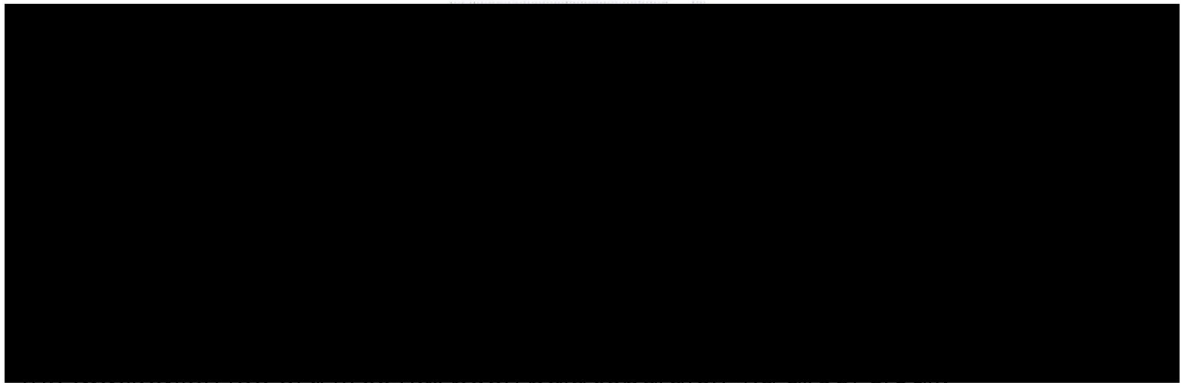




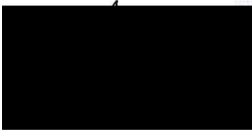
Our Reference: 10556.1 (FNDC)

14 December 2023

Resource Consents Department
Far North District Council
JB Centre
KERIKERI



Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD



Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use Fast Track Land Use* Subdivision Discharge
- Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: [Redacted]
Electronic Address Service (E-mail): [Redacted]
Phone Numbers: [Redacted]
Postal Address: [Redacted]
(or alternative method of service under section 352 of the Act)

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: **Lynley Newport; Thomson Survey Ltd**
Electronic Address for Service (E-mail): **lynley@tsurvey.co.nz**
Phone Numbers: **Work: 4077360** Home: _____
Postal Address: **P O Box 372**
KERIKERI
Post Code: **0245**

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

6. 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: Pukanui Investments Limited

Property Address/ Location: as per Item 4

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 322 Kerikeri Road
KERIKERI

Legal Description: Lot 1 DP 150716

Record of Title: NA89D/750

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.



8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Subdivision to create three lots (two additional) in the Rural Living Zone, and land use consent for various breaches of Stormwater Management; Building Coverage; Setback from Boundaries and Sunlight in regard existing development and potential future development on two of the lots.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification? Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

yes no don't know

Subdividing land

Changing the use of a piece of land

Disturbing, removing or sampling soil

Removing or replacing a fuel storage system

12. 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.

Please see attached AEE.

13. 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 all names in full)

Email:

Postal Address:

Post Code:

Phone Numbers:

Work:

Home:

Fax:

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – mandatory)

Date: 13/12/2023

14. 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.

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

Name: _____ (please print)

Signature: _____ (signature)

Date: 13/12/2023

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

**Pukanui Investments Ltd
(D Simkin)**

**PROPOSED SUBDIVISION
& LAND USE**

322 Kerikeri Road, Kerikeri

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**



**Thomson Survey Ltd
Kerikeri**

1.0 THE PROPOSAL

Subdivision

The applicant proposes a three lot subdivision (two additional) of their land on Kerikeri Road & The Ridge, Kerikeri. The site supports an existing Early Childhood Education Centre and OSCAR centre. The former will be within proposed Lot 3 and latter within proposed Lot 2. The site also supports a shed (shown in the picture above). This will be within proposed Lot 1.

Proposed Lots 1 & 2 are to be of similar size – 994 and 996m² respectively. Lot 3, supporting an existing commercial activity, will be a larger lot of 3265m². The Early Childhood Education Centre (ECEC) and OSCAR centres are both operating under land use consents. These

dictate the entrance and exits for the ECEC, with entrance off The Ridge and exit only onto Kerikeri Road. This arrangement will continue. The OSCAR centre (and new Lot 2) will have access directly off The Ridge as there is now. It is proposed that new Lot 1 have ROW over that same crossing arrangement. No new or additional crossings are proposed.

Easements are proposed for the ROW and for stormwater and sewer as required in order to convey these services through other lots. The site is serviced in terms of 3 waters, power and telecommunications.

Copies of proposed scheme plans are attached in Appendix 1. A Location Map is attached in Appendix 2.

Land Use

The site is zoned Rural Living in the Operative District Plan. Although this zoning is clearly inappropriate noting existing activities and surrounding land uses and lot sizes, it is the zone that compliance must be assessed against. Noting the existing development on the site, the subdivision will result in reduced total site areas and land use consent will therefore be required for the existing impermeable surface coverages to be within the lots. Taking into account the prospect of a garage being required on Lot 2, and scope for a small home within Lot 1, consent is also sought for future impermeable surface coverage within Lots 1 & 2. The details of these consent requirements are outlined in Section 5 of this report.

The existing building coverage within the lots will also require land use consent, as will future buildings to be constructed within Lots 1 & 2. Refer to Section 5 for details.

A proposed new boundary between Lots 2 & 3 will be less than 3m from the existing building within Lot 2. Consent is also sought for a boundary setback breach for that existing building. I do not believe there is a Sunlight breach. Similarly the existing shed to be within Lot 1 is less than 3m from the proposed new boundary. Consent is also sought for a boundary setback breach for that shed.

The highest point of the shed in Lot 1 is just over 6m in height, at a distance of 2.5m from proposed new boundary. This results in breaches of both the permitted and restricted discretionary Sunlight rules applying to the zone.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land in one title to create 3 lots, and is a non complying activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

2.0 PROPERTY DETAILS

Location: 322 Kerikeri Road, Kerikeri

Legal description: Lot 1 DP 150716
Record of Title: NA89D/750 with an area of 5226m². A copy is attached in Appendix 3.

3.0 SITE DESCRIPTION

3.1 Physical & Mapped characteristics

The property is on the northwest side of Kerikeri Road, at the corner with The Ridge and within the 50kph posted speed zone, approximately 300m from the Butler Road roundabout and CBD. It is accessed via existing crossings off The Ridge, with an exit only crossing to Kerikeri Road. The frontages feature landscaping and fencing, with plantings along the site's northern and western (back) boundaries. There are also plantings within the site.



Looking down The Ridge frontage – the sign advertises the entrance to the OSCAR centre.

Built environment includes the ECEC, the OSCAR building and a shed. There is concreted carparking associated with the ECEC at the front of the site. An in and out crossing arrangement and turning area provides access to the OSCAR building and shed. The ECEC is fenced in its entirety as required by the Ministry of Education.



Looking across vacant portion of proposed Lot 1 (playground will go).

The site is serviced in terms of 3 waters, power and telecommunications. There is no on site wastewater system due to the site's connections to reticulated sewer. The property is rated for one connection and 5 "subsequent pans" (rating plate A); as well as an annual 'sewerage capital availability rate' (rating plate B), confirming the property is within the Area of Benefit for further connections.

Although zoned Rural Living the site is to all intents and purposes a serviced urban site with the same or similar level of development proposed as that already consented or existing on adjacent sites and environs.

Soil and ground conditions are discussed in the Preliminary Site Investigation (PSI) commissioned to support this application, noting historic use for horticulture. The site is not mapped as being subject to any flood hazard (NRC on-line hazard maps). The site is not mapped as containing any high or outstanding natural or landscape values and does not contain any scheduled or mapped heritage sites, archaeological sites or Sites of Significance to Maori.

The Proposed District Plan (PDP) proposes to zone the site Rural Residential, a zoning that has been heavily submitted against in submissions on the PDP as the site and surrounding area is clearly not rural.

3.2 Legal Interests on Titles

The property is not subject to any easements, but does have appurtenant water right. There is also a building line restriction registered on the title which is now defunct. This was imposed prior to The Ridge becoming legal road.

3.3 Consent History

The list of building consents registered in the property file is long and detailed. A copy of pg 3 of the property's LIM (LIM-2022-1034) is attached in Appendix 4. The extensive nature of the building consent history is reasonably typical of a commercial activity.

Resource Consents:

There are seven resource consents relevant to the property and listed in the property file:

792853-TCPSUB	subdivision that created the site (1991);
2020481-RMALUC	erect new shed (2002);
2090435-RMALUC	to operate a childcare facility (2009);
2120337-RMALUC	to increase the after school programme and locate OSCAR within purpose built building (2012);
2120337-RMAVAR/A	change conditions of 2120337 (2013);
2120337-RMAVAR/B	further change to conditions of 2120337, including overall impermeable surface coverage (2016);

2090435-RMAVAR/A variation to increase number of children and consent for impermeable surface coverage (2017)

In summary, the existing activities are all consented, as is the current impermeable surface across the entire site. Land use consent for existing impermeable coverage is only required because title site areas change.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1.1 above and 5.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 7.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3.0 and 5.0 of this Planning Report for existing activities within the site. The application is for subdivision and land use due to existing impermeable surface to be within a reduced area of all lots, breaching Stormwater Management rules, and proposed impermeable coverage within new proposed Lots 1 & 2 also breaching Stormwater Management rules; land use consent for building coverage due to existing buildings on reduced lot areas and also for future increased building coverage within Lots 1 & 2; land use consent for breach of boundary for existing buildings and proposed new boundaries (affects Lots 1 & 2).
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 8.3 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements,</i>	Refer to Sections 5.2, 8.1, 8.2, 8.4, 8.5 of this Planning Report.

<p>conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</p>	
<p>(3) An application must also include any of the following that apply:</p>	
<p>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));</p> <p>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>Refer sections 3.0 and 5.0. The site supports legally established childcare facilities. Refer to consent history.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 4: Additional information required in application for subdivision consent

<p>(4) An application for a subdivision consent must also include information that adequately defines the following:</p>	
<p>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:</p>	<p>Refer to Scheme Plans in Appendix 1.</p>

<p>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.</p>	
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Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<p>(1) An assessment of the activity's effects on the environment must include the following information:</p>	
<p>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</p>	<p>Refer to Section 7.0 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) an assessment of the actual or potential effect on the environment of the activity:</p>	<p>Refer to Section 7.0 of this planning report.</p>
<p>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</p>	<p>The subdivision does not involve any discharge of contaminant.</p>
<p>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</p>	<p>Refer to Section 7.0 of this planning report.</p>
<p>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</p>	<p>Refer to Section 9.0 of this planning report.</p>
<p>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</p>	<p>No monitoring is required as the scale and significance of effects does not warrant any.</p>

<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

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

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 7.0 and 9.0 of this planning report and also to the assessment of objectives and policies in Sections 7.1 and 8.2.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 7.0. The proposed activity will have no adverse effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 7.0. The proposal will result in no adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 7.0, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS

5.1 Operative Far North District Plan

The site is zoned Rural Living, with no resource features.

Table 13.7.2.1: Minimum Lot Sizes

(i) RURAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4,000m ²		The minimum lot size is 3,000m ²

Lots are less than 3000m². The subdivision is a **non complying** subdivision activity.

Land Use – Zone Rules:

All existing buildings within Lots 1-3, and all impermeable surfaces across the underlying title is consented (refer to Consent History section of this report). However, in creating smaller 'total site areas' by subdividing, and placing new boundaries where there are none now, several zone rule breaches result. The activities (as opposed to the buildings) occurring within the existing development is also consented – as an early childhood education centre, including OSCAR facility. These consents include breaches of traffic intensity and scale of activities.

The residential intensity rule is not relevant to existing development as there are no existing residential units. The buildings are existing and unaffected by the creation of new boundaries, so the Building Height rule is not relevant.

8.7.5.1.4 Sunlight & equivalent 8.7.5.3.2: New boundaries are proposed between Lots 1 & 2 and between Lots 2 & 3. Both are in proximity to existing buildings. The building within Lot 2 is lower than the land in Lot 3 and I do not believe any breach of Rule 8.7.5.1.4 results in regard to the existing building. However, the shed on Lot 1 is just over 6m height at a distance of only 2.5m from proposed new boundary. **Consent is required for breaches of both rules 8.7.5.1.4 and 8.7.5.3.2 for the shed in relation to new boundary.**

8.7.5.1.5 Stormwater Management and equivalent 8.7.5.2.2: With the creation of three lots rather than one, the impermeable surface coverage technically, although not physically, requires consent. A Stormwater Neutrality Design Report has been commissioned and accompanies this application – refer to Appendix 5. This shows existing and proposed impermeable coverages at:

- 42.4% coverage on Lot 1;
- 57.0% coverage on Lot 2; and
- 41.7% coverage on Lot 3.

This breaches both the permitted and the controlled activity Stormwater Management thresholds. Please note that the report was written based on a now superseded scheme plan and the areas of the lots are now a little different. Amended percentages are:

- Lot 1 – no change;
- Lot 2 – now 57.8%; and
- Lot 3 – now 41.5%.

8.7.5.1.7 Setback from Boundaries: New boundaries are proposed between Lots 1 & 2 and between Lots 2 & 3. Both are in proximity to existing buildings. **The setback from boundary at the existing OSCAR building to new boundary with Lot 3 is less than 3m and consent is required.** In addition it is likely that a future garage/carport to support residential use on Lot 2 will also breach the 3m setback (as it makes sense to line any additional building up with the existing building). **Consent is sought for this future breach of setback from boundary for Lot 2** (no building closer than 1.2m).

The setback from boundary at the shed within Lot 1 is also less than 3m from boundary with Lot 2. Consent is required.

8.7.5.1.13 Building Coverage & equivalent 8.7.5.3.4: The existing shed to be within Lot 1 is 121m², or 12.2%. This breaches the 10% permitted activity threshold and consent is required. The existing OSCAR building is 229m², or 23%, also breaching the 10% permitted activity threshold, as well as the equivalent restricted threshold of 15%. **In both instances, consent is not only sought for the existing buildings, but also for a reasonable level of future building. For Lot 1 a future dwelling of 300m² has been designed for, bringing total proposed building coverage on Lot 1 to 42.3%. A future garage/carport within Lot 2 has been designed for, bringing total proposed building coverage within Lot 2 to 28%. The existing building within Lot 3 is 485m², or 14.8%, breaching the permitted threshold.** No additional building has been provided for on this lot.

District Wide Rules:

I have not identified any breaches of district wide rules. Lots 1 & 2 will share existing crossings off The Ridge via a ROW scenario. Crossings are formed to standard. Lot 3 has an entrance off The Ridge (existing and consented) and an exit to Kerikeri Road (existing and consented).

5.2 Proposed Far North District Plan

The Proposed District Plan (PDP) was publicly notified on 27th July 2022. Regard must therefore be had to Objectives and Policies within the PDP relevant to the site. Legal effect must also be given to any rules that the Council has identified in the PDP as having immediate legal effect. Such rules may affect activity status of an application.

In this instance I have examined the PDP, where the application site is somewhat surprisingly zoned Rural Residential. I say surprisingly because the site is most definitely urban not rural and existing use is commercial. In addition surrounding land uses are urban, and a mixture of

residential and commercial. How the Council can consider this area as part of the 'rural' environment is a mystery.

There are no zone rules that have legal effect and therefore rules applying to the Rural Residential Zone do not have to be considered in regard this application, or its activity status.

In regard to district wide considerations in the PDP, the only rules in the Subdivision chapter that are marked as having immediate legal effect are those pertaining to Environmental Benefit Subdivisions (not applicable in this instance); Subdivision of a site within a heritage area overlay (again not applicable); Subdivision of a site that contains a scheduled heritage resource (again not applicable); Subdivision of a site containing a scheduled site and area of significance to Maori (not applicable); and Subdivision of a site containing a scheduled SNA (not applicable).

There are two earthworks rules and associated standards in the PDP that have legal effect. The requirements of those rules – related to observance of the ADP, and G05 Erosion and Sediment Control standards, can be achieved via conditions of consent. However, I do not see any earthworks required in regard to this subdivision.

In summary, I have not identified any rules in the PDP that have immediate legal effect and must therefore be considered in determining activity status for this proposal.

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

The application site is part of a property historically in horticulture. A Preliminary Investigation Report was commissioned and forms part of this application – Refer to Appendix 6. This confirms permitted activity status under the NES-CS for this proposed subdivision and subsequent land use

6.0 COMMENTARY ON THE SITE'S ZONING

The site has a Rural Living Zoning despite being urban, used for commercial purposes, fully serviced, close to town and within a 50kph speed restriction area, and surrounded by other urban uses, displaying a mix of residential and commercial. It couldn't be less 'rural' and in fact to insist on a rural use on this land would cause all sorts of reverse sensitivity issues. The zone boundary appears to have simply been drawn along a straight line of property boundaries without regard for actual site characteristics. A review of the zoning is long overdue and, noting the fact that the site is sewered and within the Area of Benefit for connections, should now be zoned Residential or Mixed Use. There are a number of submissions to the Proposed District Plan seeking such a zoning and opposing the currently proposed Rural Residential zoning the Council has put forward.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Allotment Sizes and Dimensions

All three lots support existing buildings, and Lot 3 can provide a 30m x 30m square building envelope complying with the zone's 3m setback. Lots 1 & 2, however, cannot. Were the site more appropriately zoned residential there would be no issue with providing the 14m x 14m square building envelope.

An inability to meet the Rural Living Zone's 30m x 30m requirement does not alter the category of activity of the application. I believe that Lots 1 & 2 can accommodate modest residential living whilst also providing for outdoor living space for occupants. The site has connections to Council wastewater, water and stormwater infrastructure and is within the Area of Benefit.

7.2 Natural and Other Hazards

There are no mapped natural hazards applying to the property. There are no identified stability issues in regard to ground conditions for future buildings. There is no risk of either avulsion or alluvion, nor landslip or rock fall. There is no risk of flooding or sea level rise. In summary there is no reason under s106 of the RMA as to why this subdivision consent cannot be granted.

The site has historically been used for horticulture, however, there is no evidence of contaminated soils on the property – refer to PSI in Appendix 6.

7.3 Water Supply

The property is connected to the Council's reticulated water supply, with the water main running along The Ridge. Connections to separate future residences on Lots 1 & 2 should not be any issue (Lot 2 building already connected as is Lot 3 building).

7.4 Energy Supply & Telecommunications

The application site has power and telecommunications connections and additional individual connections can and will be provided. The applicant intends to discuss this directly with providers.

7.5 Stormwater Disposal

All the existing impermeable surfaces on the application site is consented. However, the land will be in separate titles post subdivision and it is considered more pragmatic to reconfigure the stormwater management such that each lot does on-site attenuation prior to overflow leaving the site. In addition, Lots 1 & 2 are proposed to accommodate additional impermeable surfaces when developed. A Stormwater Neutrality Report is provided in support of this application – refer to Appendix 5.

This outlines the proposed coverage per lot, explains the existing management system and then outlines the new proposed (reconfigured) stormwater management system. It outlines proposed works required on the report's pg 9 along with seven recommendations.

Pg 10 of the report contains an assessment of the proposed stormwater management pursuant to section 11.3 of the Operative District Plan.

The Scheme Plan includes appropriate easements for the drainage of stormwater.

7.6 Sanitary Sewage Disposal

The site is within the Area of Benefit and has existing connection, with five pans. The property also pays a sewerage availability rate. This provides the property with the right to connect to the reticulated system and separate connections will be provided for Lots 1 & 2. The scheme plan provides for appropriate easements for the right to drain sewage, downslope to Council's main.

7.7 Easements for any purpose

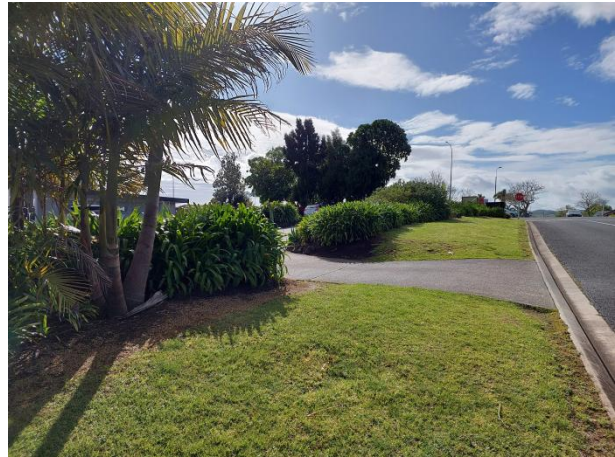
Easements are proposed for access, drainage and services – refer to Scheme Plans in Appendix 1.

7.8 Property Access

No additional or upgraded access/entranceways are required. The site currently has an exit to Kerikeri Road and three crossings off The Ridge. These will remain and continue to service the proposed lots. The crossings are all formed to Councils standard. The current in and out single width entrance/crossings serving the lower portion of the property (coming off The Ridge) are proposed to remain, for use by Lots 1 & 2 with the appropriate ROW in place.



The current 'in' crossing – proposed to serve Lot 2 primarily. The second 'out' crossing is out of picture to the left and is proposed to serve Lot 1 primarily.



The 'in' crossing to Lot 3 which is proposed to remain

7.9 Effects of Earthworks

Very little earthworks, if any, will be required to give effect to the subdivision. It is envisaged that this will be well within District Plan thresholds and that there will be no cut/fill face in excess of 1.5m in height.

7.10 Building Locations

All lots contain existing buildings. The proposal does not envisage or propose any change to the layout or buildings to be within the larger Lot 3. This area is attractively landscaped with abundant open space. Stormwater management is proposed whereby on-site attenuation will be provided for prior to over flow discharging from the site down the northern boundary. With an existing building on site, there is no need to consider whether there is any restriction as to where a building can be.

The same applies to Lot 2 which has an existing building, currently used as an OSCAR facility but which can readily be converted (with any necessary COU consents under the Building Act) for residential use. Again, there is no need to consider whether there are any constraints in regard to building location.

Lot 1 supports an existing shed and it is proposed that a future residential dwelling be located centrally within the grassed open space to the shed's north. There is currently a play ground on site, but this can be dismantled. There is no restriction as to where a dwelling might be located within this area, other than to ensure compliance with the 3m boundary setback and sunlight plane. Easements for drainage follow the boundary and do not impinge on a building platform.

The shed will breach the Sunlight rule on its southern elevation, however the affected area within Lot 2 is ROW and turning area only – no building or outdoor living area.



Shed on Lot 1. House site will be slightly downslope and to the right – in proximity of existing playground.

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

The site is zoned Rural Living with no resource feature overlays. It contains no features mapped in the Regional Policy Statement as having any high or outstanding landscape or natural values and no mapped biodiversity wetlands. There is no land set aside for conservation purposes within the application site.

Vegetation/habitat

Within the application site there are no areas of significant indigenous vegetation or habitat. The site does contain plenty of plantings, primarily along boundaries and around buildings and it is likely these will remain for the most part. There is no need to clear indigenous vegetation for future buildings within Lots 1 & 2.

