



Our Reference: 10836.1 (FNDC)

18th February 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed subdivision at 135 Okokako Road, Waimate North – T Spooner

I am pleased to submit application on behalf of Terre Spooner, for a proposed subdivision of land at Okokako Road, Waimate North, zoned Rural Production. The proposal creates one additional lot by means of separating two existing land parcels, separated by Okokako Road, but held in the same Record of Title. The application is a non complying activity.

The application fee of \$3,044 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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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):

| | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

| | |
|---|---------------|
| Name/s: | Terre Spooner |
| Email: | |
| Phone number: | |
| Postal address: | |
| (or alternative method of service under section 352 of the act) | |
| | |
| | |
| | |
| | |
| | |

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

If yes, please provide details.

| |
|--|
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| |

6. Address for correspondence

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

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

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

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

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

| | |
|----------------------------|---------------|
| Name/s: | Terre Spooner |
| Property address/location: | As per Item 5 |
| | |
| | |
| | Postcode |
| | |

8. Application site details

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

| | | |
|----------------------------|-----------------------------------|-------------|
| Name/s: | Terre Spooner | |
| Site address/ location: | 135 Okokako Road Waimate North | |
| | Postcode | |
| Legal description: | Lot 1 DP 461426 & Pt Allot 13 | Val Number: |
| Certificate of title: | 675063 | |

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.

Harmless mini foxy dog.

9. Description of the proposal

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

Subdivision of land in the Rural Production Zone to create two lots (one additional) where the existing title is split by public road, with one parcel on each side. The application is a non complying activity.

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

| | |
|---|--------------------------------|
| <input type="radio"/> Building Consent | Enter BC ref # here (if known) |
| <input type="radio"/> Regional Council Consent (ref # if known) | Ref # here (if known) |
| <input type="radio"/> National Environmental Standard Consent | Consent here (if known) |
| <input type="radio"/> Other (please specify) | Specify 'other' here |

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Terre Jean Speaker

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Teresa Jean Spookey

Signature:

(signature of bill payer)

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Teresa Jean Spookey

Signature

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Terre Spooner

**PROPOSED
SUBDIVISION**

135 Okokako Road, Waimate North

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



**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicant proposes to carry out a subdivision of their title at 135 Okokako Road by way of cancelling the amalgamation condition holding two parcels of land together and thereby creating two separate titles, the areas of which will correspond to existing areas of the two separate allotments/parcels – proposed Lot 1 of 1.7580ha containing shed; and proposed Lot 2 of 1.9565ha containing existing residential use.

The two allotments/parcels making up the existing title, are separated by Okokako Road (Council maintained metal surface road).

Proposed Lot 2 is dominated by a large area of indigenous vegetation. The applicant manages this area in terms of stock exclusion and pest and weed management. It is proposed to set this area aside for bush protection – refer to Scheme Plan, shown area "B".

Proposed Lot 1 contains a recently built shed with turning and parking area. Access to both proposed lots is existing and directly off Okokako Road. The lot to the northwest of the road has a second existing crossing further along Okokako Road.

The proposal seeks to formalise an existing driveway access, constructed on the application site, serving the property to the rear of (and adjacent to) Lot 1, by way of proposed Right of Way – refer to Scheme Plan.

Refer to Appendix 1 for a copy of the Scheme Plan.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by our clients, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to carry out a subdivision as a non complying activity.

The name and address of the owner of the property is contained in the Form 9 Application form. There are no other activities that are part of the proposal to which the application relates, and no other resource consents required other than those addressed in this application.

2.0 PROPERTY DETAILS

Location: 135 Okokako Road, Waimate North – refer to Location Map in Appendix 2

Legal description & CFS's: Lot 1 DP 481428 and Pt Allotment 13 Psh of Okokako, held in Record of Title 675063.
Copy of Record of Title attached in Appendix 3, along with relevant instruments.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

Both parcels of land support existing buildings/structures, with Lot 2 being used for residential living by the applicant. This parcel of land is accessed via a metalled driveway in the lot's western corner. Apart from the area immediately around the buildings, and one small grazed paddock, the site consists of indigenous bush cover.

Lot 1 is also access directly off Okokako Road via a shared driveway entrance. This entrance leads to a recently constructed shed with gravelled parking and manouevring area. Remaining ground cover consists of pasture with trees/shrubs, including non productive olive and macadamia nut trees. There is some casual temporary accommodation activity currently on this lot.

Topographically, Lot 1 generally falls to the north/northwest at gentle to moderate grades, to a minor tributary water boundary (less than 3m average width). Land in Lot 2 generally falls to the east and southeast at moderate to steep grades.



Shed within Lot 1



Indigenous vegetation within Lot 2

3.2 Mapped characteristics

The property is zoned Rural Production in the Operative District Plan (ODP) and Proposed District Plan (PDP). The site is not identified as containing any outstanding landscape or natural features. It is not flood or erosion prone. There are no mapped cultural or heritage resources on either title. The property that gets its access via informal right of way over the application site, is zoned Maori Purpose – Rural under the PDP.

The property is within a high density kiwi area. The indigenous vegetation within the site is not mapped as a Protected Natural Area (PNA). There are no biodiversity or known wetlands within the site.

The title is mapped as containing some LUC Class 3s2 & 3e1 soils.

3.3 Legal Interests

The title is subject to Consent Notice 10095501.2, registered in 2015. This will carry over onto each separate title. It contains clauses relating to a requirement for fire fighting water supply; crossing construction; and on site wastewater.

3.4 Consent History

The title was created as part of RC 2140192-RMASUB, issued in 2014.

The shed was built pursuant to EBC-2025-859, issued in 2025. EBC-2025-1039, also issued in 2025, consented an internal stand alone fireplace within the 'tiny home' located on Lot 2.

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 and 5 of this Planning Report. |
| <i>(b) an assessment of the actual or potential effect on the environment of the activity:</i> | Refer to Section 6 of this Planning Report. |
| <i>(b) a description of the site at which the activity is to occur:</i> | Refer to Section 3 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> | No other activities are part of the proposal. The application is for subdivision pursuant to the FNDC's ODP. |

| | |
|---|--|
| <p><i>(e) a description of any other resource consents required for the proposal to which the application relates:</i></p> | <p>None are required.</p> |
| <p><i>(f) an assessment of the activity against the matters set out in Part 2:</i></p> | <p>Refer to Section 7 of this Planning Report.</p> |
| <p><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></p> <p><i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i></p> | <p>Refer to Sections 5 and 7 of this Planning Report.</p> |
| <p><i>(3) An application must also include any of the following that apply:</i></p> | |
| <p><i>(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)): </i></p> <p><i>(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)): </i></p> <p><i>(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)). </i></p> | <p>Refer to sections 3 & 5.</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> |
| <p><i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i></p> | |
| <p><i>(a) the position of all new boundaries:</i></p> | <p>Refer to Scheme Plans in Appendix 1.</p> |

| | |
|--|--|
| <p>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan;</p> <p>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips;</p> <p>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips;</p> <p>(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>(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);</p> <p>(g) the locations and areas of land to be set aside as new roads.</p> | |
|--|--|

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 6 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 6 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—</p> <p>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p> <p>(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 6 of this planning report.</p> |

| | |
|--|---|
| (f) <i>identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i> | Refer to Section 9 of this planning report. |
| g) <i>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:</i> | No monitoring is required as the scale and significance of the effects do not warrant it. |
| (h) <i>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)

| | |
|--|--|
| (1) <i>An assessment of the activity's effects on the environment must address the following matters:</i> | |
| (a) <i>any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i> | Refer to Sections 6 and 9 of this planning report and also to the assessment of objectives and policies in Section 7. |
| (b) <i>any physical effect on the locality, including any landscape and visual effects:</i> | Refer to Section 6. The site has no high or outstanding landscape or natural character values. |
| (c) <i>any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i> | Refer to Section 6. The subdivision has no effect on ecosystems or habitat. |
| (d) <i>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 6. The site has no aesthetic, recreational, scientific, historical, spiritual or cultural values that I am aware of, that will be adversely affected by the act of subdividing. |
| (e) <i>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. |
| (f) <i>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 hazard. The proposal does not involve hazardous installations. |

5.0 ACTIVITY STATUS

5.1 Operative Far North District Plan

The properties are zoned Rural Production. No Resource features apply.

Table 13.7.2.1 Minimum Lot Sizes applies:

(i) RURAL PRODUCTION ZONE

| Controlled Activity Status (Refer also to 13.7.3) | Restricted Discretionary Activity Status (Refer also to 13.8) | Discretionary Activity Status (Refer also to 13.9) |
|---|---|--|
| <p>The minimum lot size is 20ha.</p> <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.</p> | <p>1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone;</p> <p>2. The minimum lot size is 12ha; or</p> <p>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;.....</p> | <p>1. The minimum lot size is 4ha; or</p> <p>2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.</p> <p>4. Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1). Note 2: The effect of the rule under clause 2 is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a noncomplying activity unless the lots are part of a Management Plan application.</p> |

The title is younger than April 2000. Lots are less than 2ha in area. The application is a non complying subdivision.

Other Rules:Zone Rules:

The proposed separation of the parcels into their own titles does not result in any Rural Production Zone rule breaches. The proposal does not create any new lot boundary or change a boundary. There is currently some temporary accommodation activity within Lot 1, however it is not intended to have more than one permanent residential unit within the lot.

District Wide Rules:

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

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

Chapter 12.3 Soils and Minerals does not apply as no subdivision site works (earthworks) will be required.

Chapter 12.4 Natural Hazards does not apply as the site is not subject to any coastal hazard as currently mapped in the Operative District Plan (the only hazards with rules). Whilst there is an area of bush on Pt Allotment 13, this lot is already developed for residential living.

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

Chapter 12.7 Waterbodies is potentially applicable in that the Lot 1 has a water boundary. The waterbody is not a 'river' by definition, but may be regarded a 'smaller river' in terms of rules in Chapter 12.7. In any event, any buildings or other impermeable surfaces can readily achieve the minimum 10m setback, and could also meet whatever greater setback might be required. So too, can any future on-site wastewater system.

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

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

Chapter 14 Financial Contributions (esplanade reserve) is not relevant as there is no qualifying water body.

Chapter 15.1 Traffic, Parking and Access

I have not identified any breaches of rules in Chapter 15.1. There is existing legal access to both parcels on either side of Okokako Road. This road is undertaking improvement works and is Council maintained.

The informal right of way along the site's southwestern boundary serves one residence on the adjacent site. Where this accessway is shared, i.e. also providing access to built development within the application site, the carriageway is 3m wide metal. The crossing is splayed at Okokako roadside to be double width. The existing crossing into Lot 2 is formed to Council standard, single width with culvert. There is a second existing crossing into Lot 1. Two crossings into a site is permitted.

5.2 Proposed District Plan

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

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

The proposal does not involve hazardous substances.

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

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

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

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

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

No indigenous vegetation clearance is proposed.

Subdivision (specific parts) – only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources. It does contain indigenous vegetation and this is to be permanently protected.

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

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. Both aspects can be conditions of consent or advice notes.

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

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

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

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment sizes and dimensions

Both parcels of land can readily provide for a 30m x 30m square building envelope, noting however that Lot 2 already has built development, as does Lot 1.

The Civil engineering report supporting the application (refer to Appendix 6) focused on Lot 1 as the vacant lot in terms of future residential living. This report concludes that this parcel is suitable for future residential development.

6.2 Natural and Other Hazards

There no known natural hazards affecting the application site. It is not mapped as being at all susceptible to flood hazard or inundation, nor is the site erosion prone. There is no evidence of subsidence or land slippage on the site, nor avulsion or alluvion. The site is not on the coast and well elevated, so sea level rise is not a relevant hazard consideration. There is no evidence of contaminated land. I do not believe there is any s106 natural hazard that would result in the Council having grounds to decline this application or future building within the lots.

