changes in the number of Connections, changes to boundaries or changes to road layouts) or any potential non-compliance with the Network Specifications or any other procedures or requirements contained in the Policies.

Materials

17. Chorus will supply some of the materials that are required for you to install related to any communal infrastructure. Chorus supplied materials ("Materials") are as itemised and defined in the Policies. You will be responsible for supplying any additional materials not itemised in the Policies.

18. You will be responsible for any loss or damage to any Materials while they are in your possession including when the Materials are at the Site. Title in the Materials will remain with Chorus at all times and you will ensure all Materials are clearly identified as Chorus property. You authorise us to enter onto any premises where the Materials are stored and collect any Materials that have not been installed.

Installation

19. Other than specific installation services included in your Order, you are responsible for installing the Materials in accordance with the Policies. You will promptly remedy any non-compliant or defective installations in accordance with the Policies or the defects may be remedied by us in accordance with the Policies and paid for by you. Where you or your agent carry out the installation works, you warrant you will carry out the installation using the degree of skill expected of a competent installer of telecommunications networks. Installation in line with the Policies and Network Specifications will meet this standard.

20. Chorus will:

- a. Build the network to the exterior boundary of the Site; and
- b. Undertake any additional works so that the Site can be linked to the Chorus network including jointing, testing, and commissioning works as prescribed in the Policies; and
- c. As part of Pre-Built Fibre, Chorus will also install relevant End User Infrastructure to the relevant premises as defined in the Policies. You agree to grant to Chorus all access rights to the Site and the relevant premises that we require in order to install and maintain any End User Infrastructure.

21. If you have ordered specific installation services from us then you will complete the “pre-installation work” detailed in the Policies before we perform those installation services.

22. Chorus will issue a clearance letter and link the Site to our network when all the pre-requisites stated in the Policies have been met. Chorus may rescind any clearance letter if it becomes aware that your installation does not meet the Policies, applicable law or regulation and Chorus reserves the right to advise the relevant authority of any revocation or rescission of the clearance letter.

Termination

23. Either party may on written notice terminate this NPD Contract if the other party:

- a. Has materially breached its obligations under this NPD Contract and if capable of remedy, has not remedied the breach within 30 days of being notified of the breach;
- b. Purports to assign or otherwise goes into liquidation, has a receiver, administrator, statutory manager, or similar officer appointed; or
- c. Becomes insolvent, ceases to carry on their business, makes any composition or arrangement with its creditors, or is deemed or perceived unable to pay its debts when they fall due.

24. You may terminate this NPD Contract at any time for any reason (including under clause 8) on 30 days' notice and you must return any Materials in your possession that have not been installed at the date of termination.

25. If this NPD Contract is terminated by Chorus under clauses 9 or 23, or by you under clause 24, we will retain a proportion of the Charges paid by you in order to reimburse Chorus for the following costs it incurs up to the date of termination (“Termination Costs”):

- a. Any costs paid or payable to third parties;
- b. A fixed cost to recover Chorus' internal costs. The fixed costs will be calculated as follows:
 - i. \$250 if termination occurs prior to completion of the design plan (as defined in the Policies);
 - ii. \$350 if termination occurs after completion of the design plan but before commencement of any Chorus build work; or
 - iii. \$600 if termination occurs after commencement of any Chorus build work; and

c. The costs of any Materials that have not been installed at the date of termination and that are not returned to Chorus within 10 days of termination or are returned in a condition which does not allow for the Materials to be reused by Chorus.

26. Termination Costs will not exceed the Charges payable under this NPD Contract but are without prejudice to Chorus' right to recover from you any other amounts you may owe us under this NPD Contract.

Liability

27. Other than liability arising under clause 30, each party's liability for any loss of income, profits, revenue or savings (whether direct or indirect), or any indirect or consequential loss or damages, is excluded.

28. Subject to clause 29, each party's total liability for all losses or damages arising out of or in connection with this NPD Contract, whether in contract, tort (including negligence), equity, or otherwise, will be limited to the greater of \$100,000 or the Charges paid under this NPD Contract.

29. The limitations in clause 28 will not apply to any liability of a party arising out of:

- a. a breach of confidentiality or a party's health and safety obligations;
- a. the fraud or wilful breach of this NPD Contract by a party;
- c. your indemnification obligations under clause 30; or
- d. a failure to pay any amount due and owing under this NPD Contract.

30. You will indemnify and hold harmless Chorus from any loss arising in relation to your failure to comply with clause 19 or 21 of this NPD Contract or any damage you cause to our network. We may put your Order on hold until payment is received for any network damage you cause and/or terminate this NPD Contract under clause 23 in the event of non-payment by you.

Force Majeure

31. Non-performance by either party of its obligations due to an event beyond that party's reasonable control will be excused to the extent that performance is delayed or prevented by that force majeure event. If a force majeure event lasts for more than 60 days Chorus may terminate this NPD Contract.

Insurance

32. You will maintain during the term of this NPD Contract public liability insurance for an amount of not less than \$1,000,000 and Chorus will maintain public liability insurance for an amount of not less than \$10,000,000.

Confidentiality

33. Each party will keep confidential, secure, and not misuse any information received from the other in connection with this NPD Contract (including the contract itself). The disclosure and use of confidential information by either of us is permitted to the extent required by law or to comply with a party's obligations under this NPD Contract. Where required to disclose a party will where practical give prior written notice before disclosure. No written notice is required where confidential information is being disclosed by you to any contractor installing the Materials on your behalf, to any councils or other utilities companies solely for the purposes of consents and planning utilities corridors or by Chorus to our service companies.

Disputes

34. Any dispute or difference arising out of or in connection with this contract, or the subject matter of this contract, including any question about its existence, validity, or termination, shall be referred to mediation in the first instance and if not resolved, referred to arbitration in accordance with the Arbitration Act 1996. This will not prevent either party from seeking urgent interlocutory or injunctive relief from a Court.

Assignment

35. You may not assign or novate any of your rights or obligations under this NPD Contract without Chorus' prior written consent (not being unreasonably withheld).