Fauna

The site is in town, being less than 300m from the CBD. It is highly unlikely that kiwi will be present anywhere in the vicinity. No restrictions on the keeping of cats or dogs on the lots is considered necessary.

Heritage/Cultural

There are no listed or mapped Sites of Significance to Maori on the application site, nor any historic buildings, sites, notable trees or archaeological sites as mapped and/or listed in the District Plan or Far North Maps. There are no waterbodies within the site which is some distance from the nearest river/stream.

The site is within a serviced urban area. It is capable of management of stormwater such that neutrality is achieved.

7.12 Soil

The site has long since ceased being used for any kind of productive horticultural purpose and will never return to that use given its location in an urban area and surrounded by residential homes. The proposal does not adversely impact on the life supporting capacity of soils.

7.13 Access to, and protection of, waterbodies

There is no waterbody within the site or forming any boundary. The proposal will not adversely affect water quality.

7.14 Land use compatibility (reverse sensitivity)

The site is currently consented for childcare. To my knowledge no reverse sensitivity issues have arisen in regard the current use and adjacent residential housing, or the accommodation activity across The Ridge. Any change of use to residential use will not create reverse sensitivity issues because the site is bounded by other residential uses.

7.15 Proximity to Airports

The site is outside of any identified buffer area associated with the Bay of Islands Airport.

7.16 Natural Character of the Coastal Environment

The site is not within the Coastal Environment.

7.17 Energy Efficiency and renewable Energy Development/Use

Individual future lot owners may take the opportunity to install energy efficiency devices when they build.

7.18 National Grid Corridor

The National Grid does not run through the application site.

7.19 Effects on Character and Amenity

The zoning of the site does not reflect the use of the site and should not restrict the use of the site for residential purposes. Most buildings already exist with the only likely additional building being a dwelling on Lot 1 and garage within Lot 2. In my opinion, this will not create adverse effects on character and amenity of a more than minor nature.

The proposed level of density is in keeping with the adjacent site's recently consented residential subdivision, and nearby Barrett Place subdivision, and with the size of properties across Kerikeri Road in the Ranui subdivision. Written Approvals have been obtained from adjacent landowners.

7.20 Bulk and Location breaches within the lots

The stormwater management rule breaches are addressed earlier in this report and supporting information. Effects of building coverage breaches are partially addressed in 7.19 above. Lot 3 building coverage is modest in comparison to overall proposed lot area – with carparking at the front and a grassed area at the rear. This lot will remain generously sized and no boundary rules are breached.

The existing building on Lot 2 will be closer than 3m from the proposed boundary with Lot 3. This is at the south east of the building and at its rear. There is an existing raised garden area and footpath along the rear of the building, then an existing close boarded fence separating the OSCAR building from the grassed area above (to be within Lot 3). See below photo.



There is a grassed terraced area in front (north west) of the existing building to be in Lot 2, providing good access to sunlight and some open space.

Lot 1's existing shed is not 3m from new proposed boundary with Lot 2 but only where there is ROW and parking areas, i.e. no buildings. The effects of the breaches of both boundary setback and sunlight plan are minimal. A dwelling on Lot 1 can meet sunlight and setback requirements and be sized and located such that privacy and open space can be provided for.

7.21 Positive Effects

When carrying out an assessment of effects, an applicant and consent authority are able to, and should, take into account positive effects both on their own merit and as offsetting any potential negative effect.

This site is one of several that are clearly not appropriately zoned for their location and level of service. They are not rural and should not have a zoning regarded as being of a 'rural' nature and defined as being in a "rural environment" in the District Plans. They are close to town, easily within walking distance to all facilities, and they are serviced. To provide for

additional residential development in this location makes good sense and will have positive effects.

It is equally important to take the opportunity to 'in fill' an existing urban, serviced area. This is efficient growth and consistent with objectives and policies in the Regional Policy Statement about Regional Form.

7.22 Other Matters

Cumulative Effect:

Comment has already been made in regard the site's zoning. The site can readily absorb the level of development proposed with very little adverse cumulative effect given the level of development already on the site. The lots are capable of being fully serviced, and can be landscaped such that cumulative visual effects are minimised.

Precedent Effect:

Precedent effects are not amongst those effects to be considered when determining the level of effects on the wider environment for the purposes of assessing whether notification is required. They are instead a matter for consideration when a consent authority is considering whether or not to grant a consent.

I regard this site as being within a particular part of Kerikeri Road that has an inappropriate 'rural' zoning when to all intents and purposes it is in an urban area and is serviced. I remain perplexed as to why the Council has not seen fit to have rezoned this area, especially given its proximity to town facilities and being within the Area of Benefit for sewer, water and stormwater connections.

I believe the Council has already acknowledged the suitability of sites in this area for intensified residential use and a similar subdivision next door to the application site was recently granted consent confirming this to be the case. I therefore do not believe granting consent to this application will set a negative precedent.

8.0 STATUTORY ASSESSMENT

8.1 Far North District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 8.7 (Rural Living Zone); and 13 (Subdivision), of the District Plan. These are listed and discussed below where relevant to this proposal.

Subdivision Objectives & Policies

Objectives

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

This is an enabling objective. The Rural Living Zone is described as a transition zone designed to provide a transition from rural land use to urban, predominantly located adjacent to existing urban areas. In the case of the application site, any 'transition' occurred many years ago such that the site is now a fully serviced urban allotment, surrounded by other urban allotments. Any rural use of the site or surrounding area has long since ceased and the zoning of the site should have been changed to reflect that. Whilst the size of lots may not be considered consistent with the purpose of the zone, it would be fair to say that the zone is not consistent with the use of the land in the area. The proposal is consistent with the character of the area. Significant adverse effects on the natural and physical environment can be avoided, remedied or mitigated. The proposed subdivision promotes sustainable management and is an efficient use and development of the land.

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

The Assessment of Environmental Effects, and supporting reports, conclude that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated. The proposal will not compromise the life-supporting capacity of air, water, soil or ecosystems. The site is not subject to any hazard.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. By proposing development on land that is none of these things, the proposal is consistent with these objectives as the proposal will not create any adverse effects on the values and character outlined in the two objectives.

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.

The site is connected to the Council's reticulated water supply. The Council's water main runs down both The Ridge and Kerikeri Road. Stormwater Management has been addressed in supporting reports and can be designed to ensure no off site adverse effects. Attenuation measures are recommended.

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

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

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

And related Policy

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

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The site does not contain or adjoin any waterbody. The Stormwater Report supporting the application recommends a reconfigured stormwater management system to achieve stormwater neutrality. The site is able to connect to Council reticulated sewer system. I do not believe that the proposal adversely impacts on the ability of Maori to *maintain their relationship* with ancestral lands, water, sites, wahi tapu and other taonga.

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

Top Energy has confirmed to the applicant that electricity can be provided to the vacant lot.

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

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

A future lot owner will have sufficient scope without the site to include energy efficiencies within their individual home designs, via active means such as solar panels, or passive design strategies such as sky lights and orientation.

The subdivision adjoins a Council road and is close to the Kerikeri township and highway network.

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

Policies

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

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

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

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

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

Access to the site is off existing public roads (sealed) and crossings are already in place. No vegetation clearance or significant earthworks is required to give effect to the subdivision.

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 hazard.

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.

It is envisaged that internal to the site, utility services will be underground.

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

The site is not known to contain any of the natural and physical resources listed in 13.4.6.

Policy 13.4.7 is not discussed as this relates to carparking associated with non residential activities (not relevant) or esplanade areas, none of which are required or considered necessary.

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

This is discussed earlier. The property is connected to Council's reticulated water supply.

Policies 13.4.9 and 13.4.10 are not discussed further. The former relates to bonus development donor and recipient areas, which are not contemplated in this proposal; whilst the latter only applies to subdivision in the Conservation Zone.

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.

The application is not lodged as a Management Plan application.

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;

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

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

In addition:

- (a) The proposal would provide for additional urban development within an area with an existing "urban" character, in a manner that has little or no impact on natural character, indigenous vegetation, landforms, rivers, streams or wetlands.
- (b) The site is not in the coastal environment. The proposed additional building site is internalised and screened from view from most directions;
- (c) The site does not adjoin any stream or river. No public access is therefore required;
- (d) The proposal is not believed to negatively impact on the relationship of Maori with their culture;
- (e) There are no existing significant habitat or areas of significant indigenous vegetation;
- (f) There are no identified heritage values; and
- (g) An acceptable stormwater management design forms part of the application. The site is not subject to hazard.

I consider the proposal to be consistent with Policy 13.4.13.

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

The subdivision has had regard to the underlying zone's objectives and policies, where relevant. Notably, however, a strong argument exists for the site to not be zoned Rural Living.

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

The additional vacant lot can readily provide for a house site with good access to sunlight and the ability to utilise energy efficiency measures. The site is close to transport networks.

Policy 13.4.16 is not considered relevant as it only relates to the National Grid.

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

Rural Living Zone Objectives and Policies

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.

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.

I believe the proposed subdivision to be capable of providing for development that will be in keeping with, and compatible with, the character and amenity of the area. The site is no longer on the 'urban periphery', instead now being well and truly within the 'urban environment', acknowledged by the Council including the site within the Area of Benefit for sewerage and water connections, and in providing the site with connections to Council's reticulated stormwater system. The 'urban periphery' has moved and this needs to be acknowledged by the Council. The lot sizes proposed, whilst outside those envisaged in the Rural Living Zone, are entirely consistent with the size of lot found in the serviced residential sites adjacent.

The proposed development will not have adverse effects on the rural and natural environment, primarily because the application site isn't in an area displaying any rural or natural character values.

And 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.

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.

See above comments under Objectives. Policy 8.7.4.2 is something the Council itself should adhere to in applying a zone to the property. The site is no long located 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." Existing development in the immediate area is totally urban in character, not 'semi-urban', with no rural or natural character remaining.

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 onsite effluent disposal.

The proposed vacant lot retains sufficient land associated with a future household to provide outdoor space. The lot will connect Council's reticulated sewerage system.

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.

This policy is related to land use applications rather than subdivisions.

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.

Buildings and activities are, or can be constructed such that they 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.

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 proposal contemplates, but does not limit, the use of Lots 1 & 2 to become residential. Lot 3's non residential activity has existing consent.

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

Owners of adjacent sites have provided Written Approvals. The nature of the site is such that I do not believe a dwelling on Lot 1 will adversely impact on the level of privacy for inhabitants of buildings on adjoining sites.

In summary, I believe the proposal to be more consistent than not with the Rural Living Zone objectives and policies.

8.2 Part 2 Matters

5 Purpose

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

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

6 *Matters of national importance*

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

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

The application site does not contain or display any of the features, resources or values outlined in Section 6.

7 *Other matters*

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

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

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). Clause 7(i) has also been considered in regard to stormwater design. It is considered that the proposal represents efficient use and development of a site. Proposed layout and plantings, along with waste water and stormwater management proposals, will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

8 Treaty of Waitangi

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

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

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

8.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

The site has been used historically for horticulture. A Preliminary Investigation Report was commissioned and forms part of this application – Refer to Appendix 6. This confirms permitted activity status under the NES-CS for this proposed subdivision and subsequent land use.

8.4 National and Regional Policy Statements

I have not identified any national policy statements relevant to this proposal.

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

The RPS also has policies ensuring that productive land is not subject to fragmentation and/or sterilisation to the point where productive capacity is materially reduced, and that reverse sensitivity effects be avoided, remedied or mitigated, however noting the area within which the site is located is no longer utilised for any productive use, and is not zoned Rural Production, these policies have limited relevance.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

(i) Primary production activities;

In regard to this subdivision, it is considered that no significant additional reverse sensitivity issues arise as a result. The area around the site already supports residential or commercial use. The proposed additional vacant lot is well screened from adjacent sites.

3.11 Regional Form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

This objective seeks development that is visually compatible with surrounding uses. The site is fully serviced and the proposed level and type of development makes use of existing infrastructure. The site has good road access.

Policy 5.1.1 – Planned and coordinated development.

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

- (a) *is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*
- (b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when urban in nature;*
- (c) *Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
- (d) *Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
- (e) *Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
- (f) *Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and*
- (g) *Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and /or district or regional plan provisions;*
- (h) *Is or will be serviced by necessary infrastructure.*

The Regional Form and Development Guidelines referred to in part (a) above, require new subdivision, use and development to:

- *have appropriate infrastructure;*
- *be located away from significant regional infrastructure and resources;*
- *be directed away from areas of risk from natural hazards and areas with significant values;*
- *avoid adverse effects on hydrological characteristics and processes;*
- *adopt suitable design technologies;*
- *consider effects on tangata whenua values;*
- *take account of relevant growth strategies; and*
- *encourage housing noise and business opportunities in urban areas.*

I believe the creation of additional residential lots in an area already predominantly residential in character, to be consistent with the above. In fill development such as that proposed has positive effects in that a future lot owner can utilise existing infrastructure already in place to support the area.

8.5 Section 104D Gateway Test

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

In regard to the above, I am of the opinion that, whilst a non complying subdivision, it is nonetheless a subdivision that will achieve a sustainable result and efficient use of the land. Subject to conditions of consent, I believe that overall adverse effects on the wider environment will be no more than minor. I believe, therefore, that the proposal can meet at least one of the 104D threshold tests.

9.0 CONSULTATION & S95 ASSESSMENT

9.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists. Step 3 of s95A must therefore be considered. This specifies that public notification is required in certain circumstances. These include:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No affected group of persons as listed in s95B exist in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. Neither circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, specifically:

- (7) *In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*
- (8) *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

8.3 S95D Level of Adverse Effects

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

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. Written Approvals have been obtained from the owner of the adjacent property to the north (Strang) and to the west (Paterson) – refer to Appendix 7. The other two boundaries are road boundaries.

I have not identified any other affected persons in the vicinity.

The site does not contain any heritage or cultural sites or values and there are no areas of significant indigenous vegetation or habitat. The site is not kiwi habitat. The site is not accessed off state highway. No pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, Department of Conservation or Waka Kotahi.

10.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are, I believe, capable of remedy and mitigation through conditions of consent, such that they will be no more than minor. The proposal is considered more consistent than not with the relevant objectives and policies of the District Plan, and relevant objectives and policies of the National and Regional Policy Statements, and consistent with Part 2 of the Resource Management.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. Written Approvals have been obtained from adjacent property landowners.

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



Signed
Lynley Newport,
Senior Planner
Thomson Survey Ltd

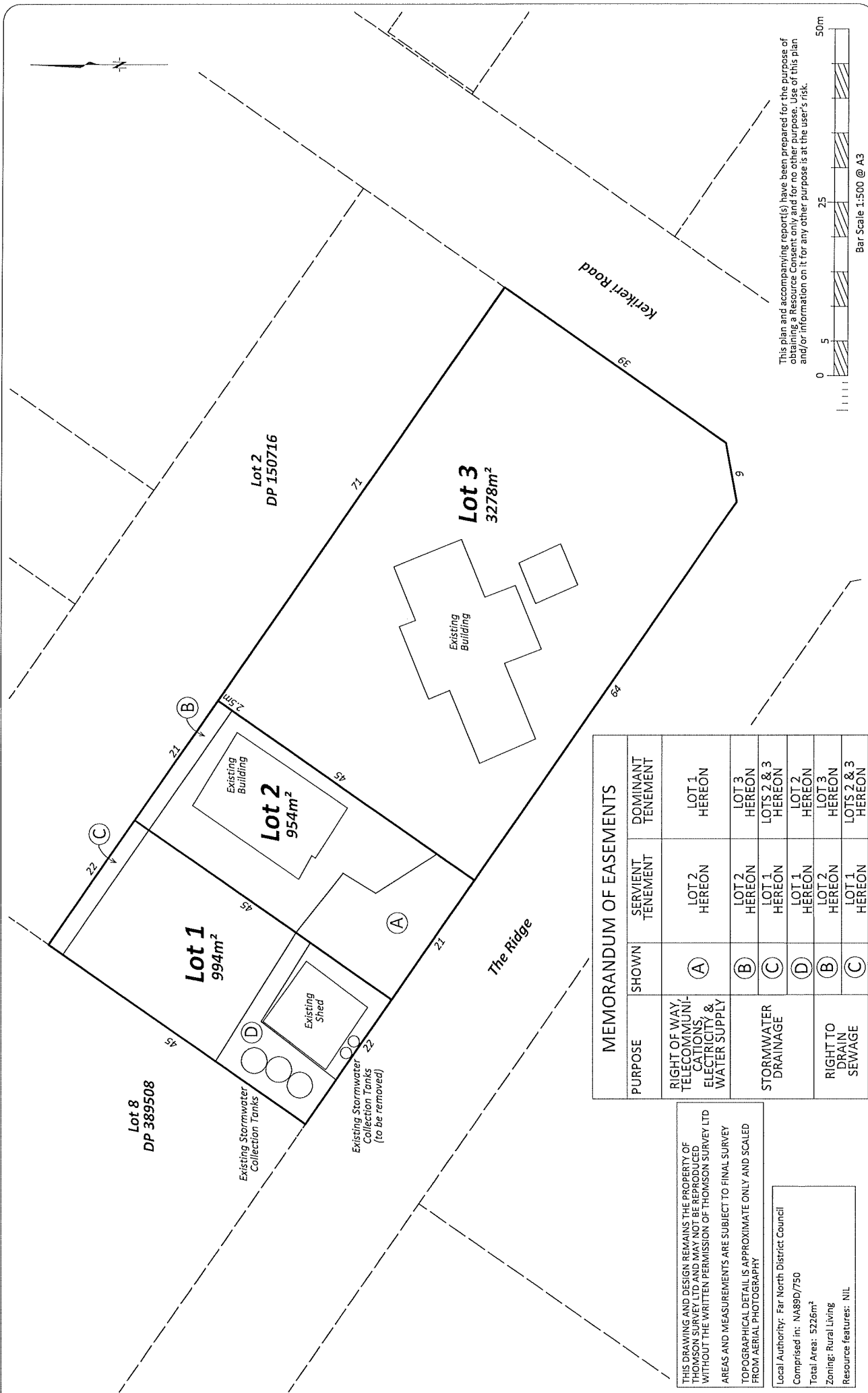
Dated 14th December 2023

11.0 LIST OF APPENDICES

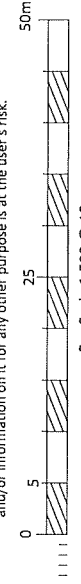
- Appendix 1** Scheme Plan(s)
- Appendix 2** Location Plan
- Appendix 3** Record of Title & Relevant Instruments
- Appendix 4** Building Consent History
- Appendix 5** Stormwater Neutrality Report
- Appendix 6** Preliminary Site Investigation
- Appendix 7** Written Approvals

Appendix 1

Scheme Plan(s)



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.



PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOT 2 HEREON
STORMWATER DRAINAGE	(B)	HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(B)	HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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 DETAILS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

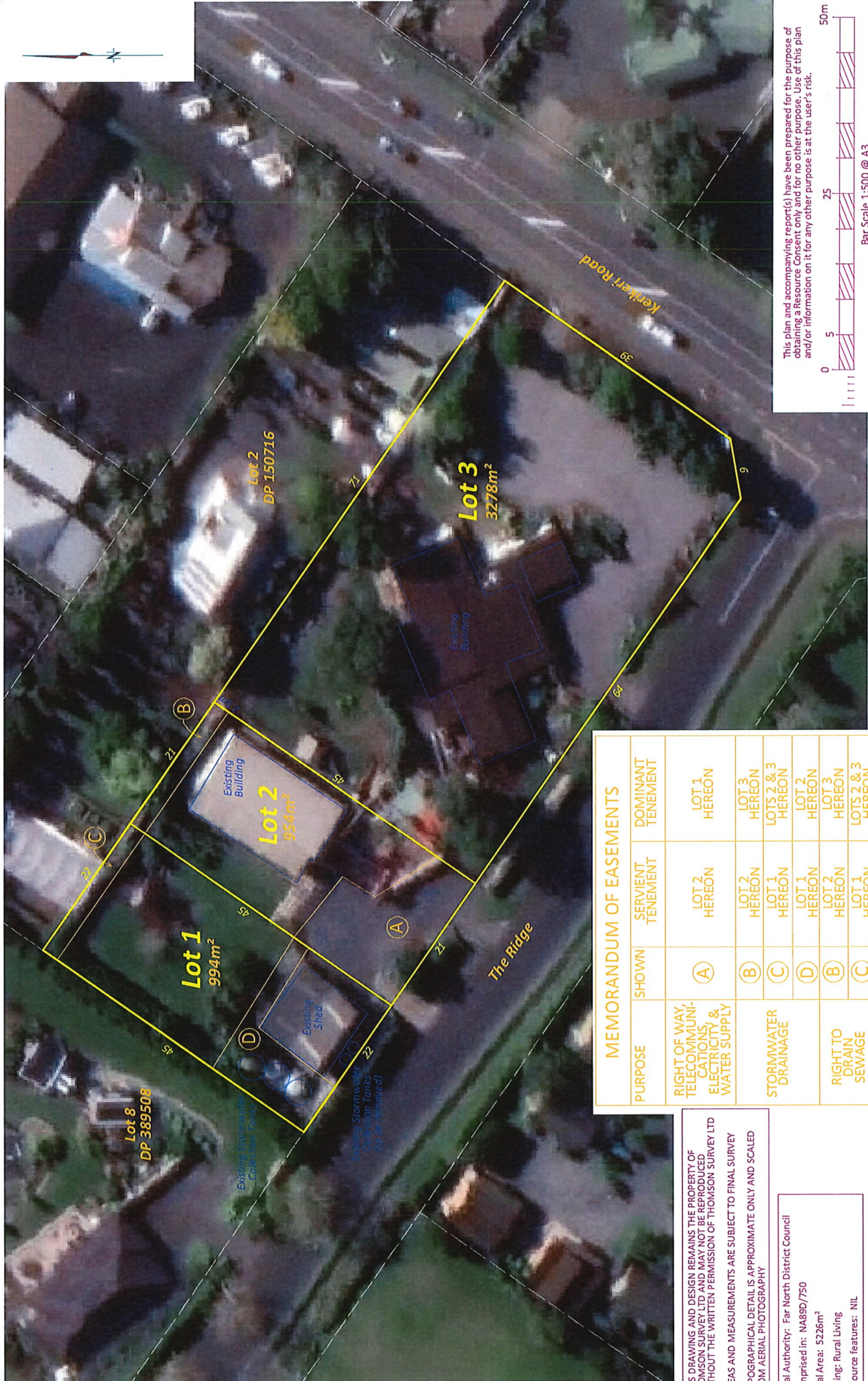
Supervisors Ref. No. 10556 Sheet 1 of 1

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:500	A3
Drawn	KY	04.09.23		
Approved				
Rev	KY	06.11.23		

10556 Scheme 202331106

PROPOSED SUBDIVISION OF LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI
 PREPARED FOR: PUKANUI INVESTMENTS LTD

THOMSON SURVEY
 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



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.