6.3 Water Supply

There is no reticulated 3 waters services available to the property. It is recommended that the vacant lot's potable supply be provided for by rainwater tanks. Roof runoff from the existing shed is collected in such a manner. The Council can impose its standard consent notice clause in regard to water supply, for the vacant lot.

6.4 Stormwater Disposal

Stormwater management is covered comprehensively in the Civil Site Suitability Report's Section 7. Existing and future development within the separate lots is highly unlikely to ever

exceed the zone's permitted threshold of 15% of total site area (2,636.7m² and 2,825m² allowed respectively for Lots 1 and 2).

Low Impact Design methods for stormwater management and attenuation are recommended. Runoff from roof areas should be captured by a gutter system and conveyed to potable water tanks. Discharge and overflow from tanks should be directed to discharge points via sealed pipes. It is recommended that where possible, runoff from hardstand areas be allowed to shed to lower-lying grassed areas via even sheet flow. Where even sheet flow is not practicable, concentrated flows should be managed with swales with sufficient capacity, to silt traps and then piped to discharge points. Refer to the Civil Site Suitability Report in Appendix 6 for a more detailed assessment of stormwater management.

6.5 Sanitary Sewage Disposal

The Civil Site Suitability Report addresses wastewater in its section 6. It summarises design parameters and shows feasibility of on-site wastewater management within Lot 1. Recommendations are based on a moderately sized home. The report envisions no issues with Lot 1 meeting the permitted activity standards of the Regional Plan.

6.6 Energy Supply & Telecommunications

Power and telecommunications services are not a requirement in the Rural Production Zone. A consent notice can be placed on titles advising future lot owners of this fact, and advising that the provision of such services is their responsibility.

6.7 Easements for any purpose

There are no existing easements. It is proposed to regularise an existing informal arrangement whereby the adjacent property to the north west utilises a formed driveway over the application site – refer to proposed easement on the Scheme Plan.

6.8 Property Access

Crossings (three) are all existing and to a good standard.



Lot 2's entrance centre picture, looking northwest from Lot 1's crossing.



Looking into Lot 1 from crossing, with proposed right of way straight ahead, and driveway to shed branching to the right

There will be no change in use in regard to Lot 2. It is currently utilised for residential purposes and bush protection, and this will continue to be the case. I do not believe any upgrading is necessary for that crossing.

The crossing to Lot 1, shared with the adjacent site is splayed where it meets Okokako Road. The access splits just inside the property boundary, the northern branch going into the application site and the other continuing straight ahead to the adjacent lot. There should be no need to upgrade the accessway proposed for right of way given its current standard and usage.

I believe the effects of this proposal on traffic, parking and access, are less than minor.

6.9 Effects of Earthworks

Very little, if any, earthworks will be required to give effect to this subdivision.

6.10 Building Locations & Amenity

There are no hazard based restrictions on where future residential development might occur on the vacant parcel. There is existing development within Lot 2.

In terms of rural amenity and character, both parcels already contain built development of some kind. The parcel containing the applicant's current living accommodation is dominated by a large area of native bush, to be permanently protected. This means that any additional built environment on the lot will be in close proximity to the existing built development and the separation of this parcel onto its own title has no adverse effect in terms of visual amenity or rural character.



Standing inside Lot 1 looking south at built development within Lot 2

Lot 2 supports existing built development. It is likely a future residential unit will be close to the recently constructed shed, and maybe even connected. This would make good use of existing infrastructure. It would also minimise any adverse visual or rural character effects, by focusing built development in one area.



Looking northeast along Lot 1, standing near shed hardstand

I believe the proposal will have less than minor adverse effects in terms of visual amenity and rural character.

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

The site is zoned Rural Production with no resource feature overlays. It contains none of the above 'resources' as listed in the District Plan, the Regional Policy Statement, or the

Department of Conservation's Protected Natural Area (PNA) publications. There are no archaeological sites identified on the NZAA ArchSite web site, and no listed Sites of Significance to Maori on or near the application site. There is no land set aside for Conservation purposes anywhere in the vicinity.

Despite not having PNA, the native bush within Lot 2 is well managed and maintained and in a healthy state. This is largely due to ongoing pest management by the applicant, and fencing to exclude stock.



Looking eastwards across the canopy



Looking into the bush area within Lot 2, from Okokako Road

The application site is within a high density kiwi area. The applicant owns a single dog. It is their companion, and an important component of the applicant's life given they live alone. Whilst it is acceptable to the applicant to restrict the keeping of cats and dogs on the parcel they will not reside on, the applicant would like the ability to keep a single dog for her own companionship and security.

6.12 Soil

Attempts at growing productive olive and macadamia trees on Lot 1 have proved unsuccessful. The site exhibits thin topsoil and has no water for irrigation, significantly limiting production opportunities. This lack of water is likely why the olive and macadamia trees have not done well. In any event, the proposal, in my opinion, does not negatively impact on the life supporting capacity of soils. The retention of a large bush covered area significantly aids in protecting the life supporting capacity of the soil within that bush area. proposal,

6.13 Access to waterbodies

Both parcels have stream boundaries, with neither water body being particularly wide or carrying significant volumes. The Mangataraire Creek forms Lot 1's boundary and the Okokako Stream forms Lot 2's boundary. Neither has average width of 3m or more so there is no requirement for access or esplanade reserve or strip. None was required on creation of Lots 1 & 2 DP 481426 pursuant to RC 2140182-RMASUB.

6.14 Land use compatibility (reverse sensitivity)

The surrounding area exhibits a mix of uses. It is progressively changing from pastoral use to lifestyle properties. This proposal is in keeping with that trend. It do not foresee any increased risk of reverse sensitivity effects arising given what is already occurring in the surrounding area, and within the site.

6.15 Proximity to Airports

Not relevant.

6.16 Natural Character of the Coastal Environment

The site is not zoned Coastal and is not defined as being within the Regional Policy Statement's "coastal environment".

6.17 Energy Efficiency and renewable Energy Development/Use

Not relevant. This has not been considered, albeit existing development utilises passive solar power.

6.18 National Grid Corridor

Not relevant. The National Grid does run through the application site.

6.19 Other Matters

Cumulative Effect:

The proposal, whilst creating potential for an additional future residential development, will not create adverse cumulative effects. This is largely due to existing built environment within the two parcels and each parcel having the ability to retain large open space area. There is only minimal change to access and traffic movements.

Precedent Effect:

Where an application is a non complying activity, consideration of precedent effects is required. Over an extended number of years, the current density of development and type of land use on Okokako Road has changed, and continues to change, from large pastoral holdings to numerous lifestyle properties. From 135 Okokako Road northwards there are no fewer than 16 lifestyle properties. In addition there are consents in place, and yet to be given effect to, where a further 12-15 lifestyle properties will be created. On this basis, the separation of these two parcels into separate titles can hardly be seen as creating a negative precedent or one that threatens the integrity of the ODP. The application site is unusual in being split down the centre by road. This aspect lends itself to development on both sides of the road, as is the case further along Okokako Road. The proposal also features long term managed protection of an area of indigenous bush. In summary I do not believe an adverse precedent would be set by granting this application.

7.0 STATUTORY ASSESSMENT

7.1 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 is considered to provide for the sustainable management of natural and physical resources.

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 affect any of the matters listed under Section 6 as Matters of National Importance except for indigenous vegetation. The area of bush on the site is proposed for ongoing protection via a protective covenant and consent notice.

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". Maintenance of amenity values, and quality of the environment have been considered and the proposed subdivision design has had regard to these aspects. The subdivision does not create any additional impact on natural and physical resources.

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.

7.2 National Policy Statement – Highly Productive Land

The National Policy Statement for Highly Productive Land is relevant given that (a) the site is zoned Rural Production; and (b) the application site is mapped as containing LUC 3 soils - according to the 1:50,000 LUC maps used by the Council. The application is supported by a Soil and Resource Report written by Hanmore Land Management – refer to Appendix 5.

Clause 3.5(7) reads:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) is

- (i) zoned general rural or rural production; and*
- (ii) LUC 1, 2, or 3 land; but*

(b) is not: (i) identified for future urban development; or

(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

As stated in the Hanmore report, the site therefore falls within the definition of "highly productive land" as outlined in 3.5(7) above regardless of whether any more detailed analysis of soils proves otherwise.

An assessment of the proposal against the Objective and Policies of the NPS-HPL follows:

2.1 Objective:

Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.

Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.

Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

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

Policy 8: Highly productive land is protected from inappropriate use and development.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

Lot 2 is almost entirely covered in mature, regenerated native bush, with the developed area located in the western corner. Whilst technically highly productive land, its small size, isolation from the rest of any highly productive land within the site, and lack of water make it of no practical productive use [Source: Soil and Resource Report in Appendix 5].

The report goes on to describe Lot 1 as having some highly productive land, but an equal area of unproductive land comprising existing built development, mature native riparian bush, stream / wet areas. Soil observations found areas with thin topsoil and very firm clay subsoil. The block has no access to water for irrigation which significantly limits its production opportunities.

In summary, the proposal to subdivide into two separate titles will not result in the loss of any productive land. This means the proposal is consistent with the NES-HPL principal purpose and Objective.

Policies 1-5 are all aimed at providing guidance to regional and district councils and do not apply to individual property owners and what they do on their land. Policy 6's priority is rezoning – again something territorial authorities do as opposed to individual property owners. It does, however, also use the word 'development' which would include building. The policy requires the avoidance of development of highly productive land as rural lifestyle, except as provided in this NPS. Policy 7 is explicitly about 'subdivision' and requires that the subdivision of highly productive land be avoided, except as provided for in this NPS. I consider the NPS provides for the proposal that is being applied for. I address this in more detail below.

Policy 8 focuses on 'inappropriate use and development'. I consider the proposal to be entirely appropriate for the site and circumstances and as such the proposal is consistent with this policy.

Policy 9 focuses on reverse sensitivity. The proposal will actually reduce the likelihood of reverse sensitivity issues arising and as such is consistent with this policy.

The Hanmore Report focuses on the exemption for land to be considered under the NPS HPL, provided by its section 3.10, because of permanent or long term constraints on the productive use of the land.

I will not repeat the Hanmore Report's findings here other than to summarise those findings:

- The southern block is almost entirely covered in mature native nbush and canoe be used in any productive way;
- Separating it from the northern block will not result in any loss of highly productive land;
- The proposal avoids fragmentation of a large cohesive area of highlyproductive because it removes and unproductive area of the site and keeps the productive area in one block;

- The development mitigates potential reverse sensitivity effects on surrounding land based primary production because there is already a buffer between the existing residence and the northern block;
- There is no economic cost associated with the loss of highly productive land because there is no loss of such land;
- Permanent or long term constraints on economic viability exist.

The report concludes that there will be no loss of highly productive land due to the proposal and that the proposal meets the requirements for an exemption from the provisions of the NPS HPL under clause 3.10.

7.3 Other National Policy Statements and National Environmental Standards

NES Freshwater

The site has waterbody boundaries. Development can occur well clear of such boundaries.

NES Assessing and Management Contaminants in Soil to Protect Human Health

Whilst there is historic planting of olive and macadamia nut trees, these were planted under an organic, pesticide free regime (comment from applicant). As such I do not believe the site would be regarded as a HAIL site – no storage or use of persistent pesticides. As such the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply. Certainly, when processing the subdivision that created the site, consented in 2014 when the above standards were already in place, the Council did not regard the site as being subject to the standards.

NPS Indigenous Biodiversity

The site contains an area of indigenous vegetation which is proposed for protection. This is consistent with the objectives and policies of the NPS IB.

7.4 Regional Policy Statement

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

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

(i) Primary production activities;

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

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

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

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

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

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

This has been discussed at length elsewhere in this planning report. The subdivision will not “materially reduce the potential for soil-based primary production on land with highly versatile soils” for the reasons provided in the Hanmore Report.