Precedence

36. In the event of conflict or inconsistency between any plans you prepare and provide us and the Chorus Design Plan (as defined in the Policies), the Chorus Design Plan will take precedence. In the event of any conflict or inconsistency between this NPD Contract and the Policies, this NPD Contract will take precedence.

General

37. Each notice or other communication will be made in writing and brought to the attention of the other party. No notice or communication will be effective until received.

38. In the event that any personal information (as that term is defined in the Privacy Act 2020) about you is disclosed to Chorus under or in relation to this NPD Contract, the use, disclosure and security of, and your access to, that information, will be as set out in our Privacy Policy, which can be found at <https://www.chorus.co.nz/terms-and-conditions/our-privacy-policy>.

39. You warrant you are acquiring the Services as a business in the course of trade and represent you are not a consumer.

40. Other than updates to the Policies as per clause 12 above, any amendment to this NPD Contract must be agreed by both parties and recorded in writing.

41. Clauses 7, 12, 18, 19, 22, 25 to 33 and 45 and the NPD Policies will survive termination or expiry of this NPD Contract.

42. No term or condition of the NPD Contract will be deemed to have been waived in part or in full and no delay, breach or default will be deemed to have been excused in part or in full unless the waiver or excuse is in writing and signed by an authorised representative of the relevant party.

43. Unless you have entered into a separate developer partnership agreement which refers to and incorporates the terms of this NPD Contract, this NPD Contract represents the entire agreement between the parties for the Services and supersedes all prior negotiations, representations, and agreements whether written or oral.

44. Each term in this NPD Contract is separately binding. If for any reason either of us cannot rely on any term then all the other terms remain binding.

45. This NPD Contract is governed by the laws of New Zealand. We both submit to the non-exclusive jurisdiction of the Courts of New Zealand.

APPENDIX 6

PRELIMINARY AND DETAILED SITE INVESTIGATION REPORT

BY LDE LTD



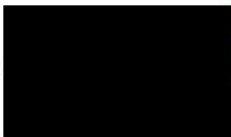
Miranda Moorghen & Stuart Carruthers

**PRELIMINARY AND DETAILED SITE INVESTIGATION
(PSI/DSI)**

80-82 Access Road, Kerikeri

DOCUMENT CONTROL

Version	Date	Comments
A	31/08/2026	Issued to support resource consent application for proposed 2-lot subdivision.
B	08/09/2026	Minor edits.

Version	Issued For	Prepared By	Reviewed & Authorised By
B	Issued for Information	 Erin Gasston Senior Environmental Scientist	 James Gladwin Environmental Group Manager SQEP

EXECUTIVE SUMMARY

A contamination preliminary and detailed site investigation (PSI/DSI) has been conducted for the site located at 80-82 Access Road, Kerikeri. LDE understands that the site is to undergo subdivision that may not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS).

The objectives of the assessment were to identify any potential sources of contamination from past and present land-use activities at the site and surrounding area, to determine the contamination status of soils at the site, and to subsequently assess compliance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS) for the proposed subdivision.

The PSI/DSI is focused on Proposed Lot 2.

The investigation comprises a PSI (i.e., site history review) and DSI (i.e., intrusive soil sampling investigation). Evidence from the PSI indicate that **HAIL A10**: '*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*' is more likely than not to have occurred at the site. Soil sampling was therefore carried out to provide an indication of the level of contamination in the soil (if any) from contaminants commonly associated with these activities undertaken at the site.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCSCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

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1 INTRODUCTION

LDE has been engaged by Miranda Moorghen & Stuart Carruthers to undertake a soil contamination Preliminary and Detailed Site Investigation (PSI/DSI) for the site at 80-82 Access Road, Kerikeri. LDE understands that the site is to undergo subdivision that may not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

The PSI stage is therefore required to identify if there are or were any current or historical land-use activities that could have caused soil contamination that is a risk to human health to determine if the NESCS applies to the land and whether further investigation, a DSI is required to accompany the consent application for the proposed development. The DSI component of the investigation includes the collection and analysis of soil samples taken at the site. It is required to establish if soil contamination exceeds the applicable standard and to determine applicability and/or status of the site under the NESCS.

This PSI/DSI is focused on Proposed Lot 2, as outlined on Figure 1 and in subsequent figures. Proposed Lot 1 is to be retained as its existing rural residential land use and is therefore not the subject of this investigation.

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); carried out in general accordance with the Contaminated Land Management Guidelines No.1- Reporting on Contaminated Sites in New Zealand (revised 2021) and Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (revised 2021).

1.1 Investigation Objectives

The objectives of the investigation are to:

- Assess whether there has been (or there is more likely than not to have been) a potentially contaminating land use.
- Assess the nature and source of potential or likely contaminants.
- Identify the possible locations of contamination.
- Identify known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- Identify known or potential human and ecological receptors that could be exposed to contaminants.
- Assess if the project is covered by the NESCS Regulations.
- Determine if further investigation in the form of a Detailed Site Investigation (DSI) is required.
- Determine if soil contamination exceeds the applicable standard and to identify if the site is restricted discretionary or controlled under the NESCS.
- Delineate the extent (vertically and horizontally) of the contamination on the site.

1.2 Site Identification

The site is located at 80-82 Access Road, Kerikeri, approximately 1.5 km to the south-west of Kerikeri town centre. The site is zoned Rural Residential under the Far North District Council (FNDC) Proposed District Plan (appeals version). The site comprises approximately 2.46 ha of land and is legally described as LOT 2 DP 105939. The Investigation Area is approximately 4,050 m² (Proposed Lot 2). Figure 1 and Table 1 show the site location and land parcel details respectively.



Figure 1. Site Location and Proposed Lot 2. Source: Google Earth (annotated image).

Table 1. Site Details.

