Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

1. Pre-Lodgement Meeting

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

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

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

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

3. Would you like to opt out of the Fast Track Process?

Yes / ~~No~~

4. Applicant Details:

Name/s: LJ King Limited

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

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

Name/s: Northland Planning and Development

Electronic Address for Service (E-mail): info@northplanner.co.nz

Phone Numbers: Work: 09 408 1866 Home:

Postal Address: (*or* alternative method of service under section 352 of the Act) PO Box 526, Kaitaia

Post Code: 0441

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

6. Details of Property Owner/s and Occupier/s: ***Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)***

Name/s: Logan King Trustee Limited

Property Address/ Location: 3179 Far North Road, Pukenui

7. Application Site Details:

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

Site Address/ Location: 3179 Far North Road Pukenui

Legal Description: Lot 2 DP 452703 Val Number:

Certificate of Title: 579036

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? Yes / ~~No~~

Is there a dog on the property? ~~Yes~~ / No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

. Please contact Logan prior to the site visit so he can arrange to have the gate unlocked

8. Description of the Proposal:

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

Proposal to subivide the site to create 2 additonal allotments

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

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

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

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)

O yes ⊗ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

⊗ yes O no O don't know

O Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full)

Email:

Postal Address:

Phone Numbers:

[redacted]

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

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

Name: [redacted] (please print)

Signatu[redacted] (signature of bill payer – **mandatory**) Date: 9/11/23

14. Important Information:

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

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

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

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

Name: [redacted] (please print)

Signature: [redacted] (signature) Date: 4/11/23

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

Checklist (please tick if information is provided)

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

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

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

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General of Land

Identifier	**579036**
Land Registration District	**North Auckland**
Date Issued	21 August 2013

Prior References
181136

Estate	Fee Simple
Area	25.7000 hectares more or less
Legal Description	Lot 2 Deposited Plan 452703
Registered Owners	[redacted]

Interests

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

Subject to Section 8 Coal Mines Amendment Act 1950

D574558.1 Gazette Notice (NZ Gazette No. 46 page 1021) declaring part State Highway No. 1F Far North District commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of the highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No. 10 to be a limited access road - 25.1.2001 at 12.09 pm

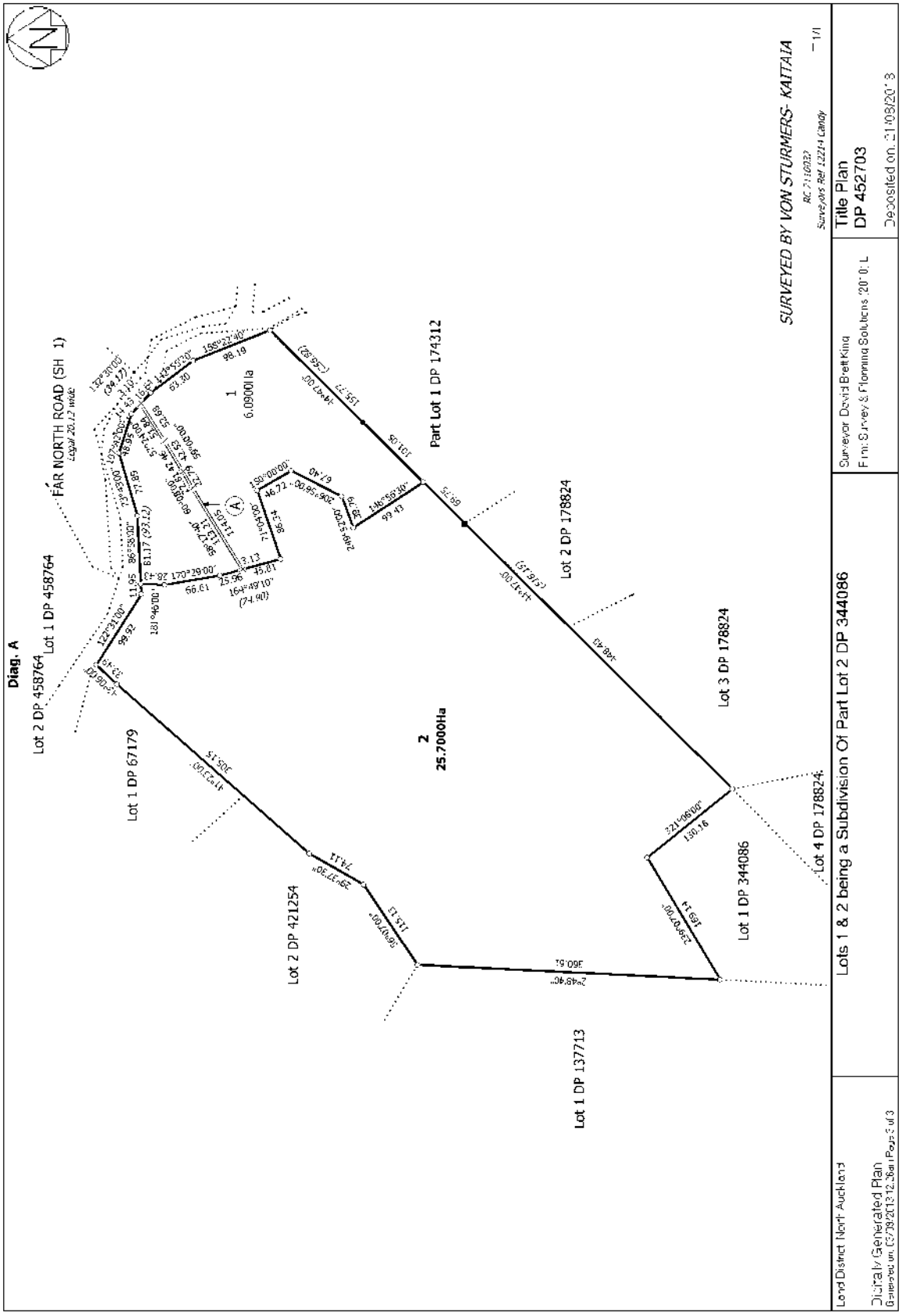
D574942.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3.31 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 9476521.2 - 21.8.2013 at 4:35 pm

The easements created by Easement Instrument 9476521.2 are subject to Section 243 (a) Resource Management Act 1991

9476521.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.8.2013 at 4:35 pm

12717421.4 Mortgage to ANZ Bank New Zealand Limited - 31.5.2023 at 2:43 pm


SURVEYED BY VON STURMERS- KAITAIA
Surveyors Ref 12214 Candy
Diag. A
FAR NORTH ROAD (SH 1)
Legal 20.12 wide
Lot 2 DP 458764
Lot 1 DP 458764
Lot 1 DP 67179
Lot 2 DP 421254
Lot 1 DP 137713
Lot 1 DP 344086
Lot 4 DP 178824
Lot 3 DP 178824
Lot 2 DP 178824
Part Lot 1 DP 174312
1
6.0900Ha
2
25.7000Ha
Lots 1 & 2 being a Subdivision Of Part Lot 2 DP 344086
Land District North Auckland
Digitally Generated Plan
Surveyor David Brett King
Firm Survey & Planning Solutions 2010 Ltd
Title Plan
DP 452703
Deposited on 21/08/2013

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Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2110032
Being the Subdivision of Lot 2 DP 344086

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 2 – DP 452703

(i) Any habitable 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 safely accessible for fire-fighting purposes 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) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the lot owner shall obtain a Building Consent and install the effluent disposal system as detailed in the site and soil evaluation report required by condition 3(b) of 2110032-RMASUB. The installation shall include an agreement with the system supplier, or their authorised agent, for the on-going operation and maintenance of the wastewater treatment plant and effluent disposal system.

The estimated cost of the installed system is $10,750.00 inclusive GST as per quote from Effluential Drainlayers Ltd. The costing is valid for a period of 6 months from the date of issue of the 224(c) certificate.

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Where a disposal site is chosen which differs from that described in the report required by condition 3(b) of 2110032-RMASUB, a new site and soil evaluation report will be required to be submitted for approval of Council's Building Department prior to the installation of the system.

(iii) That if a dwelling is constructed within 80 metres of the boundary with the State Highway, the building(s) shall be designed, constructed and maintained so that internal sound levels do not exceed 35 dBA Leq (24hr) in bedrooms and 40 dBA leq (24hr) for other habitable rooms.

A report from a recognised acoustic engineer shall be supplied with any application for building consent demonstrating that the proposed building construction will comply with NZS2107:2000 (Noise). Prior to commencing the Development a copy of this report shall be provided to the New Zealand Transport Agency.

SIGNED: [redacted] Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 15th day of May 2013.

Subdivision Resource Consent Proposal

LJ King Limited

3179 Far North Road, Pukenui

Date: 7/11/2023

Please find attached:

- an application form for a Subdivision Resource Consent to subdivide to create two additional allotments in the ***Rural Production Zone*** and cancellation of an existing consent notice and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

If you require further information, please do not hesitate to contact me.

Regards,

Shanay Howard

[redacted]

Resource Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

Reviewed by:

[redacted]

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

1. Table of Contents

Appendices

1. **Far North District Council Application Form** – *Signed.*
2. **Certificate of Title** – *LINZ.*
3. **Consent notice –** *LINZ.*
4. **Subdivision Scheme Plan –** *Von Sturmers.*
5. **TP58 Report –** *O'Brien Consulting – Lot 1.*
6. **TP58 Report -** *O'Brien Consulting – Lot 2.*
7. **NZTA –** *Written approval.*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

Subdivision

1.1. The proposal is to undertake a subdivision of Lot 2 DP 452703 to create two additional allotments as detailed in Figure 1 below.