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

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

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

In regard to this subdivision, it is considered that adverse reverse sensitivity issues are likely to be less than minor.

7.5 District Plan Objectives and Policies

Subdivision 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.

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.

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.

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.

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).

Section 6.0 of this report addresses the matters raised in the above objectives. The subdivision is considered to be more consistent than not with the purpose of the zone and to promote sustainable management of natural and physical resources of the District.

Development can be carried out without creating adverse effects, including reverse sensitivity effects, of a minor or more than minor nature. There are no hazards identified. Water supply and on-site wastewater treatment and disposal is existing, or can be provided for within proposed lot boundaries.

The interests of Maori have been taken into account.

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.

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

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

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.

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

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

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

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

The subdivision preserves the existing character of the site in relation to its Rural Production zoning and does not create any adverse cumulative effects of a more than minor nature.

Access is existing. There are minimal adverse effects on neighbouring properties, public roads or natural and physical resources. Sites will be self sufficient in terms of water storage.

The interests of Maori have been taken into account, as have section 6 matters. The remainder of Policy 13.4.13 above is directed largely at management plan subdivisions, which this proposal is not.

The site contains no outstanding landscape or natural character values, and indigenous vegetation within one of the lots is to be permanently protected. The site is not in the coastal environment and it not subject to hazards.

In summary, I believe the proposal to be consistent with the relevant objectives and policies in the Subdivision chapter of the District Plan.

Rural Production Zone Objectives and Policies

Objectives:

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

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

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

Policies

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

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

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

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural production zone and in neighbouring zones.

The above objectives and policies are repetitious, around four main themes:

- (a) Enabling a wide range of activities;
- (b) Ensuring reverse sensitivity effects are avoided, remedied or mitigated so that production uses can continue;
- (c) Maintenance and enhancement of amenity values;
- (d) Sustainable and efficient use and development of natural and physical resources.

I consider the proposal to be consistent with the rural production objectives and policies.

7.6 Proposed District Plan (PDP) Objectives and Policies

Relevant objectives and policies in the PDP include those pertaining to Subdivision and those pertaining to the Rural Production Zone.

SUB-O1

Subdivision results in the efficient use of land, which:

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

SUB-O2

Subdivision provides for the:

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

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

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

SUB-O4

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

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying water bodies

I consider the subdivision to represent an efficient use of the land, more consistent than not with the objectives of the zone, overlays and district wide provisions. The site contains LUC Class 3 soils, however, these have proven not overly productive. Attempts to grow olive and macadamia trees have not succeeded. Whilst these trees remain, they are not productive. One proposed lot is nearly all in indigenous vegetation, to be protected, and the other will retain whatever limited productive capacity it has, along with a future residential use. The site does not contain any outstanding natural landscape or character.

All lots have existing built development. The proposal retains 'rural' character; the likelihood of reverse sensitivity issues arising will not increase unduly; and the lots can be developed whilst avoiding risk from natural hazards. Adverse effects on the environment are considered to be less than minor and not requiring mitigation (SUB-O1).

The site does contain land that meets the current definition of 'highly productive land' as laid out in the National Policy Statement Highly Productive Land (NPS HPL). However, a report

from a suitably qualified person concludes that the land can be exempt from the requirements of the NPS HPL because of long term constraints to the land's productivity.

The site is not in the Coastal Environment. There are no Sites or Areas of Significance to Maori or any sites of Historic Heritage (as mapped or scheduled in the PDP) within the site, and no Significant Natural Areas as mapped or scheduled in the PDP. There is indigenous vegetation within the site, and this is proposed for permanent protection (SUB-O2).

The site is not within an urban area and will never be serviced by a Council reticulated 3 waters system. The site is accessed off existing Council road (SUB-O3). There is no qualifying waterbody with a boundary with the lots, to which esplanade requirements might apply. There is no public access across the application site to any of the reserve land and none is proposed.

SUB-P1

Enable boundary adjustments that:

.....

Not relevant – application is not a boundary adjustment.

SUB-P2

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

Not relevant.

SUB-P3

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The subdivision results in lots that I believe remain consistent with the characteristics and qualities of the zone in the immediate environs of Okokako Road.

The Rural Production Zone is not just bare land. It supports numerous buildings and structures, including residential homes. The proposed lot sizes cannot be consistent with the PDP's minimum allotment sizes. However, both the zone itself, along with its provisions have been heavily submitted on as part of the PDP hearings process and there is no certainty of either remaining as currently proposed. Neither the zone, nor its provisions have any legal effect at this point in time. The lots are of an adequate size and appropriate shape to contain building platforms (existing in any event), and that have legal and physical access.

SUB-P4

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

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

SUB-P5

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

N/A.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

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

The subdivision is not in an urban area and there is no nearby Council administered or operated infrastructure except for the road.

SUB- P7

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

No qualifying water body.

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

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

Whilst the indigenous vegetation within the site is not a 'qualifying SNA', the PDP is no longer using that term or referring to SNA's at all, instead moving to the generic term "indigenous vegetation". The proposal protects in perpetuity an area of indigenous vegetation and as such the proposal is consistent with part (a) of SUB-P8. Supporting reports also show that that the proposal will not result in the loss of versatile soils for primary production because the separation of parcels sees the non productive area (bush and existing built development) on one proposed title, leaving the other parcel largely intact.

SUB-P9

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

N/A. This policy is intended to promote the use of the management plan rule.

SUB-P10

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

N/A.

SUB-P11

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

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;

- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

No consent is required under the PDP so the above policy has little relevance. In summary I believe the proposed subdivision to be more consistent than not with the PDP's objectives and policies in regard to subdivision.

The site is zoned Rural Production in the Proposed District Plan. Objectives and policies applying to that zone are addressed below.

RPROZ-O1

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

The proposal does not impact unduly on the availability of land for primary production. Refer to the Soil and Resource Report supporting the application.

RPROZ-O2

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

This objective is directed at land uses, not subdivision.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

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

Refer to Soil and Resource Report supporting the application. This finds that the proposal does not adversely impact on the site's continued use for productive purposes. Neither does it increase the risk of reverse sensitivity. The proposal does not exacerbate natural hazards and the site is able to be serviced by on-site infrastructure.

RPROZ-O4

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

The subdivision will not adversely impact on rural character and amenity.

RPROZ-P1

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

The proposal is not for a primary production activity. It is a subdivision.

RPROZ-P2

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

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

Refer to earlier comments in regard to Objectives.

RPROZ-P3

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

Refer to earlier comments in regard to reverse sensitivity.

RPROZ-P4

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

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

The subdivision is a low-density development, consistent with the level of density already in existence in the immediate area. The area is not dominated by high intensity agriculture or horticultural use – which are the type of uses that can generate reverse sensitivity issues if not managed. I believe the proposal will maintain the rural character and amenity of the area.

RPROZ-P5

Avoid land use that:

N/A. Activity is not a land use.

RPROZ-P6

Avoid subdivision that:

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

Refer to Soil and Resource Report supporting the application. This finds that the proposal does not adversely impact on the site's continued use for productive purposes. The site is already 'fragmented' insofar as there is a public road separating the two parcels. The unproductive portion is on one side, leaving the vast majority of the other portion available

for production, albeit its productive capacity is low. The proposal includes an environmental benefit in proposing permanent protection of an area of bush.

RPROZ-P7

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

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

The subdivision does not require consent under the PDP so the policy is of limited relevance. Relevant matters within RPROZ-P7 have, however, been taken into account.

8.0 s104D GATEWAY TEST FOR NON COMPLYING ACTIVITIES

s104D of the Act requires a consent authority to be satisfied of one or other, or both, of the following thresholds to be met, before it can consider granting consent.

- (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.

The application will not create adverse effects on the environment of a more than minor nature. I do not believe the application is contrary to the objectives and policies of the Operative District Plan and Proposed District Plans in their entirety or to the extent that the

proposal should not proceed. I consider the proposal to meet at least one of the gateway tests, if not both.

9.0 s95A-E ASSESSMENT & CONSULTATION

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. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances, neither of which exists. 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.

9.2 S95B Limited Notification Assessment

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

9.3 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.

9.4 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. No written approvals have been obtained or considered necessary.

Development already exists on Lot 2, with the balance to be under bush protection covenant. There are no affected persons adjacent to that parcel. Lot 1 already supports permanent building and access to that building. The property adjacent to that parcel to the north is fully developed as a residential property, with substantive screening vegetation now

established between it and the application site. It is most likely that any new residential activity on Lot 1 will be established at the opposite end to that adjacent property, close to the existing shed in order to make best use of that shed as an ancillary building to any future residential use.

The only party potentially affected is the user of the driveway that runs along Lot 1's southern boundary. I consider the effect of a potential future dwelling perhaps utilising the first part of that driveway (owned by the applicant and serving the shed already) to be less than minor. In fact the owner of the property utilising the driveway will benefit by having what is currently an informal arrangement for access, becoming formalised by a right of way easement.

No pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, Department of Conservation or NZTA (Waka Kotahi).

10.0 CONCLUSION

The site is considered suitable for the proposed subdivision, and effects on the wider environment are no more than minor. The proposal is more consistent than not with the relevant objectives and policies of the Operative and Proposed District Plans and relevant objectives and policies of the Regional Policy Statement and relevant National Policy Statements, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the subdivision on a non notified basis, subject to appropriate conditions.



Signed

Lynley Newport,

Senior Planner

Thomson Survey Ltd

Dated

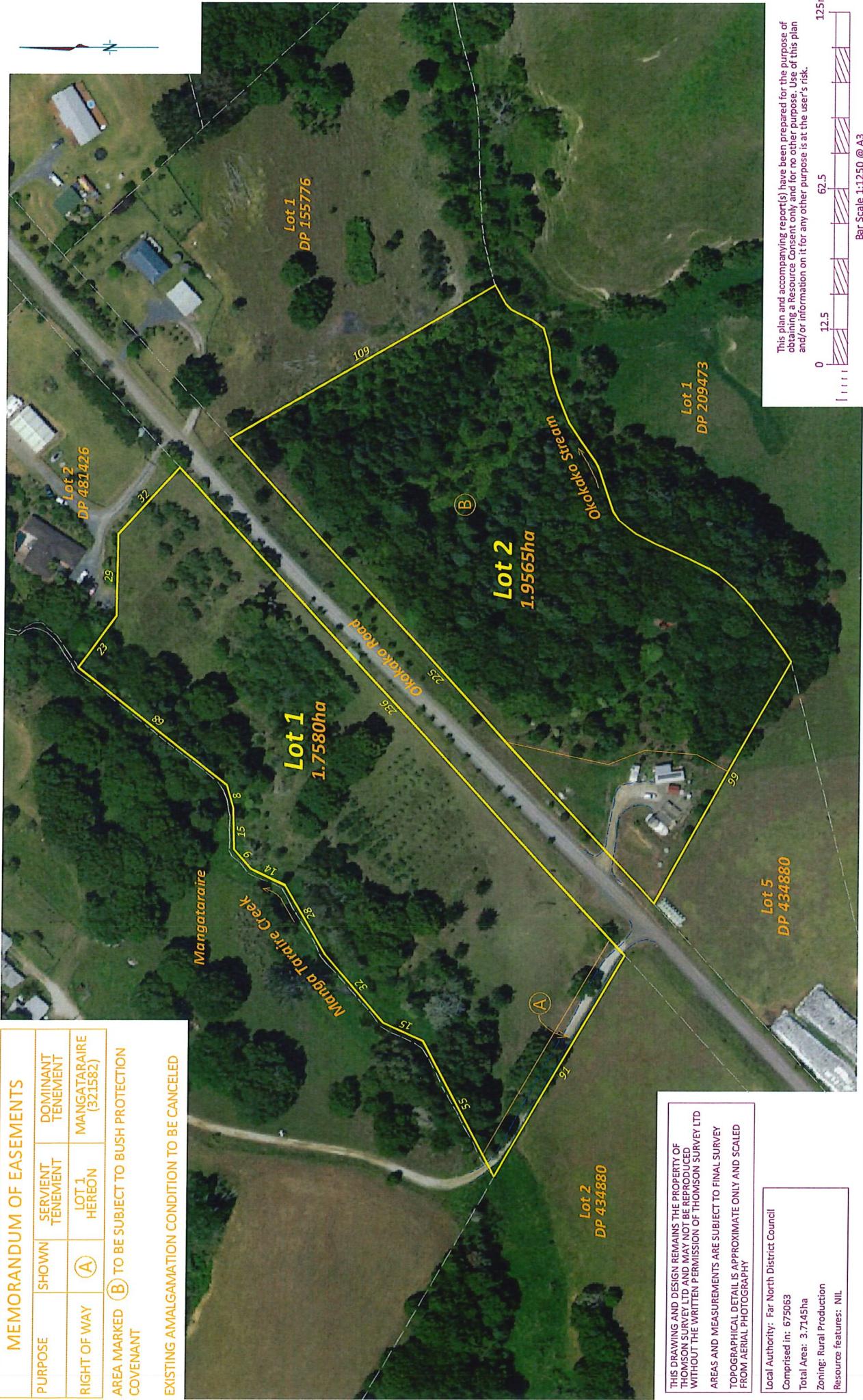
18th February 2026

11.0 LIST OF APPENDICES

| | |
|-------------------|---|
| Appendix 1 | Scheme Plan(s) |
| Appendix 2 | Location Plan |
| Appendix 3 | Records of Title and Relevant Instruments |
| Appendix 4 | Civil Site Suitability Report |
| Appendix 5 | Soil and Resource Report |

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.