Detail	Description
Site Address	80-82 Access Road, Kerikeri
Site Area	2.46 ha
Investigation Area	4,050 m ² (Proposed Lot 2)
Parcel ID	LOT 2 DP 105939
Proposed Site Use	Rural residential

2 SITE DESCRIPTION

2.1 Environmental Setting

The site is elevated, and sits at approximately 100 m RL. The site dips steeply to the east. The site is bordered by rural residential / lifestyle block properties to the north, south and east. Access Road borders the site to the west.

2.1.1 Geology

The New Zealand Geology Web Map by GNS¹ Science identifies the site as being underlain by 'Kerikeri Volcanic Group Late Miocene basalt of Kaikohe – Bay of Islands Volcanic Field' described as 'Basalt lava, volcanic plugs and minor tuff'.

2.1.2 Hydrology

Puketotara Stream is the nearest body of water from the property and is located approximately 220 m west of the property at its closest point. Puketotara Stream flows north east, before discharging into Kerikeri Inlet.



Figure 2. Topo map showing nearby waterbodies. Approximate site location shown in red. Source LINZ.

¹ <http://data.gns.cri.nz/geology/>. Retrieved August 2026.

2.2 Site Layout and Current Site Uses

Proposed Lot 2 is vacant (Figure 3).

No proposed development plans have been provided to LDE, however we understand that a rural residential property is proposed to be constructed on site following the subdivision.



Figure 3. Extract from subdivision scheme plan. Source: Supplied by Client.

2.3 Surrounding Land Uses

Table 2 documents the surrounding land uses of the site.

Table 2. Surrounding Land Uses

Direction	Description
North	Rural residential / lifestyle properties.
East	Rural residential / lifestyle properties.
South	Rural residential / lifestyle properties.
West	Access Road. Rural residential / lifestyle properties further west.

2.4 Site Inspection

A walkover assessment was undertaken at the site on 24 August 2026. The site has been recently cleared of all vegetation, with the surface of the entire site covered with leaf litter and tree debris. The leaf litter was cleared in selected locations to enable soil samples to be collected. A large pile of tree chip is present along the northern boundary. The site slopes steeply to the east across the entirety of the Proposed Lot 2 area.



Figure 4. View of site across Proposed Lot 2, looking east downslope.



Figure 5. View of site surface, covered in leaf and tree debris. Site has been recently cleared of all vegetation.



Figure 6. Large pile of tree chip from recent vegetation removal works, along northern site boundary.



Figure 7. View of site, looking upslope towards Access Road.



Figure 8. View at the top of Proposed Lot 2, looking from Access Road.

3 HISTORIC SITE USE

The following information was reviewed in order to establish the history of the site:

- Existing Investigation Reports
- Council Records
- Historical aerial photographs
- Historic Certificates of Title

3.1 Existing Investigation Reports

No existing investigation reports have been identified for this property.

3.2 Council Information

The following sections provide a summary of information held by the local councils.

3.2.1 Northland Regional Council (NRC)

The NRC Selected Land Use Register (SLUR) was reviewed on 21 August 2026. The site is not listed on the SLUR; however several adjacent sites are listed on the SLUR. These are discussed in Table 3 below.

Table 3. Adjacent properties listed on NRC SLUR.

Address	HAIL Category and Description	Potential Migration
3-7, 66 and 77 Access Road	HAIL A10, HAIL I. Verified HAIL: Suitable for land use – natural state	No – no contamination identified above indicated land use (residential)
69-71 Access Road	HAIL A10 Verified HAIL: Suitable for land use – natural state	No – no contamination identified above indicated land use (residential)
98 Access Road	HAIL I Verified HAIL: Risk not quantified	Unknown HAIL – further information required to assess migration risk.