Bar Scale 1:500 @ A3

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(D)	LOT 1 HEREON	LOT 2 HEREON
	(B)	HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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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: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

Supervisors Ref. No: 10556
 Sheet 1 of 1

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	KY	04.09.23	1:500	A3
Approved				
Rev	KY	06.11.23		

10556 Scheme 2023/1106

PROPOSED SUBDIVISION OF LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI

PREPARED FOR: PUKANUI INVESTMENTS LTD

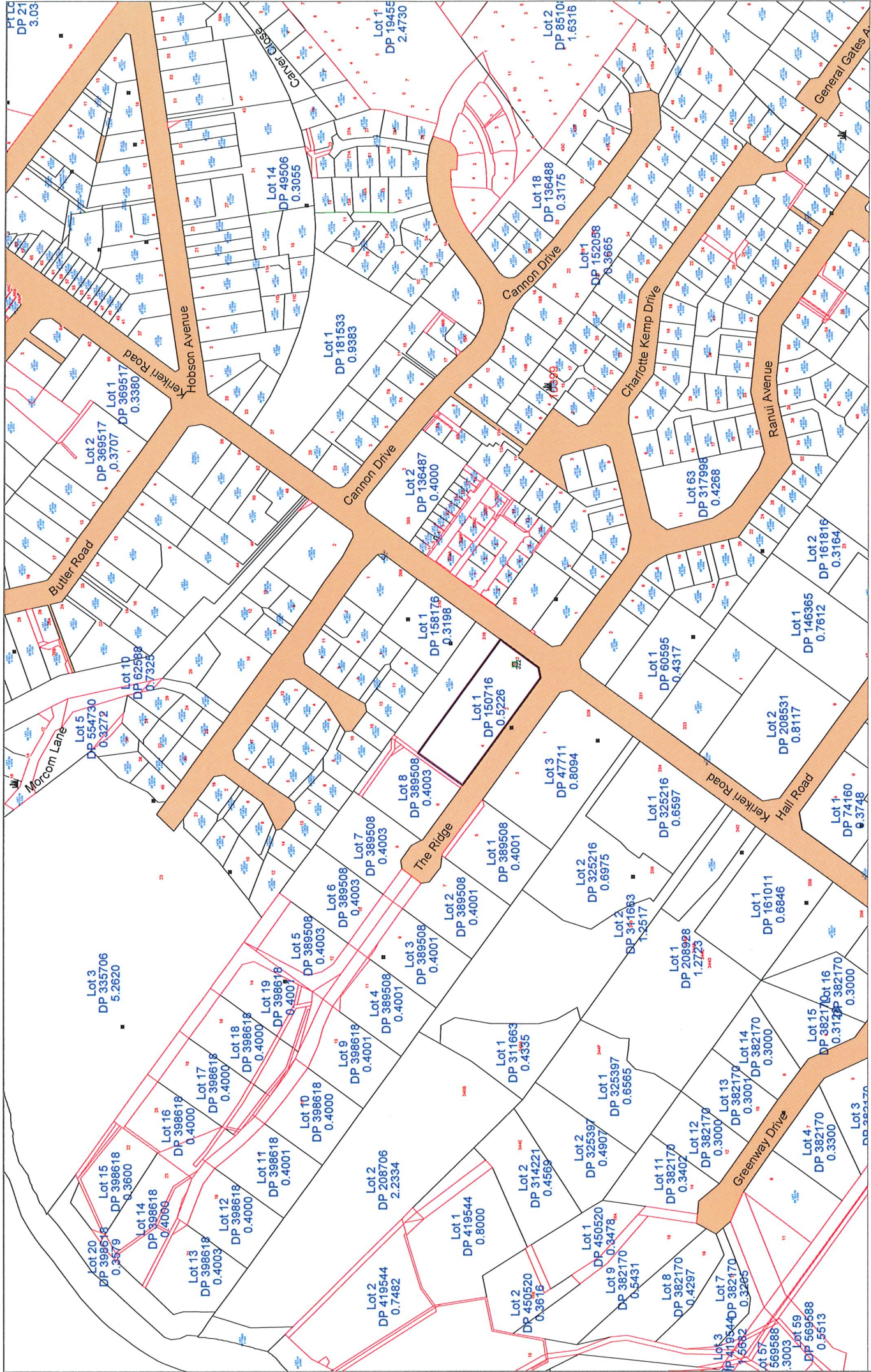
THOMSON SURVEY
 Limited

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

Registered Land Surveyors, Planners & Land Development Consultants

Appendix 2

Location Plan



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:4000 Topographical and Cadastral map derived from LINZ data. Printed: 14-Dec-2023 12:34.



Appendix 3

Record of Title & Relevant Instruments



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




R. W. Muir
Registrar-General
of Land

Identifier NA89D/750
Land Registration District North Auckland
Date Issued 25 May 1992

Prior References

NA1865/54

Estate Fee Simple
Area 5226 square metres more or less
Legal Description Lot 1 Deposited Plan 150716

Registered Owners

Pukanui Investments Limited

Interests

Appurtenant hereto is a water right created by Transfer 646017
K72868 Building Line Restriction
Fencing Agreement in Transfer 646017
D685955.3 Mortgage to The National Bank of New Zealand Limited - 5.3.2002 at 9:00 am
6515222.1 Variation of Mortgage D685955.3 - 29.7.2005 at 9:00 am

Approvals

REGISTERED OWNER

THE FAR NORTH DISTRICT COUNCIL APPROVES THIS PLAN OF SUBDIVISION IN ACCORDANCE WITH SECTION 223 OF THE LOCAL GOVERNMENT ACT 1974 TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 REMOVING THE BUILDING LINE RESTRICTION CONTAINED IN K-72868 AND OTHER RELEVANT SURVEY PROVISIONS OF THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SCHEMATIC PLAN AND ACCORDINGLY THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA HEREBY AFFIXED IN THE PRESENCE OF:

THE FAR NORTH DISTRICT COUNCIL

THE CHAIRMAN

THE CLERK

THE MEMBER FOR THE AREA

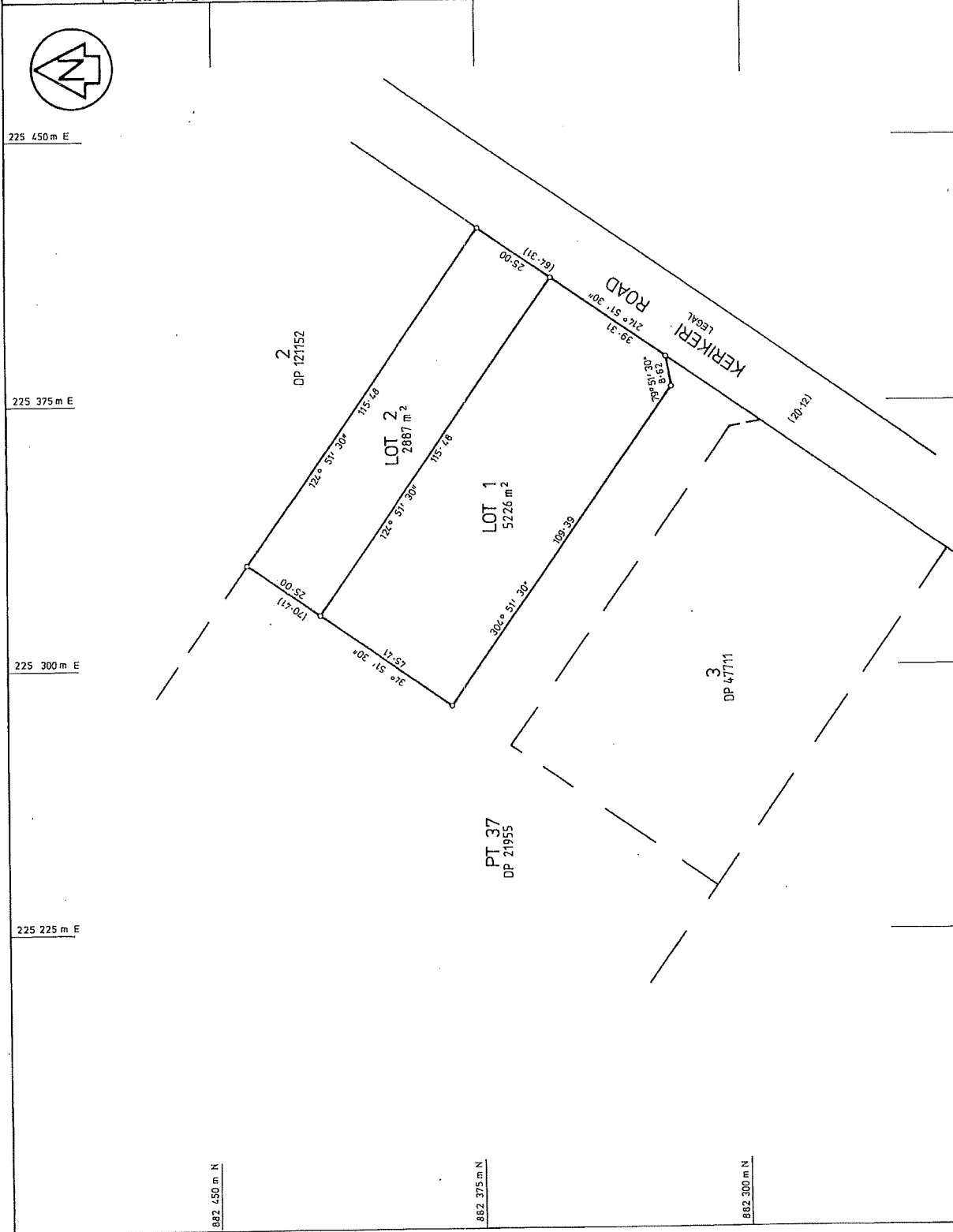
NEW C'ST ALLOCATED
 LOT 1 :- 890/750
 LOT 2 :- 890/751

Total Area 8113 m²
 Comprised in CT. 1665/754 (A.L.L.)

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certifies 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 Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Kerikeri, this 11th day of February 1992
 Signature R.J. Donaldson

Field Book
 Reference Date
 Examined
 Approved 3/
 Deposited
 Filed
 Registered
 Registered Office



225 450 m E

225 375 m E

225 300 m E

225 225 m E

882 450 m N

882 375 m N

882 300 m N

PLAN OF LOTS 1 & 2 BEING A SUBDIVISION OF
 LOT 2 DP 47711.

TERRITORIAL AUTHORITY FAR NORTH DISTRICT
 Surveyed by R. J. DONALDSON & ASSOC.

Scale 1:750 Date FEBRUARY 1992

LAND DISTRICT NORTH AUCKLAND
 Survey Blk. & Dist XI KERIKERI
 NZMS 261 Sheet Record Map No. KERIKERI 1

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Printed by Starline Printers Ltd., Auckland, New Zealand.

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1992 MAY 10 10 00 AM

DSU FORM D15

Appendix 4

Building Consent History

4. **Building Consents, Permits & Code Compliance Certificates (CCC)**

Description	Date of Issue	Number	Type of Structure
Change of Use Issued	15-Mar-2017	COU-2016-5001/0	Change Use of Building from Garage to Daycare Facility.
Certificate for Public Use Issued	03-Aug-2016	CPU-2016-6039/0	Keep Public Safe While Completing Additions and Alterations to Existing Pre-School Buildings.
Code Compliance Certificate Issued	22-Feb-2017	CCC-2016-857/1	Replace Roof over Main Building and Garage/Activity Room, Remove some Walls in Main Building and Construct Staff Room and 2 WCs.
Amended Plans	16-Aug-2016	BC-2016-857/0/A	Amendment to Change the Position of Two Walls.
Building Consent Issued	03-May-2016	BC-2016-857/0	Replace Roof over Main Building and Activity Room, Remove some Walls in Main Building and Construct Staff Room and two Toilets.
Code Compliance Certificate Issued	14-Nov-2014	CCC-2014-1196/1	Extend Baby Sleep Room and Add Roof over part of timber Deck.
Building Consent Issued	26-Jun-2014	BC-2014-1196/0	Extend Baby Sleep Room and Add Roof over part of timber Deck.
Code Compliance Certificate Issued	29-Aug-2013	CCC-2013-1195/1	Alteration to Internal Layout and add Roof over existing Deck.
Building Consent Issued	18-Jun-2013	BC-2013-1195/0	Alteration to Internal Layout and add Roof over existing Deck.
Certificate for Public Use Issued	19-Jun-2013	BC-2013-1274/0	New building with deck and verandah (Childcare Centre).
Code Compliance Certificate Issued	06-Jan-2015	CCC-2013-436/1	New building with deck and verandah (childcare centre).
Building Consent Issued	13-Dec-2012	BC-2013-436/0	New building with deck and verandah (childcare centre).
Certificate for Public Use Issued	04-Mar-2010 04-Dec-2009 03-Dec-2009	BC-2010-646/0	Keep Public safe while Alterations of Existing Building for Pre-School plus Entry Ramps are carried out.
Code Compliance Certificate Issued	13-May-2010	CCC-2010-101/1	Alteration of Existing Building for Pre-School plus Entry Ramps.
Building Consent Issued	17-Aug-2009	BC-2010-101/0	Alteration of Existing Building for Pre-School plus Entry Ramps.
Exemption from Requiring Building Consent	05-Aug-2009	BC-2010-123	Construction of Shade sail/ awning 15m ² .
Code Compliance Certificate Issued	06-Dec-2002	BC-2002-1461/0	Res: Alts & Adds New Kitchen/ dining room/laundry.
Building Consent Issued	20-May-2022	BC-2002-1461	Res: Alts & Adds New Kitchen/ dining room/laundry.
Code Compliance Certificate Issued	06-Dec-2002	BC-2002-899/0	New storage shed.
Building Consent Issued	11-Jan-2002	BC-2002-899	New storage shed.
Code Compliance Certificate Issued	20-Oct-1997	BC-1997-1447/0	Renovations and Alterations.
Building Consent Issued	07-Jul-1997	BC-1997-1447	Renovations and Alterations.
Building Permit Issued	09-Nov-1983	BP-2036742	Dwelling Additions.
Building Permit Issued	07-Oct-1980	BP-54444	Swimming Pool.
Building Permit Issued	24-Jul-1975	BP-780742	Additions.
Building Permit Issued	20-Nov-1968	BP-2003605	New Dwelling.

Appendix 5

Stormwater Neutrality Report

23 227

24 October 2023

Pukanui Investments Ltd
PO Box 527
Kerikeri

Attention – Dale Simkin

Dear Dale

**Re: Stormwater Neutrality Design for Proposed Subdivision and Land Use Consent
322 Kerikeri Road, Kerikeri
Lot 1 DP 150716**

The site & proposal

The purpose of this design report is to provide details of how stormwater neutrality can be achieved for the proposed subdivision of Lot 1 DP 150716 into 3 lots. The site is currently zoned as Rural Living, but its use is consistent with the residential zone in terms of impermeable surfaces coverage and is connected to council 3 waters services.

The proposed impermeable coverage is as follows:

Lot	Lot Area (m ²)	Impermeable Surfaces Coverage (m ²)	Impermeable Surface Coverage (%)
Lot 1	994	421	42.4%
Lot 2	966	551	57.0%
Lot 3	3265	1362	41.7%
Total	5226	2334	44.7%

In 2012 Haigh Workman prepared a stormwater neutrality design to attenuate stormwater from the site back to predevelopment levels for a 10-year return period. In 2018, Haigh Workman prepared another stormwater neutrality report to attenuate the increased stormwater flows resulting from upgrading a gravel carpark on proposed lot 3 to concrete. Stormwater attenuation is currently provided through water tanks on the western boundary of Lot 1.

As part of the subdivision process, it is proposed to reconfigure the stormwater system so that attenuation is provided for each lot within their respective lot boundaries.

Since the 2012 and 2018 reports were produced, the HIRDS model has been updated which has increased the modelled rainfall intensity and therefore site runoff. Although no additional impermeable surfaces are proposed to enable the subdivision, we have added allowance for future additional buildings on Lot 1 (300m² house) and Lot 2 (40m² shed) so the new neutrality design can cater for future development.

Current Stormwater Management

On 5 October 2023 an inspection of the site was undertaken to confirm the impermeable surfaces coverage and the stormwater system. A copy of the site plan is enclosed.

The site slopes moderately to the west where stormwater discharged in to a FNDC drainage easement which flows away from the site to the north.

Lot 1- existing shed roof water collected in tanks and overflow discharged to FNDC stormwater network.

Lot 2- existing OSCAR building roof water connected to a pipe which discharges into the Lot 1 attenuation tanks.

Lot 3- Existing Childcare building roof water connects to a pipe on the eastern boundary of Lot 2 and joins the OSCAR building stormwater pipe that connects to the Lot 1 detention tanks. Eastern carpark area discharges to a shallow swale along the northern boundary which runs along the northern boundaries of proposed lots 1 and 2 to discharge at the FNDC SW network. Western carpark stormwater discharges to a 150mm diameter stormwater pipe that runs along the southern boundary of all lots to discharge into Lot 1 detention tanks.

Stormwater detention

Design may be carried out in accordance with ARC technical publication TP10: stormwater treatment devices – design guideline manual. Clause E1 of the building code table 1: run-off co-efficients is adopted to assess the increase in run-off between metalled and concrete surfaces. Buildings and concrete have a run-off co-efficient of 0.9 and 0.85. Predevelopment grass areas have a co-efficient of 0.3 and post development landscaped areas 0.25. For ground slopes 5-10%, no adjustment is required so we adopt these co-efficients.

We have adopted HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period. This accounts for 1.63°C of warming and an associated increase in rainfall of approximately 20%.

Adopt rational formula (cf TP10 design charts)

$$Q = \frac{C I A}{3600}$$

Lot 1

Table 1: Pre Development Runoff (undeveloped site)

	Area m ²	C	I mm/hr	Q L/s
Grass area	994	0.3	121.8	10.09

Table 2: Post Development Runoff

	Area m ²	C	I mm/hr	Q L/s
Existing Shed	121.0	0.9	121.8	3.68
Future House	300.0	0.9	121.8	9.14
Landscaped areas	573.0	0.25	121.8	4.85
Total	994.0			17.67
Increase in run-off				7.58

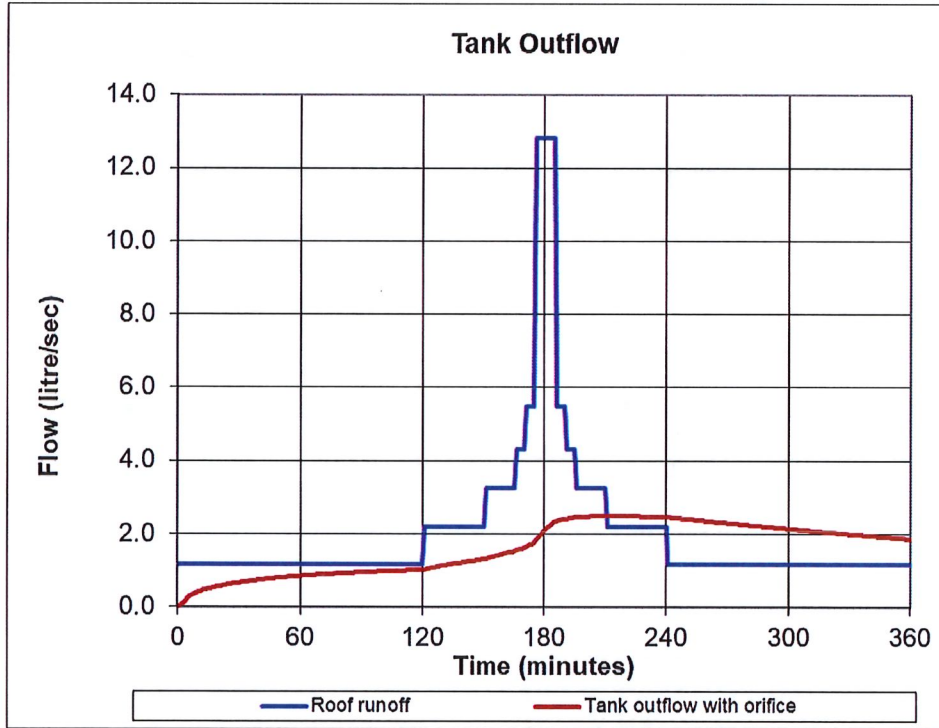
Impermeable surfaces coverage

Component	Coverage (m ²)
Existing Building	121.0
Future House	300.0
Total Impermeable Surfaces	421.0
Site area	994
% coverage	42.4%

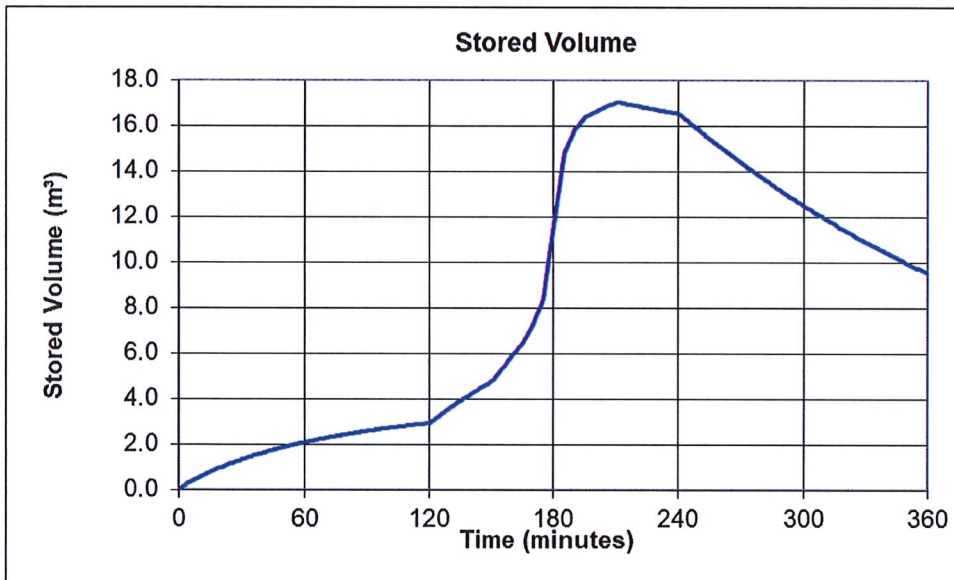
Stormwater neutrality can be achieved using the existing detention tanks on the lot.

We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement. The required detention volume is 17m³ which corresponds with a 1.7 m water depth in a standard 25,000 litre water tank. Adopting a 30 mm orifice, 10.31 litres/second of attenuation can be provided which achieves neutrality.