125m
0
12.5
62.5

Bar Scale 1:1250 @ A3

Surveyors
Ref. No:
10836
Sheet 1 of 1

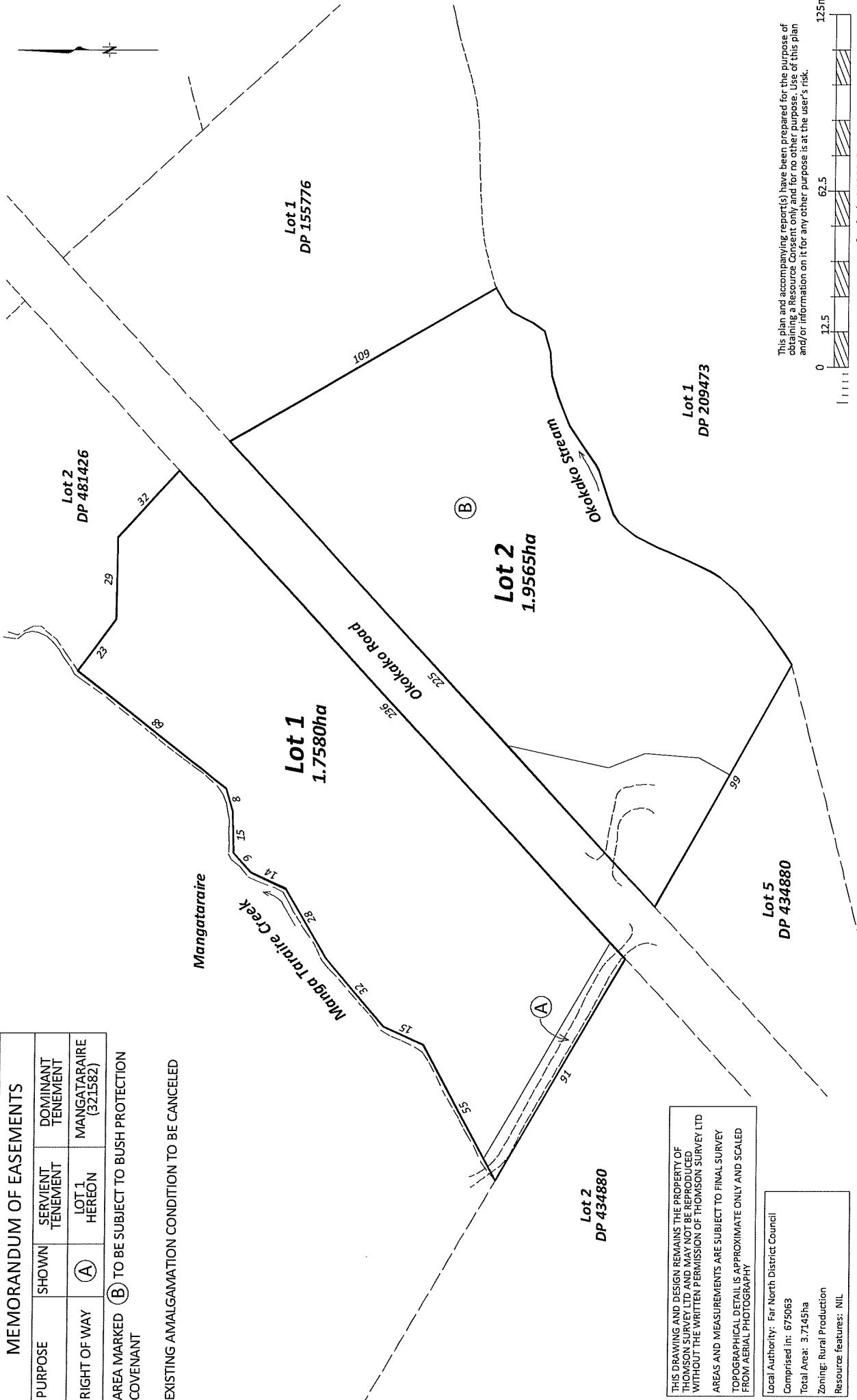
| | | | |
|----------|------|----------|------------|
| Survey | Name | Date | Original |
| Design | | | Scale |
| Drawn | KY | 09/12/25 | Sheet Size |
| Approved | | | |
| Rev | | | |

1:1250 A3
10836 Scheme

| MEMORANDUM OF EASEMENTS | | | |
|-------------------------|-------|----------------------|-------------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT OF WAY | (A) | LOT 1 HEREON | MANGATAIRAE (321582) |

AREA MARKED (B) TO BE SUBJECT TO BUSH PROTECTION
COVENANT

EXISTING AMALGAMATION CONDITION TO BE CANCELED



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 ARE APPROXIMATE ONLY AND SCALED
FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: 675063
Total Area: 3.7145ha
Zoning: Rural Production
Resource Features: NIL

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 572 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 407 360
www.tsurvey.co.nz

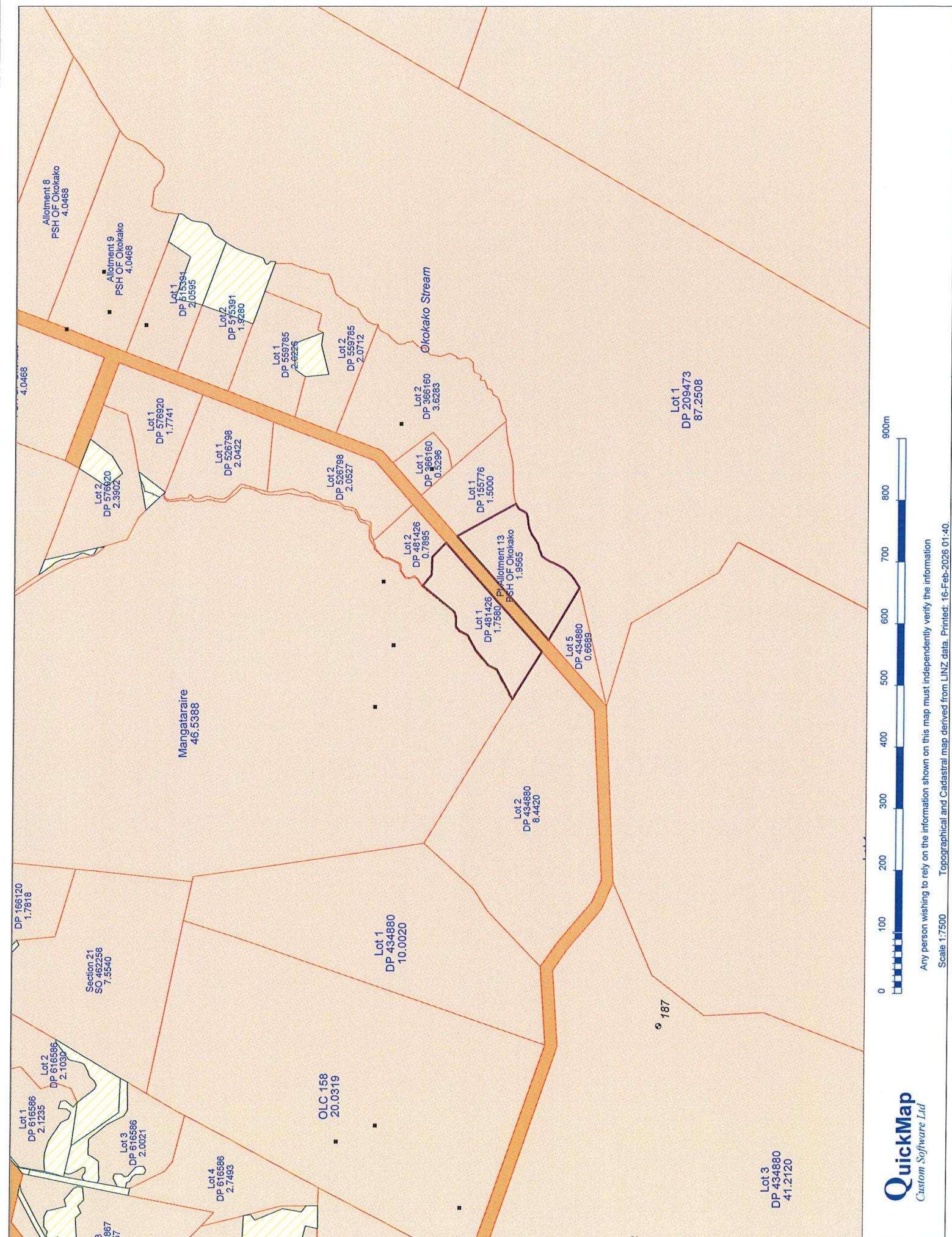
Registered Land Surveyors, Planners & Land Development Consultants
10836 Scheme

**PROPOSED SUBDIVISION OF
LOT 1 DP 481426 & PT ALLOTMENT 13 PSH OF OKOKAKO**
135 OKOKAKO ROAD, WAIMATE NORTH
PREPARED FOR: T. SPOONER

| Surveyors Ref. No: | |
|--------------------|-------------|
| 10836 | |
| Sheet 1 of 1 | |
| Surveyor Name: | Date: |
| Surveyor Design: | Scale: |
| Surveyor Drawn: | Sheet Size: |
| Surveyor Approved: | 1:1250 |
| Surveyor Rev: | A3 |

Appendix 2

Location Plan



Appendix 3

Records of Title and Relevant Instruments



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

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **675063**

Land Registration District **North Auckland**

Date Issued **07 July 2015**

Prior References

NA91D/448

Estate Fee Simple

Area 3.7145 hectares more or less

Legal Description Part Allotment 13 Parish of Okokako and
Lot 1 Deposited Plan 481426