1.2. The proposed lot sizes are as follows:

- **Lot 1 –**4.13 hectares. Vacant lot.
- **Lot 2 –**4.17 hectares. Contains existing built development.
- **Lot 3 –** 17.40 hectares. Balance lot that is vacant land.

Areas and measurements are subject to final survey.

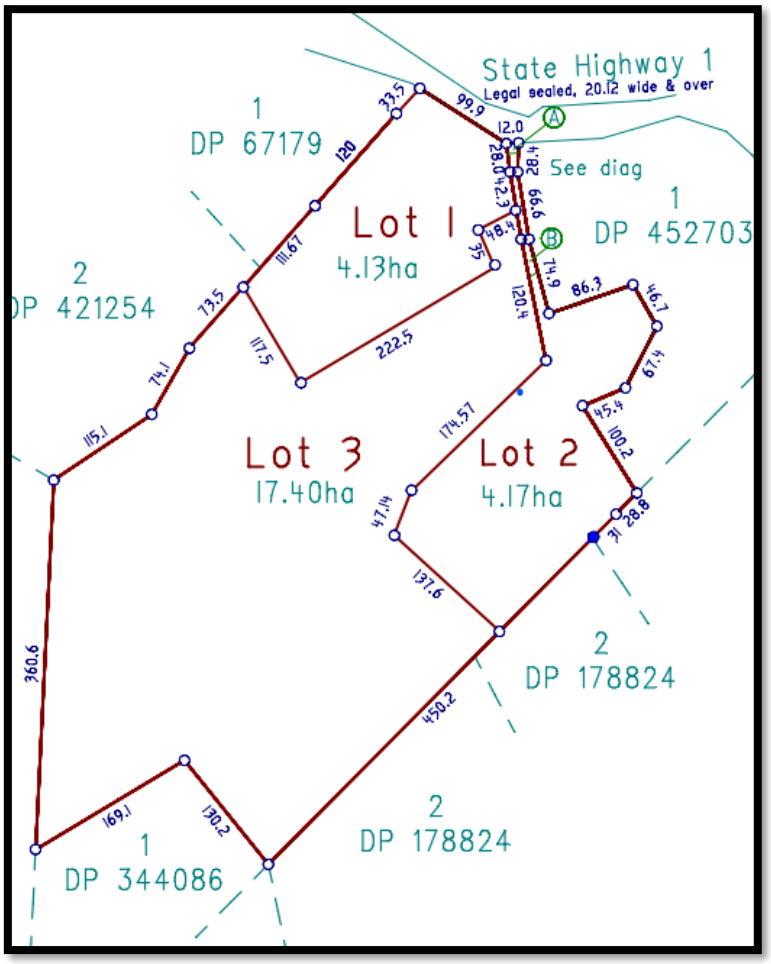


Figure 1: Proposed Scheme Plan. Source: Von Sturmers.

1.3. As detailed in the scheme plan above, it is proposed that all the lots will utilise the existing vehicle crossing off State Highway 1.

Change/Cancellation of consent notice condition.

1.4. The proposal is also seeking cancellation of consent notice 9476521.3 which was imposed under RC 2110032-RMASUB. Cancellation of this consent notice and replacing it with a new consent notice that refers to the new lots being created will keep the registered documents tidy and easier to interpret/understand.

1.5. Conditions (i) and (ii) can be covered under new consent notice conditions relevant to this application and the new lots being created. An amendment to the wording of Condition (iii) is requested to change the building setback distance to the State Highway from 80m to 45m. Approval from NZTA has been obtained in relation to this.

2. The site and surrounding environment

2.1. The subject site is located at 3179 Far North Road, Pukenui which is legally described as Lot 2 DP 452703 with an area of 25.7 hectares.

2.2. The property is predominantly used to harvest seasonal corn. The corn is harvested to the rear of the site with areas of pasture located to the north and the curtilage around the existing dwelling. The site contains a residential dwelling, and associated sheds which will be contained within Proposed Lot 2.

2.3. The site is of varying topography, with the dwelling within proposed Lot 2 elevated above the remainder of the property. The farm generally contains areas planted in corn as well as grazed farmland with a shed located adjacent to the right of way within proposed Lot 1.

2.4. Proposed Lot 1 has frontage to the State Highway; with all lots gaining access via the existing crossing place from the State Highway. The access is sealed as this was upgraded to Council standard in 2013.

2.5. The surrounding environment consists of a range of rural lifestyle allotments of 2 hectares to 4 hectares and larger rural productive blocks which occur along Turk Valley and Far North Roads.

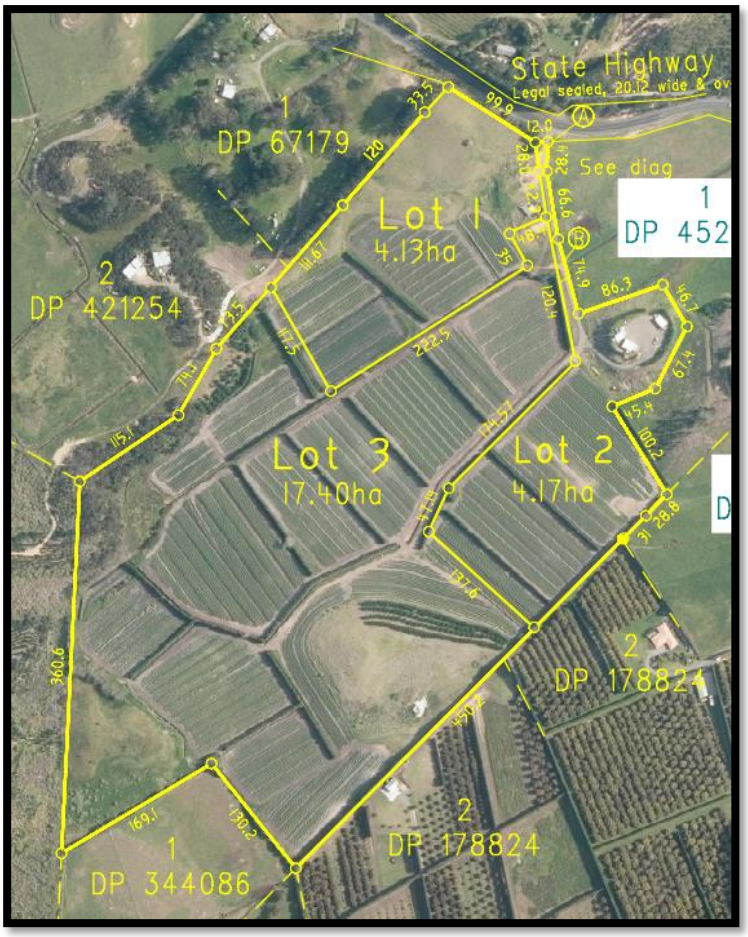


Figure 2: Scheme Plan on aerial image.

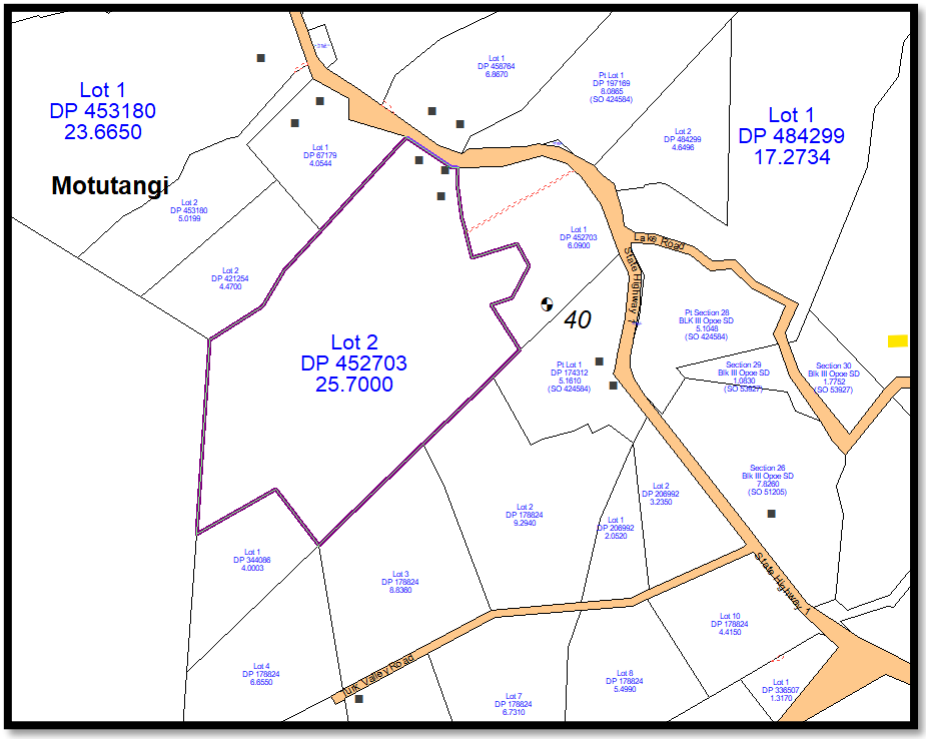


Figure 3: View of subject site and surrounds. Source: Quick Maps.

Site Photos

A site visit was undertaken, with a compilation of the photos below.

Figure 4: Vehicle Crossing from the site onto Far North Road.

Figure 5: Existing driveway which is proposed to be ROW A as part of this subdivision.

Figure 6: Existing shed on Proposed Lot 1.

Figure 7: Proposed Lot 1, along the road frontage.

3. Background

Current Title

3.1. Lot 2 DP 452703 is held within Record of Title 579036. The title is dated 21.8.2013 and has a legal area of 25.7 hectares.

3.2. Consent notice 9476521.3 is registered on the title and contains three conditions which are in relation to fire-fighting water supply, obtaining building consent for installation of effluent disposal systems and an acoustic report for dwellings located within 80m of the boundary with the State Highway.