Hyetograph model for 421 m² roof area



25,000 litre tank with 30 mm orifice



Lot 2

Table 3: Pre Development Runoff (undeveloped site)				
	Area m ²	C	I mm/hr	Q L/s
Grass area	966	0.3	121.8	9.80

Table 4: Post Development Runoff				
	Area m ²	C	I mm/hr	Q L/s
Existing Building	229.0	0.9	121.8	6.97
Gravel carpark	270.0	0.5	121.8	4.57
Concrete carpark	12.0	0.85	121.8	0.35
Future shed	40.0	0.9	121.8	1.22
Landscaped areas	415.0	0.25	121.8	3.51
Total	994.0			16.61
Increase in run-off				6.81

Impermeable surfaces coverage

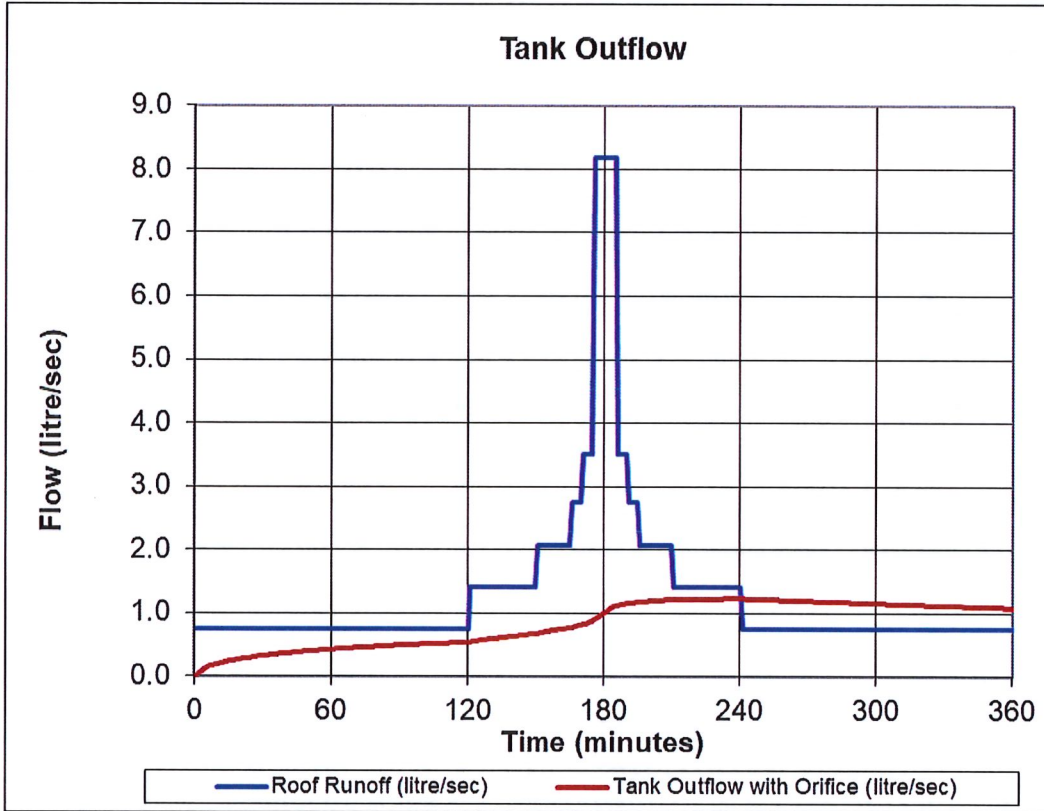
Component	Coverage (m ²)
Existing Building	229.0
Carpark	282.0
Future shed	40.0
Total Impermeable Surfaces	551.0
Site area	966
% coverage	57.0%

Stormwater neutrality can be achieved using new detention tanks on the lot.

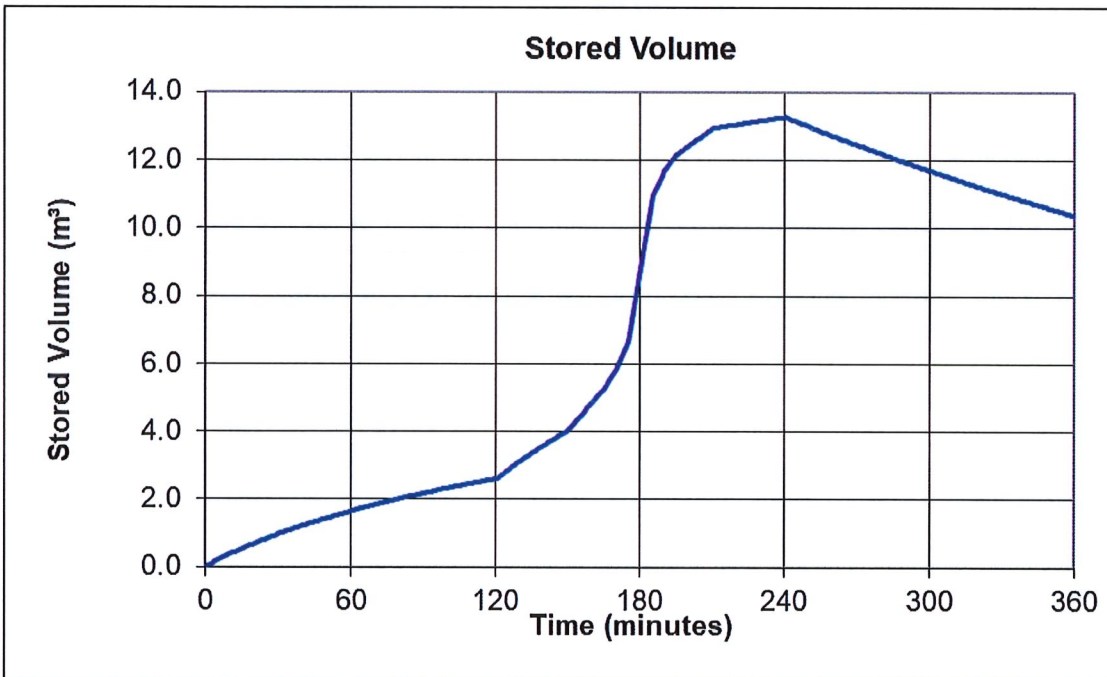
We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement.

The required detention volume is 13.3 m³ which corresponds with a 2.2 m water depth in a standard 13,500 litre water tank. Adopting a 20 mm orifice, 6.96 litres/second of attenuation can be provided which achieves neutrality. Other tank configurations are available which can also meet the storage requirement e.g. use of slim tanks or underground tanks.

Hyetograph model for 269 m² roof area



13,500 litre tank with 20 mm orifice



Lot 3

Table 5: Pre Development Runoff (undeveloped site)

	Area m ²	C	I mm/hr	Q L/s
Grass area	3265	0.3	121.8	33.14

Table 6: Post Development Runoff

	Area m ²	C	I mm/hr	Q L/s
Existing Building	485.0	0.9	121.8	14.77
Concrete carpark	877.0	0.85	121.8	25.22
Landscaped areas	1903	0.25	121.8	16.10
Total	994.0			56.09
Increase in run-off				22.95

Impermeable surfaces coverage

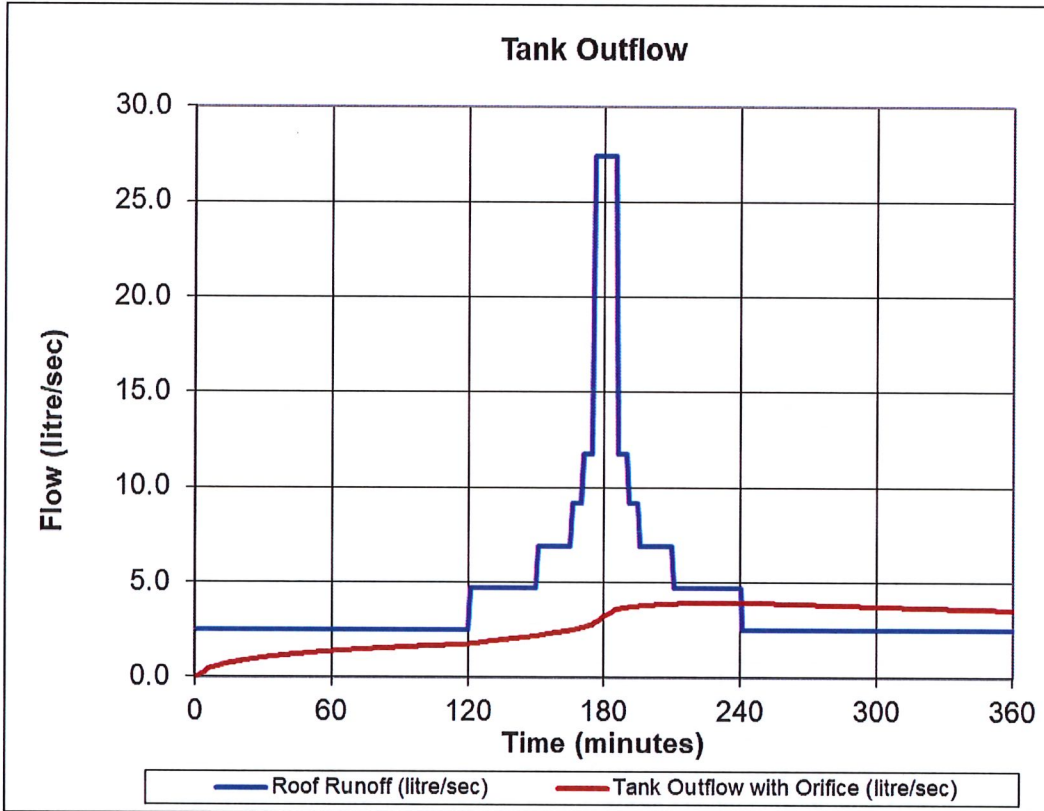
Component	Coverage (m ²)
Existing Building	485.0
Carpark	877.0
Total Impermeable Surfaces	1362.0
Site area	3265
% coverage	41.7%

Stormwater neutrality can be achieved using new detention tanks on the lot.

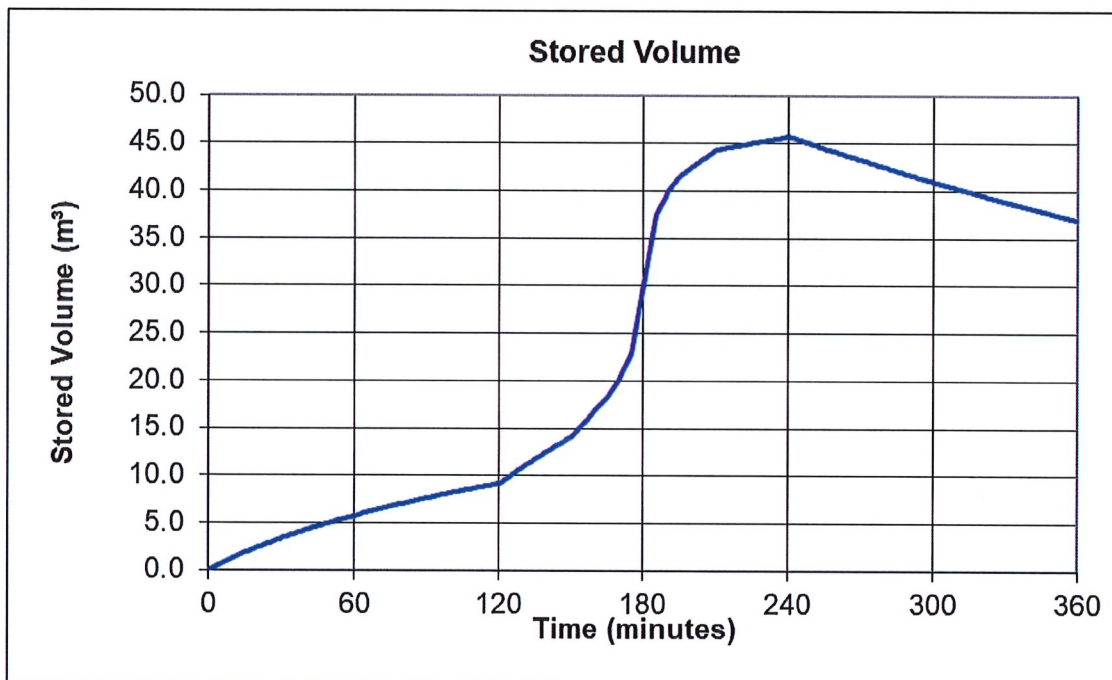
We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement. The area of impermeable surfaces directed into the detention tank area 925m² total and are comprised of a 485m² roof area and 440m² (50% of the carpark area).

The required detention volume is 46 m³ which corresponds with a 2.4 m water depth split equally between two standard 25,000 litre water tanks. Adopting a 35 mm orifice, 23.43 litres/second of attenuation can be provided which achieves neutrality. Other tank configurations are available which can also meet the storage requirement.

Hyetograph model for 925 m² catchment area (building + 50% of carpark)



2x 25,000 litre tanks with 35 mm orifice



Proposed Works Required

Lot 1 Remove stormwater lines from Lots 2 and 3

Lot 2 Redirect roof stormwater to new detention tank

Lot 3 realign the western carpark stormwater line to the NW corner of the site.

All tanks should be fitted with a 150 mm diameter overflow at the top. Lot 1 overflow is to discharge to the existing stormwater connection point, whereas Lots 2 and 3 tank overflows are to connect to a new 150mm diameter PVC pipe which is to run along the northern site boundary and connect to the FNDC stormwater network.


Limitations

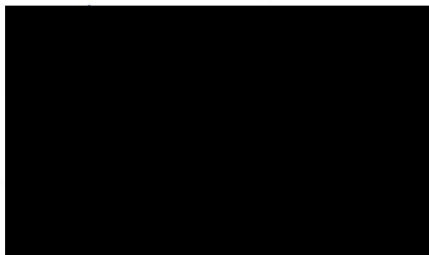
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Recommendations

- The stormwater system be reconfigured so that stormwater is managed and attenuated within the boundaries of each lot.
- Existing stormwater lines from Lots 2 and 3 to Lot 1 redirected to detention tanks within each lot boundary.
- Lot 3 western carpark stormwater be redirected to the proposed detention tank at the NW corner of Lot 3.
- A new 150mm diameter PVC pipe is installed from the Lot 2/3 boundary and connected to FNDC's stormwater network, with the detention tank overflows from Lots 2 and 3 connected to this line.
- Lot 1 existing 25,000 litre detention tank used with 30mm orifice to provide a minimum 17 m³ of detention storage.
- Lot 2 new 13,500 litre detention tank used with 20mm orifice or equivalent tank configuration to provide a minimum 13 m³ of detention storage.
- Lot 3 2x new 25,000 litre detention tanks used with 35mm orifice or equivalent tank configuration to provide a minimum 46 m³ of detention storage.

Yours sincerely


Aimee Page
Civil Engineer
DipEng (Civil), MEngNZ



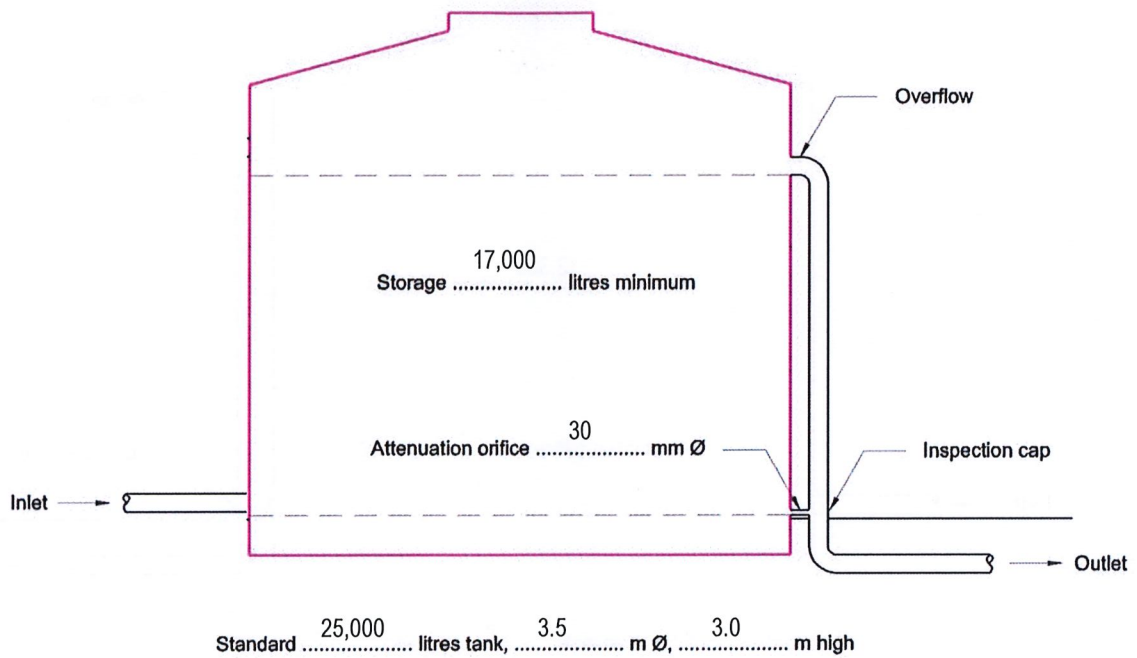
Attachments;

1. FNDC Assessment Criteria
2. Typical Tank Detail
3. Site Plan
4. Thomson Survey Scheme Plan

FNDC Assessment Criteria

The proposed stormwater management has been assessed against the Assessment Criteria in Section 11.3 of the Far North District Plan as follows:

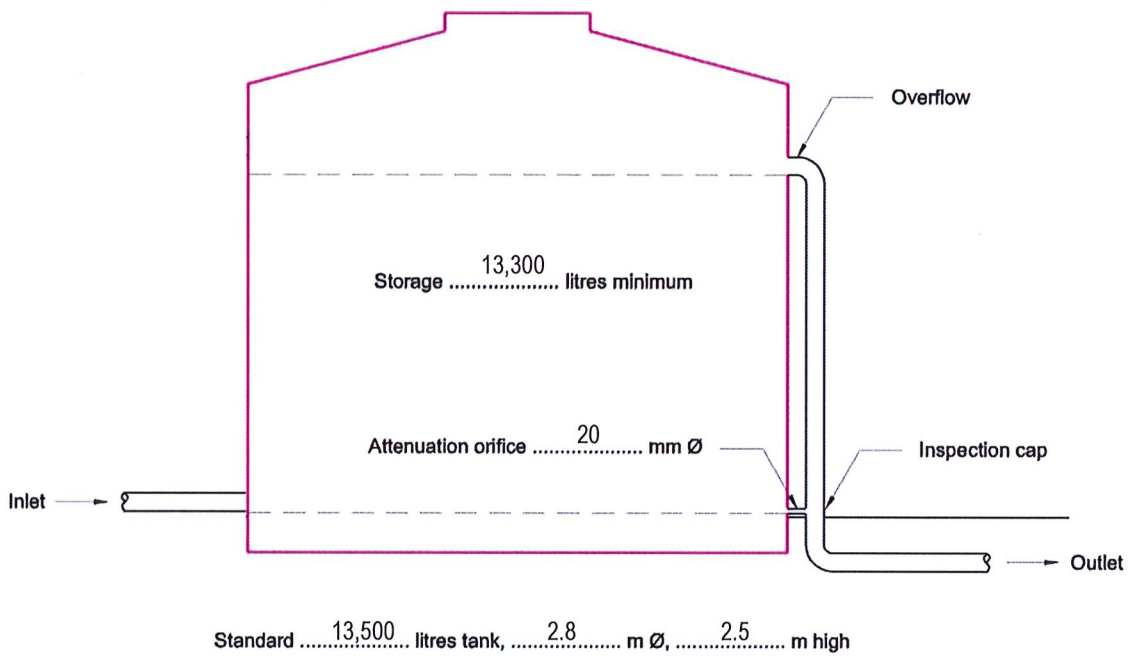
Criterion	Assessment
(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	Runoff created post-development can be attenuated back to pre-development levels.
(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.	The proposal is to onsite detention tanks to reduce run-off back to pre-development levels at the source.
(c) Any cumulative effects on total catchment impermeability.	Run-off will be attenuated back to pre-development levels, therefore effects on catchment impermeability are negligible.
(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Stormwater will continue to drain to the west of the site as it did pre-development.
(e) The physical qualities of the soil type.	The underlying soil on the site is Kerikeri Friable Clay.
(f) Any adverse effects on the life supporting capacity of soils.	Increase in impermeable surfaces due to the development.
(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	Stormwater runoff will be discharged within the site, with excess discharging to the FNDC network at the western boundary of Lot 1. The site is serviced by the FNDC wastewater network.
(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.	Impermeable surfaces are existing and are required for the activities onsite.
(i) The extent to which landscaping may reduce adverse effects of run-off.	Existing landscaping to remain.
(j) Any recognised standards promulgated by industry groups.	N/A.
(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.	Detention tanks are an effective method of attenuating runoff back to predevelopment flow levels.
(l) The extent to which the proposal has considered and provided for climate change.	We have adopted HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater detention tanks have been designed as part of this proposal.



Retention storage tank

Lot 1 Typical Detail

DWG Stormwater Management Retention Storage Tank			HAIGH WORKMAN CIVIL & STRUCTURAL CONSULTANTS LTD. <small>12 Butler Road, Kerikeri, B.O.I. T: 09 407 8327 F: 09 407 8376 E: info@haighworkman.co.nz</small>		Project 322 Kerikeri Road, Kerikeri	
DWG No.	Sheet No.	of	Scale	NTS	Client Pukanui Investments Ltd	
Drawn	PC	Checked	Approved		Project No. 23 227 RC no.	
File Name		Date		<small>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 THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2008</small>		

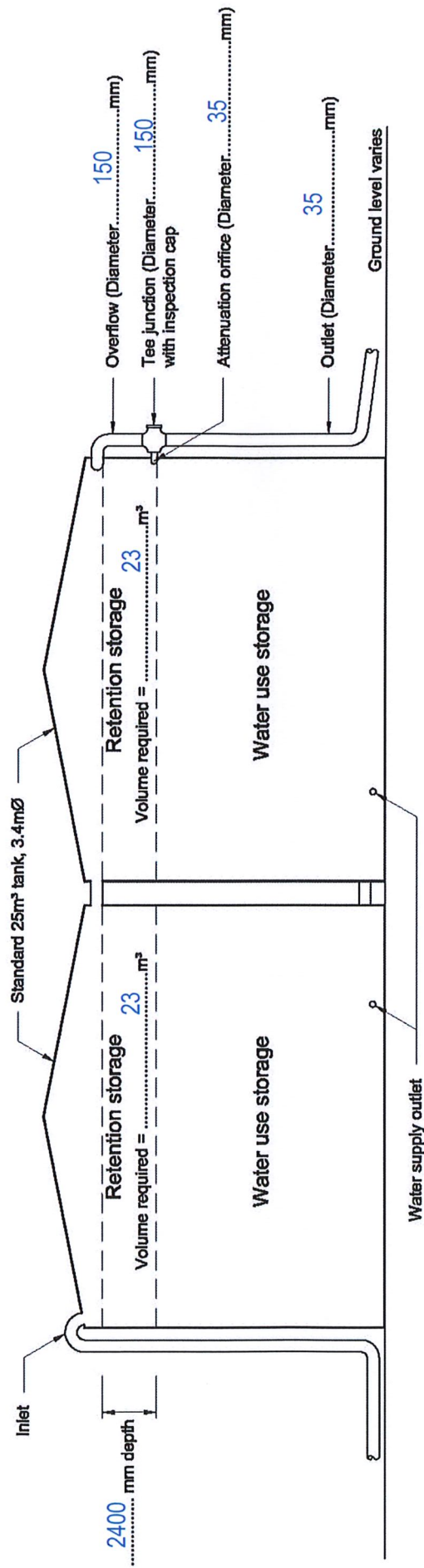


Retention storage tank

Lot 2 Typical Detail

DWG Stormwater Management Retention Storage Tank			HAIGH WORKMAN CIVIL & STRUCTURAL CONSULTANTS LTD. <small>12 Butler Road, Kerikeri, B.O.I. T: 09 407 8327 F: 09 407 8378 E: info@haighworks.co.nz</small>		Project 322 Kerikeri Road, Kerikeri	
DWG No.	Sheet No.	of	Scale	NTS	Client Pukanui Investments Ltd	
Drawn	PC	Checked	Approved		Project No. 23 227	
File Name			Date		RC no.	