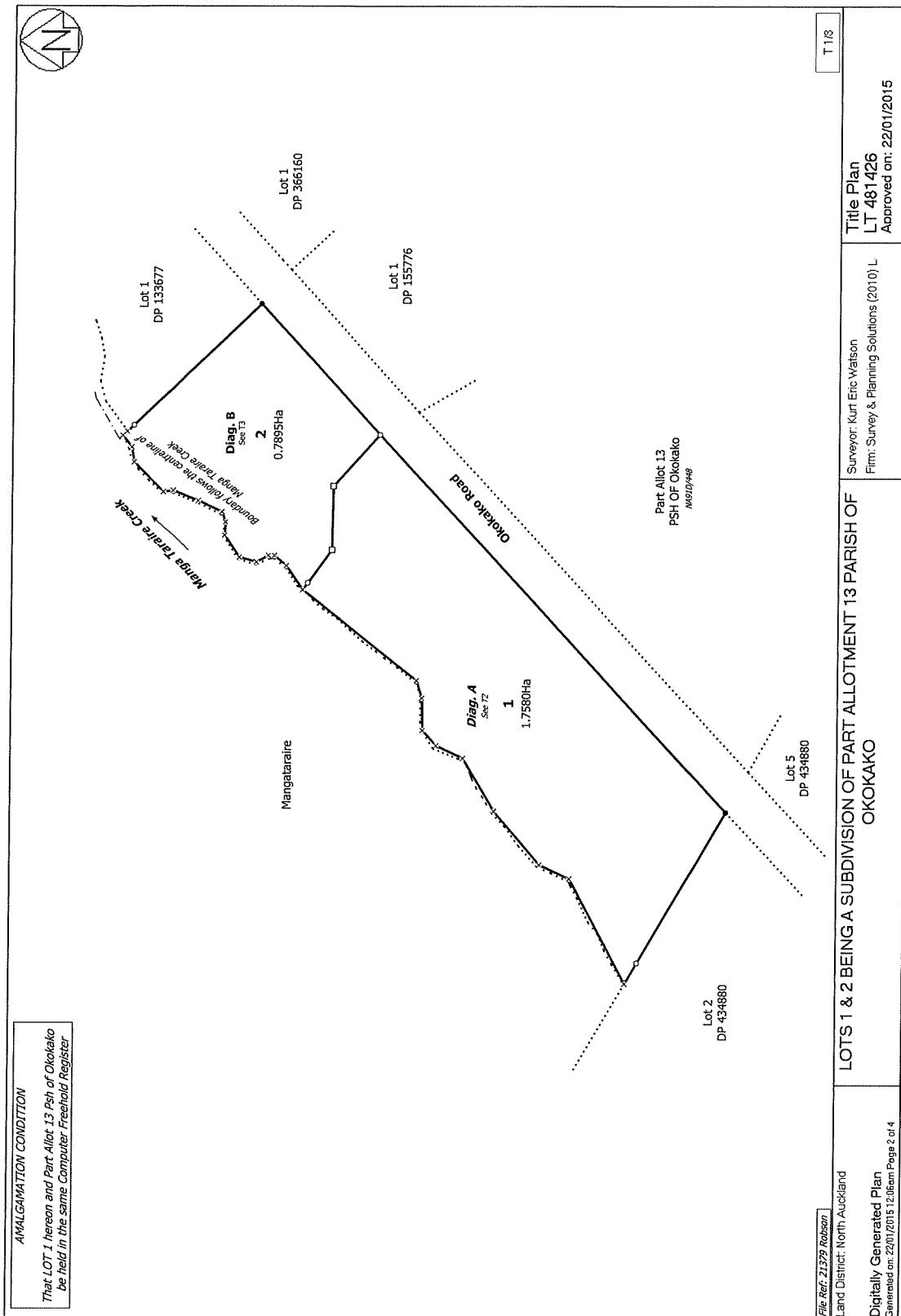
Registered Owners

Terre Jean Spooner

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 481426)

10095501.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.7.2015 at 11:49 am

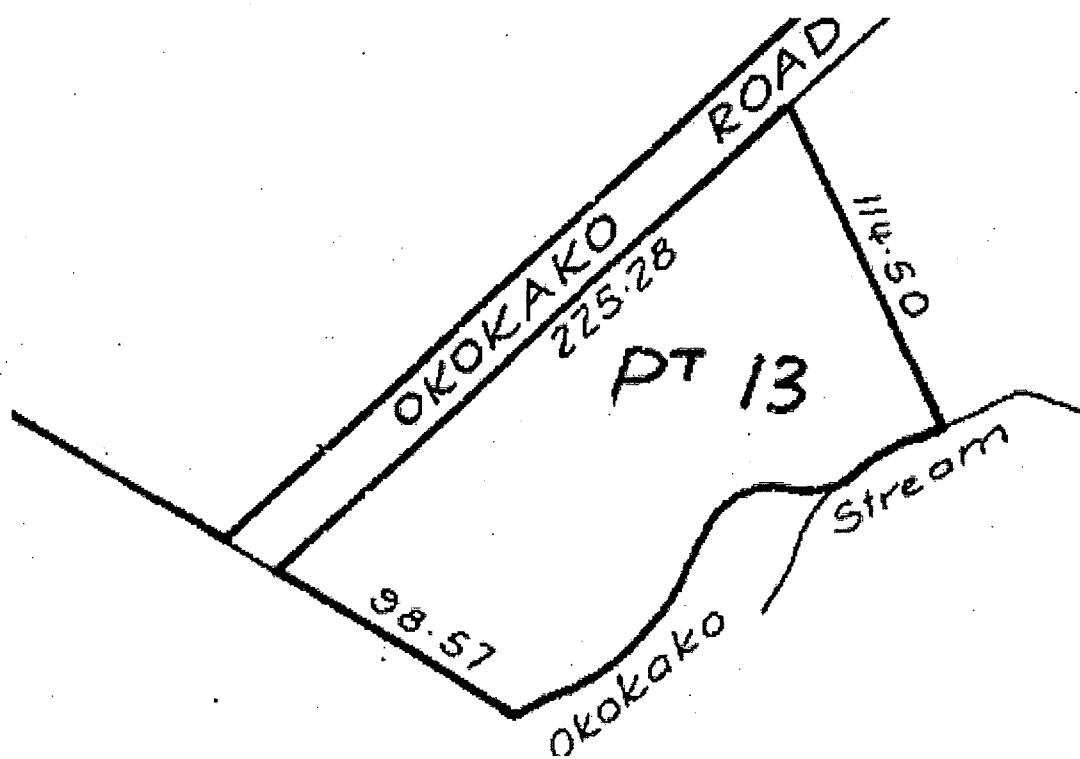


Title Diagram 675063

Cpy-01/01, Pgs-001, 16/07/16, 15:47



DocID: 616808085



View Instrument Details



Instrument No 10095501.2
Status Registered
Date & Time Lodged 07 July 2015 11:49
Lodged By Thompson, Emma Jane
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers Land District
675063 North Auckland

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 07/07/2015 09:40 AM

*** End of Report ***



**Far North
District Council**

Postal: Box 752, Kaitaia 0110
Address: 0110, New Zealand
Fax: 09 320 029
Phone: (09) 401 2137
Email: far.north@xtra.co.nz
Website: www.fndc.govt.nz

Te Kounihenga o Tai Tokerau Ki Te Raki

*The top place where island
waters flow from land to sea*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING 2140182

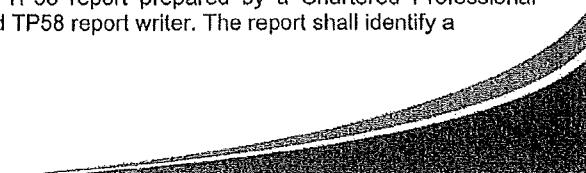
Being the Subdivision of Part Allotment 13
Parish of Okokako
North Auckland Registry

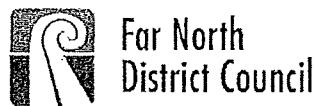
PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 1 DP 481426 & Part Allotment 13 Parish of Okokako

- i) That upon construction of any habitable building the building shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.
- ii) When the vehicle crossing to the lot is finalized the lot owner/ developer shall apply to Council for a Vehicle Crossing Permit. The crossing is to be completed in accordance with the applicable Council Standards.
- iii) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval a TP58 report prepared by a Chartered Professional Engineer or an approved TP58 report writer. The report shall identify a





Far North
District Council

Private Bag 752, Kaitaia 0110
1st Floor, 1410, New Federal
Freephone 0800 920 079
Phone 010 431 5200
(fax) 010 431 2137
Email: efn@efn.govt.nz
Website: www.efn.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where inland
waters, land, and coastal waters*

suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment and disposal system can be fully contained within the lot boundary and that it complies with the Regional Water and Soil Plan Permitted Activity Standards.

SIGNED:

The signature of Mr Patrick John Killalea, written in cursive ink.
Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 12th day of June 2015



16/06 2015 TUE 11:19 FAX

002/012

ANNEXURE SCHEDULE - CONSENT FORM¹

Land Transfer Act 1952 section 238(2)

Insert type of Instrument
"Caveat", "Mortgage" etc**Mortgage**Consentor
*Signature must be underlined*Capacity and Interest of Person giving consent
(eg. Mortgagee under Mortgage no.)**ASB Bank Limited****Mortgagee pursuant to Mortgage
No. C685252.2**

Consent

*Delete words in [] if inconsistent with the consent
State full details of the matter for which consent is required*

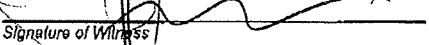
[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Consentor hereby consents to:

The deposit of LT 481426, an Order for New Computer Registers and registration of a Consent Notice as attached.

Dated this 6th day of July 2015.

Attestation

| | |
|--|---|
|  INGRID MAXWELL | Signed in my presence by the Person giving consent  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed): Witness name - JOHN VAILAH Occupation - Bank Officer Address - MT Eden, Auckland |
| | Signature [Common seal] of Person giving consent |

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

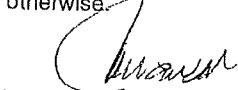


CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I Ingrid Vanessa Maxwell of Auckland, New Zealand, hereby certify:

1. THAT by a Deed dated **7 May 2015** and deposited with Land Information New Zealand and registered number **10062805.1** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

General Manager, Lending Cards & Customer Support
Head of Lending Cards & Customer Support
Manager Lending Cards & Customer Support
Legal Executive, Lending Cards & Customer Support
General Manager, Retail & Business Credit
Executive Manager, Retail & Business Credit
Credit Recoveries Manager
Executive Manager Group Credit Structuring
2. THAT I hold the appointment of Acting Manager Lending Cards & Customer Support with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.


Ingrid Vanessa Maxwell

SIGNED at Auckland this 6 day of July 2015

V 2015.06

Appendix 4

Civil Site Suitability Report

| | |
|----------------------------|---|
| SITE | 135 Okokako Road, Waimate North |
| LEGAL DESCRIPTION | Lot 1 DP 481426 & Pt Allotment 13 PSH OF Okokako |
| PROJECT | 2-Lot Subdivision |
| CLIENT | Terre Spooner |
| REFERENCE NO. | 143689 |
| DOCUMENT | Civil Site Suitability Report |
| STATUS/REVISION NO. | 01 – Resource Consent |
| DATE OF ISSUE | 25 November 2025 |

| Report Prepared For | Email |
|---------------------|----------------------|
| Terre Spooner | ttrobson@outlook.com |

| | | | | |
|-----------------------------------|---|-----------------------|-------------------|---|
| Authored by | G.M. Brant <i>(Be (Hons) Civil)</i> | Civil Engineer | gustavo@wjl.co.nz |  |
| Reviewed & Approved by | B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i> | Senior Civil Engineer | bens@wjl.co.nz |  |

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

| | |
|---|--|
| Legal Description: | Lot 1 DP 481426 & Pt Allotment 13 PSH OF Okokako |
| Lot Sizes: | Proposed Lot 1 – 17,578m ² Proposed Lot 2 – 18,836m ² (existing dwelling) |
| Scope: | Civil Site Suitability Investigation: <ul style="list-style-type: none">- Potable Water- Wastewater Assessment- Stormwater Assessment |
| District Plan Zone: | Rural Production Zone |
| Wastewater: | Recommendations for wastewater are provided in Section 6. |
| Stormwater Management – District Plan Rules: | <p>Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p> <p>Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.</p> |
| Stormwater Management: | To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 2,636.7m ² and 2,825.4m ² respectively. |
| | Given the above, it is expected that any existing/future residential development of the lots would comply with Permitted Activity Rule (8.6.5.1.3). As such, it is not expected that a stormwater attenuation report will be required for any future residential development of the lots. |
| | Stormwater mitigation recommendations are provided in Section 7. |

2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (potable water, wastewater and stormwater) to support the cancellation of the amalgamation condition holding Lot 1 DP 481426 & Pt Allotment 13 PSH OF Okokako in one title. The proposals would result in two lots referred to as Lot 1 and Lot 2 as per Figure 1 below.