3.3. This application includes a variation to consent notice 9476521.3 (iii) relating to the setback any dwelling can have to the State Highway as part of s221(3).

Site Features

3.4. Under the Operative District Plan, the site is located within the Rural Production zone. The site is not located within any areas of Outstanding Natural Landscapes or Features.

3.5. Under the Proposed District Plan, the site is located within the Rural Production Zone and located adjacent to Treaty Settlement Land. The property is also located within a Treaty Settlement Area of Interest which is a non-District Plan layer.

3.6. Given the site's rural location there are no connections to reticulated services such as water supply, wastewater and stormwater. There is an existing onsite infrastructure system servicing the existing dwelling within proposed Lot 2.

3.7. The site does not contain any areas of PNA and is also not shown to be within a kiwi present area under the FNDC Maps

3.8. The site is not subject to any river flood hazards as indicated on NRC Natural Hazards map.

3.9. The site contains a mix of soils which are 4e9,4s5, 6e6 and 4w3, all of which are not classified as highly versatile soils under the RPS for Highly Productive land (NPS – HPL).

3.10. NZAA shows there are no archaeological sites within the property.

3.11. With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment. The site is not located within an area identified as having High Natural Character.

3.12. The Regional Plan does not map the site as being within a Priority catchment area.

3.13. The site is not located within a Statutory Acknowledgement Area and is not located within an area of interest to local hapu on Councils Treaty Settlement maps.

4. Activity Status of the Proposal

Weighting of Plans

4.1. The proposal is subject to the Proposed District Plan process that was notified 27 July 2022.

4.2. The site is zoned as Rural Production under the Proposed District Plan and is not subject to any other overlay within the plan. When the Proposed Plan was first notified there were a number of rules which were identified as having immediate legal effect. An assessment of the relevant rules and related objectives and policies the Proposed District Plan now forms part of this application.

4.3. The submissions period has closed, and submissions are now available to view on Councils Website. We have contacted Councils Policy Team enquiring about whether any additional rules have immediate legal effect. At this point in time no further rules have been publicly identified. As such, we have taken the approach that no further rules have immediate legal effect. If this is incorrect, we ask that Council contact us at their earliest convenience to provide us with an updated assessment list.

Operative District Plan

4.4. The subject site is located within the Rural Production Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
PERFORMANCE STANDARDS		
Plan Reference	**Rule**	**Performance of Proposal**
13.7.2.1	**MINIMUM LOT SIZES**	**Discretionary Activity.** The proposed lot sizes are all over 4ha in area, such that it can comply with the minimum allotment size for a Discretionary Activity.
13.7.2.2	**ALLOTMENT DIMENSIONS**	**Complies** The minimum dimension is 30m x 30m taking into account the 10m setback. Proposed Lots 1 and 3 will be vacant and have sufficient area for future built development. Proposed Lot 2 contains the existing built development which is setback in excess of 10m from the new boundaries.
13.7.2.3 – 9	Not Applicable for this application.	

4.5. The subdivision proposal is able to meet the **Discretionary** provisions for the Rural Production zone.

Rural Production zone

4.6. Proposed Lot 1 will contain the existing shed, proposed Lot 2 will contain an existing dwelling and associated outbuildings and proposed Lot 3 will be vacant land which currently contains the seasonal corn harvest. Assessment against Section 8.6.5.1 will be undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:
PERFORMANCE STANDARDS

Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	**RESIDENTIAL INTENSITY**	**Permitted** Proposed lot 2 contains one existing dwelling. Proposed Lots 1 & 3 do not contain any dwellings.
8.6.5.1.2	**SUNLIGHT**	**Permitted** The existing structures within Lots 1 & 2 are located over 10 metres away from the new proposed boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	**STORMWATER MANAGEMENT**	**Permitted** Due to the large size of all of the proposed lots relative to the existing impermeable surfaces, it is considered that the impermeable surface coverage is within 15% of the total site area.
8.6.5.1.4	**SETBACK FROM BOUNDARIES**	**Permitted.** The existing structures within proposed Lots 1 & 2 are set back in excess of 10 metres from the new boundaries. Proposed Lot 3 contains ample area to ensure the relevant setback requirements are adhered to, if the site is ever developed in the future.
8.6.5.1.5	**TRANSPORTATION**	A full assessment will be undertaken within this report.
8.6.5.1.6	**KEEPING OF ANIMALS**	**Not applicable.**
8.6.5.1.7	**NOISE**	**Not applicable.**
8.6.5.1.8	**BUILDING HEIGHT**	No new buildings sought.
8.6.5.1.9	**HELICOPTER LANDING AREA**	**Not applicable.**
8.6.5.1.10	**BUILDING COVERAGE**	**Permitted** The total building coverage within Lots 1 & 2 is well within 12.5% of the total site area.
8.6.5.1.11	**SCALE OF ACTIVITIES**	**Not applicable**
8.6.5.1.12	**TEMPORARY EVENTS**	**Not applicable.**

4.7. The proposal is therefore considered **Permitted** in terms of Section 8.6.5.1.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
15.1.6A	**TRAFFIC**	**Permitted Activity** Proposed Lots 1 & 3 will be vacant and contain no activities other than farming activities, which are exempt from this rule. Proposed Lot 2 contains one residential dwelling which is also exempt; this is stipulated within Rule 15.1.6A.2.1.
15.1.6B	**PARKING**	**Permitted Activity** All of the lots are considered of adequate area to provide for any future parking, once the lots are developed.
15.1.6C.1.1	**PRIVATE ACCESSWAY IN ALL ZONES**	**Permitted Activity** The proposed ROW will gain access from the existing crossing place on Far North Road. Easement A will serve 3 allotments (proposed Lots 1, 2 & 3) and Easement B will serve 2 allotments (proposed Lots 2 & 3). a) If upgrades are required, Easement A & B will be constructed in accordance with the relevant engineering standards. b) Complies c) Not applicable. d) Not applicable. e) Complies.
15.1.6C.1.2	**PRIVATE ACCESSWAYS IN URBAN ZONES**	**Not applicable.**
15.1.6C.1.3	**PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES**	**Permitted.** ROW A is less than 100 metres in length. ROW B is more than 100 metres in length and therefore passing bays will be provided which meets the FNDC Engineering standards. The access will serve 3 sites and has existing provisions for vehicle queuing space at the vehicle crossing to the legal road.
15.1.6C.1.4	**ACCESS OVER FOOTPATHS**	**Not applicable.**
15.1.6C.1.5	**VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES**	**Permitted Activity.** All allotments will utilize the existing crossing place.
15.1.6C.1.6	**VEHICLE CROSSING STANDARDS IN URBAN ZONES**	**Not applicable.**
15.1.6C.1.7	**GENERAL ACCESS STANDARDS**	**Permitted Activity.** (a) There is/will be adequate turning on each site. (b) N/A (c) The sides of the driveways will remain in grass. (d) Stormwater will be managed on site.

15.1.6C.1.8	**FRONTAGE TO EXISTING ROADS**	**Permitted Activity.** (a) Far North Road is able to meet the legal road width standards. (b) It is considered that this road is constructed to the Council's Engineering Standards. (c) The proposed allotments only have access to one road frontage. The legal road carriageway does not encroach upon the property.

4.8. The proposal is therefore considered **Permitted** in terms of Part 2 – District Wide Matters.

Overall status of the proposal under the Operative District Plan

4.9. The proposal can meet the lot size provisions of a Discretionary Activity as all new lots exceed 4 hectares.

4.10. Therefore, the subdivision will be assessed as a **Discretionary Activity.**

Proposed District Plan

4.11. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.	**Not applicable.** The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	**Not applicable.** The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	**Not applicable.** The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9)	**Not applicable.**

	All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	**Not applicable.** The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	**Not applicable.** The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	**Not applicable.** The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Maori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	**Not applicable.** The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	**Permitted.** Earthworks as part of this proposal will be minor (if any at all) due to the flat topography of the vacant allotments. Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion

		and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	**Not applicable.** No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	**Not applicable.** The site is not located in the Orongo Bay Zone.

4.12. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

Change/cancellation of consent notice condition

4.13. The following section of the Resource Management Act (RMA) is relevant to the proposed cancellation to the consent notice. Section 221(3A) states that sections 88 to 121, and 127 (40 to 132 of the Act) will apply in relation to such applications. Applications seeking to vary or cancel consent notice condition/s are assessed as if the application were for resource consent for a Discretionary Activity. The references to the consent notice condition and to the activity relate only to the change of the consent notice condition and the effects of the change.
Consent is sought to change condition (iii).

Section 221(3) – Change of Consent Notice Condition

(3) At any time after the deposit of the survey plan,—
(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:
(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.

4.14. The cancellation of consent notice will be assessed as a **Discretionary Activity.**

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4.15. In terms of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) it is considered that the proposal does not trigger the

requirement for investigation under the NES. As mentioned, the lots all contain areas of grazed paddocks and planted areas of seasonal corn.

4.16. The proposed subdivision will not change the current use of the site. Proposed Lot 1 contains grazed paddocks with an area set aside for seasonal corn, proposed Lot 2 contains an existing dwelling & sheds also with an area set aside for seasonal corn. The balance lot contains both grazed paddocks with a large portion being planted in corn. All lots will continue to be utilised as productive land. Therefore, the requirement for investigation under the NES is not triggered. This is further explained in **Section 2.1.2(4)** of the ***Users' Guide: NES for Assessing and Managing Contaminants in Soil to Protect Human Health.*** Below is the excerpt from Section 2.1.2(4):

4. **Subdivision of land.** Any subdivision of land that is actually or potentially contaminated by an activity or industry described on the HAIL is covered by the NES. Either a preliminary site investigation report (in support of a permitted activity under regulation 8(4)) or a detailed site investigation report (in support of a resource consent application) will need to be prepared and submitted for **each** of the resulting land parcels that contain a "piece of land". The NES applies to the piece of land on which hazardous activities are being, have been, or are more likely than not to have been undertaken, so in some cases, all of the land parcels that result from a subdivision may be subject to the NES, even if there is no change in land use.