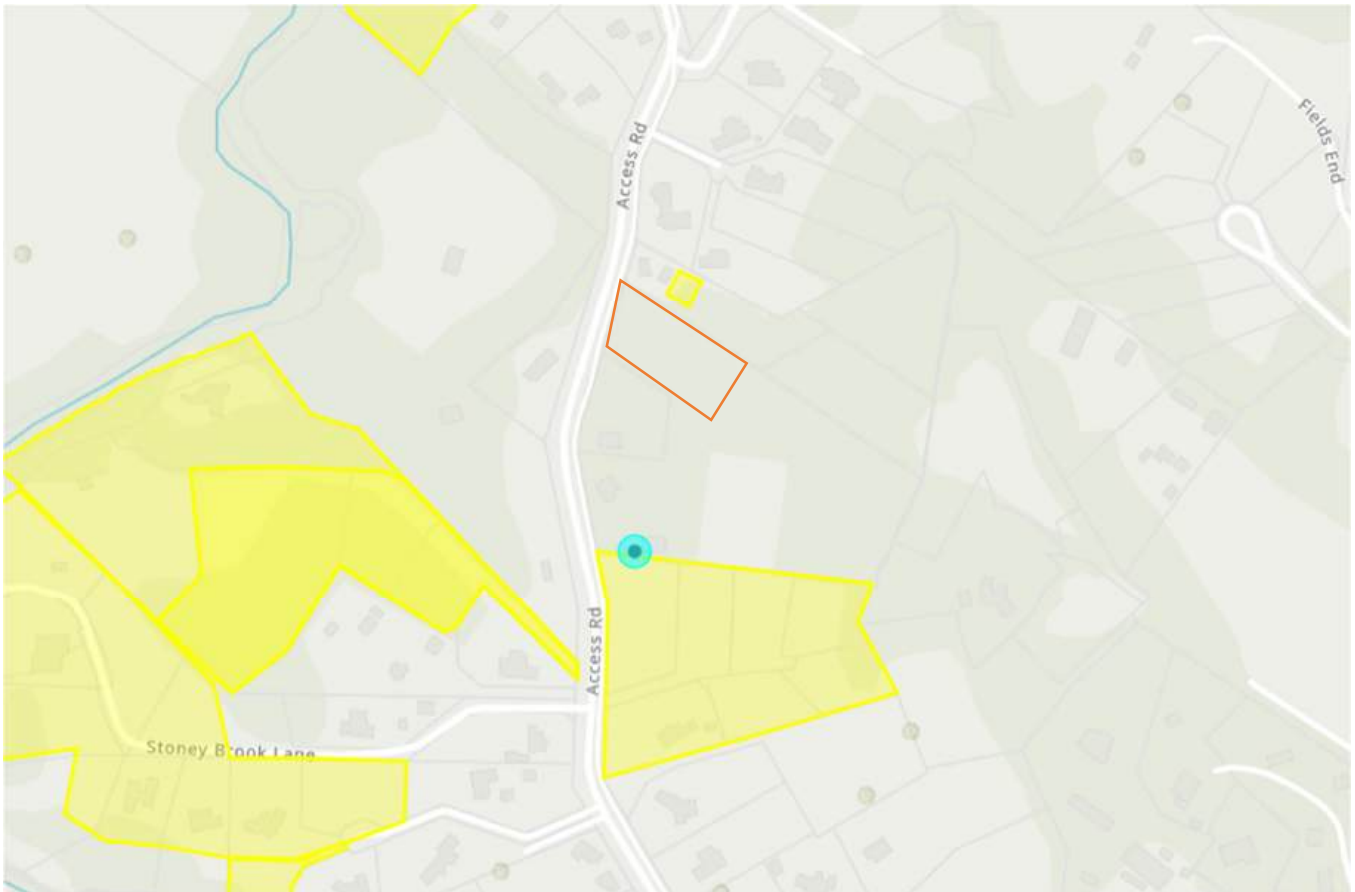


Figure 9. Extract from NRC SLUR. Approximate boundary of Proposed Lot 2 is shown in red.

3.2.2 Far North District Council (FNDC)

A search of the site property file was completed on 21 August 2026. A summary of the pertinent points is as follows:

- | | |
|------|--|
| 1968 | Building application to construct a garage and implement for storage of kumara and equipment. The shed walls are noted to be fibrolite (typically contains asbestos). A basic sketch plan is provided with this application which appears to show the shed located adjacent to the existing LOT 2 DP 105939. There is no evidence in the available historic aerals to indicate this garage is present anywhere within the existing LOT 2 DP 105939 area. |
| 1968 | Building application to construct a house. |
| 1977 | Building application for upgrades to existing house and construction of an implement shed. Site plans indicate this is present on Proposed Lot 1. |
| 1983 | Planning consent to subdivide a 3,270 m ² section from the larger 2.76 ha property. Part of the application indicates the owner has used the land since 1937 and regularly grows kumara and kumara plants for sale. Proposed subdivision plans indicate a citrus orchard. |
| 1992 | Building application to construct a Skyline Garage, no location plans are supplied. |
| 1999 | Construction of a 64 m ² family flat and garage / store (31.7 m ²) on site, noted as "Strathaven Farm." The application notes the storage area <i>"will be used to store various materials used in the hydroponic lettuce business on this property and also for the initial seed setting process of the lettuces."</i>

An attached CT (25 July 1985) notes the former owner as 'Eric Kitchener Slocombe of Kerikeri Farmer' |

3.3 Historical Aerial Imagery

Aerial images from 1953 to 2026 have been analysed as part of this investigation. A summary of our review of these images is as follows.

1953: Proposed Lot 2 covers several rows of cropping and part of an orchard. No spray sheds are evident within Proposed Lot 2. The wider site area is also utilised for horticultural purposes, with crop rows and rows of tree planting evident. The surrounding land use is horticultural along the road frontage, and rural.



Figure 10. Aerial imagery 1953. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1968: The image resolution is poor, however Proposed Lot 2 area appears to remain as horticultural use. The wider site area is unchanged.



Figure 11. Aerial imagery 1968. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1982: Areas of cropping and orchard trees from Proposed Lot 2 have mostly been removed, and the land appears vacant. The wider site area has similar clearance, however the orchard planting in the south is retained. A dwelling has been constructed within this orchard area.



Figure 12. Aerial imagery 1982. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2000: The site remains unchanged. Significant horticultural production and planting is evident in the wider Proposed Lot 1.



Figure 13. Aerial imagery 2000. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2014: The site is becoming densely vegetated. A second dwelling or large shed has been constructed on Proposed Lot 1.



Figure 14. Aerial imagery 2014. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2023: The site is generally unchanged.



Figure 15. Aerial imagery 2023. Sourced from Retrolens.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2026: The site remains unchanged.



Figure 16. Aerial imagery 2026. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

3.4 Certificates of Title

Historic certificates of title (CT) were reviewed to understand the site history (refer to Appendix A). Prior CTs were not reviewed as property file information indicates the site was owned by Eric Kitchener Slocombe since at least 1937.

Table 4. CT review.

Date	Owner and Occupation	Potential for contaminating activities
25 July 1985	Eric Kitchener Slocombe of Kerikeri Farmer	Possible - Indicates possible horticultural site use.
10 February 1988	Transfer to John Leslie Mullaney of Auckland Cabinetmaker, and Caroe Nina Mullaney, wife.	Unlikely.
4 May 1990	Transfer to Robert Joh Crooke of Kerikeri forestry manager, and Margaret Emily Crooke, wife	Unlikely.
11 October 1996	Transfer to Iain Richard Carruthers company manager and Shirley Faye Carruthers administration officer, Kerikeri	Unknown.

4 PSI RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- whether there has been (or is more likely than not to have been) a potentially contaminating land use.
- the nature and source of potential or likely contaminants.
- the possible locations of contamination.
- known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- known or potential human and ecological receptors that could be exposed to contaminants.
- if the project is covered by the NESCS Regulations.
- if further investigation in the form of a DSI is required

4.1 Conceptual Site Model

The preliminary site CSM is provided in Table 5. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 5. Conceptual Site Model at the PSI stage.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
HAIL A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds. Horticultural site activity evident in 1953 and 1968 aerial imagery.	Construction workers	Ingestion, inhalation, dermal contact.
	Future site users	Ingestion, inhalation, dermal contact.
	Workers at off-site soil disposal sites	Ingestion, inhalation, dermal contact.
	Ecological receptors	Discharges to air / water / land

4.1.1 NESCS application

As per Regulation 6 (3) it is considered that it is more likely than not an activity or industry described in the HAIL has been undertaken on the piece of land. The likelihood that the soil is contaminated and is a risk to human health because of the activity or industry occurring is considered likely.