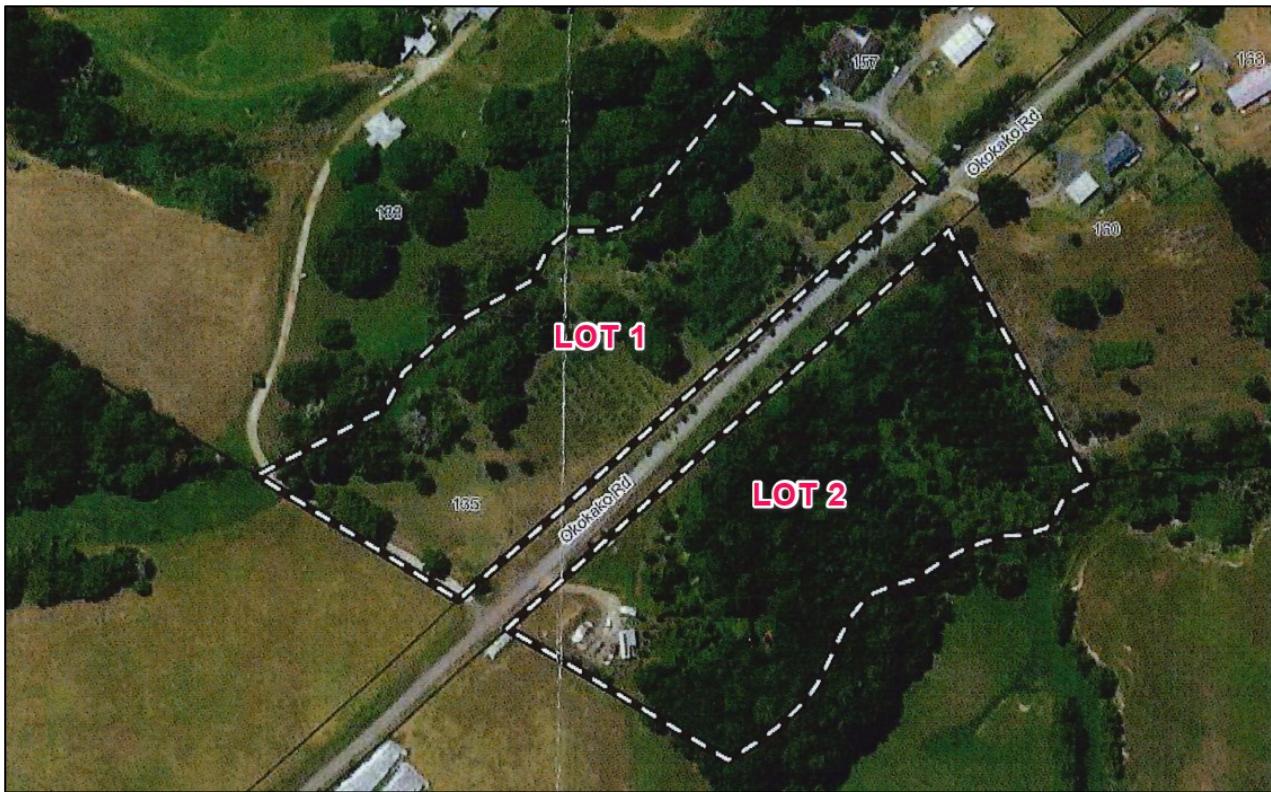


Figure 1: Snip showing proposed lots.

It is our understanding that the client proposes to construct a residential dwelling in Lot 1 post-subdivision, while no future development of Lot 2 is proposed at this stage. As such, the potable water, wastewater and stormwater recommendations herein are limited to Lot 1.

Any revision of the supplied drawings and/or development proposals with potable water, wastewater and/or stormwater implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on potable water, wastewater and/or stormwater assessments herein, should be referred to us for review.

3 SITE DESCRIPTION

Lot 1 DP 481426

The 17,578m² lot is located off the northern side of Okokako Road and is accessed directly off Okokako Road via a shared driveway from the lot's southwestern corner.

Built development on-site comprises a large shed and metal driveway. The remaining ground cover consists predominantly of pasture with trees/shrubs concentrated within the northern and eastern portions of the site.

Topographically speaking, the property generally falls to the north/northwest at gentle to moderate grades.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public underground service connections are not available to the property.



Figure 2: Snip from FNDC Water Services Map showing Lot 1 site boundary (cyan).

Pt Allotment 13 PSH OF Okokako

The 18,836 m² lot is located off the southern side of Okokako Road and is accessed directly off Okokako Road via a metalled driveway near the lot's western corner.

Built development on-site comprises a residential dwelling and metal driveway. The remaining ground cover consists predominantly of thick vegetation.

Topographically speaking, the property generally falls to the east/southeast and moderate to steep grades.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public underground service connections are not available to the property.



Figure 2: Snip from FNDC Water Services Map showing Lot 2 site boundary (cyan).

4 PUBLISHED GEOLOGY

Local geology at the subject site is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000 as; **Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field**, described as; "Basalt lava, volcanic plugs and minor tuff.". Refer to GNS Science Website.

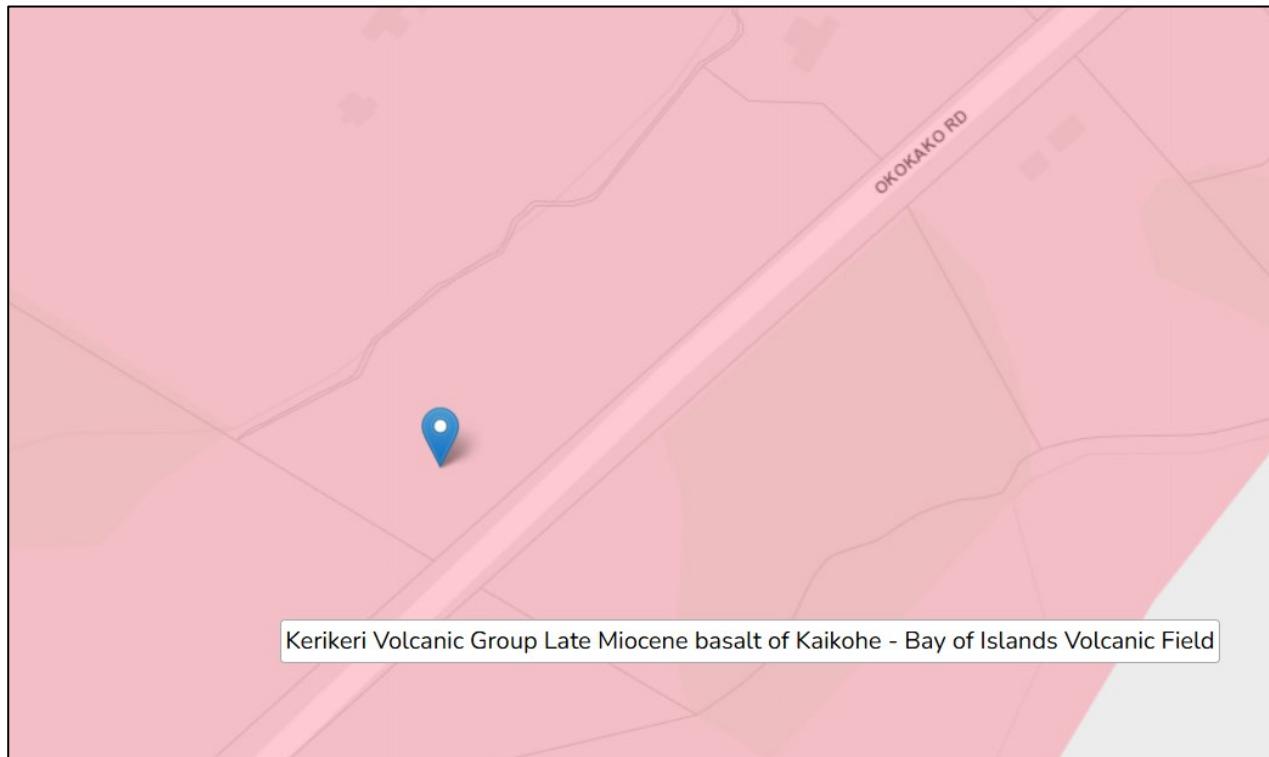


Figure 3: Screenshot aerial view from the New Zealand Geology Web Map. Blue marker depicts property location.

In addition to the above, hand auger testing was conducted by WJL within Lot 1.

The subsoils encountered during WJL's fieldwork consisted predominantly of Clayey SILT and SILT. Approximately 200mm of TOPSOIL was overlying the investigated area. No groundwater was found during our investigation. Refer to the appended 'BH Logs'.

Given the above, the site's subsoils have been classified as **Category 5** in accordance with the TP58 design manual.

5 POTABLE WATER SUPPLY

It is recommended that Lot 1's potable water be provided for by rainwater tanks in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage per new dwelling. The type of tank and volume is for the client to confirm.

6 WASTEWATER

No existing wastewater management system is present within proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within the proposed lot.

6.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

The below wastewater design has been completed to show feasibility of on-site wastewater management within Lot 1. As no development proposals are available at this stage for the eventual residential development within Lot 1, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend secondary level treatment or higher for any new wastewater system within the lot.

Although dripper irrigation is recommended and shown below, alternative trench or bed setup with secondary level treatment may also be acceptable subject to specific design.

6.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

| | |
|--|---|
| Development Type: | Residential Dwellings |
| Effluent Treatment Level: | Secondary (<BOD5 20 mg/L, TSS 30 mg/L) |
| Fill Encountered in Disposal Areas: | Fill encountered at 1/3 hand auger locations – should be sufficient natural ground for disposal of treated effluent |
| Water Source: | Rainwater Collection Tanks |
| Site Soil Category (TP58): | Category 5 – Clayey SILT & SILT –Moderate Drainage |
| Estimate House Occupancy: | 6 Persons |
| Loading Rate: | PCDI System – 4mm/day |
| Estimated Total Daily Wastewater Production: | 1,080L/day |
| Typical Wastewater Design Flow Per Person: | Rainwater Supply: 180L/pp/day (Estimated –water conservation devices may enable lower design flows) |
| Application Method: | Surface Laid PCDI Lines |
| Loading Method: | Dosed |
| Minimum Tank size: | >1,080L |
| Emergency Storage: | 24 hours |
| Estimated Min. Disposal Area Requirement: | 270m ² |
| Required Min. Reserve Area: | 50% |
| Buffer Zone: | Not anticipated to be required |
| Cut-off Drain: | Not anticipated to be required |

6.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

| Table 9 of the PRPN (Proposed Regional Plan for Northland) | | | |
|---|-------------------------------------|---------------------------------------|------------|
| Feature | Primary treated domestic wastewater | Secondary treated domestic wastewater | Greywater |
| Exclusion areas | | | |
| Floodplain | 5% AEP | 5% AEP | 5% AEP |
| Horizontal setback distances | | | |
| Identified stormwater flow paths (downslope of disposal area) | 5 meters | 5 meters | 5 meters |
| River, lake, stream, pond, dam or wetland | 20 meters | 15 meters | 15 meters |
| Coastal marine area | 20 meters | 15 meters | 15 meters |
| Existing water supply bore | 20 meters | 20 meters | 20 meters |
| Property boundary | 1.5 meters | 1.5 meters | 1.5 meters |
| Vertical setback distances | | | |
| Winter groundwater table | 1.2 meters | 0.6 meters | 0.6 meters |

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

| C.6.1.3 Other on-site treated domestic wastewater discharge – permitted activity | |
|---|--|
| The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided: | |
| # | Rule |
| 1 | The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and |
| 2 | The volume of wastewater discharged does not exceed two cubic metres per day, and |
| 3 | The discharge is not via a spray irrigation system or deep soakage system, and |
| 4 | The slope of the disposal area is not greater than 25 degrees, and |
| 5 | The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand |

| | |
|----|--|
| | Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is: |
| | a) dose loaded, and |
| | b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and |
| | For the discharge of wastewater onto the surface of slopes greater than 10 degrees: |
| | a) the wastewater, excluding greywater, has received at least secondary treatment, and |
| | b) the irrigation lines are firmly attached to the disposal area, and |
| 6 | c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and |
| | d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and |
| | e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or |
| | f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and |
| 7 | the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and |
| 8 | for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and |
| | the following reserve disposal areas are available at all times: |
| 9 | a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or |
| | b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and |
| 10 | the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and |
| 11 | the discharge does not contaminate any groundwater water supply or surface water, and |
| 12 | there is no surface runoff or ponding of wastewater, and |
| 13 | there is no offensive or objectionable odour beyond the property boundary. |

We envision that Lot 1 will have no issue meeting the Permitted Activity Status requirements outlined above.