   The only exception to this is production land that is subdivided but does not stop being production land. In this case, a newly created land parcel may continue to be used for production purposes without triggering any requirement for investigation under the NES. Similarly, the NES does not apply to the remaining part of the original farm so long as it does not stop being production land.

   Note: The future use of land after a subdivision is not always known or the new owner may decide on a different building and/or building platform to that described in the subdivision application. If this occurs, the resulting change in land use or footprint location would be identified through either a variation to the subdivision consent or through an application for a building consent. The council will need to inform the landowner of NES requirements when it becomes aware of the change in land use, regardless of whether a "Section 37 compliance certificate" is required (s.37 Building Act 2004).

   Examples of subdivision activities to which the NES applies: *Subdivision of an orchard into a number of smaller blocks, each with potential for new residences to be built; subdivision of an industrial site identified on the HAIL, regardless of whether the land use for either resulting land parcels is changing or not (this enables a PSI to be put on the title for future owners of the site).*

   Example of a subdivision activity that is **not** covered by the NES: *Subdivision of a farm into multiple blocks of production land (even if the district plan permits future residences built on the resulting lots. Here the NES would rely on councils noticing later changes in land use).*

4.17. The subdivision will not stop the subject site from being used as productive land. The existing seasonal corn crops within each lot will continue to be productive and will also retain the ability to remain as productive grazing land allowing the lots to be utilised for rural lifestyle use.

4.18. It is therefore considered that the proposal does not trigger the requirement for investigation under the NES as the proposal will not change the use of the site nor take the land out of productive use, as what is currently in existence will remain.

4.19. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

5. Statutory Assessment

Section 104B of the Act

5.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

Section 104(1) of the Act

5.2. Section 104(1) of the Act states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) Any relevant provisions of –
- *(i) A national environmental standard*
- *(ii) Other regulations*
- *(iii) A national policy statement*
- *(iv) A New Zealand Coastal Policy Statement*
- *(v) A regional policy statement or proposed regional policy statement*
- *(vi) A plan or proposed plan; and*

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'

5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the act). Positive effects include that the proposal will allow for two additional allotments which can be utilised for small scale rural productive uses as well as residential development.

5.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require

specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries.

5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 5.

5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

6. Environmental Effects Assessment.

6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

6.2. The proposal is considered to be a Discretionary activity.

6.3. In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

6.4. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Allotment Sizes and Dimensions

6.4.1. The proposal will result in two additional allotments, with the lot sizes being 4.13ha, 4.17ha and a balance lot of 17.40ha. Proposed Lot 2 will contain the existing built development and Proposed Lots 1 & 3 will remain in productive use, with suitable areas for a 30m by 30m building envelope which can accommodate any future built development and associated services. It is anticipated that proposed Lot 3 will remain unchanged, however it may be developed in the distant future.

6.4.2. The property is predominately planted in seasonal corn, with areas of pasture. The proposed lot sizes are of adequate size for the intended purpose of the land. The lots are also of a size which are sufficient for operational and maintenance requirements of the existing and future use of the sites.

6.4.3. Access arrangements can be provided to all of the lots via the existing crossing place and proposed ROW.

6.4.4. In regard to the relationship of the proposed allotments and their compatibility with the pattern of adjoining subdivision and land use activities and access arrangements, it is considered that the proposal is consistent with these items. The surrounding environment is made up of a mix of allotment sizes. The site adjoins smaller rural lifestyle lots of 2-6 hectares. All of which are located adjacent to Far North Road and Turk Valley Road. There are several lots to the south of the site that are lifestyle lots, with lots further north being larger productive lots of more than 20 hectares.

6.4.5. Given the location of these allotments and their future intended use, it is concluded that the proposal is compatible and consistent with neighbouring development trends. The surrounding environment has already been developed with many rural lifestyle/production allotments of similar size and hence the proposal is not objectionable to development in the area.

6.4.6. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. Lots 1 & 3 are suitable for future built development, which is also consistent with the smaller lots within the locality. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the rural environment remaining intact.

Natural and Other Hazards

6.4.7. The site is not shown to be susceptible to any Natural Hazards on the NRC Hazard maps.

6.4.8. The proposed lots are all over 4ha in area and can provide suitable building envelopes. Lot 2 is already developed with a dwelling and associated services.

6.4.9. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

Water Supply

6.4.10. The subject site is not within an area serviced by reticulated water.

6.4.11. Proposed Lot 2 contains an existing dwelling with existing water supply that is collected from the roof of the dwelling to existing water tanks.

6.4.12. It is anticipated that water supply will be addressed at the time of development, with the standard consent notice condition being applied to proposed Lots 1 & 3. It is anticipated that water supply for potable use and firefighting purposes will be provided by way of roof collection to water tanks.

Stormwater Disposal

6.4.13. Proposed Lot 2 will contain the existing dwelling, and associated sheds, with proposed Lot 1 containing the existing shed and Lot 3 being vacant land. Due to the size of the lots, the

impermeable surface coverage is anticipated to be well within the permitted threshold for the zone. The proposed allotments have ample area such that stormwater disposal can be adequately managed within the proposed site boundaries without creating any adverse downstream effects at the time of future development.

6.4.14. Proposed Lot 2 will contain the existing structures and it is anticipated that the existing stormwater attenuation methods will remain unaffected by the proposal. Stormwater will continue to be disposed of in a controlled manner.

6.4.15. It is considered that the proposed lots have adequate area to provide for stormwater disposal via rainwater tanks and attenuation within each lot for any future built development and therefore, no effects will be created that are more than minor.

Sanitary Sewage Disposal

6.4.16. The site is not benefited by Council's reticulated wastewater scheme.

6.4.17. O'Brien Design Consulting completed an Onsite Wastewater Report in 2022 when the existing dwelling on proposed Lot 2 was placed on the property. The wastewater site plan provided in the wastewater report confirms that the wastewater system will be contained within the new lot boundaries of proposed Lot 2.

6.4.18. In 2021, the applicant also commissioned an On-site wastewater report from O'Brien Design Consulting for a dwelling within the area of Proposed Lot 1. The report recommended that the site is suitable for the disposal of onsite wastewater and a primary treatment system with conventional trenches. Although the applicant did not complete the development, the report remains relevant as it demonstrates proposed Lot 1 is suitable for wastewater disposal.

6.4.19. Proposed Lot 3 will be 17.40 hectares and will remain unchanged; in the future if a residential dwelling is ever developed on-site, the site has ample room for future wastewater infrastructure.

6.4.20. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal. It is anticipated that a consent notice condition will be imposed for Proposed Lots 1 & 3 which will require a site specific TP58 report to be submitted at the Building Consent Stage, for any building that requires effluent disposal.

Energy Supply, Top Energy Transmission Lines and Telecommunications

6.4.21. The provision for power supply and telecommunications is not a requirement for the Rural Production zone.

6.4.22. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

Easements for any Purpose

6.4.23. The below memorandum of easements is proposed to provide access to all allotments.

Memorandum Of Easements			
Purpose	Shown	Servient tenement Burdened Land	Dominant Tenement Benefited Land
Right Of Way	A	Lot 2 Hereon	Lot 1 & 3 Hereon
	B	Lot 2 Hereon	Lot 3 Hereon

Figure 6: Memorandum of Easements.

Provision of Access

6.4.24. The site is accessed via Far North Road which is a sealed road of good formation and adequate sightlines.

6.4.25. The proposed ROW will serve all three allotments, with easement A giving access to proposed Lots 1, 2 & 3 and easement B giving access to proposed Lots 2 & 3. The Right of Way will be formed as per Appendix 3B-1.

6.4.26. The vehicle crossing (CP 287) was upgraded in 2013 to the relevant engineering standards. The vehicle crossing remains in good condition, however due to the additional allotment the existing vehicle crossing will need to be upgraded in accordance with the NZ Transport Agency Diagram C Standard. Approval has been provided by Waka Kotahi, with the following conditions in relation to the access on the State Highway.

***1**. Crossing Place CP 287 shall be upgraded in accordance with the NZ Transport Agency's Diagram C standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager.*
***2**. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading of the vehicle crossing, have been constructed to the NZ Transport Agency standards.*
***3**. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Maori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.*

6.4.27. The applicant offers the conditions above to be included in this resource consent.

6.4.28. Passing Bays will be constructed in accordance with the relevant engineering standards.

6.4.29. Far North Road is of good standard and complies with the legal width requirements and it is considered that no upgrading will be required as part of this application.

Effect of Earthworks and Utilities

6.4.30. Minimal earthworks are anticipated to form the upgrades for right of way. As stated above any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016.

Building Locations

6.4.31. Proposed Lot 1 contains a shed, with ample area available which is suitable for built development in the future. Proposed Lot 2 contains existing built development including a residential dwelling and associated sheds. Proposed Lot 3 is vacant and will remain in productive use. However, the proposed lot contains suitable areas for built development in the future. It is considered that future building locations will be at the discretion of the new owners.

6.4.32. The allotments are of sufficient size such that any future buildings will be able to facilitate passive solar gain if the owner decides to do so.

Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation Purposes

6.4.33. The site does not contain any Heritage Resources or land set aside for conservation purposes. The site is not known to contain any Sites of Cultural Significance to Māori.