As per Regulation 8(4)(b), LDE considers that it is not highly unlikely that there will be a risk to human health if the activity is done to the piece of land. As a result, LDE considers that the site is covered by the NESCS Regulations.

5 PSI CONCLUSION

Evidence from the PSI and site history review, indicates **HAIL A10: 'Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds'** is more likely than not to have occurred at the site.

Based on the currently available information presented in this report LDE considers that the NESCS applies. This is because subdivision is covered by Regulations 5(5) and may be in exceedance of the permitted activity conditions outlined in Regulation 8. The land is also covered by the NESCS because of HAIL activities that are more than likely to have been carried out at the site. A detailed site investigation is therefore required to establish if soil contamination exceeds the applicable standard and to determine if the site is restricted discretionary or controlled under the NESCS.

6 DETAILED SITE INVESTIGATION

Based on the findings of the PSI, further investigation was required to establish if soil contamination exceeds the applicable standard and to determine if the site is restricted discretionary or controlled under the NESCS.

The sampling objectives are to quantify the human health risk from potentially contaminated soil associated with the HAIL Activities identified in the PSI in relation to the end use of the site.

Based on the conceptual site model and taking into consideration the methodology for deriving soil contaminant standards (SCS) and the proposed development at the site, our investigation was designed to establish if site soils exhibit contaminant concentrations exceeding the soils contaminant standards applicable to the '*Rural Residential / Lifestyle 25% Produce*' land-use scenario.

Based on the identified potential source of contamination (horticultural site activity), our investigation was designed to target broad-scale application of pesticides on site. No potential spray sheds were identified within Proposed Lot 2.

6.1 Sampling and analysis plan

The field investigation was undertaken on 24 August 2026 by an LDE contaminated land scientist. Each one of the sample locations was selected based on site history and site characteristics. Discrete samples from locations S1 to S5 were collected across the proposed building envelope and within the wider site area of Proposed Lot 2. All samples were tested for heavy metals. One composite sample (S1-S3) was analysed for organochlorine pesticides (OCPs). The sample locations and details are shown in Figure 17 and Table 6.

As the site was covered with tree debris and leaf litter, this was first cleared in selected locations to allow a soil sample to be collected.



Figure 17. Sample locations for Proposed Lot 2, 80-82 Access Road, Kerikeri. Approximate sample locations shown in blue. Dashed line indicates Proposed Lot 2 boundary and proposed building envelope.

6.2 Site Sampling Conditions

Table 6. Sample Details.

Sample ID	Depth (mm)	Description	Analysis	Rationale
S1-S5	0 to 150 mm	Topsoil, high organic content.	Heavy metals	Check for residual contamination across site surface as a result of identified historic horticultural activity.
S1-S3 Composite	0 to 150 mm	Topsoil, high organic content.	OCPs	Check for residual pesticide contamination within proposed building envelope as a result of identified historic horticultural activity.

7 LABORATORY TESTING

7.1 Quality Assurance and Quality Control

7.1.1 Field QA/QC

The following procedures were adopted during soil investigation works:

- All fieldwork was carried out in compliance with a project specific Health and Safety Plan prepared for the site works.
- All works were conducted by trained LDE staff with precautions including implementation of procedures for the appropriate handling of potentially contaminated material.
- Prior to sampling, and between sample locations, equipment used to retrieve samples was cleaned by washing with potable water to minimise the chance of cross contamination.
- Soil samples were collected using a hand trowel / hand auger.
- A clean pair of nitrile gloves was also used for each sample location. All samples were placed into labelled laboratory supplied sample containers.
- Additional laboratory containers were taken to the site as a contingency for grab samples (one-off samples of material or soil that are of interest and observed by the sampler during a site inspection or sampling event) including soil stains, burn patches or pits, filled areas, and treated timber stockpiles.
- Following collection, all samples were transported, under standard chain of custody procedures, to an IANZ accredited laboratory (Hill Laboratories [Hills]) for analysis. The chain of custody documentation is attached in Appendix B.

7.1.2 Laboratory QA/QC

Laboratory reports from Hills have been included in Appendix B. These include the analytical methods and detection limits used by the laboratory and the laboratory accreditation for analytical methods used.

All Laboratory Analysis was completed through Hills. Hills are accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.

7.2 Background Concentrations, Soil Contaminant Standards (SCSs) and Guideline Values (SGVs)

7.2.1 Human Health

The NESCS references the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health (MfE, 2011). This is a national risk-based methodology for deriving soil contaminant concentrations protective of human health. Soil Contaminant Standards (SCS) and Soil Guideline Values (SGVs) have been selected in accordance with regulation 7.

Regulation 7 states that if the contaminant of concern is a priority contaminant² and the land use fits within an exposure scenario adopted in the Methodology³, the applicable standard is the soil contaminant standard for the priority contaminant. If the contaminant of concern is a priority contaminant and the land use does not fit within an

² a contaminant for which the Methodology derives a soil contaminant standard.

³ The current edition of the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health.

exposure scenario adopted in the Methodology, the applicable standard is whichever of the following is more appropriate in the circumstances:

- a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology:
- b) the soil contaminant standard for the priority contaminant of the exposure scenario adopted in the Methodology with greater assumed exposure than the actual exposure.

If the contaminant of concern is not a priority contaminant, the applicable standard is whichever of the following is more appropriate in the circumstances:

- a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology:
- b) a guideline value for the protection of human health that is chosen in accordance with the current edition of Contaminated Land Management Guidelines No. 2–Hierarchy and Application in New Zealand of Environmental Guideline.

Following the guidance, the Soil Contaminant Standards (SCS) for selected priority contaminants and for non-priority contaminants guidelines values were selected following Regulation 7 and the Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values (Revised 2021) as screening criteria for the risk to humans at the site and to inform on-site management actions. If exceeded, further investigation and a Tier 2 assessment would be considered.