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Lot 3 Typical Detail

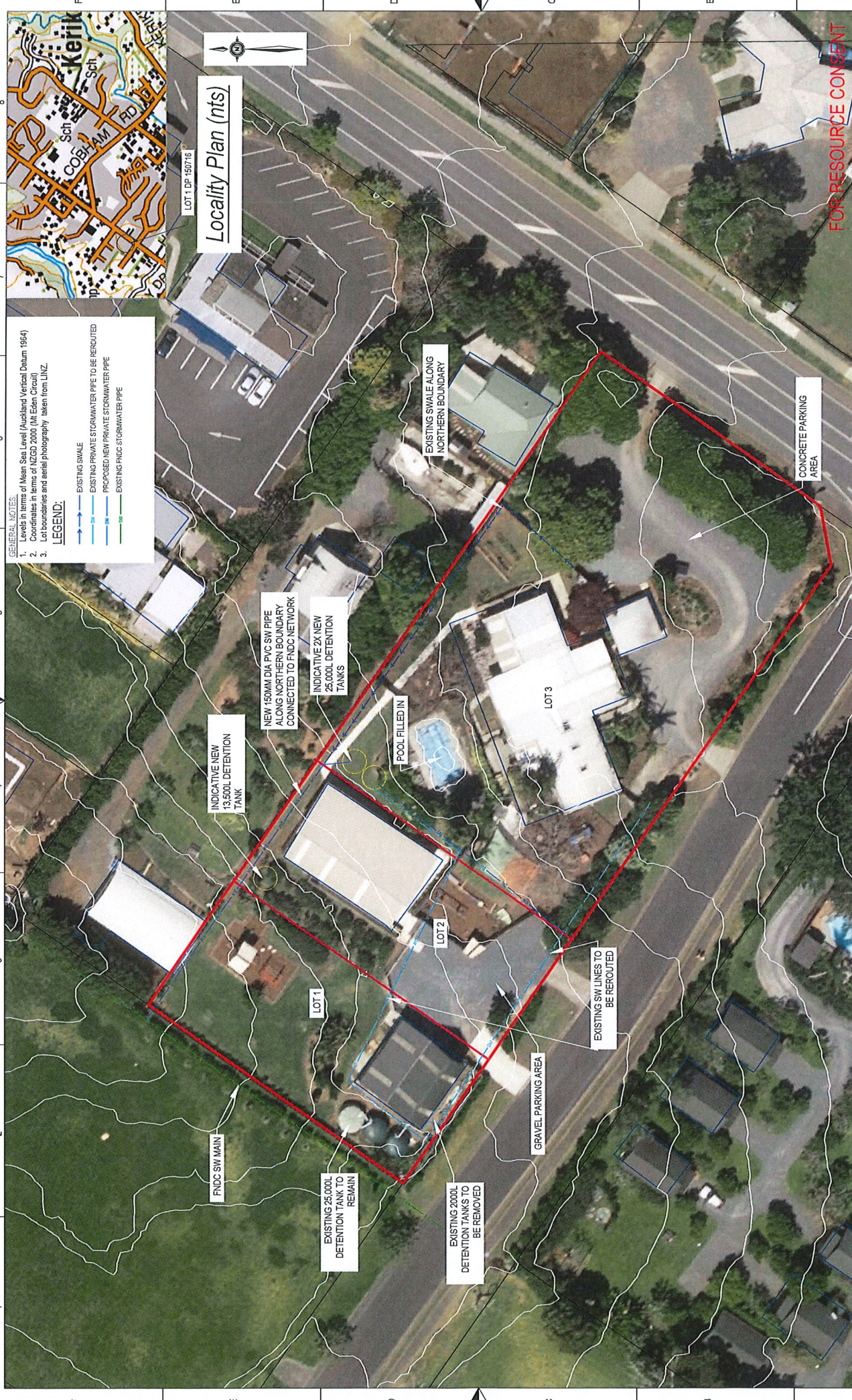
Notes:

- Maximum orifice pipe length is 150mm. Allow 75mm clearance from end of pipe to outside of tank wall.
- Fix orifice pipe to tee junction using reducer fittings.

Issue	Date	Revision	DWG	Schematic Arrangement of Retention Storage				Note	Project	Proposed Subdivision
			DWG No.	Sheet No.	of	Scale	NTS	Client	Pukenui Investments	
			Drawn	PC	Checked	Approved	Date	Project No.	23 227	
			File Name					RC no.		

HAIGH WORKMAN
 CIVIL & STRUCTURAL CONSULTANTS LTD.
 310 Kerikeri Road,
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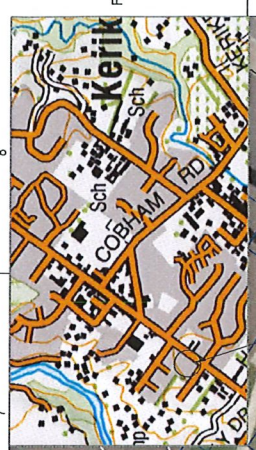


GENERAL NOTES:

- Levels in terms of Mean Sea Level (Auckland Vertical Datum 1964)
- Coordinates in terms of NZGD 2000 (M Eden Circuit)
- Lot boundaries and aerial photography taken from LINZ.

LEGEND:

- EXISTING SWALE
- EXISTING PRIVATE STORMWATER PIPE TO BE REROURED
- PROPOSED NEW PRIVATE STORMWATER PIPE
- EXISTING FINDC STORMWATER PIPE



FOR RESOURCE CONSENT

Rev	Date	Description	By	Check	DWG	Site Features Plan
1	14/02/2023	Final Issue	HP	JP		

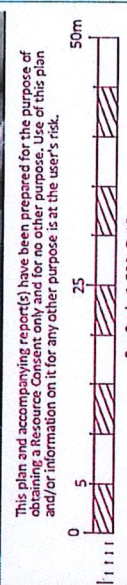
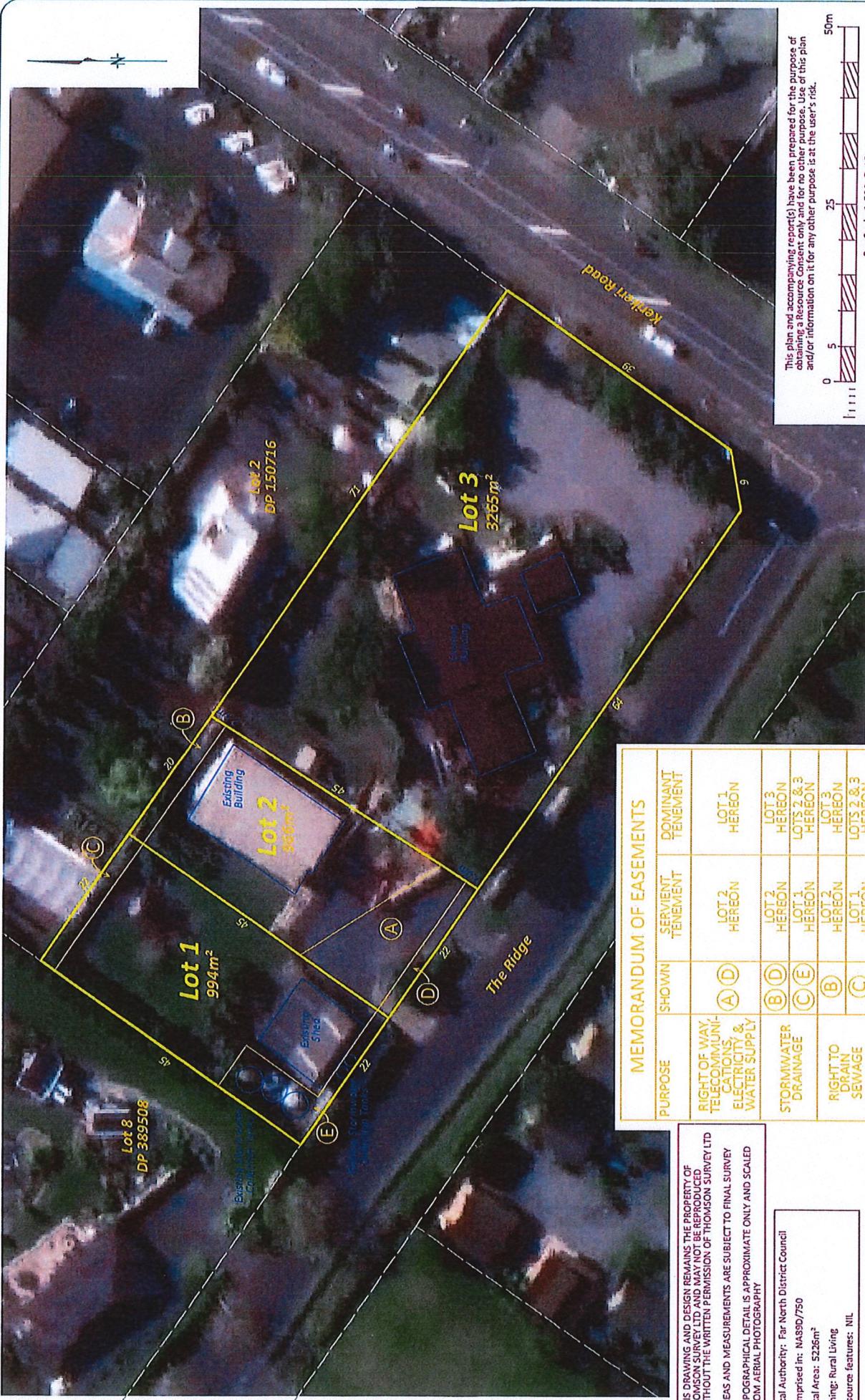
A3 SCALE 1:500	0	10m	25m	Date	04/10/2023
Drawn JP	Checked TA	Approved JP			
File	CONCRETE PARKING AREA 150716.DWG				

Project	Subdivision	Stage
322 Kerikeri Road	Pukanui Investments Ltd	D1
Client	Project No.	Dwg No.
Pukanui Investments Ltd	23 227	P1
RC no.	Sheet No.	
-	1 OF 1	

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PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (D)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B) (D)	LOT 2 HEREON	LOT 3 HEREON
	(C) (E)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(B) (C)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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Local Authority: Far North District Council
 Complied in: NAGSD/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

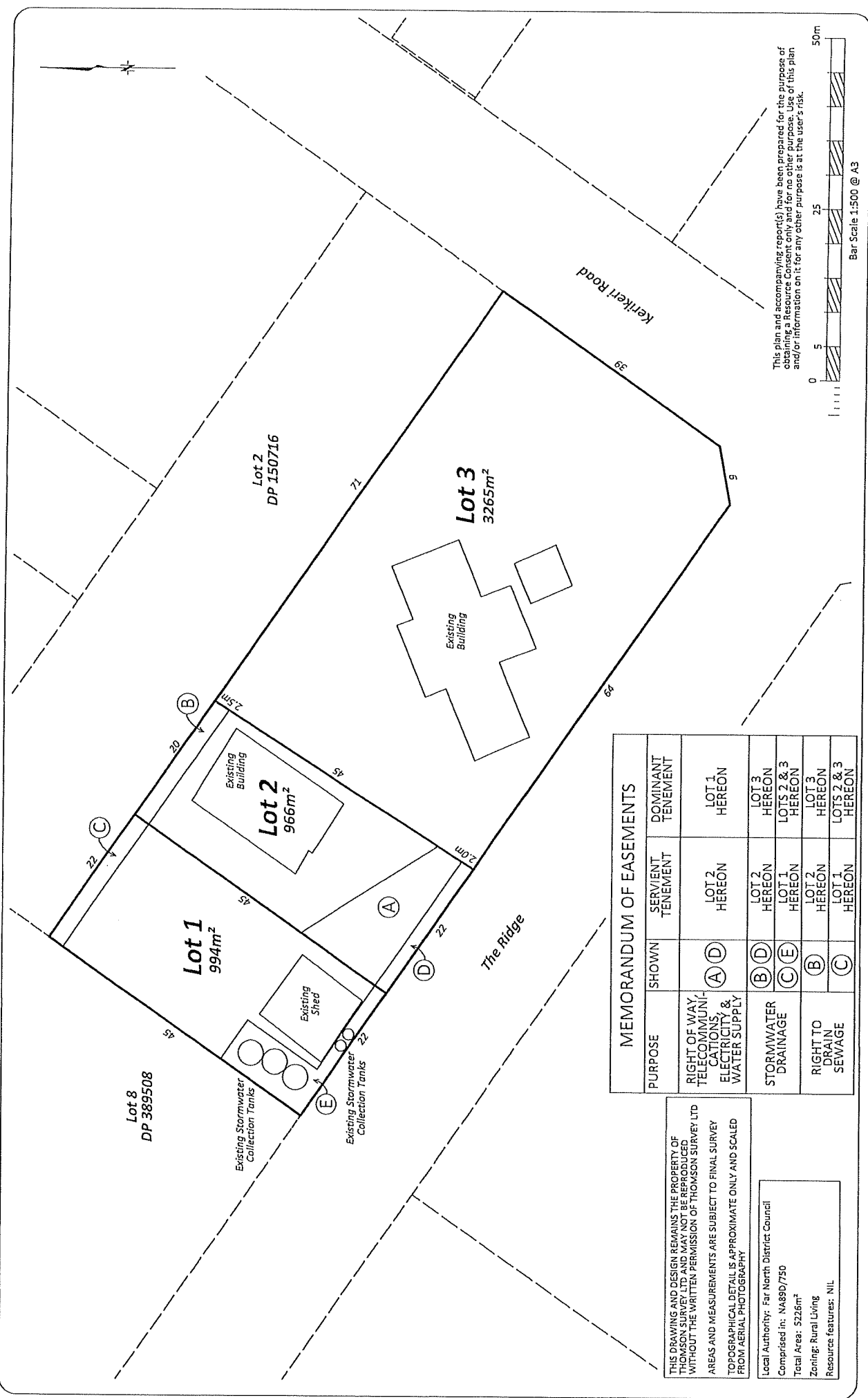
Surveyors Ref. No: 10556
 Sheet 1 of 1

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	KY	04.09.23	1:500	A3
Approved				
Rev	KY	12.09.23		
10556.Scheme.20230912				

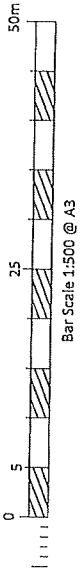
PROPOSED SUBDIVISION OF LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI
 PREPARED FOR: PUKANUI INVESTMENTS LTD

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Registered Land Surveyors, Planners & Land Development Consultants



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MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (D)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B) (D)	LOT 2 HEREON	LOT 3 HEREON
RIGHT TO DRAIN SEWAGE	(C) (E)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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Local Authority: Far North District Council
 Comprised in: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

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**PROPOSED SUBDIVISION OF
 LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI**

PREPARED FOR: PUKANUI INVESTMENTS LTD

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			
Design	KY	1:500	A3
Drawn	04.09.23		
Approved	KY		
Rev	12.09.23		

Supervisors Ref. No:
10556

Sheet 1 of 1

10556 Scheme 20230912

322 KERIKERI ROAD

LOT 1 DP 150716

PRELIMINARY SITE INVESTIGATION

Job number 2023 43

Prepared for

PUKANUI INVESTMENTS LTD

Consultation

HAIL Reports

Ecological
Assessments

Resource Consent
Applications

Compliance
Monitoring

Water Quality
Monitoring

Environmental
Management

Pest Reduction
Advice

Enrichment
Planting

Restoration
Advice

NZE Quality System:

Document Reference	:	HAIL Projects/ 2023/ 2023 43 322 Kerikeri Road
Report Revision	:	
Report Status	:	Final
Prepared by	:	H Windsor
Reviewed by	:	D Richards
Approved by	:	T Scott (CEnvP)
Date Created	:	24 October 2023
Date Issued	:	1 November 2023

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- Appendix A: Figures**
- Appendix B: Conceptual Site Model**
- Appendix C: Aerial Photographs and Documentation**
- Appendix D: Contemporary Site Photographs**
- Appendix E: Supporting Tables & Documents**
- Appendix F: Selected Land Use Register**
- Appendix G: Laboratory Results and Chain of Custody**
- Appendix H: Property Title**
- Appendix I: Soil Investigation Design Plan**
- Appendix J: Statement of Qualification as a SQEP**

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Tricia holds a BSc (Biology) and an NZCS (Paramedical). Tricia is a Certified Environmental Practitioner. Tricia has more than 20 years' experience testing and assessing habitats, and physical and chemical parameters in water, soils, air, and biological material. Tricia has been working in the assessment and remediation of soils on HAIL or contaminated sites since the inception of the current National Environmental Standards (NESCS) in January 2011. Tricia is a member of WasteMINZ and ALGA and holds a Contaminated Site Safety Certificate.

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EXECUTIVE SUMMARY

The property is located at 322 Kerikeri Road, Kerikeri and has legal description of Lot 1 DP 150716.

The property has a land use history of citrus orcharding and residential use and is currently a childcare centre. Approximately 38% of the property would be assessed as the 'Piece of Land', largely located on proposed Lots 1 and 2.

The HAIL category considered was:

A 10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds and

I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

Category A10 was found to be applicable.

This report goes in support of a subdivision application and to inform subsequent building or earthworks consent requirements.

Judgemental sampling was carried out across the entire Piece of Land.

No earthworks will be required for the subdivision.

A review of the conceptual site model shows the source – pathway – receptor linkages to be incomplete as no source contamination was identified.

The results of the PSI indicate that it is *highly unlikely* there will be a risk to human health if the proposed subdivision is carried out with potential future residential or commercial land use.

1. INTRODUCTION

1.1 INVESTIGATION OBJECTIVES

NZ Environmental Management Ltd (NZEM) was engaged by Pukanui Investments Ltd to undertake a Preliminary Site Investigation (PSI) on Lot 1 DP 150716, located at 322 Kerikeri Road, Kerikeri, hereafter referred to as the Site. The PSI was undertaken in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NESCS). The investigation serves to inform a subdivision application by assessing whether there is any risk to human health on the Site. The PSI provides information on:

- a) Site information (history and use),
- b) Any likely contaminants from current and historical chemical use, and
- c) Information concerning the location, nature, level and extent of any contamination (i.e. site characterisation).

Information gathered as part of this PSI found that Lot 1 DP 150716 comprises a 5226 m² site, listed by the FNDC as having Rural Living zoning.

The property has a history of citrus orchard use. The HAIL activities considered were:

A10 - Chemical manufacture, application, and bulk storage – Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds and I - Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.

1.2 SITE IDENTIFICATION

Lot 1 DP 150716 is located at 322 Kerikeri Road, Kerikeri (-35.231857 173.944708).

The Site is located on the corner of Kerikeri Road and The Ridge.

Aerial photographs are included in Appendix C.

Certificate of Title is given in Appendix H.

1.3 PROPOSED SITE USE

It is proposed to subdivide the existing Site into three new lots; proposed Lot 1, proposed Lot 2 and proposed Lot 3 (Appendix A 1).

Proposed Lot 1 (994 m²). This proposed Lot is the location of a shed and stormwater collection tanks, and the site of historic citrus orchard. All of this proposed Lot would be considered a Piece of Land.

Proposed Lot 2 (866 m²). This proposed Lot is the location of an existing purpose-built after school care facility, and was historically in citrus orchard. All of this proposed Lot would be considered a Piece of Land.

Proposed Lot 3 (3265m²). This proposed Lot is the location of an existing child-care facility located in a house (historically the residence for the Site). Only a small portion in the north-west of this proposed Lot would be considered as a Piece of Land under the NES.

2. SITE DESCRIPTION

2.1 ENVIRONMENTAL SETTING

2.1.1 Site Inspection

A site inspection (walkover) was carried out by Heather Windsor on 12 October 2023. Weather conditions at the time of inspection were fine and sunny. Photographs were taken and shown in Appendix D.

A scheme plan showing the contemporary site layout is given in Appendix A 1.

2.1.2 Site Condition and Surrounding Environment

The property is a well-maintained property. Access onto the property is via three formed concrete driveways, two off The Ridge, and one off Kerikeri Road.

Proposed Lot 1 contains a shed, water tanks and playground with mown lawns (Appendix D 3 – D 5). The after school care area on proposed Lot 2 is landscaped with mown lawns, some remnant citrus with a parking area on The Ridge boundary (Appendix D 2, D 6). Proposed Lot 3 contains the historic residence which is used as the premises for the childcare facility and a large parking area with landscaped gardens and mown lawns (Appendix D 1, D 7).

Some grassed soil mounds were present on proposed Lot 1 with these used as a bike track for children (Appendix D 5). The mounds were sourced from soil obtained on site (pers. comm., Dale Simkin (landowner)). The area that historically contained a swimming pool on proposed Lot 3 is now in lawn, with the fill used to infill the pool obtained from the Kerikeri Road boundary area of proposed Lot 3 (pers. comm., Dale Simkin).

Surface drainage runs into a collection tank system in the south-west corner of proposed Lot 1.

No staining or odour was noted during the site visit.

Surrounding land use is residential.

According to NRC maps the land is not erosion prone¹.

¹ <https://localmaps.nrc.govt.nz/localmapsviewer/?map=79f54a18dcae4fbd9e1cf774aa2de871#>

2.1.3 Geology and Hydrology

Soil onsite is an Orthic Oxidic² soil which is mapped as Kerikeri Friable Clay³. These soils are formed from volcanic basalt (Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field⁴).

The contour is gently sloping to the north-west. The surface drainage patterns over the Lot are shown in Appendix C 8.

Drinking water is derived from town supply.

The property is located over the Puketotara aquifer⁵ in the Kerikeri River catchment. The nearest groundwater bore is an observation bore at the Caltex petrol station located 360 m to the north-east (LOC.210518)¹. Six bores are located within 1000m of the site, the static ground water level at time of drilling is recorded for two of those with depths of 4.9 m and 7.9 m noted.

The Puketotara Stream is located 500 m to the west of the property. According to the NRC and FNDC flood mapping, the property will not be impacted by a 1:100 flood event⁶.