6.4.34. The property does not contain any areas of vegetation, habitats of indigenous fauna and landscape features. No vegetation removal is required as part of this application.

6.4.35. The entire area and surrounds are not shown to be within a kiwi present area under the FNDC Maps.

6.4.36. It is therefore considered that the proposal will not create any adverse effects on these features. It is anticipated that an advice note will be placed on the decision document advising that the subdivision is to proceed under the guidance of an Accidental Discovery Protocol.

Soil

6.4.37. As mentioned within Section 3 of this report, the soils contained within the site are not considered to be highly versatile soils under the RPS nor the NPS for Highly Productive Land (NPS for HPL).

6.4.38. Overall, it is considered that the proposal does not affect the ability to safeguard the life supporting capability of soil.

Access to Waterbodies

7.4.34 The site is not located near any water bodies. Therefore, it is considered that public access is not applicable in this instance.

Land Use Incompatibility

7.4.35 The surrounding environment is made up of a mix of allotments. The site is within close proximity to smaller rural lifestyle lots of 2-6 hectares which adjoin the northern and southern boundaries. There are several lots to the north-east of the site which are larger productive lots of more than 20 hectares. The proposal will result in two additional allotments over 4 hectares with a balance lot in excess of 17 hectares. The proposed allotments can accommodate the same activities in the surrounding area which not considered to be out of the ordinary.

6.4.39. The proposal is not considered to set a precedent in terms of lot sizes as the surrounding area contains a variety of mixed lot sizes, most of which contain a dwelling and rural lifestyle operation, larger grazed blocks or horticultural activities.

6.4.40. Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment. It is considered that the proposal is not out of character within the locality or within the Rural Production zone in general and will retain the productive use of the site.

Proximity to Airports

6.4.41. Not applicable as the subject site is not located in close proximity to an airport.

Natural Character of the Coastal Environment

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

Energy Efficient and Renewable Energy Development/Use

6.4.43. The sites are of adequate size such that any future development can easily incorporate energy efficient buildings.

6.4.44. Items (b) through to (f) are considered irrelevant to this application.

National Grid Corridor

6.4.45. The proposal is not within the National Grid Corridor.

Change/cancellation of Consent Notice

6.5. Consent notice 9476521.3 registers the following conditions against the site:

Lot 2 – DP 452703

(i) Any habitable 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 safely accessible for fire-fighting purposes 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) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the lot owner shall obtain a Building Consent and install the effluent disposal system as detailed in the site and soil evaluation report required by condition 3(b) of 2110032-RMASUB. The installation shall include an agreement with the system supplier, or their authorised agent, for the on-going operation and maintenance of the wastewater treatment plant and effluent disposal system.

The estimated cost of the installed system is $10,750.00 inclusive GST as per quote from Effluential Drainlayers Ltd. The costing is valid for a period of 6 months from the date of issue of the 224(c) certificate.

Where a disposal site is chosen which differs from that described in the report required by condition 3(b) of 2110032-RMASUB, a new site and soil evaluation report will be required to be submitted for approval of Council's Building Department prior to the installation of the system.

(iii) That if a dwelling is constructed within 80 metres of the boundary with the State Highway, the building(s) shall be designed, constructed and maintained so that internal sound levels do not exceed 35 dBA Leq (24hr) in bedrooms and 40 dBA leq (24hr) for other habitable rooms.

A report from a recognised acoustic engineer shall be supplied with any application for building consent demonstrating that the proposed building construction will comply with NZS2107:2000 (Noise). Prior to commencing the Development a copy of this report shall be provided to the New Zealand Transport Agency.

Section 221(3) of the Resource Management Act 1991 - Change to consent notice 7389051.2 condition 10.

6.5.1. Consent is sought pursuant to section 221(3) of the Resource Management Act 1991 to cancel the consent notice in its entirety. It is acknowledged a new consent notice will be generated as part of this subdivision application that will cover water supply and effluent disposal. As the applicant is requesting an amendment to condition (iii) it is requested the new wording is included within the new consent notice. Condition (iii) will be relevant to proposed Lot 1. Consultation with Waka Kotahi NZ Transport Agency was had in regard to this condition with the comments provided below.

6.5.2. NZTA have provided approval, subject to the following conditions below;

- *If a dwelling is constructed within 45 metres of the boundary with the State Highway, the building shall be designed, constructed and maintained to achieve a design noise level of 40 dB LAeq(24h) inside all habitable spaces.*

- *If windows are required to be closed to achieve the design noise level in condition 4, a ventilation system must be designed, constructed and maintained. For habitable spaces the system must achieve the following:*

    a) *Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time, the sound of the system shall not exceed 30 dB LAeq(30s) when measured 1m away from any grille or diffuser.*
    b) *The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.*
    c) *The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 250C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.*

- *A design report prepared by an acoustics specialist must be submitted to Far North District Council demonstrating compliance with conditions 4 and 5, prior to construction or alteration of any dwelling. The design shall take into account future permitted use of the state highway; for existing roads by the addition of 3 dB to existing measured or predicted levels.*

- *New buildings or alterations to existing buildings containing noise sensitive activities, within 40m of the State Highway must be designed, constructed and maintained to achieve internal vibration levels complying with class C of NS 8176E:2005*

6.5.3. It is requested that condition (iii) be amended, as follows with the new wording included in the new consent notice being imposed as part of this application;

*That if a dwelling is constructed within ~~80~~ **45** metres of the boundary with the State Highway, the building(s) shall be designed, constructed and maintained so that the internal sound levels do not exceed ~~35 dBA Leq (24hr) in bedrooms and~~ 40 ~~dBA~~ dB LAeq (24hr) ~~for other~~ inside all habitable ~~rooms~~ spaces. If windows are required to be closed to achieve the design noise level specified above; a ventilation system must be designed, constructed and maintained. For habitable spaces the system must achieve the following:*

a) Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time, the sound of the system shall not exceed 30 dB LAeq(30s) when measured 1m away from any grille or diffuser.

b) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound

of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.

c) The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 250C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.

~~*A report from a recognised acoustic engineer shall be supplied with any application for building consent demonstrating the proposed building construction will comply with NZS2107:2000 (Noise). Prior to commencing the Development, a copy of this report shall be provided to the New Zealand Transport Agency*~~. *A design report prepared by an acoustics specialist must be submitted to Far North District Council demonstrating compliance with the above condition, prior to construction or alteration of any dwelling. The design shall take into account future permitted use of the state highway; for existing roads by the addition of 3 dB to existing measured or predicted levels.*

New buildings or alterations to existing buildings containing noise sensitive activities, within 40m of the State Highway must be designed, constructed and maintained to achieve internal vibration levels complying with class C of NS 8176E:2005

6.5.4. Condition (iii) relates to the setback any dwelling must have to the State Highway before mitigation is required to reduce noise; and/or before compliance needs to be demonstrated via an acoustic report. In this case, a reduction in setback has been sought due to the topography within proposed Lot 1.

6.5.5. Within proposed Lot 1, the land has a natural mound/hill which screens the dwelling from the road and aids in noise mitigation. Consultation has been carried out with NZTA, where their approval has been provided for the dispensation in setback and amendment to the consent notice condition.

6.5.6. Overall, approval has been provided from NZTA, and the effected generated from the change in consent notice is considered to be less than minor.

7. Policy Documents

7.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

7.2. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as the sites will be remaining in productive use.

Other National Environmental Standards

7.3. No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4. There are currently 7 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.
- National Policy Statement on Electricity Transmission.
- National Policy Statement for Indigenous Biodiversity.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land 2022

National Policy Statement for Highly Productive Land update

7.5. The subject site contains a mix of soils, all of which are not classified as highly versatile soils under the RPS nor the NPS for Highly Productive Land (NPS for HPL).

7.6. The NPS for HPL has one objective and 9 policies. These all relate to sites which are classified as having highly productive land. Highly Productive Land is defined as –

> ***highly productive land*** *means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)*

7.7. As this is a new NPS the Regional Policy Statement is yet to map highly productive land and as such in assessing this, we refer to clause 3.5(7).

> *3.5(7) - 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*

7.8. The subject site is zoned as Rural Production and does not contain soils which are classified as LUC 1, 2 or 3. As such, it is considered that the NPS for HPL is not relevant to this application and no such assessment will be undertaken as part of this report.

Other National Environmental Standards

7.9. It is considered that there are no National Policy Statements applicable to this proposal.

Regional Policy Statement

7.10. The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

7.11. An assessment of this subdivision in terms of relevant objectives and policy documents has been undertaken below:

Objective 3.2 Region-wide water quality
Improve the overall quality of Northland's fresh and coastal water with a particular focus on:
(a) Reducing the overall Trophic Level Index status of the region's lakes;
(b) Increasing the overall Macroinvertebrate Community Index status of the region's rivers and streams;
(c) Reducing sedimentation rates in the region's estuaries and harbours;
(d) Improving microbiological water quality at popular contact recreation sites, recreational and cultural shellfish gathering sites, and commercial shellfish growing areas to minimise risk to human health; and
(e) Protecting the quality of registered drinking water supplies and the potable quality of other drinking water sources.

Policy 4.2.1 Improving overall water quality
Improve the overall quality of Northland's water resources by:
(a) Establishing freshwater objectives and setting region-wide water quality limits in regional plans that give effect to Objective 3.2 of this regional policy statement.
(b) Reducing loads of sediment, nutrients, and faecal matter to water from the use and development of land and from poorly treated and untreated discharges of wastewater; and
(c) Promoting and supporting the active management, enhancement and creation of vegetated riparian margins and wetlands.

7.11.1. The proposal is not considered to adversely affect any fresh and coastal waters. If earthworks are required for any upgrades to the ROW, erosion and sediment runoff resulting from the subdivision activities will be managed. Future development is unlikely to trigger any adverse effects of water quality, given its location.