No applicable New Zealand guideline criteria exist for some of the tested metals (i.e., nickel and zinc) and therefore Health Investigation Level (HIL) values from the Australian Guideline on the Investigation Levels for Soil and Groundwater have been used under the residential land-use scenario as outlined in the MfE document.

The soil samples were tested at the laboratory for total chromium. However, the methodology document distinguishes between the stable chromium III and the potentially toxic and less stable chromium VI. For the purposes of this analysis all total chromium results have been conservatively compared to the chromium VI.

7.2.2 Environmental

All results are compared against the background ranges of trace elements in Auckland soils sourced from TP153:2001 (Table E30.6.1.4.2 AUP)⁴ to determine if soil concentrations are anthropogenically affected and the applicability of the NESCS.

⁴ [E30 Contaminated land.pdf](#)

7.3 Results

7.3.1 Heavy Metals

Table 8 summarises the laboratory reports of soil samples tested for heavy metals.

All metal concentrations were below the respective SCS for a 'Rural Residential/Lifestyle Block 25% Produce', land-use scenario. All metal concentrations are below the predicted background soil concentrations. The soil sample results indicate no anthropogenic impact from historic or current activities at the site.

The full laboratory results are included in Appendix B.

7.3.2 Organochlorine Pesticides (OCP)

Table 7 summarises the laboratory reports of soil samples tested for OCPs.

All OCP concentrations were below the respective SCS for a 'Rural Residential/Lifestyle Block 25% Produce', land-use scenario. All OCP concentrations were below the laboratory limit of detection, indicating no persistent pesticides were present in the analysed sample.

The full laboratory results are included in Appendix B.

Table 7. Laboratory tests (OCPs) compared against the soil contaminant standard (SCS) for a 'Rural residential / lifestyle 25% Produce' land use scenario.

Sample ID	Depth (mm)	Description	Total DDT	Dieldrin	Aldrin	Aldrin+Dieldrin
S1-S3 Comp	0-150	Topsoil	<0.10	<0.016	<0.016	<0.032
Rural residential / lifestyle block 25% produce¹			45	1.1	1.1	1.1

Notes: All results and standard values are presented in mg/kg (dry weight). Depths are mm below ground level.

Total DDT = sum of DDT, DDD, and DDE.

DDT = dichlorodiphenyltrichloroethane.

DDD = dichlorodiphenyldichloroethane.

DDE = dichlorodiphenyldichloroethylene.

- 1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Ministry for the Environment, 2011.

Table 8. Laboratory tests (heavy metal) compared against the soil contaminant standard (SCS) for a 'Rural residential / lifestyle 25% produce' land use scenario.

Sample ID	Depth (mm)	Sample Description	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc
S1	0-150	Topsoil	3	0.2	25	38	6.2	11	93
S2	0-150	Topsoil	2	0.17	29	41	5.9	12	55
S3	0-150	Topsoil	2	0.11	31	33	5.5	13	56
S4	0-150	Topsoil	2	< 0.10	26	26	6.4	10	42
S5	0-150	Topsoil	2	< 0.10	21	48	8.8	18	69
Rural residential / lifestyle block 25% produce¹			17	0.8	290	10000	160	400	7400
Background soil concentrations²			12	0.65	125	90	65	320	1160

Notes: All results and standard values are presented in mg/kg (dry weight). All metals tested for 'Total Recoverable' at screen level. Depths are mm below ground level.

- 1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Ministry for the Environment, 2011.
- 2 Background Concentrations of Inorganic Elements in Soils from the Auckland Region (TP153:2001). Values for Volcanic soils.

8 DSI RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- if the project is covered by the NESCS Regulations.
- if soil contamination exceeds the applicable standard and to identify if the site is restricted discretionary or controlled under the NESCS.

8.1 Conceptual Site Model

The site CSM is provided in Table 9. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 9. Conceptual Site Model at the PSI stage.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
HAIL A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds. Horticultural site activity evident in 1953 and 1968 aerial imagery.	Construction workers	Incomplete - Concentrations of heavy metals and OCPs below human health guidelines, and below predicted background concentrations. No OCPs detected above the laboratory limit of reporting.
	Future site users	
	Workers at soil disposal sites	
	Ecological receptors	

8.1.1 NESCS Application

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site.

8.2 Regional Plan for Northland

As per rule C.6.8.1 of the Regional Plan for Northland, copies of the site investigation report must be provided to the regional council within three months of completion of the investigation (reports can be sent to: contamination@nrc.govt.nz).

9 CONCLUSION

Activities on the MfE HAIL were identified at the site. These included **HAIL A10: 'Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.'** Soil sampling and analysis was therefore undertaken to identify if these activities have contributed to soil contamination that would be unacceptable for the proposed development.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

9.1 Site Investigation Certifying Statement

The document signatories of LDE certify that:

1. this preliminary and detailed site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:
 - a. done by a suitably qualified and experienced practitioner, and
 - b. done in accordance with the current edition of Contaminated land management guidelines No 5 – Site investigation and analysis of soils, and
 - c. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
 - d. the report is certified by a suitably qualified and experienced practitioner.
2. This detailed site investigation concludes that:
 - a. [For activities under Regulation 9 of the NESCS] does not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) (SQEPs) who have done this investigation and have certified this report is included in Appendix C.

10 LIMITATIONS

This investigation presents a preliminary and detailed site investigation of the potential for ground contamination, prepared exclusively for Miranda Moorghen & Stuart Carruthers and Far North District Council with respect to the particular brief given to us. Information, opinions, and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. LDE Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

Opinions given in this report are based on a review of existing data, evidence gathered during a site walkover, anecdotal information, and specific soil sampling at discrete locations. There is still some possibility that contaminating activities have taken place or contamination at the site is in excess of that described in this report and we should be contacted immediately if the conditions are suspected to differ from that described.