Based on current observations and topography, Lot 1 contains sufficient undeveloped natural ground to accommodate both primary and reserve wastewater disposal areas in accordance with AS/NZS1547 and TP58. Final sizing and positioning will be confirmed at Building Consent stage.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As below, the site resides in a Rural Production Zone.

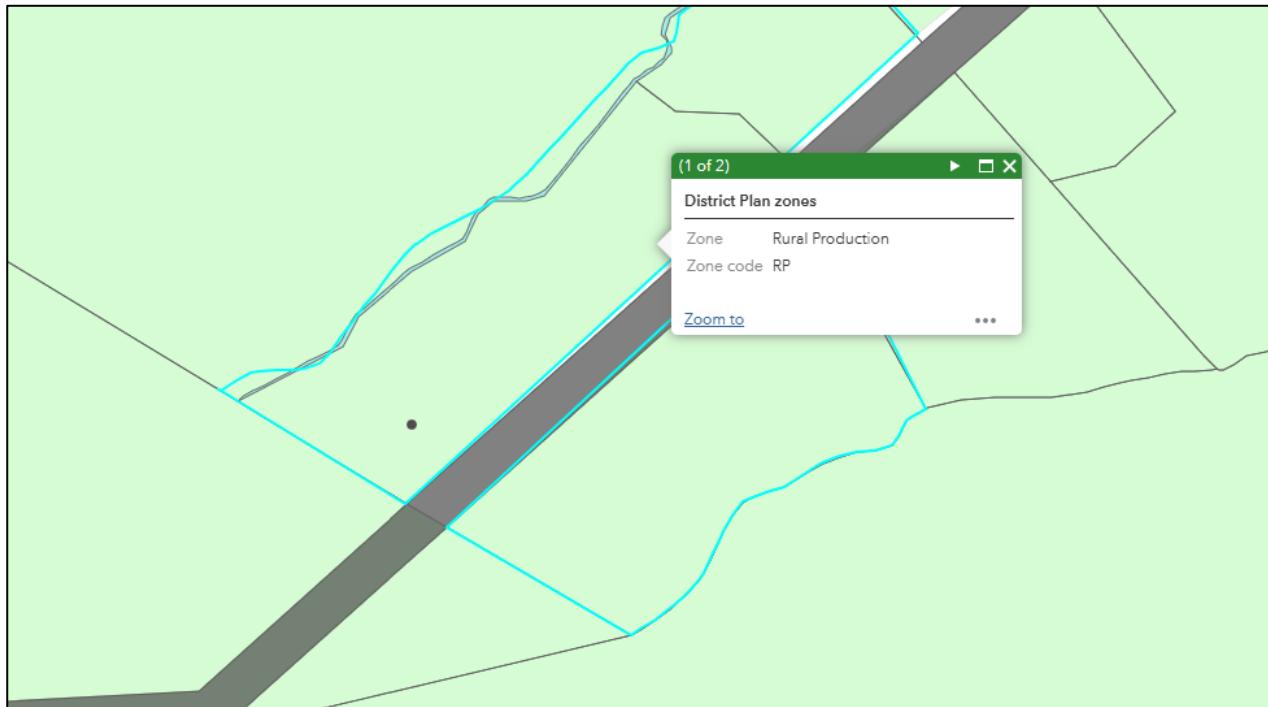


Figure 4: Snip of FNDC Maps showing site in Rural Production Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 2,636.7m² and 2,825.4m² respectively.

Given the above, it is expected that any existing/future residential development of the lots would comply with Permitted Activity Rule (8.6.5.1.3). As such, it is not expected that a stormwater attenuation report will be required for any future residential development of the lots.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations are provided below.

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to potable water tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

7.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures and effluent fields. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, if sealed, driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

7.2.3 Stormwater Runoff Discharge Point

Discharge and overflow from future potable water tanks and any hardstand catchpits / silt traps should be directed to an appropriately sized dispersal device within each lot, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion protection. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and wastewater disposal, with setbacks as per the relevant standards.

The existing shed's potable water tank currently discharges to an existing swale via an aboveground spreader bar. If this existing dispersal device is to be utilised to discharge runoff from future proposed impermeable areas, then the capacity of this dispersal device must be confirmed and erosion protection measures such as riprap lining may be required to be introduced to the receiving swale depending on how much additional runoff is directed to the dispersal device.

7.3 SECONDARY STORMWATER

Where required, overland flows and any concentrated runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

7.4 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

13.10.4 – Stormwater Disposal

| | |
|---|---|
| <p><i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i></p> | <p>No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.</p> |
| <p><i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i></p> | <p>The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009</p> |
| <p><i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i></p> | <p>The application is deemed compliant with the Far North District Council Strategic Plan - Drainage</p> |
| <p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p> | <p>Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p> |
| <p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p> | <p>As above. Runoff from new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a designated outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p> |
| <p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p> | <p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large downslope pasture areas act as bio-filter strips to filter out entrained pollutants.</p> |
| <p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p> | <p>No alteration to waterways is proposed.</p> |
| <p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p> | <p>Not applicable.</p> |

| | |
|---|--|
| <p>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</p> | <p>Not applicable.</p> |
| <p>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</p> | <p>Not applicable.</p> |
| <p>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</p> | <p>Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.</p> |
| <p>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</p> | <p>Not applicable.</p> |
| <p>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</p> | <p>Not applicable.</p> |
| <p>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</p> | <p>Not applicable.</p> |
| <p>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</p> | <p>Not applicable.</p> |
| <p>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</p> | <p>Not applicable.</p> |
| <p>(q) The need for and extent of any financial contributions to achieve the above matters.</p> | <p>Not applicable.</p> |
| <p>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</p> | <p>Not applicable.</p> |

8 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource/Subdivision Consent application.

This report has been commissioned solely for the benefit of our client, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent. This report does not include a flood assessment or freeboard recommendations.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Borehole Records (3 sheets)

**NOTES:**

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.



| ISSUE / REVISION | | | |
|------------------|---------|-----|-------------------------------|
| No. | DATE | BY | DESCRIPTION |
| 01 | NOV '25 | GMB | CIVIL SITE SUITABILITY REPORT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|--------------|-----|
| DESIGNED BY: | GMB |
| DRAWN BY: | GMB |
| CHECKED BY: | BGS |
| SURVEYED BY: | N/A |

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL.

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
**PROPOSED SUBDIVISION OF
LOT 1 DP 481426 &
PT ALLOTMENT 13 PSH
OF OKOKAKO
135 OKOKAKO ROAD
NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: OREWA
DRAWING SCALE: 1:500
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 143689-C001
ISSUE: 01
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HAND AUGER : HA02

CLIENT: Terre Sponner

PROJECT: 2-Lot Subdivision

SITE LOCATION: 135 Okokako Road, Waimate North

JOB NO.: 143689 SHEET: 1 OF 1

START DATE: 19/11/2025

SHEET: 1 OF 1

GRID:

DIAMETER: 50mm

SV DIAL:

EASTING:

ELEVATION

FACTOR:

SOIL DESCRIPTION



| STRATIGRAPHY | SOIL DESCRIPTION | LEGEND | DEPTH (m) | WATER | SHEAR VANE | | | COMMENTS, SAMPLES, OTHER TESTS |
|-------------------------|--|--------|-----------|-----------------------------|---------------------|------------------------|-------------|--------------------------------|
| | | | | | PEAK STRENGTH (kPa) | REMOULD STRENGTH (kPa) | SENSITIVITY | |
| Topsoil | TOPSOIL, dark brown, moist. | | | | | | | |
| | NATURAL: SILT, minor clay, brown, moist, no to low plasticity. | | 0.2 | | | | | |
| Kerikeri Volcanic Group | Clayey SILT, light brown with occasional orange clast specks and mottles, moist, low to moderate plasticity. | | 0.4 | | | | | |
| | | | 0.6 | Groundwater Not Encountered | | | | |
| | | | 0.8 | | | | | |
| | | | 1.0 | | | | | |
| | | | 1.2 | | | | | |
| | EOH: 1.20m - Target Depth | | 1.4 | | | | | |

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

CHECKED BY: BGS



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Appendix 5

Soil and Resource Report



Soil and Resource Report for 135 Okokako Road, Waimate North.

Prepared By: Ian Hanmore

Prepared For: Terre Spooner

6th November 2025

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Disclaimer:

The content of this report is based upon current available information and is only intended for the use of the party named. All due care was exercised by Hammore Land Management Ltd in the preparation of this report. Any action in reliance on the accuracy of the information contained in this report is the sole commercial decision of the user of the information and is taken at their own risk. Accordingly, Hammore Land Management Ltd disclaims any liability whatsoever in respect of any losses or damages arising out of the use of this information or in respect of any actions taken in reliance upon the validity of the information contained within this report.

1.0 INTRODUCTION

This report has been prepared at the request of the client to assess the Land Use Capability (LUC) classifications at a proposed subdivision site at 135 Okokako Road, Waimate North. The New Zealand Resource Inventory (NZLRI) maps have classified almost the entire site as LUC class 3. As such, it could potentially fall under the National Policy Statement for Highly Productive Land (NPS-HPL).

The purpose of the report is to map the site and identify any HPL as defined by the NPS-HPL. To achieve this a site visit was carried out to map the soils and land use capability units on this area and assess them in relation to the NPS-HPL.

This report presents the description of each of the soil types identified on the property as well as descriptions of each of the LUC units mapped. This information is then used to determine and quantify any highly productive land present. This information is accompanied by LUC, soil and soil classifications maps along with the relevant LUC unit and soil profile descriptions.

2.0 MAPPING METHOD

A site visit was carried out on the 23rd of October 2025 to evaluate and describe the soil types and the LUC units present. The property was mapped at a scale of greater than 1:5,000.

LUC mapping was carried out in accordance with the methods described in the 3rd Edition of the Land Use Capability Survey Handbook (Lynn et al 2009). This process involves making a land resource inventory (LRI) of the property in which soil types, soil parent materials, land slopes, erosion type and severity and land cover are recorded. Whenever any of these land features changes a new unit is made.