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

7.11.2. The natural and physical resources on the site will be sustainably managed and the allotments will provide for the economic wellbeing of Northland and its communities. The additional lots being created are over 4ha with the balance lot being 17.4ha in area which will retain the amenity of what is currently in existence. The economic wellbeing will be enhanced by engaging Professionals in these areas to assist with the maintenance of these resources.

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;
(ii) Industrial and commercial activities;
(iii) Mining*; *Includes aggregates and other minerals. or
(iv) Existing and planned regionally significant infrastructure; or
(b) Sterilisation of:
(i) Land with regionally significant mineral resources; or
(ii) Land which is likely to be used for regionally significant

7.11.3. The proposal is not considered to create any reverse sensitivity effects on the industries listed. The proposed lot sizes can retain the existing rural amenity within each allotment, as has been discussed in depth within this report. No industrial or commercial activities are proposed, nor mining or regionally significant infrastructure. The proposal will not result in sterilisation of land as the lots can continue to be utilised for productive and rural lifestyle use.

3.15 Active Management
Maintain and / or improve;
(a) The natural character of the coastal environment and fresh water bodies and their margins;
(b) Outstanding natural features and outstanding natural landscapes;
(c) Historic heritage;
(d) Areas of significant indigenous vegetation and significant habitats of indigenous fauna (including those within estuaries and harbours);
(e) Public access to the coast; and
(f) Fresh and coastal water quality by supporting, enabling and positively recognising active management arising from the efforts of landowners, individuals, iwi, hapū and community groups.

7.11.4. The subject site is not located within the coastal environment, nor does it contain any protected natural areas, outstanding natural features or landscapes. There are no historic sites located within the property.

5.1.1 Planned and coordinated development
Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:
(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

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

7.11.5. Throughout this application we have covered off the cumulative effects. As a result of this proposal, two additional lots in excess of 4 hectares will be created which can accommodate a residential dwelling each while retaining the rural character and amenity of the area. There are a variety of allotment sizes in the surrounding area as well as within close proximity to the subject site. As such, no cumulative effects are anticipated by the proposal. The long-term effects of the subdivision are considered positive with the proposal considered to generate effects that are less than minor.

7.11.6. All allotments will be accessed via the existing crossing place on Far North Road. The additional lots are capable of containing any future onsite infrastructure.

7.11.7. The sense of place and character of the surrounding environment is considered to be maintained as the additional lots being created are 4ha leaving a balance allotment in excess of 17.4 hectares. The balance lot will remain unchanged as a result of this subdivision. As mentioned, there are many allotments in the surrounding area, that are rural lifestyle blocks. The character of the surrounding environment is rural with pockets of smaller rural-residential allotments as well as larger bush blocks. The proposal will see an underutilised piece of land be transformed into two 4-hectare allotments, which can accommodate a dwelling and associated infrastructure, in conjunction with retaining the productive capacity on site. The proposal is not considered out of character in the surrounding environment and will enhance the site.

Summary

7.12. It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal will effectively be creating allotments which are consistent with the surrounding environment and utilize the land in a more effective manner. The proposal is not considered to create any reverse sensitivity effects and can provide a suitable building platform within the new allotments.

Far North Operative District Plan

Relevant objectives and policies

7.13. The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area, as the lot sizes in the locality already reflect the size of the lots proposed. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of the objectives and policies within the Subdivision Chapter

7.4 The following assessment is based upon the objectives and policies contained within section 13.3 and 13.4 of the District Plan.

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.

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

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

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.

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

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.

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

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

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

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

7.14. The subdivision will be consistent with the purpose of the Rural Production zone as the proposed new allotments are of a size that can support a dwelling as well as maintaining the rural character and amenity that is currently existing within the site. The proposal does not encourage *incompatible land uses establishing in proximity to each other.* The subdivision is not considered to result in any adverse effects on the surrounding environment. No resource or heritage features will be impacted by this development. Reticulated water supply is not available to this site. It is not anticipated that this proposal will have any impact on local Māori areas of tapu, their taonga or traditions. The national grid will not be compromised.

Policies

- ***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:***
    - ***natural character, particularly of the coastal environment;***
    - ***ecological values;***
    - ***landscape values;***
    - ***amenity values;***
    - ***cultural values;***
    - ***heritage values; and***
    - ***existing land uses.***
- ***That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.***
- ***That natural and other hazards be taken into account in the design and location of any subdivision.***
- ***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.***
- ***That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.***
- ***That the provision of water storage be taken into account in the design of any subdivision.***

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

The proposed subdivision will not have any adverse impacts on the character, ecological, landscape, amenity, cultural, heritage or existing land uses. The subdivision is in keeping with the surrounding character of the area. Surrounding allotments consist of rural residential and lifestyle blocks and larger lots used for farming. The site does not contain any PNA's. The site does not contain any areas of Outstanding Landscapes or Natural Features. Water supply is existing on Lot 2 and Lots 1 & 3 can accommodate water supply when the sites are developed. Water supply can be by way of collection of rainwater to water tanks on site. The proposal is not known to have any adverse effects on the relationship of Maori and their relationship with their land, water, sites, wahi tapu and other taonga. Electricity supply is not a requirement of the rural production zone. All infrastructure to the lots, including access can be provided for. The proposal does not affect any aspects of the National Grid.

Assessment of the objectives and policies within the Rural Production Zone

7.15. The following assessment is based upon the objectives and policies contained within sections 8.6.3 and 8.6.4

Objectives

- ***To promote the sustainable management of natural and physical resources in the Rural Production Zone.***
- ***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.***
- ***To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.***
- ***To enable rural production activities to be undertaken in the zone.***
- ***To promote the protection of significant natural values of the Rural Production Zone.***
- ***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.***
- ***To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.***
- ***To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.***
- ***To enable rural production activities to be undertaken in the zone.***

7.15.1. The proposal will promote the sustainable management of the natural and physical resources by providing allotments which can retain the existing rural character and amenity while still being utilised for rural lifestyle uses.

7.15.2. The proposal enables the efficient use and development of the zone by providing allotments which are not objectionable to the surrounding environment. The lots are of a size where rural-lifestyle use can occur while providing for the social, economic and cultural wellbeing of people and communities.

7.15.3. Amenity values will be maintained as the proposed allotments are over 4ha in area leaving a balance lot of 17.4ha. There is one dwelling, which will be contained within proposed lot 2. Proposed Lot 1 & 3 are of a size that will continue to cater for rural-lifestyle use.

7.15.4. The site is not located along Kerikeri Road.

7.15.5. The proposal is not considered to create any potential conflicts between land uses or incompatible land use due to the size of the lots being created.

7.15.6. The existing activities have a functional need to be in the environment and the proposal will enable the existing rural lifestyle activities to be undertaken in the zone.

Policies

- ***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, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.***
- ***That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.***
- ***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.***
- ***That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities***
- ***That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.***
- ***That the intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone.***
- ***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.***
- ***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.***

7.15.7. The rural production zone provides for a wide range of activities to be carried out, the proposed additional allotments are of a size that will retain the rural lifestyle character and amenity of the surrounding area.

7.15.8. The potential for off-site effects to arise from this subdivision are less than minor.

7.15.9. The proposal enables productive land uses which are compatible with the existing environment, such that it ensures no reserve sensitivity effects are generated as a result of the subdivision.

7.15.10. As detailed throughout this report, the proposal avoids actual and potential adverse effects on natural and physical resources.

7.15.11. The proposal is of low density, with the productive capacity of the site being retained. The development will be relatively screened by the road, due to the natural topography of the site protecting the amenity values of the Rural Production zone.

7.15.12. The intensity of the development is low, with the rural character and productivity on site being retained. The proposal is consistent with the surrounding allotments also located in the Rural Production Zone.

7.15.13. The proposal is not considered to compromise the continued operation of lawfully established activities.

Proposed District Plan

7.16. Under the Proposed District Plan, the site is zoned Rural Production and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Objectives

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

RPROZ-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.

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

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

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

7.16.1. The proposal will provide allotments which are of a size that can cater for rural productive activities, while retaining the rural amenity within the allotments. This will provide long term protection for current and future generations while providing housing. The proposed lot sizes are anticipated to be utilised for rural lifestyle use which is considered to be compatible with activities in the environment as well as have a functional need to be located within the environment.

7.16.2. The site does not contain soils that are considered as versatile soils. No reverse sensitivity effects are anticipated due to the size of the lots and due to the adjoining allotments being similar in size to the proposed allotments. The proposed allotments are consistent with what is existing in the surrounding environment, such that it will not compromise the use of land for farming activities. The site is not located in close proximity to any area's of Highly Productive Land. The site is not subject to any known natural hazards. Proposed Lot 2 has an existing dwelling and associated onsite infrastructure; proposed Lots 1 & 3 have ample area to accommodate on-site infrastructure.

7.16.3. The rural character and amenity will be maintained as the lots are of a size that are consistent with allotments in the surrounding environment and can carry out productive activities. The proposed lot sizes are not objectionable to those in the surrounding environment.

Policies

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.

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.

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

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

(a)a predominance of primary production activities;
(b)low density development with generally low site coverage of buildings or structures;

(c)typical adverse effects such as odour, noise and dust associated with a rural working environment; and

(d)a diverse range of rural environments, rural character and amenity values throughout the District.

RPROZ-P5 - Avoid land use that:

(a)is incompatible with the purpose, character and amenity of the Rural Production zone.

(b)does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone.

(c)would result in the loss of productive capacity of highly productive land.

(d)would exacerbate natural hazards; and

(e)cannot provide appropriate on-site infrastructure.

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.

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.