2.1.4 Site Layout

Lot 1 DP 150716 is a rectangular shaped property located on the corner of Kerikeri Road and the Ridge. There are two buildings used as childcare facilities mid site, and one shed located in the south-west corner. The eastern portion of the Site (Kerikeri Road boundary) is used for access to the largest childcare building and parking. Access to the second childcare building and shed is off the Ridge boundary (Appendix A 1).

2.1.5 Current Site Uses

The property is currently utilised as a childcare facility.

² <https://soils-maps.landcareresearch.co.nz/>

³ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9>

⁴ <https://data.gns.cri.nz/geology/>

⁵ <https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7>

⁶ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b>

3. HISTORICAL SITE USE

3.1 SUMMARY OF SITE HISTORY

The history of the land was obtained by reviewing council property files, aerial photographs, and title information and from discussion with the current landowners (who have owned the property since 2002).

Information regarding the title information is summarised in Appendix E 1. Aerial photographs are provided in Appendix C.

The rohe map on Te Puni Kokiri show the location of the property as being within the Ngāpuhi rohi.

The Lot was once part of the Manako sheep and cattle station. In the 1930's the station was subdivided by the North Auckland Land Development Corporation into blocks of a suitable size for horticulture. The Site was in the Uplands block of the subdivision (Pickmere, 1994).

The title information lists the occupation of the landowner in 1955 as farmer (Appendix E 1) and an aerial photograph taken in 1953 shows the Site in pasture (Appendix C 1). The land ownership changed in 1966, and an aerial photo taken in 1968 shows land use still predominantly pastoral however some rows of trees can be observed in the west of the Site (Appendix C 2). By 1979, citrus orcharding is well established (Appendix C 3). The owner's occupation from 1966 until 1992 is shown as market gardeners, however it appears from aerial photographs that the Site was in orchard rather than market garden. The area around the residence was predominantly lawn (Appendix C).

The current landowners bought the property in 2002 and used it for a Bed and Breakfast operation; at this time buildings on Site consisted of the residence with a swimming pool, and the shed which was built in 1997. The property was subsequently leased, and the shed used for a time for a car valet business. It was during the car valet period that an incident was reported (Appendix F, Appendix C 10) regarding discharge of wash water to ground. The residence was converted into a childcare facility in 2009. A second building was added as an after school care (OSCAR) facility in ~2016.

A summary of land use is provided in Appendix E 2.

The Site is listed on the NRC selected land use register under category A10. A summary of FNDC property file is given in Appendix E 5.

3.2 REVIEW OF OTHER INFORMATION

A Preliminary Site Investigation was carried out on the Site in 2012 by J Lees, Technical Advisor to Skeltons (horticultural advisors).

- One composite soil sample was collected in the area of proposed Lot 1.
- The sample was analysed for heavy metals and organochloride pesticides.
- The reported results complied with the most stringent NESCS guideline values for Rural Residential / Lifestyle 25% produce scenario.

4. SAMPLING

4.1 SAMPLING DESIGN PLAN

The 'Piece of Land' identified in this investigation includes less than 40% of the Site (Appendix A 2). Judgemental samples were collected over the Site including on the Piece of Land covering all three proposed new Lots.

Sampling and analysis (of the identified contaminants of concern) was undertaken as part of the PSI. The aim of the sampling is to:

- determine the presence of and/or general extent of any soil contamination and the potential adverse impact of such contamination on human health, and
- obtain sufficient information to make an estimate of risk posed by contamination to human health.

As per NESCS 2012 requirements, standards only need to be developed for the contaminants of interest (COI) for the piece of land, given the activities and industries that have occurred or likely to have occurred. Based on the land use summary, the following NESCS priority contaminants were considered as potential COI for 322 Kerikeri Road.

- Metals (including arsenic, cadmium, and copper)

Organochloride pesticides were not considered to be COI. Sampling undertaken on the Site in 2012⁷ and on a neighbouring property (with same historic land use⁸) in 2023 found no evidence of OCP's in the soil.

There were no indications of likely fuel storage in or around the Lot and as such hydrocarbons were not considered COI.⁹

NZEM utilise a qualitative screening approach to the selection of the COI that although does not guarantee that other hazardous substances are not present in the land, it does indicate a lower probability that those contaminants will occur in the soil (MfE 2011).

⁷ J Lees, 2012. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Report prepared for Pukanui Investments Ltd.

⁸ NZ Environmental Management, 2023. Report 2023 13. DSI PSI 316A Kerikeri Road.

⁹ Other potential COI such as BaP, dioxins and PCP were not considered applicable as orchards are not considered as one of the hazardous activities or industries such as timber treatment, coal fired power generation, chemical manufacture etc that are more normally associated with BaP, dioxins and PCP.

The land-use history obtained as part of this investigation indicates that potential contaminants would likely be homogeneous in distribution and confined to the area of use.

- Judgemental sampling was utilised to inform the conceptual site model and the risk assessment.
- The Soil Investigation Design Plan is shown in Appendix I.
- Sampling was carried out using a stainless-steel spade (grab technique).
- Samples were collected from a depth of between 0-150mm.
- Field screening techniques were not utilised.
- Background samples were not collected.

4.2 FIELD AND LABORATORY QUALITY ASSURANCE/ QUALITY CONTROL

To avoid cross contamination, disposable nitrile gloves were worn during sampling and changed between every sample. Sampling equipment was cleaned between each sample as per section 5.3 of MfE 2021, Contaminated Land Management Guidelines No 5.

The labelled samples were couriered to Hill Laboratories under chain of custody documentation (Appendix G). As per the contaminants of interest identified as part of the PSI, the laboratory was instructed, where applicable, to analyse the sample for NESCS metals.

- Eight of the field samples were composited into four samples by the laboratory for analysis of heavy metals.

All samples are kept in storage for two months by the laboratory in case re-analysis of the samples is required.

Laboratory testing was carried out by Hills Laboratories Ltd. The lab is an NZS/ISO/IEC 17025:2005 accredited laboratory which incorporates the aspects of ISO 9000 relevant to testing laboratories. Original laboratory transcripts are attached to this report (Appendix G).

Quality assurance duplicates were not collected as part of this PSI.

5. SAMPLING RESULTS

5.1 SOIL SAMPLING

A total of eight samples were collected over the site. Samples were collected by Heather Windsor on 12 October 2023. Samples were collected as targeted samples as per Soil Investigation Design Plan (Appendix I).

- Soils were collected as per the plan (Appendix I).
- Sampling data including soil descriptions is given in Appendix E 3.

5.2 FIELD OBSERVATIONS

A table showing the GPS identified locations and description of sampled soils is given in Appendix E 3.

5.3 BASIS FOR GUIDELINE VALUES

The laboratory results are compared to the Soil Contaminant Standards, (SCS_{health}), at which exposure is judged to be acceptable because any adverse effects on human health for most people are likely to be no more than minor. The SCS_{health} , have been calculated for five generic land-use exposure types to reflect different land use scenarios.

The scenario used for assessing SCS_{health} in this PSI was: Residential - Standard residential lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent). (NESCS 2012).

$SCS_{(health)}$, have two functions:

- 1) Health-based trigger values - SCS_{health} , represent a human health risk threshold above which:
 - a) The effects on human health may be unacceptable over time;
 - b) Further assessment of a site is required to be undertaken.
- 2) Remediation targets - SCS_{health} , represent the maximum concentrations of contaminants at or beneath which land is considered 'safe for human use' and the risk to people is considered to be acceptable.

5.4 BACKGROUND CONCENTRATIONS

Predicted Background Concentration (PBC) estimates of the background concentration (mg/kg) of arsenic, cadmium, chromium, copper, lead, nickel and zinc across New Zealand are available by Landcare Research on the Land Resource Information Systems portal NZ¹⁰. The effective median, and 95th quantile is calculated based on geological unit classification. For Northland, however the numbers of samples these values are based on are limited and it is our understanding that the FNDC do not accept these background figures at this time.

More statistically robust background concentrations are available for volcanic soils for the Auckland region, and these are shown in Appendix A 3 and Table 1.

¹⁰ <https://iris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/>

5.5 RESULTS

The laboratory tests undertaken show the concentrations of the selected NESCS analytes. The results are summarised in Table 1. All values are mg/kg dry weight. The laboratory report is given in Appendix G.

Table 1 Summary of laboratory results

12/10/2023	Total Recoverable Arsenic	Total Recoverable Cadmium	Total Recoverable Chromium	Total Recoverable Copper	Total Recoverable Lead
	As	Cd	Cr	Cu	Pb
All values reported as dry weight	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection limit	2	0.1	0.4	2	0.4
composite 4301, 4302	6	0.13	29	43	12
composite 4303, 4304	4	0.13	31	44	8
composite 4305, 4306	4	0.20	31	39	8
composite 4307, 4308	5	0.12	31	53	9
NES Soil Guideline Values April 2012					
Residential 10% produce	20	3.00	460	>10000	210
Commercial/industrial outdoor worker	70	1300	6300	>10000	3300
Background Auckland Volcanic Soils	0.4 - 12	<0.1 - 0.65	3 - 125	20 - 90	<1.5 - 65

The laboratory results were compared to the NESCS 2012 soil contaminant standard values, at which exposure is judged to be acceptable because any adverse effects on human health for most people are likely to be no more than minor.

- A total of eight samples were collected across the 'Piece of Land'. The samples were composited into four representative samples by the laboratory and analysed for heavy metals.
- The land use scenario applicable to this site was conservatively selected and compared to the NESCS applicable standards (NESCS 2012) for Residential with 10% produce consumption; defined as a Standard Residential Lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent).
- Soil chemistry showed all values for metal COI well below the applicable standard.

6. SOIL DISTURBANCE

Soil Regulation 8(3) of the NESCS does allow for relatively small-scale soil disturbance that may occur on land, such as minor landscaping, foundation excavations, and replacement of underground services, to occur without the need for resource consent (MfE 2011). Providing the requirements around controlling exposure and disposal are met, the disturbance and removal of lower volumes of soil is considered a low-risk activity.

The NESCS requirements include:

- a) Controls are in place to minimise people's contact (for example, in dust or water) with the soil and kept in place until soil is reinstated.
- b) Soil reinstated to erosion resistant state within 1 month (for example, foundations laid, access metalled, grass sown or garden mulched).
- c) Integrity of soil containing structures are not compromised.
- d) Soil disturbed is less than 25 m³ (in-situ volume) per 500 m² of land per year (not including samples for lab testing).
- e) Soil removed is less than 5 m³ (in-situ volume) per 500 m² of land per year.
- f) Activity duration less than 2 months.
- g) Any soil removed from site must be disposed of at a facility authorised to receive soil of that kind (regulation 8(3 e)), the closest is Puwera Landfill.

For this Site:

- No earthworks would be required for the subdivision.
- Future earthworks requirements are unknown for any future builds. Appendix E 4 outlines annual permissible soil disturbance volumes **within** Pieces of Land.

7. RISK ASSESSMENT

The NESCS identifies contaminants as a problem when the contaminants are at a concentration and a place where they have, or are reasonably likely to have, an adverse effect on human health and the environment (NESCS 2012). The NESCS 2012 further states that a key decider under the NESCS is whether, under the intended land-use, the exposure to soil is reasonably likely to harm human health.

7.1 CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) was developed and shown in Appendix B.

The CSM for 322 Kerikeri Road, Kerikeri was based on a review of available title information, aerial photographs, the site history, council records, a site inspection and soil sampling results.

Land use on area of investigation at 316 Kerikeri Road, Kerikeri comprises:

a) Pre ~1966	Pastoral	- consider fertiliser and pesticide use A10.
b) 1966 - 2002	Citrus orchard & residence	- consider fertiliser and pesticide use A10.
c) 2002 - 2009	Residence & car valet	- Consider I
d) 2009 - present	Childcare facility	- NA

The potential pathways considered are outlined in Section 7.3 and Appendix B.

No priority pathways were identified.

Receptors include children and adults, resident (and/or student hours) and worker.

7.2 CONTAMINANT PROBABILITY

This PSI was undertaken to ascertain if there is any potential contamination from past HAIL land use in the soil on Site.

The likelihood of finding any contamination is low and the consequence minor. As such it was assessed that the likelihood that any contaminant poses a risk to any receptor is low.

7.3 CHARACTERISATION OF POTENTIAL PATHWAYS

- Pathway considered is direct dermal contact with chemicals in soil through play or contact with soil during maintenance.
- Pathway considered is crop uptake of chemicals from soil leading to ingestion.
- Pathway considered is accidental ingestion of chemicals in soil during play or maintenance.
- Pathway considered is dust inhalation associated with earthworks. Considered low risk.

7.4 RISK SUMMARY

The risk to human health on 322 Kerikeri Road, Kerikeri, is assessed in the context of the proposed site use: that of existing use as childcare and OSCAR facility and potential residential living or for commercial use (considered due to current use of the Site for a childcare centre and its location near town).

- Soils disturbance volumes as part of subdivision would be minimal.
- It was not considered likely that historic discharge of car washing water to the ground would pose a persistent contamination risk. The car valet business was small scale, and any discharge was likely to be diluted and include non-persistent dispersant detergents and directed off the Site.
- The concentrations of COI were well below the applicable residential land use scenario guidelines and the less conservative commercial land use guideline values (applicable to the childcare and OSCAR centre).
- Additionally, as an indication of risk, the concentrations of COI were within the background range as would be expected in a volcanic soil in the Auckland region.
- A review of the Conceptual Site Model shows the source – pathway – receptor linkages to be incomplete as no source contamination was identified as being present.
- The soil samples collected were considered to adequately represent the soils present to adequately inform to the CSM.

8. DISCUSSION & CONCLUSION

This PSI was undertaken to determine if soil on the Site (Lot 1 DP 150716) is contaminated, and information contained within this report is considered appropriate to the nature of the proposed activity, the level of certainty and availability of information about the past use of the land, the contaminants present (or potentially present), and the level of risk posed.

The information collated in this PSI indicates the following results:

- The land has a history of citrus orcharding.
- The Site is listed on NRC Selected Land Use Register under category A10.
- The HAIL category within Piece of Land was identified as *A10 - Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*.
- The piece of land identified as HAIL site under category: A10 comprises ~2000 m² over the existing Lot. As such 100 m³ of soil disturbance is permitted and 20 m³ of soil removal is permitted per year to meet the requirements of Section 6 above (regulation 8(3)).
- Earthworks disturbance volumes for the subdivision will be minimal. It is unlikely soil will be removed from Site.
- A total of eight samples were collected in soils at the site. As per the identified contaminants of interest, metals were analysed by Hill Laboratories.
- The applicable standard is Residential¹¹ - Standard residential Lot, for single dwelling sites with gardens, including homegrown produce consumption (10 per cent).
- The commercial standard is less conservative than the Residential 10% standard and would be relevant to current land use as childcare facilities, or potential future land use as footnote below¹¹.
- The soil chemistry shows all results well below the applicable standard/s.
- A review of the conceptual site model following this investigation shows that the source – exposure – receptor linkages are incomplete, with no source contamination identified.
- Pursuant to regulation 8(4)(b) - *it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land*.
- The application may therefore be assessed as a permitted activity.

¹¹ Given the Rural Living zoning. However current land use is commercial, and it is conceivable that future land use could be residential or commercial.

9. REPORT LIMITATIONS

The report was based on evidence gathered during a site walkover, by indicative soil sampling, by studying council and historic records and by interviews with past and present landowners. The information in this document is based on publicly available documents which were assumed to be accurate.

Judgemental soil sampling of surface soils was carried out to inform the conceptual site model. Subsurface sampling was not carried out as surface soils were found to be uncontaminated.

The laboratory test results are subject to the limitations inherent to the laboratory techniques used.

With time the site conditions and applicable environmental standards may change and as such the report conclusions may not apply at a future date.

Any future land use change on the area of Lot 1 DP 150716 may require further investigation.

NZ Environmental Management will not be held liable for any future discovery of isolated hot spots or discharge unknown at the time of sampling, such as buried drums of chemicals.

10. SQEP CERTIFICATE OF REPORT

PRELIMINARY SITE INVESTIGATION CERTIFYING STATEMENT

I Tricia Scott of NZ Environmental Management Ltd certify that:

This preliminary 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. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
- c. the report is certified by a suitably qualified and experienced practitioner.

The activity to be undertaken as defined in R 5(5) and R5(6) is described on page five of this preliminary site investigation.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and have certified this report is appended to the preliminary site investigation report.

Signed and dated:



29 October 2023

11. BIBLIOGRAPHY & REFERENCES

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12. GLOSSARY

Area of Interest	An area or target within the piece of land identified as having hazardous substances on or in it at elevated levels or above background. Reported concentrations are below the soil contaminant standards for the applicable land use scenario with in-situ soils unlikely to pose a risk to human health. May require further investigation, management, or remediation for more conservative land use scenarios (largely applicable to soil removal offsite).
Area of Investigation	Location within a Piece of Land upon which there is a proposed change in land use.
Control Area	An investigated and defined area of contaminated soil on a piece of land, with hazardous substances in or on it that are above the soil contaminant standards for the applicable land use scenario and where the contaminants are reasonably likely to have adverse effects on the human health. The control area is reported as an area requiring remediation or management.
COI	Contaminants of Interest
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
FNDC	Far North District Council
HAIL	Hazardous Activities and Industries List
mg/kg	Milligrams per kilogram
NES	National Environmental Standard
NESCS	The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NZMS	New Zealand Map Series
NRC	Northland Regional Council
OCP	Organochlorine Pesticides
Piece of Land	The NESCS applies to any “piece of land” on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken (see regulation 5(7)).
PSI	Preliminary Site Investigation
RAP	Remediation Action Plan
SVR	Site Validation Report
Target Area	An area or target within the piece of land identified as potentially having hazardous activities or industries resulting in contaminants to be present at elevated levels or above background.
UCL	Upper Confidence Limit

APPENDIX A
Figures



A 1 Site plan showing proposed subdivision.



A 2 Property at 322 Kerikeri Road, Kerikeri showing sampling locations within Piece of Land

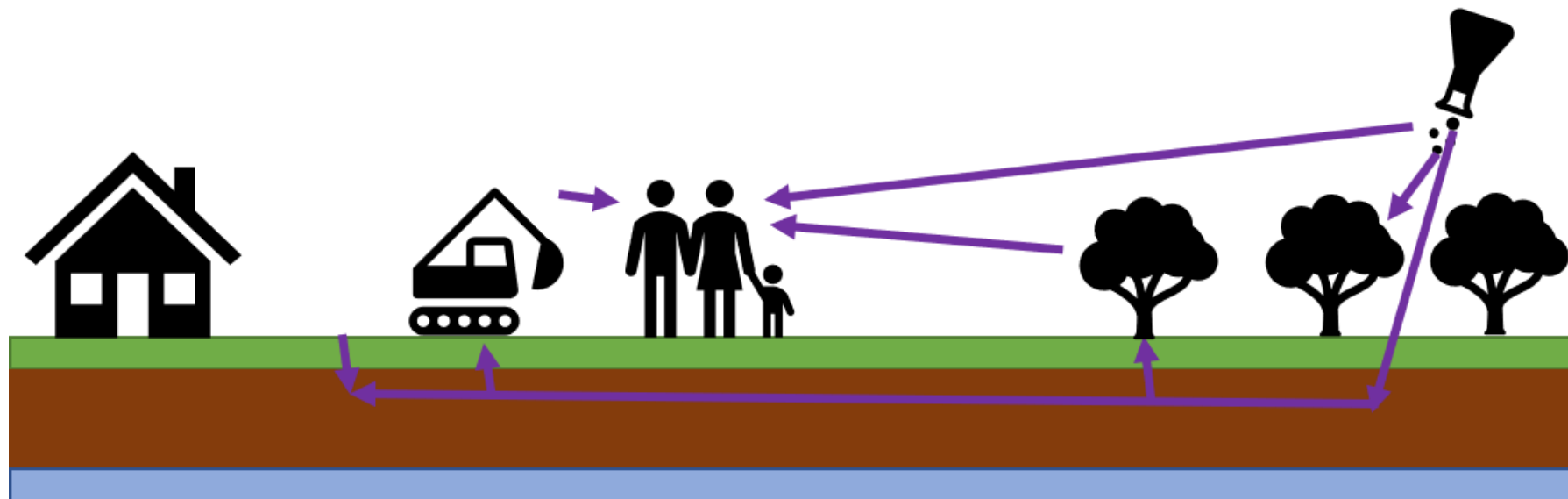
<i>Element (Total Recoverable)</i>	<i>Non-Volcanic Range</i>	<i>Volcanic Range</i>
Arsenic (As)	0.4 – 12	
Barium (Ba)	8 – 350	
Boron (B)	2 - 45	<2 – 260
Cadmium (Cd)	< 0.1 – 0.65	
Chromium (Cr)	2 – 55	3 – 125*
Cobalt (Co)	0.2 – 35	10 – 170
Copper (Cu)	1 – 45	20 – 90
Lead (Pb)	< 1.5 – 65*	
Magnesium (Mg)	470 – 10,300	190 – 76,600
Manganese (Mn)	10 – 2,500*	
Mercury (Hg)	<0.03 – 0.45	
Nickel (Ni)	0.9 – 35	4 – 320
Nitrogen (total, N)	300 – 8,500	
Phosphorus (P)	75 – 1,220	245 – 3,730
Potassium (K)	220 – 3,660	
Sulphur (S)	85 – 2,300	
Tin (Sn)	< 0.7 – 4*	
Vanadium (V)	8 – 160*	15 – 370
Zinc (Zn)	9 – 180	54 – 1,160
Total Organic Carbon (TOC)	0.6 – 14%	

- Notes:
1. Background ranges for major elements (N, P, S, TOC) include statistical outlier and extreme values outside the non-outlier volcanic soil range. All other elements do not include values obtained that were statistical outliers or extremes outside the non-outlier volcanic soil range.
 2. *Work suggests special cases have been found to apply for Ti Point Basalts (Cr), Mt Smart Volcanics (Pb, Sn), Franklin Basalts (Sn), and Awhitu-type Mineral Sands (Mn, V) and as such these lithologies need to be considered individually.

A 3 – Background Soil Concentrations –Soil in Auckland Region (Table 3 from ARC technical publication No. 153, October 2001).