11 REFERENCES

- Auckland Regional Council. (2001). *Background Concentrations of Inorganic Elements in Soils in the Auckland Region*. Auckland: ARC.
- MfE. (2004). *Landfill Waste Acceptance Criteria and Landfill Classification*. Wellington: Ministry for the Environment.
- MfE. (2011). *Users' guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*. Wellington: Ministry for the Environment.
- MfE. (2021). *Contaminated Land Management Guidelines No 1*. Wellington: Ministry for the Environment.
- MfE. (2021). *Contaminated Land Management Guidelines No 5*. Wellington: Ministry of the Environment.
- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure*. Canberra: National Environmental Protection Council.
- Parliamentary Counsel Office. (2015). *Health and Safety at Work Act 2015*. Wellington: Parliamentary Counsel Office.
- WasteMinz. (2023). *Technical Guidelines for Disposal to Land*. Auckland: Waste Management Institute New Zealand. Version 3.1.

APPENDIX A

HISTORIC CERTIFICATE OF TITLE



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of July one thousand nine hundred and eighty five under the seal of the District Land Registrar of the Land Registration District of North Auckland

WITNESSETH that ERIC KITCHENER SLOCOMBE of Kerikeri farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.4620 hectares more or less being Lot 2 Deposited Plan 105939 and being part Old Land Claim No.3 situated in Block X Kerikeri Survey District.



Assistant Land Registrar

B.006624.1 Notice pursuant to Section 25 Public Works Amendment Act 1975 of the constitution of the Kerikeri Irrigation District - 23.11.1981 at 12.00 o'clock

D.055316.2 Transfer to Iain Richard Carruthers company manager and Shirley Faye Carruthers administration officer both of Kerikeri - 11.10.1996 at 11.07 o'clock

B.780739.1 Transfer to John Mullaney of Auckland cabinetmaker and Carole Nina Mullaney his wife - 10.2.1988 at 1.40 o'clock

D.055316.3 Mortgage (New Zealand) Limited - 11.07 o'clock

A.L.R.

C.135616.1 Transfer to Robert John Crooke of Kerikeri forestry manager and Margaret Emily Crooke his wife - 4.5.1990 at 1.57 o'clock

A.L.R.

C.135616.2 Mortgage of The National Bank of New Zealand Limited - 1.57 o'clock

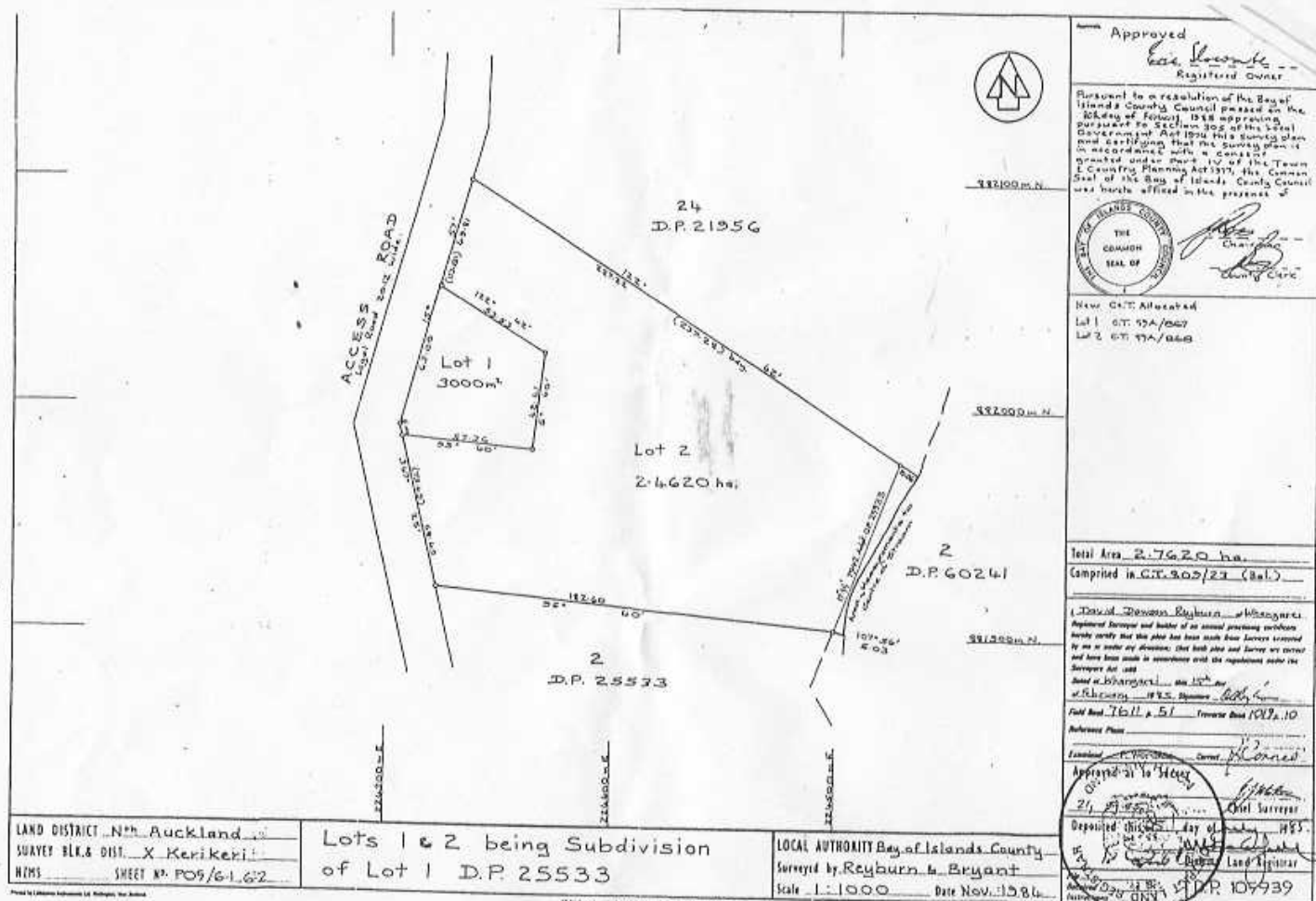
A.L.R.