7.16.4. The proposal is not considered to create any adverse effects. All effects can be adequately managed within the proposed lot boundaries.

7.16.5. The proposal will enable small primary production activities within each of the allotments, with the balance allotment remaining in productive use.

7.16.6. No sensitive activities are anticipated to arise from the proposal, with the use of proposed Lot 1 & 3 being rural lifestyle with grazing and horticultural activities able to be carried out and the balance allotment. There is provision within lots 1 & 3 to provide building locations for future dwellings that can be developed a sufficient distance from the grazing and horticulture activities within these lots, such that it avoids reverse sensitivity.

7.16.7. The rural character will be maintained, and the proposal is considered to be of low density, due to only two additional allotments being created and the lots being over 4 hectares in area leaving a balance lot in excess of 17 hectares.

7.16.8. The proposal is not considered to create any incompatible land use activities. Due to the size of the lots and the contour of the land. It is considered the proposed lots have a functional need to be located in the zone. The proposal is not considered to result in the loss of highly productive land and will rather ensure that the land is more effectively utilised. The sites are of a size that on-site infrastructure can be easily provided for.

7.16.9. The proposal will not result in the loss of highly productive land. The proposal will see better utilization of the land. The proposal will not fragment the land, and results in a more superior outcome than other forms of subdivision which would see the larger balance lot potentially being fragmented into smaller allotments than what is being proposed. The sites are considered to be of a size where small scale productive activities can occur.

7.16.10. The proposal is considered appropriate for the zone, as a wide range of small-scale productive uses can be carried out on the lower portion of the sites. The balance lot is over 17.4ha in area and is noted as not being classified as containing versatile soils.

7.16.11. The surrounding environment is made up of a mix of allotments, from larger rural allotments to smaller lifestyle allotments. The scale and character of the proposal is considered consistent with the surrounding environment where a range of activities and uses are carried out.

7.16.12. Development will be at the discretion of the new owners, however there are many suitable areas on these sites to cater for any future development.

7.16.13. The proposal is considered compatible with rural activities and no reverse sensitivity effects are anticipated. No loss of highly productive land, land sterilisation or fragmentation is anticipated as has been discussed.

7.16.14. The site does not contain any zone interfaces.

7.16.15. Infrastructure for Lot 2 is existing and Lots 1 & 3 can be provided for at the time of built development. The sites are accessed via Far North Road, which is formed to a good formation standard and width such that the additional traffic movements are anticipated to be easily absorbed into the roading network.

7.16.16. No adverse effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated.

7.16.17. There are no known historical spiritual or cultural association held by tangata whenua.

Summary

7.17. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. Section 125 – Lapsing of consent

8.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five-year provision be applied in this case.

9. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

9.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances
(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—
(a)if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 2.
(3)The criteria for step 1 are as follows:
(a)the applicant has requested that the application be publicly notified:
(b)public notification is required under section 95C:
(c)the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances
(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b)if the answer is no, go to step 3.
(5) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
(b)the application is for a resource consent for 1 or more of the following, but no other, activities:
(i)a controlled activity:
(ii)[Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv)[Repealed]
(6)[Repealed]

9.1.2. The application is for a Discretionary Activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

Step 3: If not precluded by Step 2, public notification required in certain circumstances
(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—
(a)if the answer is yes, publicly notify the application; and
(b)if the answer is no, go to step 4.
(8)The criteria for step 3 are as follows:
(a)the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
(b)the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances
(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—
(a) if the answer is yes, publicly notify the application; and
(b)if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the rural environment where the proposed allotments can retain the rural amenity which is considered as neither exceptional nor

unusual. There are many allotments in the immediate vicinity which are of similar sizes to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

Public Notification Summary

9.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

9.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

11.2.1 Step 1: Certain affected groups and affected persons must be notified

(2) Determine whether there are any—
(a) affected protected customary rights groups; or
(b)affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).
(3) Determine—
(a)whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b)whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.
(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

9.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—
(a)if the answer is yes, go to step 4 (step 3 does not apply); and
(b)if the answer is no, go to step 3.
(6) The criteria for step 2 are as follows:
(a)the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

9.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.
(9) Notify each affected person identified under subsections (7) and (8) of the application.
The proposal is not for a boundary activity nor is it a prescribed activity.

The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

9.2.3. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

9.2.4. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 6, 7 & 8 are also relied on and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- Proposed Lot 3 will remain over 17 hectares in area and as such, the existing use of the site will remain unchanged from what is currently in existence.
- The site will not result in sterilisation of highly productive land and is considered to create a superior outcome in regard to other configurations of subdivision for the site.
- The existing crossing places will be upgraded to current standards.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.5. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.6. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

9.2.7. The proposal is to subdivide the site to create two additional allotments. Proposed Lots 1 & 2 will be rural lifestyle allotments with Proposed Lot 3 being the balance lot in excess of 17 hectares. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

9.2.8. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

9.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

10. Part 2 Assessment

10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the rural character and amenity of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.

10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor are there any lakes, or wetlands located nearby. The site does not contain any areas of PNA, outstanding natural features and landscapes. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance and the proposal is not considered to affect the relationship of Maori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Maori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

11. Conclusion

11.1. The proposal is to undertake a subdivision of Lot 2 DP 452703 to create two additional allotments.

11.2. Proposed Lot 2 contains an existing dwelling and associated infrastructure, proposed Lots 1 & 3 are large enough to be capable of accommodating a dwelling and associated infrastructure. All lots will utilise the existing crossing place from Far North Road.

11.3. The proposal includes the complete cancellation of the existing consent notice; conditions (i) and (ii) can be covered under new consent notice conditions relevant to this application and the new lots being created. An amendment to the wording of Condition (iii) is requested to change the building setback distance to the State Highway from 80m to 45m. Approval from NZTA has been provided in support of this application.

11.4. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.

11.5. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.

11.6. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.

11.7. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

12.1. *This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.*

12.2. *Copyright of Intellectual Property remains with Northland Planning and Development 2020 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 information contained within this report.

12.3. *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.*

12.4. *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.*

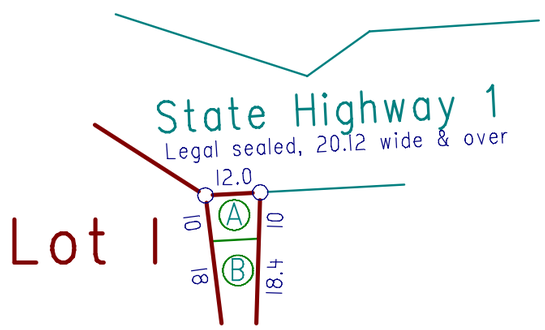
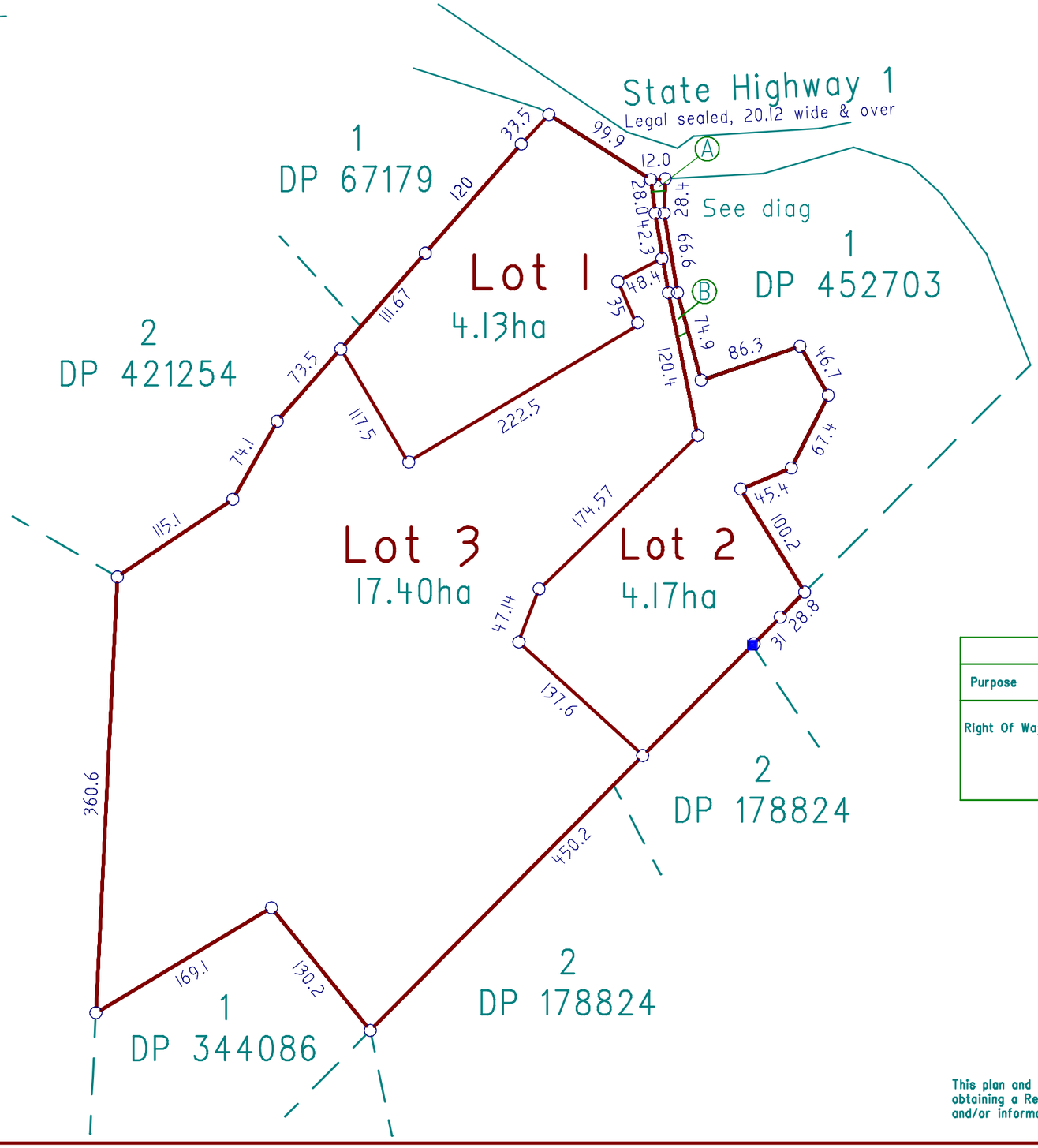


Diagram
Not to scale



Memorandum Of Easements			
Purpose	Shown	Servient tenement Burdened Land	Dominant Tenement Benefited Land
Right Of Way	A	Lot 2 Hereon	Lot 1 & 3 Hereon
	B	Lot 2 Hereon	Lot 3 Hereon

Local Authority: Far North District Council

Total Area: 25.7ha

Comprised in: RT 579036

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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.