APPENDIX B
Conceptual Site Model

Conceptual Model – 322 Kerikeri Road



- Contaminant to ground from historic orcharding chemical use
- Direct dermal or ingestion of COI from contact with soil during work, play, gardening, or maintenance
- Dermal contact or dust inhalation associated with earthworks
- Plant uptake of chemicals from soil => ingestion

- Incomplete – COI compliant with applicable guideline values
- Incomplete – COI compliant with applicable guideline values
- Incomplete – COI compliant with applicable guideline values
- Incomplete – COI compliant with applicable guideline values

APPENDIX C
Aerial Photographs and Documentation



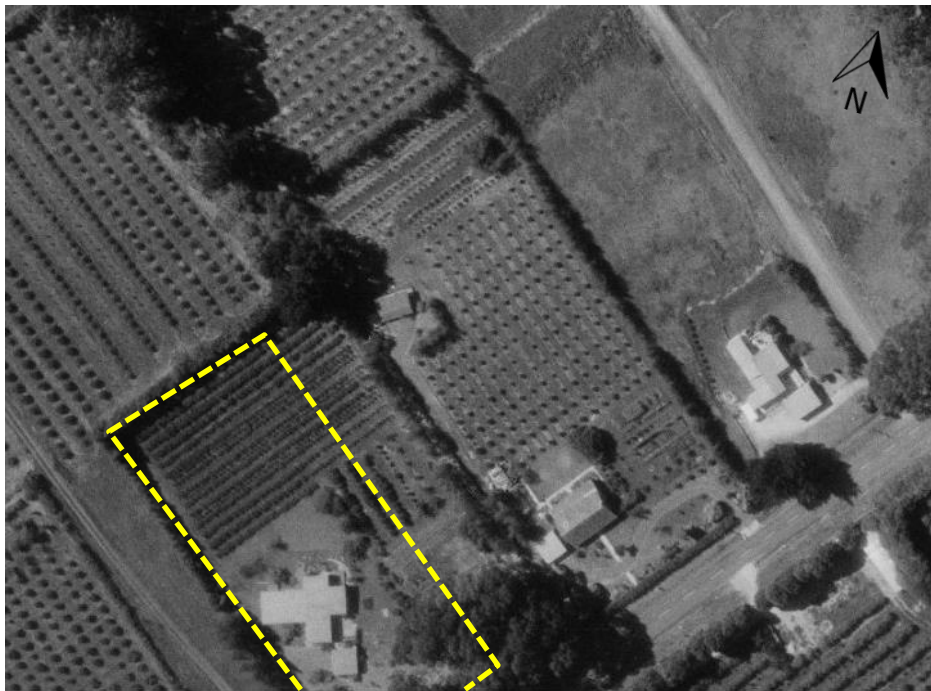
C 1 Aerial photograph taken in 1953 showing approximate location of Lot (Source: Retrolens)



C 2 Aerial photograph taken in 1968 showing location of Lot (Source: Retrolens)



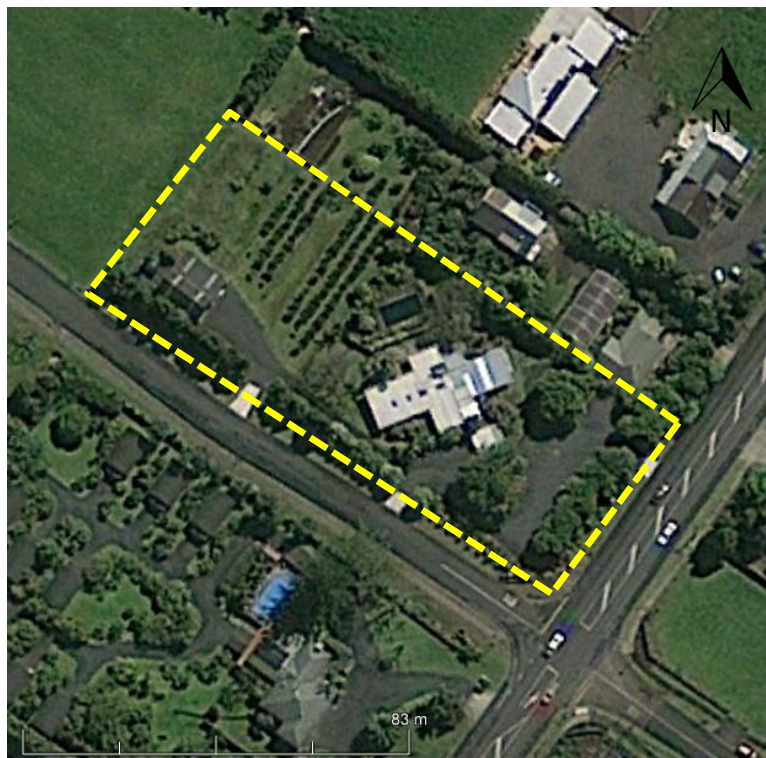
C 3 Aerial photograph taken in 1979 showing location of Lot (Source: Retrolens)



C 4 Aerial photograph taken in 1981 showing location of Lot (Source: Retrolens)



C 5 Aerial photograph taken in 2003 showing location of Lot. (Source: Google Earth)



C 6 Aerial photograph taken in 2009. Post subdivision (Source: Google Earth)



C 7 Aerial photograph taken in 2014-15. Contemporary use (Source: LINZ)



C 8 Aerial photograph taken in 2022. Drainage patterns indicated (Source: Google Earth)

Year of photograph	Landuse on Area of Investigation	HAIL category
1953	pasture	
1968	pasture with small area of orchard to west	
1979	citrus orchard and residence	A 10
1981	citrus orchard, residence & shed	A 10
2003	citrus orchard, shed and residence. "The Ridge" subdivision not present	A 10
2005-2006	citrus orchard, shed and residence. "The Ridge" subdivision completed	A 10
2009	citrus orchard, shed and residence used as daycare.	
2012	shed and residence used as daycare. Most of residual orchard trees removed.	
2014 - 2016	shed and residence used as daycare with second daycare building.	
2019	shed and residence used as daycare with second daycare building. Pool removed.	
2022	shed and residence used as daycare with second daycare building.	

C 9 Summary of Aerial photographs

Hello Heather

Thanks for your email. About 22 years ago my wife and I purchased and lived in the front building and we had it as Pukanui Bed and Breakfast. About 16 or 17 years ago, we leased the property to a couple of guys one of which used part of the barn for a low key car wash. Any water from that would have been on the gravel driveway and he had permission to do it as he lived on the property.

We never had any complaints from the neighbours as The Ridge Road wasn't there and the residential subdivision with housing didn't exist. Any excess water would have flowed to where the current road is, as the farmland had a deep dip where the road now is. This was filled in by the developers and can be seen at the rear of the barn and where the water tanks are. The land is still very low at this point.

I hope this helps.

Kind regards

Dale

C 10 email from landowner

APPENDIX D
Contemporary Site Photographs





Plate no. D 5	Date: 11/10/23	
Description: Proposed Lot 1 with bike jump in foreground, playground on left and water tanks. Shed concealed behind vegetation top of picture.		

Plate no. D 6	Date: 11/10/23	
Description: Residual citrus on proposed Lot 2		

Plate no. D 7	Date: 11/10/23	
Description: Location of historic swimming pool		

APPENDIX E Supporting Tables & Documents

Certificate of Title	From	Registered Owners	Occupation	Area
NA640/191	20/01/1933	Harry Stuart Benner	Company Manager	99,957m ²
	24/01/1955	Richard Stuart Benner, Noel Richmond Brady & Ormonde Johnston Toplis	Farmer, Carrier and Accountant	
	24/01/1955	Richard Stuart Benner	Farmer, Carrier and Accountant	
NA 1865/54	9/09/1960	Percy Edmund Maughan, Roma Aroha Maughan, Horace Alexander Hillmer & Winifred Joyce Hillmer	Company Director & Wife, Jeweller & wife	4046m ²
	21/10/1966	Michael Gross & Robin Margaret Gross	Market gardener and wife	
	7/02/1983	Michael Roderick Gross		
NA1865/54	25/05/1992	Michael Roderick Gross	Market gardener	5226m ²
NA89D/750	6/08/1996	Billie Conaghan and Elaine Lois Conaghan	Salesman & accounts clerk	
	5/03/2002	Pukanui Investments Ltd		

E 1 Landowner summary

Site History	
Land use history	<p>Pre 1966 - pasture</p> <p>1966 ~2002 - citrus orchard with residence</p> <p>2022- 2009- residential (including car valet period)</p> <p>2009 - present - childcare facility</p>
Known incidents	release of vehicle wash water to ground
Management practices	<p>Prior to 2002 - unknown</p> <p>2002 - present. Grass mown. Some use of glyphosate for weed control</p>
Waste disposal	NA
Chemical storage practices	Prior to 2002 - unknown. No chemical presently stored on site
Chemicals used on the site	glyphosate
Location of surface water drains and stormwater drainage channels	Appendix C 8
Certificates of title	Appendix H
Potable drinking water source	Town supply
Information on fill material	Fill used in pool area and for bike jumps sourced from on site.

E 2 Land use history summary

PSI			Location	
Site	Location	Description	Latitude	Longitude
4301	Proposed Lot 1 Ex-orchard. Near stormwater tanks in grass.	Dark brown silty CLAY topsoil + <5% medium subrounded gravels + 1 large gravel, + worms	-35.231368°	173.943943°
4302	Proposed Lot 1 Ex-orchard. Downgradient of playground	Dark brown silty CLAY topsoil + <5% medium rounded gravels, + worms	-35.231229°	173.944088°
4303	Proposed Lot 1 Ex-orchard. By side door of shed near banana trees.	Dark brown silty CLAY topsoil + <5% medium rounded gravels, + worms	-35.231394°	173.944043°
4304	Proposed Lot 1 Ex-orchard, corner of playground ~1m from timber edging.	Dark brown silty CLAY topsoil + <5% medium rounded gravels, + worms	-35.231333°	173.944109°
4305	Proposed Lot 2. Ex-orchard. In lawn	Dark brown silty CLAY topsoil + <5% medium rounded gravels, + worms	-35.231388°	173.944173°
4306	Proposed Lot 2. In remnant citrus	Dark brown silty CLAY topsoil + worms	-35.231317°	173.944232°
4307	Proposed Lot 3, edge of historic orchard and possible fil area. Inside pool enclosure area.	Dark brown silty CLAY topsoil + <5% medium rounded gravels	-35.231435°	173.944436°
4308	Proposed Lot 3, edge of historic orchard and possible fil area. Outside pool enclosure area.	Dark brown silty CLAY topsoil + <5% medium rounded gravels	-35.231384°	173.944502°

E 3 Sample location and description

Proposed Lot	Size of Proposed Lots (m ²)	Approximate Area of Piece of Land (m ²)	Earthworks disturbance volumes not requiring consent (annual) m ³	Earthworks removal volumes not requiring consent (annual) m ³
1	994	994	49.7	9.94
2	996	966	48.3	9.66
3	3265	40	2	0.4
Total Lot 1 DP 150716	5255	2000	100	20

E 4 Earthworks volumes within Piece of Land as per regulation 8(3)

Building/Resource Consent Number	Date	Activity	Applicable to Area of Investigation Y/N	Applicable HAIL category
Right of Way - 52812	Aug-77	Right of way / pipeline easement	N	
792853-TCPSUB	May-91	subdivision 322 and 316 KK road	Y	A10
BIC 757500	Sep-59	possible future road	N	
BIC 180	Oct-67	proposed subdivision	N	
2120337-RMALUC	Apr-16	Additional Childcare facility	Y	A10
BC-2010-101/0	Aug-09	Proposed Pre-school facility	N	
BC-2010-646/0	Jul-09	shadesail	N	
BP54444	Apr-78	swimming pool	N	
BP2003605	Nov-68	Residence with Garage	N	
BC-2014-229/0	Aug-13	certificate of public use		
BC-1997-1447/0	Jun-97	renovaton to residence	N	
BC-2002-1461/0	Jul-02	Alteration for B&B	N	
BC-2013-1195/0	Jun-13	Alteration to existing childcare centre	N	
BC-2014-1196/0	Jun-14	Alteration to existing childcare centre	N	
BC-2013-436/0	Dec-12	Additional Childcare facility	Y	A10
CPU-2016-6039/0	Jul-16	Alteration to existing childcare centre	N	
BP780742	May-75	Extension to existing dwelling	N	
BC-2016-857/0/A	Mar-16	Drain laying	N	
BC-2002-899/0	Jun-97	Shed & house addition	Y	A10
BC2036742	Nov-83	Alteration to residence	N	
COU-2016-5001/0	Aug-15	Change of use garage to play area	N	

E 5 Summary of FNDC property file

APPENDIX F Selected Land Use Register

Regarding 322 Kerikeri Road, Kerikeri (being LOT 1 DP 150716 BLK XI KERIKERI SD).

The property above is listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. Please note that the SLR is not a comprehensive list of all sites that have a HAIL land use history. It is a live record and therefore continually being updated.

Site ID: SLU.042049

Site Name: Horticultural site - Kerikeri Road, Kerikeri

Site Classification: Verified HAIL: Risk not quantified

HAIL Categories:

- A10. Persistent pesticide bulk storage or use

There is one environmental incident recorded on the property (see **below**). There are no active resource consents recorded on the property.

30/09/2008	REQ.417458	Other landuse incident	Discharge of washwater to land from car valet operation
------------	------------	------------------------	---------------------------------------------------------

NRC has aerial images of the site for the following years that can be provided upon request: 2000, 2007, 2010 and 2015.

As per Rule C.6.8.1 of the [Proposed Regional Plan for Northland](#), copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation. Reports can be sent to contamination@nrc.govt.nz

Kind regards,

Ngā mihi

Megan Evans

Environmental Monitoring Officer – Coastal and Contaminated Land

DDI 027 245 3846



Te Kaunihera ā rohe o Te Taitokerau

P 0800 002 004 » W www.nrc.govt.nz

APPENDIX G

Laboratory Results and Chain of Custody Documentation



Quote No 126783

Primary Contact Heather Windsor 293087

Submitted By

Client Name NZ Environmental Management Limited 293085

Address 350 Kerikeri Road, Kerikeri 0230

Phone **Mobile** 021 075 1959

Email

Charge To NZ Environmental Management Limited 293085

Client Reference The Ridge

Order No

Results To Reports will be emailed to Primary Contact by default. Additional Reports will be sent as specified below.

Email Primary Contact **Email Submitter** **Email Client**

Email Other

Other

Dates of testing are not routinely included in the Certificates of Analysis. Please inform the laboratory if you would like this information reported.

ADDITIONAL INFORMATION / KNOWN HAZARDS

ANALYSIS REQUEST

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

Job No: **Date Recv:** 16-Oct-23 09:50

338 6185

Received by: Nathaniel Sue

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

3153861850

CHAIN OF CUSTODY RECORD

Sent to Hill Labs **Date & Time:** 12/10/23

Name: Heather Windsor

Tick if you require CDC to be emailed back

Received at Hill Labs **Date & Time:**

Name:

Signature:

Condition **Temp:**

Room Temp **Chilled** **Frozen** 16.2

Sample & Analysis details checked

Signature:

Priority **Low** **Normal** **High**

Urgent (ASAP, extra charge applies, please contact lab first)

NOTE: The estimated turnaround time for the types and number of samples and analyses specified on this quote is by 4:30 pm, 3 working days following the day of receipt of the samples at the laboratory.

Quoted Sample Types

Soil (soil)

No.	Sample Name	Sample Date/Time	Sample Type	Tests Required
1	Composite 4301, 4302	11/10/23	Soil	Heavy Metals
2	Composite 4303, 4304	↓	↓	↓
3	Composite 4305, 4306	↓	↓	↓
4	Composite 4307, 4308	↓	↓	↓
5				
6				
7				
8				
9				
10				



R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Job Information Summary

Page 1 of 1

Client:	NZ Environmental Management Limited	Lab No:	3386185
Contact:	Heather Windsor C/- NZ Environmental Management Limited 350 Kerikeri Road Kerikeri 0230	Date Registered:	16-Oct-2023 1:08 pm
		Priority:	High
		Quote No:	126783
		Order No:	
		Client Reference:	The Ridge
		Add. Client Ref:	
		Submitted By:	Heather Windsor
		Charge To:	NZ Environmental Management Limited
		Target Date:	19-Oct-2023 4:30 pm

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	4301 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
2	4302 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
3	4303 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
4	4304 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
5	4305 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
6	4306 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
7	4307 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
8	4308 11-Oct-2023	Soil	PSoil250	Composite Environmental Solid Samples
9	Composite of 4301 & 4302	Soil	OrgComp	Heavy Metals, Screen Level
10	Composite of 4303 & 4304	Soil	OrgComp	Heavy Metals, Screen Level
11	Composite of 4305 & 4306	Soil	OrgComp	Heavy Metals, Screen Level
12	Composite of 4307 & 4308	Soil	OrgComp	Heavy Metals, Screen Level

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%.	-	9-12
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	9-12
Composite Environmental Solid Samples	Individual sample fractions mixed together to form a composite fraction.	-	1-8



R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

☎ 0508 HILL LAB (44 555 22)
☎ +64 7 858 2000
✉ mail@hill-labs.co.nz
🌐 www.hill-labs.co.nz

Certificate of Analysis

Page 1 of 1

Client:	NZ Environmental Management Limited	Lab No:	3386185	SPV1
Contact:	Heather Windsor C/- NZ Environmental Management Limited 350 Kerikeri Road Kerikeri 0230	Date Received:	16-Oct-2023	
		Date Reported:	18-Oct-2023	
		Quote No:	126783	
		Order No:		
		Client Reference:	The Ridge	
		Submitted By:	Heather Windsor	

Sample Type: Soil				
Sample Name:	Composite of 4301 & 4302	Composite of 4303 & 4304	Composite of 4305 & 4306	Composite of 4307 & 4308
Lab Number:	3386185.9	3386185.10	3386185.11	3386185.12
Heavy Metals, Screen Level				
Total Recoverable Arsenic	mg/kg dry wt. 6	4	4	5
Total Recoverable Cadmium	mg/kg dry wt. 0.13	0.13	0.20	0.12
Total Recoverable Chromium	mg/kg dry wt. 29	31	31	31
Total Recoverable Copper	mg/kg dry wt. 43	44	39	53
Total Recoverable Lead	mg/kg dry wt. 11.6	7.8	8.3	8.9
Total Recoverable Nickel	mg/kg dry wt. 14	9	9	13
Total Recoverable Zinc	mg/kg dry wt. 88	54	53	95

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%.	-	9-12
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	9-12
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-8

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

Testing was completed between 16-Oct-2023 and 18-Oct-2023. 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



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.

APPENDIX H
Property Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



Identifier NA89D/750
Land Registration District North Auckland
Date Issued 25 May 1992

Prior References
NA1865/54

Estate Fee Simple
Area 5226 square metres more or less
Legal Description Lot 1 Deposited Plan 150716

Registered Owners
Pukanui Investments Limited

Interests

Appurtenant hereto is a water right created by Transfer 646017
K72868 Building Line Restriction
Fencing Agreement in Transfer 646017
D685955.3 Mortgage to The National Bank of New Zealand Limited - 5.3.2002 at 9:00 am
6515222.1 Variation of Mortgage D685955.3 - 29.7.2005 at 9:00 am

Transaction ID 1819881
Client Reference wsearch

Search Copy Dated 10/10/23 1:48 pm, Page 1 of 2
Register Only

APPENDIX I
Soil Investigation Design Plan

Sampling and Analysis Plan - Job # 2023 43		Date: 11 October 2023	
Site Location:	Address:	Grid Reference:	
	322 Kerikeri Road, Kerikeri	-35.231558 173.945181	
Objectives:	Investigation Objectives: to identify if any contaminat present on lot at concentration with pose a risk to human health derived from past land use as orchard and polyhouse use.		
	Sampling Objectives: Identify and characterise any COI in soil		
Site History:	Citrus orchard, residential, child care		
Current Landuse:	child care		
Intended Landuse:	Residential / possible commercial		
CSM Summary: Refer CSM:	Source	Pathway	Receptor
	Chemicals used in citrus orchard	produce ingestion, accidental ingestion, contact through play or maintenance , inhalation	Adult or child resident or adult worker
Media investgated:	soil		
Analytes:	heavy metals		
Reference Background Concentration:	Cavanagh, J E, 2016. User Guide: Background soil concentrations and soil guidelinevalues for the protection of ecological receptors (Eco-SGVs) –Consultation Draft https://iris.scinfo.org.nz/layer/48470-pbc-predicted-background-soil-concentrations-new-zealand/		
Sampling Pattern:	Judgemental		
Sample Depths:	0 - 0.15m		
Composites:	4 x comps of 2		
Quality Assurance/Quality Control:	NA		
Sampling Method & Equipment:	shovel		
	Additional detail:		
Decontamination:			
	Spade/auger/trowel:	As per section 5.3 Contaminated land management guidelines No 5, 2021	

<p>Soil Investigation Design Plan:</p>				
<p>Sampling preferred order:</p>	<p>numeric</p>			
<p>Lab Details:</p>	<p>Name of Lab: Hills</p>	<p>Containers required: PSoil250</p>	<p>Analysis required: heavy metals</p>	<p>Other:</p>
<p>Courier Details:</p>	<p>Name of Courier: Aramex</p>	<p>Date sent: 12/10/23</p>	<p>Container used: polybox</p>	<p>Track Number:</p>

APPENDIX J
Statement of Qualification as a SQEP

As per the NESCS User Guide Suitably Qualified and Experienced Practitioner requirements Tricia Scott holds a Bachelor of Science degree and a NZ Certificate of Science. She has over 10 years experience investigating and reporting on contaminated land and is a Certified Environmental Practitioner (CEnvP).



Contents	Required	Required if relied on*
Introduction	✓	
- Investigation objectives	✓	
- Site Identification	✓	
- Proposed site use	✓	
Site Description	✓	
- Environmental setting	✓	
- Site layout	✓	
- Current site uses	✓	
- Surrounding land uses	✓	
- Site inspection		✓
Historical Site use	✓	
- Summary of site history	✓	
review of existing investigation reports		✓
review of council records		✓
review of aerial photographs		✓
interviews		✓
Sampling and Analysis Plan (can be appended)	✓	
- Contaminants of potential concern and/or analyte selection	✓	
- Media to be sampled	✓	
- Background concentration levels if relevant, contaminant standard and/or environmental guideline value calculation [#] or selection [^]	✓	
- Sample design	✓	
- Number of samples, including justification for number selected and potential limitations of methodology adopted in the context of investigation objectives	✓	
- Sample depth	✓	
- Composite samples		✓
- Field sampling technique	✓	
- Quality Assurance/ Quality control	✓	
Sampling Results	✓	
- Summary of work undertaken with rationale for any departure from, or addition to sampling and analysis plan	✓	
- Field observations	✓	
- Evaluation of analytical laboratory results with comparison to background concentrations if relevant contaminant standards and or environmental guideline values	✓	
- Results of field and laboratory sample quality assurance/quality control		
Risk Assessment	✓	
- Conceptual Site model	✓	
- Evaluate the probability contamination exists on the site	✓	
- Identify and characterise potential pathways and receptors or each exposure area through relevant site properties (eg geology, building construction, site use)	✓	
- Determine the likelihood the contamination poses a risk to identified receptors including potential receptors	✓	
- Evaluate the level of that risk pursuant to regulation 8(4)(b) - <i>it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land</i>	✓	
Conclusions	✓	
Report Limitations	✓	
SQEP Certificate of Report	✓	
References	✓	

Appendix 6

Preliminary Site Investigation

Appendix 7

Written Approvals



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Pukanui Intestment Ltd

Address of proposed activity:

322 Kerikeri Road

Legal description:

Lot 1 DP 150716

Description of the proposal (including why you need resource consent):

Subdivision to create a total of three lots (two additional) in the Rural Living Zone, as a non complying subdivision activity. Land use consent sought for breaches of the zone's Stormwater Management and Building Coverage rules and for a breach of Boundary Setback for existing buiidiings near new proposed boundaries

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Scheme Plan
2. Summary of Proposal
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

Contact Phone Number/s and email address

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

13.11.23

Signature

Date

Signature

Date

Signature

Date

Proposed Subdivision & Land Use – Pukanui Investments Ltd – 322 Kerikeri Road

The applicants propose to subdivide their land at 322 Kerikeri Road, around their existing buildings. The property currently supports The Ridge Childcare facility and associated OSCAR facility. A shed associated with both activities is located on the lower portion of the site.