Specific field work activities include digging and describing soil profiles on each landform with supporting holes dug or profiles observed on bank/drain cuttings to establishing soil boundaries, measuring slopes with a clinometer, and gathering any other data that may be of assistance in assessing the suitability of the land for primary production such as erosion, susceptibility of the land to flooding, winter wetness and/or cold, high temperatures, exposure to salt winds, aspect, and accessibility. This information is then used to determine the specific LUC units, as described in the Land Use Capability Classifications of the Northland Region (Harmsworth, 1996) for the area. At times when mapping at a scale finer than Harmsworth (1996) of 1:50,000, new LUC units are recorded and are noted with an * in the LUC description table.

3.0 SITE DESCRIPTION

The property is located at 135 Okokako Road and covers 3.6ha. The site is flat to rolling with moderately leached brown loam soil formed on basaltic lava. Soils are well drained with with

a firm clay subsoil. Tree crops of olives and macadamia nuts have been planted in the past with most of the olive trees being very stunted and unproductive and macadamia trees untended. The site is divided into two separate blocks by Okokako Road. The area on the northwestern side of the road has a new consented shed and parking area and includes some open grassed area, the macadamia and olive trees mature native bush and a waterway and wetland area that form a tributary to the Waitangi River. The area on the southeastern side of the road is almost totally covered in mature, regenerated native bush it also has a residential dwelling and associated buildings and a small area of grass. At the time of the site visit a single horse was grazed at the site.

3.1 Soil Profiles and Descriptions

The soil identified at the site is described in the table below.

| Soil Profile | Soil Profile Description |
|--|---|
|  | <p>Soil Name: Waiotu friable clay (YO)</p> <p>Soil classification: Moderately to strongly leached brown loams from the Kiripaka suite.</p> <p>Parent material: Basalt flows and ash.</p> <p>Soil description:</p> <p>0-350mm: Friable, moderately to strongly developed, 2-3mm nut, slightly sticky, non-plastic, black (10yr 2/1) silt loam</p> <p>350-800mm: Firm, deforms under pressure breaks to 2-5mm nut with 10-20mm blocks, moderately developed, very sticky, plastic, light olive brown (2.5y 5/4) clay.</p> <p>Surface boulders present.</p> <p>Overall drainage: Well drained</p> |

3.2 Land Use Capability Descriptions

LUC classifications categorize land into eight classes according to its long-term capability to sustain one or more productive uses.

- Classes 1-4 have arable potential with limitations to this land use moving from class one being the most versatile, multi-use land with minimal physical limitations for arable use and increasing to severe limitations under class four land. These classes are also suitable to viticulture, berry production, pastoralism, tree crops and production forestry.
- Classes 5-7 are suitable for pastoral farming and production forestry.
- Class 8 land has no productive use and is rather managed for catchment protection and conservation purposes.

The LUC units mapped on the proposed site are presented in the table below. An LUC map showing the distribution of the mapped units is contained in Section 8.

| Resource information | Luc unit | Total area (ha) | Parent material | Dominant soil type | Slope (degree) | Land Cover | Erosion degree & severity | | Landuse suitability | Stock carrying capacity (su/ha) |
|---|----------|-----------------|--|----------------------|----------------|------------|-----------------------------|---|--|--|
| | | | | | | | Actual | Potential | | |
| 3e 1 Undulating to rolling slopes on young basaltic lava flows, basaltic scoria, and ash. | | 0.11 | Basaltic lavas, basaltic scoria older ashes or tephras | Brown and red loams | 4-15° | Pasture | Negligible to slight sheet. | Slight sheet, rill, and gully. Moderate rill, sheet, wind, and gully when cultivated. | Horticulture. Root and green fodder crops. Viticulture. Intensive grazing Forestry | Average: 21 Top: 26 Potential:30 With irrigation FSI: 30-33 Revised Average: 18 Top: 20 Potential:22 No irrigation |
| 3s 2 Flat to undulating slopes on deeply weathered basalt rocks and occasional ash. | | 0.83 | Lavas and scoria, older ashes or tephras | Brown and red loams. | 0-7° | Pasture | Negligible. | Slight wind, sheet and rill when cultivated. | Horticulture. Root and green fodder crops. Intensive grazing Forestry | Average: 13 Top: 15 Potential:18 FSI: 33-36 |

Land use capability unit descriptions are taken from the author's field work, and the Land use capability classification of the Northland region (Harmsworth, 1996).

Revised stock carry capacities are taken from a review of Harmsworth (1996) stock carry capacities by Bob Cathcart in 2017

4.0 SOIL CLASSIFICATION

4.1 Highly Productive Land

The NPS-HPL came into effect on 17th October 2022 and was updated in August 2024 with the amendments taking effect from 14th September 2024. This policy seeks to protect highly productive land for use in land-based primary production, both now and for future generations. The policy statement defines highly productive land as land that has been mapped in accordance with clause 3.4 of the NPS-HPL and is included in an operative regional policy statement as required by clause 3.5. There is an interim regime for identifying highly productive land prior to a regional policy statement containing maps of highly productive land in the region is operative. Under clause 3.5(7) of the NPS-HPL, highly productive land in the interim period includes land that is: (i) zoned general rural or rural production; and (ii) LUC 1, 2, or 3 land; but is not: (i) identified for future urban development; or (ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The following definition of LUC 1, 2, or 3 land is taken from section 1.3, page 4 of the NPS-HPL:

LUC 1, 2, or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.

A recent Environment Court ruling (Blue Glass Limited vs Dunedin City Council) concluded that during the interim period the mapping by the NZLRI is the means by which LUC classes 1-3 are defined and more detailed mapping carried out since the NPS-HPL came into effect cannot be used to redefine those classifications.

4.2 Site Classifications

The table below shows the LUC area breakdown for the proposed site as well as the percentage of highly productive land.

| LUC Unit | Area (ha) | HPL Classification | % of total Area |
|---------------------------|-------------|------------------------|-----------------|
| 3e 1 | 0.11 | HPL | 3.0 |
| 3s 2 | 0.83 | HPL | 22.4 |
| Unproductive | 2.70 | | 74.6 |
| | | | |
| Total area | 3.64 | | |
| Area HPL | 0.94 | Total % HPL | 25.4 |
| Total area non-HPL | 2.70 | Total % non-HPL | 74.6 |

4.3 NZLRI Mapping

The NZLRI is based on an LUC assessment of the whole of New Zealand and has been carried out at a scale of 1:50,000. It is intended for regional use and planning and is not meant to be used at a farm scale. The 3rd Edition of The Land Use Capability Survey Handbook (Lynn et al

2009) cautions against enlarging LUC data beyond the scale at which it was gathered as it can produce unreliable and misleading results and at time results that are nonsense.

At a scale of 1:50,000, on average one mapping observation is made every 25ha but could be a little as one every 100ha (Hewitt and Lilburne 2003, Greash 2019). As such, it is likely that no data has been gathered from the proposed site. For the purpose of this report, with a site covering 3.6ha the appropriate scale of mapping is more than 1:5,000 or more than four observations per hectare (Lynn et al 2009).

Using the NZLRI for site specific information is outside of its intended purpose and outside of its parameters of reliability. At best it can only provide an indication of the possible LUC units present. The correct process for mapping soil types and LUC at a site of this size is to carry out a site survey at the correct scale by a suitably qualified person as has been done for this report.

The NZLRI LUC mapping of the site is presented below in Figure 1 as a reference.



Figure 1. The NZLRI LUC classifications for the site include 3e 1 shown in brown highlighting and 6s 1 shown in yellow highlighting.

5.0 SITE ASSESSMENT

Due to the coarseness of the NZLRI mapping farm scale changes in physical features such as soil types, slope and site development are not identified. The detailed survey carried out for this report has identified the changes in these physical features at the site.

This has resulted in a change to the LUC classifications at the site due to the slope, and the lack of productive area due to site development and the presence of mature native bush, a waterway and wetland areas. These new site classifications are shown in the LUC map in Section 8 of this report.

5.1 Highly Productive Land

An assessment of the site has been made based on the definition of HPL under the NPS-HPL and confirms there is HPL at the site. However, the detailed mapping of the site has identified significant areas that cannot be used in a productive capacity due to development and natural features.

5.2 Productivity Assessment

The site is separated into two blocks by Okokako Road. The block on the southern side of Okokako Road totals approximately 1.89ha and is almost entirely covered in mature, regenerated native bush, with the residential area of the site located in the western corner with only enough open pasture area to form a lawn or a home orchard or vegetable garden. This small area (570m²) is technically classified as HPL but its small size, isolation from the rest of the HPL at the site and lack of water make it of no practical productive use.

The block on the northern side of the road totals approximately 1.76ha. This is made up of 0.88ha of productive area being LUC units 3e 1 and 3s 2 and 0.88ha of unproductive area comprised of a shed and parking area, mature native riparian bush, a waterway and wetland areas. Soil observations found areas with thin topsoil and very firm clay subsoil and what appears to be historic profile alteration possibly associated with Okokako Road or an onsite accessway.

The block has no access to water for irrigation which significantly limits its production opportunities. This lack of water is seen in the stunted and unproductive olive trees growing on the site, as well as possible nutrient deficiencies. Horticulture is identified as a suitable land use in the LUC descriptions for this block. However, without water for irrigation this potential cannot be realised.

Under the proposal the site will be subdivide into two titles, one on each side of Okokako Road. This proposal will not result in the loss of any productive land as there is none present on the southern block.

6.0 EXEMPTION FOR HPL SUBJECT TO LONG-TERM CONSTRAINTS

Due to the Blue Glass Limited vs Dunedin City Council environment court ruling discussed in Section 4.1 of this report the site must be considered as HPL. Under Clause 3.10 of the NPS-HPL allowance is made for the subdivision of HPL due to the permanent or long-term constraints on the productive use of the land. The pathway for this exemption is appropriate for this site and is considered below.

NPS-HPL 3.10.1(a)

Are there permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years?

- Yes. The southern block is almost entirely covered in mature native bush and cannot be used in any productive way.

NPS-HPL 3.10.1(b) (i)

Does the development avoid any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district?

- Yes. The southern block has no productivity capacity as it is covered in mature native bush, its separation from the northern block will therefore not result in any loss of HPL.

NPS-HPL 3.10.1(b) (ii)

Does the development avoid the fragmentation of large and geographically cohesive areas of highly productive land?

- Yes. It will remove the unproductive area of the site and keep the productive area in one block.

NPS-HPL 3.10.1(b) (iii)

Does the development avoid if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development?

- Yes. There is already a buffer between the existing residence and the northern block due to Okokako Road and the location of the shed on the northern block. If there were any concerns some shelter planting could be placed on the roadside boundary of the northern block.

NPS-HPL 3.10.1(c)

Do the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values?

- There is no loss of HPL due to the proposal as this will all be contained in the northern block.

NPS-HPL 3.10.2

In order to satisfy subclause 3.10.(2) and (3) it must be demonstrated that the permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options, that would retain the productive capacity of the highly productive land, by evaluating options such as:

- (a) alternate forms of land-based primary production – there is no space on the southern block for primary production.
- (b) improved land-management strategies – These are irrelevant as there is nowhere on the southern block for any productive activities.
- (c) alternative production strategies – does not apply.
- (d) water efficiency or storage methods – Lack of water is a limiting factor for production on the northern block but is irrelevant to the southern block.
- (e) reallocation or transfer of water and nutrient allocations – this is not applicable to the site.
- (f) boundary adjustments (including amalgamations) – boundary adjustments are not applicable to this proposal.
- (g) lease arrangements – This is not applicable to this proposal.

7.0 CONCLUSIONS

- The proposal will subdivide the site into two legal titles, one on either side of Okokako Road.
- The proposal will place all of the HPL on the northern block with no productive land on the southern block.
- There will be no loss of HPL or any productive land due to the proposal.
- The proposal meets the requirements for an exemption from the provisions of the NPS-HPL under clause 3.10.

8.0 MAPS



135 Okokako Road Land Use Capability Classifications



135 Okokako Road Highly Productive Land Classifications



9.0 REFERENCES

[2024] NZEnvC 083 Blue Glass Limited v Dunedin City Council

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