C.406656.2 Mortgage to [redacted] Corporation - 21.8.1995 at 1.24 o'clock

A.L.R.

C.868484.1 Variation of terms of Mortgage

C.406656.2 - 21.7.1995 at 1.24 o'clock



APPENDIX B

LABORATORY RESULTS

Certificate of Analysis

Page 1 of 2

Client:	LDE Limited	Lab No:	4296446	SPv1
Contact:	Erin Gasston C/- LDE Limited 27 Hobson Avenue Kerikeri 0230	Date Received:	25-Aug-2026	
		Date Reported:	27-Aug-2026	
		Quote No:	115238	
		Order No:	31711	
		Client Reference:	31711	
		Submitted By:	Erin Gasston	

Sample Type: Soil

Sample Name:	S1 0-150 24-Aug-2026	S2 0-150 24-Aug-2026	S3 0-150 24-Aug-2026	S4 0-150 24-Aug-2026	S5 0-150 24-Aug-2026
Lab Number:	4296446.1	4296446.2	4296446.3	4296446.4	4296446.5
Heavy Metals, Screen Level					
Total Recoverable Arsenic	mg/kg dry wt	3	2	2	2
Total Recoverable Cadmium	mg/kg dry wt	0.20	0.17	0.11	< 0.10
Total Recoverable Chromium	mg/kg dry wt	25	29	31	21
Total Recoverable Copper	mg/kg dry wt	38	41	33	26
Total Recoverable Lead	mg/kg dry wt	6.2	5.9	5.5	6.4
Total Recoverable Nickel	mg/kg dry wt	11	12	13	10
Total Recoverable Zinc	mg/kg dry wt	93	55	56	42

Sample Name:	S1-S3 Comp 24-Aug-2026
Lab Number:	4296446.6

Individual Tests

Dry Matter	g/100g as rcvd	64
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Organochlorine Pesticides Screening in Soil

Aldrin	mg/kg dry wt	< 0.016
alpha-BHC	mg/kg dry wt	< 0.016
beta-BHC	mg/kg dry wt	< 0.016
delta-BHC	mg/kg dry wt	< 0.016
gamma-BHC (Lindane)	mg/kg dry wt	< 0.016
cis-Chlordane	mg/kg dry wt	< 0.016
trans-Chlordane	mg/kg dry wt	< 0.016
2,4'-DDD	mg/kg dry wt	< 0.016
4,4'-DDD	mg/kg dry wt	< 0.016
2,4'-DDE	mg/kg dry wt	< 0.016
4,4'-DDE	mg/kg dry wt	< 0.016
2,4'-DDT	mg/kg dry wt	< 0.016
4,4'-DDT	mg/kg dry wt	< 0.016
Total DDT Isomers	mg/kg dry wt	< 0.10
Dieldrin	mg/kg dry wt	< 0.016
Endosulfan I	mg/kg dry wt	< 0.016
Endosulfan II	mg/kg dry wt	< 0.016
Endosulfan sulphate	mg/kg dry wt	< 0.016
Endrin	mg/kg dry wt	< 0.016
Endrin aldehyde	mg/kg dry wt	< 0.016
Endrin ketone	mg/kg dry wt	< 0.016
Heptachlor	mg/kg dry wt	< 0.016
Heptachlor epoxide	mg/kg dry wt	< 0.016
Hexachlorobenzene	mg/kg dry wt	< 0.016
Methoxychlor	mg/kg dry wt	< 0.016



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1-5
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required. US EPA 200.2 (modified), APHA 3125 B: Online Edition.	0.10 - 4 mg/kg dry wt	1-5
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	6
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	6

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 25-Aug-2026 and 27-Aug-2026. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.



Ara Heron BSc (Tech)
Client Services Manager - Environmental

APPENDIX C

QUALIFICATIONS AND EXPERIENCE OF THE SQEPS

James Gladwin - BSc (Hons) Environmental Science, PgDip in Soil Science, CEnvP.

James is a Suitably Qualified and Experienced Practitioner (SQEP). He has +15 years of experience in contaminated land covering a wide range of sites and contamination types, and as a result has an excellent understanding of the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

James is a certified environmental practitioner (CEnvP) and has provided a wide range of contaminated land services to an array of clients. Key clients include the District and City Councils of the Bay of Plenty, the Bay of Plenty Regional Council, Christchurch City Council, Gisborne City Council, New Plymouth District Council and the NZ Transport Agency. He has been a panel member that provided technical review and guidance for the development of contaminated sites. He has also provided technical reviews for contaminated land investigations completed by third parties.

James worked on the Kopeopeo Canal Remediation Project, providing independent technical analysis for dioxin contamination in soils, sediment, water and air. He monitored and reported on the effectiveness of the dredge trial within resource consent requirements. This provided proof that the remediation methods were effective and practical so that the full-scale remediation of the canal could be completed. James continued to provide technical input through the remediation stage of the project.

Erin Gasston – BSc Geology & Geography, PgDipSci Geology (Distinction), MSc Geology (1st Class Honours)

Erin is a Suitably Qualified and Experienced Practitioner (SQEP). Erin has over 10 years' experience in contaminated land investigation and remediation in accordance with the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

Erin works across the full project lifecycle, from scoping and investigation design, field investigation, data analysis, technical reporting, remedial optioneering and design, earthworks supervision and project completion. She has worked with a range of site contaminants, including heavy metals, asbestos, hydrocarbons, pesticides, TBT, dioxins, PFAS, acid sulphate and methamphetamine. She has worked with a large range of regional council and territorial authorities to progress consents in line with relevant regulatory requirements. She has also provided technical reviews for contaminated land investigations completed by third parties.

Erin has significant experience with asbestos in soils and asbestos in building materials. She has worked as an asbestos surveyor in both residential and commercial properties, carrying out management and demolition surveys of asbestos componentry. Erin has experience in remediation of asbestos in soil, including designing encapsulation cells, supervising asbestos related works, and undertaking air monitoring and clearance inspections and certification for Class B works.