The proposal will create a total of three lots (two additional), with one containing the existing childcare facility and carpark; another containing the building currently accommodating the OSCAR facility; and the third containing the shed. Refer to attached Scheme Plan.

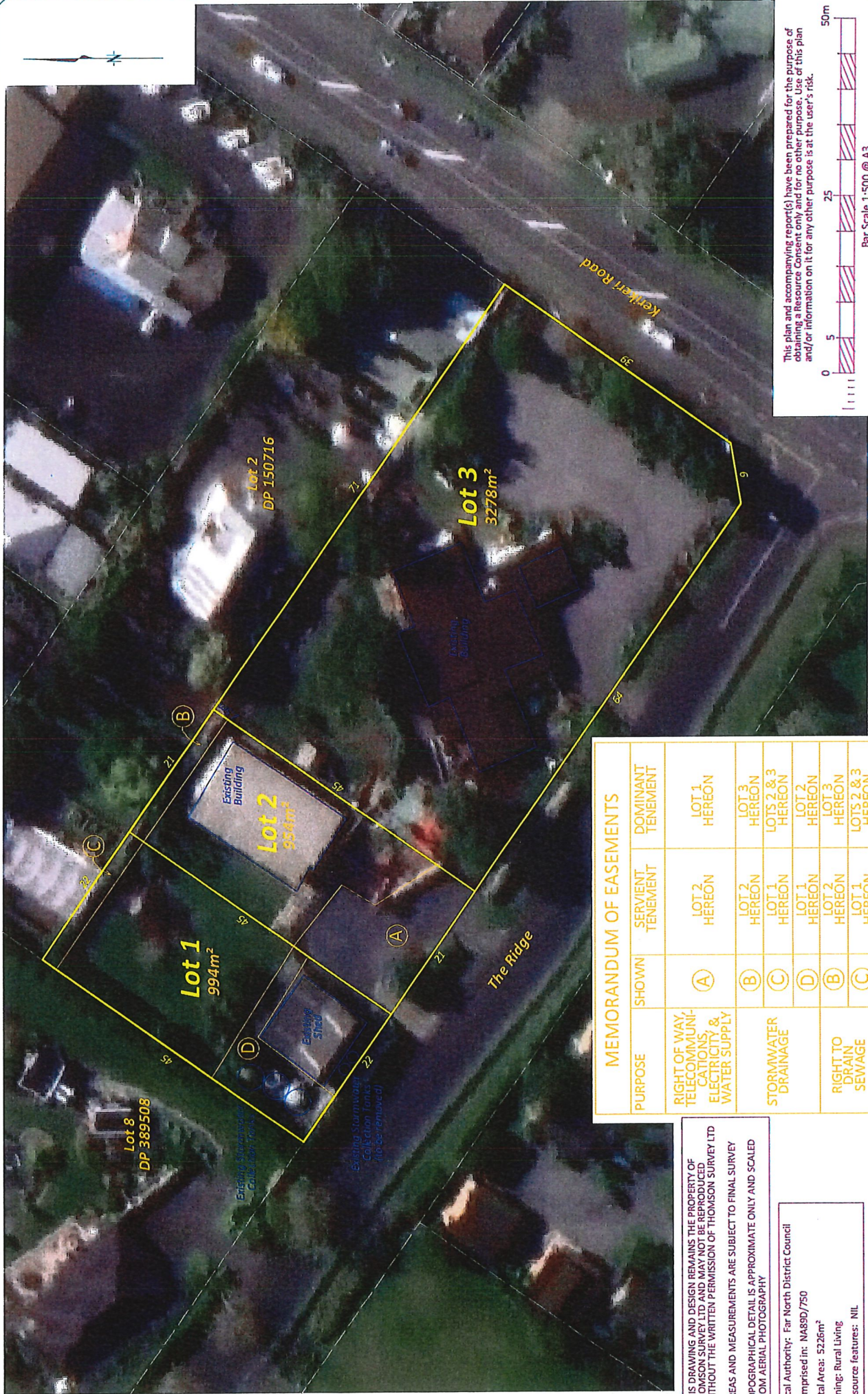
The existing activity has land use consent for both the activities on the site and for the impermeable surface coverage on the site. The subdivision will create smaller total site areas containing various portions of that impermeable surface coverage and therefore land use consent is required for all three lots, for breaches of the zone's 12.5% impermeable surface coverage.

The zone also sets a threshold of 10% of total site area for building coverage. Each of the three lots will contain buildings covering more than 10% of the new lots' areas. Therefore, consent is being sought for breaches of the zone's building coverage rules for all three lots.

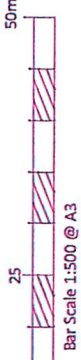
Supporting the application is a Stormwater Management Report and a Preliminary Site Investigation (PSI) required under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. The latter confirms that is highly unlikely that proposed subdivision and potential change of use on the new lots, will pose a risk to human health.

The Stormwater Management report is brief, given that the existing coverage has already been assessed and the on-site attenuation consented by Council as appropriate. With a pending subdivision, the design is to be amended to provide additional on-site detention (via roof collection to tanks) for the upper Lots 2 & 3, within those lot boundaries.





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.



PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOT 2 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

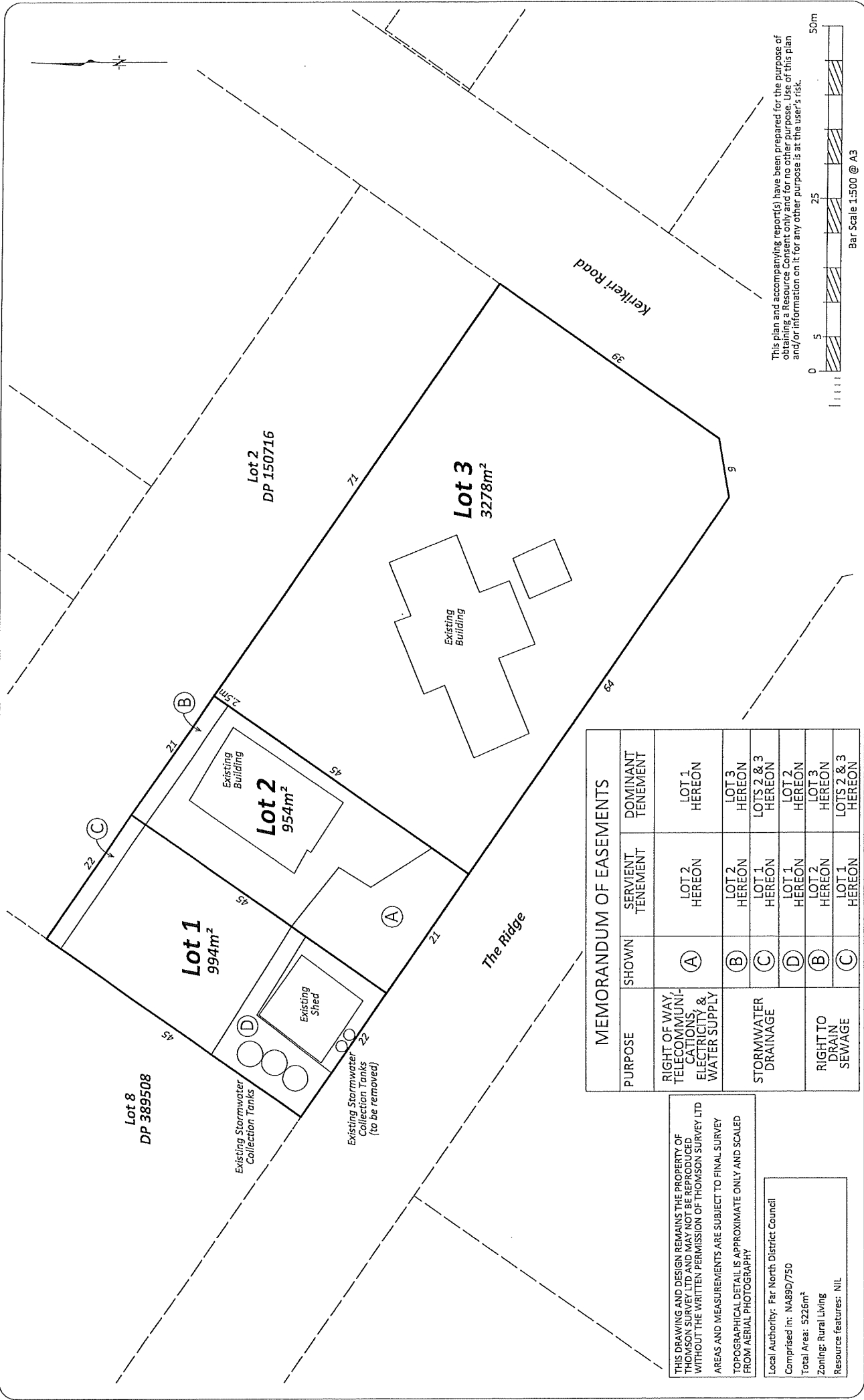
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resources features: NIL

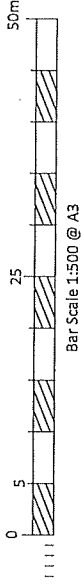
Survey	Name	Date	ORIGINAL SHEET SIZE
Design			
Drawn	KY	04.09.23	1:500 A3
Approved			
Rev.	KY	06.11.23	
10556.Scheme 20231106			

PROPOSED SUBDIVISION OF LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI
 PREPARED FOR: PUKANUI INVESTMENTS LTD

THOMSON SURVEY
 Limited
 Registered Land Surveyors, Planners & Land Development Consultants
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz



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.



PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOT 2 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

**PROPOSED SUBDIVISION OF
 LOT 1 DP 150716**

322 KERIKERI ROAD, KERIKERI

PREPARED FOR: PUKANUI INVESTMENTS LTD

Survey	Name	Date	ORIGINAL SHEET SIZE
Design			SCALE
Drawn	KY	04.09.23	1:500
Approved			A3
Rev.	KY	06.11.23	
	10556_Scheme 20231105		

Surveyors Ref. No: 10556
 Sheet 1 of 1

THOMSON SURVEY
 Registered Land Surveyors, Planners & Land Development Consultants
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Pukanui Intestment Ltd
Address of proposed activity:	322 Kerikeri Road
Legal description:	Lot 1 DP 150716
Description of the proposal (including why you need resource consent):	Subdivision to create a total of three lots (two additional) in the Rural Living Zone, as a non complying subdivision activity. Land use consent sought for breaches of the zone's Stormwater Management and Building Coverage rules and for a breach of Boundary Setback for existing buiidiings near new proposed boundaries
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Scheme Plan</u> 2. <u>Summary of Proposal</u> 3. _____ 4. _____ 5. _____ 6. _____

- Notes to Applicant:**
1. Written approval must be obtained from all registered owners and occupiers.
 2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



PART B – To be completed by Parties giving approval

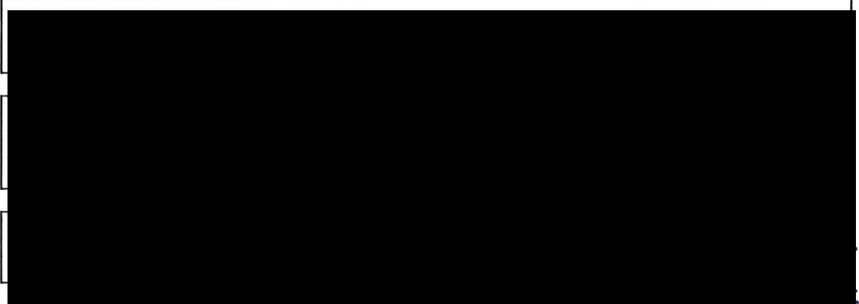
Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

Contact Phone Number/s and email address

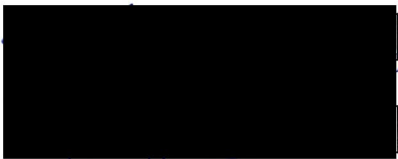


I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

13-11-23

Signature



Date

13-11-23

Signature

Date

Signature

Date

Handwritten initials and scribbles.

Proposed Subdivision & Land Use – Pukanui Investments Ltd – 322 Kerikeri Road

The applicants propose to subdivide their land at 322 Kerikeri Road, around their existing buildings. The property currently supports The Ridge Childcare facility and associated OSCAR facility. A shed associated with both activities is located on the lower portion of the site.

The proposal will create a total of three lots (two additional), with one containing the existing childcare facility and carpark; another containing the building currently accommodating the OSCAR facility; and the third containing the shed. Refer to attached Scheme Plan.

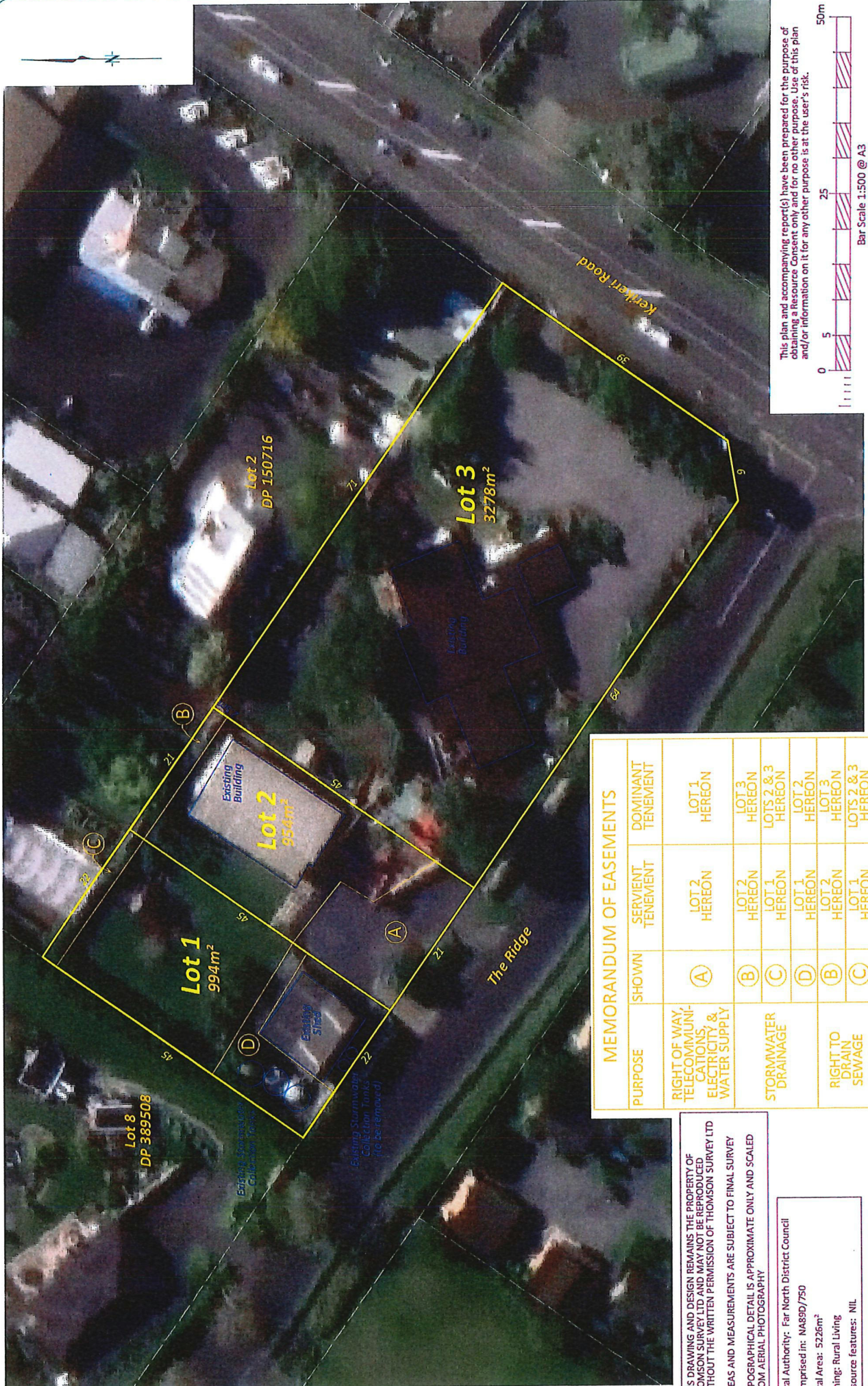
The existing activity has land use consent for both the activities on the site and for the impermeable surface coverage on the site. The subdivision will create smaller total site areas containing various portions of that impermeable surface coverage and therefore land use consent is required for all three lots, for breaches of the zone's 12.5% impermeable surface coverage.

The zone also sets a threshold of 10% of total site area for building coverage. Each of the three lots will contain buildings covering more than 10% of the new lots' areas. Therefore, consent is being sought for breaches of the zone's building coverage rules for all three lots.

Supporting the application is a Stormwater Management Report and a Preliminary Site Investigation (PSI) required under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. The latter confirms that is highly unlikely that proposed subdivision and potential change of use on the new lots, will pose a risk to human health.

The Stormwater Management report is brief, given that the existing coverage has already been assessed and the on-site attenuation consented by Council as appropriate. With a pending subdivision, the design is to be amended to provide additional on-site detention (via roof collection to tanks) for the upper Lots 2 & 3, within those lot boundaries.





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.

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TO TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOT 2 HEREON
STORMWATER DRAINAGE	(B)	HEREON	HEREON
	(C)	HEREON	HEREON
RIGHT TO DRAIN SEWAGE	(B)	HEREON	HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA89D/750
 Total Area: 5226m²
 Zoning: Rural Living
 Resource features: NIL

Surveyors Ref. No: 10556
 Sheet 1 of 1

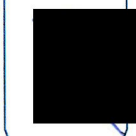
Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	KY	04.09.23	1:500	A3
Drawn	KY	06.11.23		
Approved	KY	06.11.23		

10556 Scheme 20231106

PREPARED FOR: PUKANUI INVESTMENTS LTD

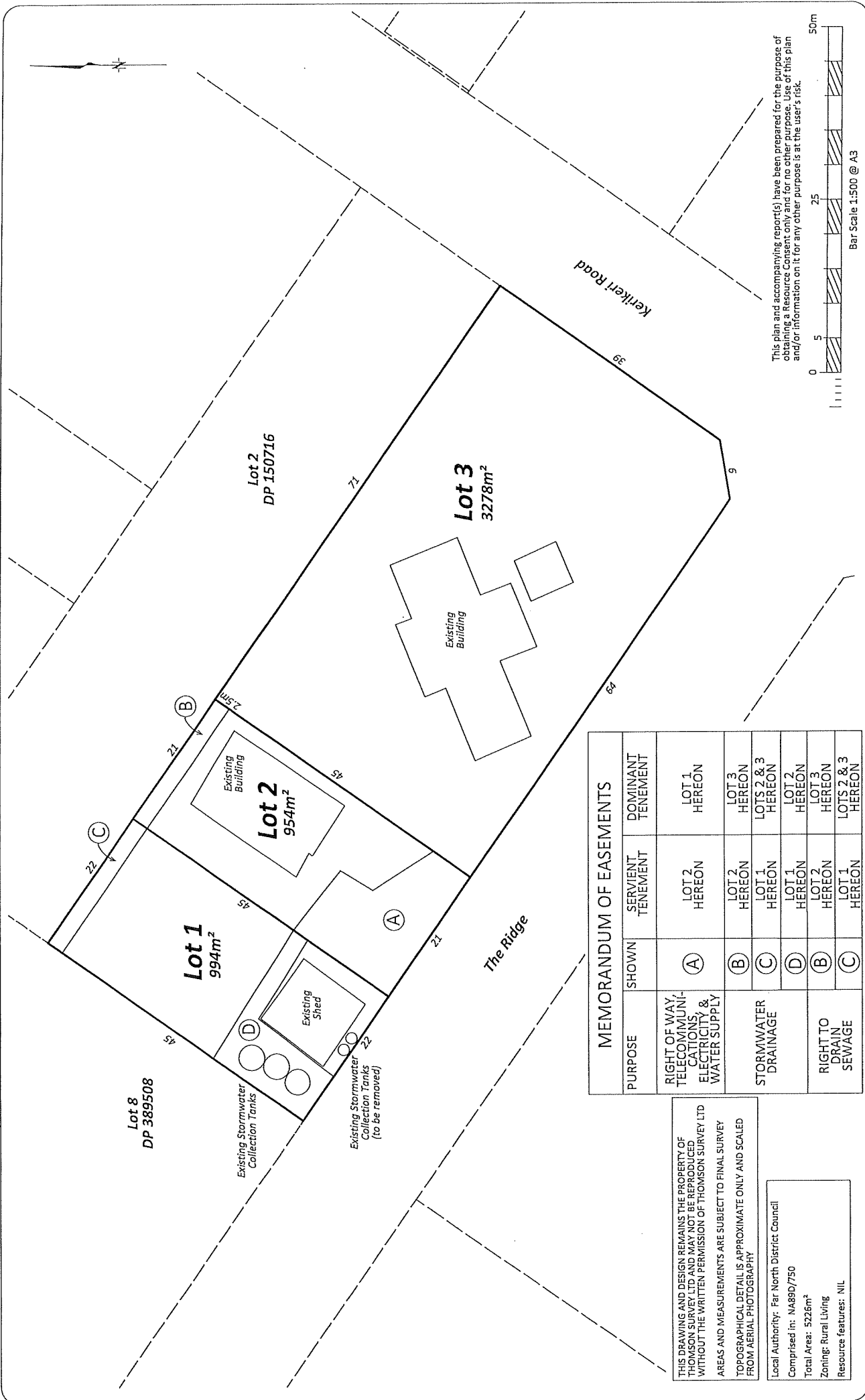
PROPOSED SUBDIVISION OF LOT 1 DP 150716

322 KERIKERI ROAD, KERIKERI

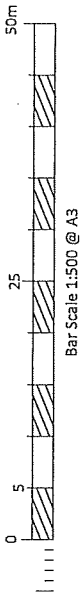


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 www.survey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants



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PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOT 2 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			
Design			
Drawn	KY 04.09.23	1:500	A3
Approved			
Rev	KY 06.11.23		
10556 Scheme_20231106			

PROPOSED SUBDIVISION OF LOT 1 DP 150716
 322 KERIKERI ROAD, KERIKERI
 FOR: PUKANUI INVESTMENTS LTD

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