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000
Email: kaitaia@saps.co.nz
131 Commerce St
P.O. Box 128
Kaitaia

PROPOSED SUBDIVISION OF Lot 2 DP 452703

PREPARED FOR: Logan Trustees Limited

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	MT	5/07/2023	1:4000	A3
Rev	MT	4/09/2023		

Surveyors Ref. No: 15319
Series
Sheet of

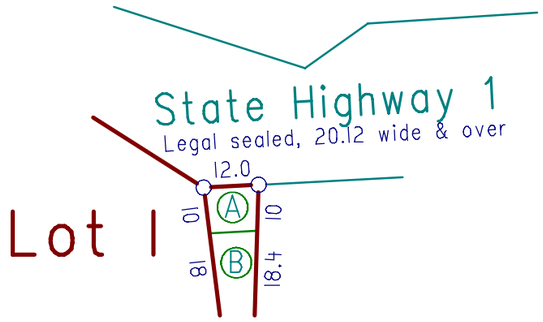


Diagram
Not to scale

N

Memorandum Of Easements			
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131 Commerce St
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Kaitaia

PROPOSED SUBDIVISION OF Lot 2 DP 452703

PREPARED FOR: Logan Trustees Limited

	Name	Date	ORIGINAL	
			SCALE	SHEET SIZE
Survey				
Design				
Drawn	MT	5/07/2023	1:4000	A3
Rev	MT	4/09/2023		

Surveyors Ref. No: 15319
Series
Sheet of

Onsite Wastewater Report (TP58)

L J King
3167 Far North Road
Pukenui
Far North District
Lot 2 DP 452703

Written by: Nicola O'Brien
Approved by: Martin O'Brien

Rev: A
Date: 23rd November 2021
Job No: 2717

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Executive Summary

Lot 2 DP 452703 is a 256,705m² property located off 3167 Far North Road, Pukenui. The property is primarily used horticulturally to grow crops. A shed is located in a grassed area to the northwest of the property. The owner proposes to relocate a 3-bedroom dwelling and construct a building to be used for travellers' accommodation (to sleep 4 people maximum) to the northwest of the property, north of the existing shed. Onsite wastewater is required to service the dwelling and travellers' accommodation.

Characteristics of the site determine the wastewater system and land disposal method. A primary treatment system with conventional trenches is suitable for the site due to category 3, sandy soils, adequate fall, and ample available area for wastewater disposal and a 100% reserve.

Recommendations:

- The site is suitable for the disposal of onsite wastewater and a primary treatment system with conventional trenches is recommended.

- Effluent will be disposed of via a septic tank with a minimum capacity of 4500 litres and conventional trenches. 4 x 20.25m length, 1m wide trenches are required. Trenches should be excavated to a depth of no greater than 450mm. The wastewater disposal field is to be planted with grass and mown frequently to promote nutrient uptake and evapotranspiration.

- The wastewater field is to be setback a minimum of 5m from any existing or future intermittent stormwater flow path downslope of the field. This includes a 5m minimum setback from the open drain along Far North Road.

- The wastewater field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the effluent field.

- There is adequate area available to support a 100% reserve wastewater field.

- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including soil type, groundwater, and surface water setbacks. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A septic tank and trenches will service a relocated 3-bedroom dwelling and building for travellers' accommodation.

1.3 Site Description

Lot 2 DP 452703 is located off 3167 Far North Road, Pukenui and is zoned Rural Production in the Far North District Plan. Access to the 256,705m² property is gained via Far North Road which runs along the northern boundary. The property is used horticulturally. A 3-bedroom dwelling and building for travellers' accommodation are to be relocated to the northwest of the lot in a grassed area. The Northland Regional Council (NRC) Property Map, Section 1.4, shows the northern part of the property. The development is to occur to the north of the single shed.

In the area of the proposed development the topography slopes slightly to the north towards Far North Road and an associated roadside drain. The wastewater disposal field is to be situated a minimum of 5m from the drain as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

Photograph 1: Showing the slightly sloping, grassed area proposed for wastewater disposal.

Northland REGIONAL COUNCIL

Lot 2 DP 452703

Projection NZTM. Datum NZTM2000.
DISCLAIMER:
The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

N

0 0.0125 0.025 0.05 0.075 0.1 0.125
km

11/15/2021, 2:44:

2.0 Methodology

2.1 Site Visit

The site investigation was undertaken on 18th November 2021 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 2m cut face was examined to acquire soil samples and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 7.

2.2 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps, North Cape – Houhora Soil Map and Google Earth images.

3.0 Site Evaluation

3.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet N 04/05 describes the soil type, to the north of the lot, in the area proposed for development as Houhora sand (HO) with well to moderately well drained soils of the coastal sand dune complex.

A cut face was examined to acquire soil samples and establish groundwater depth. Soils are described as category 3, orange sand with good draining characteristics. Refer to Photograph 2 and the Cut Face Log, Section 8.

Photograph 2: Cut face showing soil type as category 3, orange, sand with good drainage.

3.2 Groundwater

TP58 (2004), Table 5.2 states groundwater separation must be greater than 1500mm from the base of a conventional trench in category 3 soils. Groundwater was not intercepted along the 2000mm cut face during Spring, 18th November 2021.

3.3 Surface water

The roadside drain along Far North Road prevents surface water running onto the wastewater field from the north.

Excess surface water, following heavy rain events, will follow the topography and flow to the northeast.

No surface water bodies were noted in the near vicinity of the wastewater disposal field (30m radius).

The wastewater disposal field is to be setback a minimum of 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. This includes a 5m minimum setback from the open roadside drain. This is easily achievable.

According to Northland Regional Council maps the property is not identified as being in a flood area.

4.0 On-site Effluent Disposal

4.1 System Requirements

TP58 states a septic tank with a minimum capacity of 4500 litres is required. The system is to comply with NZS1546.1:2008 and the New Zealand Building Code. The system is to be installed by a registered installer to manufacturer's instructions.

4.2 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 9 for Section 3 of the Building Code detailing smoke alarm regulations.

4.3 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy x litres per person per day / loading rate = area of wastewater disposal field

9 x 180 litres / 20 = 81m²

4 x 20.25m long trenches at 1m wide are to be excavated to a depth of no greater than 450mm. The area shall be planted with grass and regularly mown to encourage nutrient uptake and evapotranspiration. Refer to the attached Site Plan, Section 7, for the required area and specific details of the wastewater disposal field.

The field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found at the back of this report, Section 10, as a guide to the upkeep of the system and field.

4.4 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, as recommended by TP58 (2004), Table 5.3 and the Regional Plan for Northland (2009), Section C.6.1.3, 9a. The purpose of the reserve is to provide additional area for wastewater disposal, for example, in the event of failure of the original field or future expansion of the proposed development. The reserve area is to be protected from any development that would prevent its use in the future.

4.5 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling is to be collected in water tanks. Overflow from the tanks is to be directed well away from the proposed septic tank and wastewater disposal field.

A cut off drain is not required due to minimal upslope catchment.

5.0 Summary

As the site has adequate fall from the dwelling and soil type is category 3, a primary treatment system with 4 x 20.25m long trenches and a 100% reserve area is recommended.

Setback distances from surface water, stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. Applicant Details:

Applicant Names:	L J King
Company Name:	
Property Owner Name:	L J King
Nature of Applicant	Owner

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	[redacted]
Site Evaluator Name	
Postal Address	
Contact Details	
Name of Contact Person	
E-mail Address	
Website	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	[redacted]
Territorial Local Authority	
Regional Council	
Legal Status of Activity	
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m^2)	

2. Legal description of land (as shown on Certificate of Title)

Lot	Lot 2	DP No.	DP 452703	CT No.	
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

HAIL: A Preliminary Site Investigation report is not available.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope, in the area of the proposed disposal field is slight at <5°and showed no signs of slippage or instability.
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:	
Company/Agency:	
Date of Report:	

Brief Description of Report Findings: -

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
Unconfirmed.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Grass.
Slope Shape: (Please provide diagrams)
Waxing planar
Slope Angle:
<5°
Surface Water Drainage Characteristics:
Excess surface water will follow the topography and flow to the north towards Far North Road.
Flooding Potential: YES/NO
No
Surface Water Separation:
Refer to Section 3.3

3. Site Geology

Houhora sand (HO) with well to moderately well drained soils of the coastal sand dune complex.

Geological Map Reference Number	NZMS 290 Sheet N 04/05

4. What Aspect(s) does the proposed disposal system face?

North		West	
Northwest		Southwest	
Northeast	√	Southeast	
East		South	

5. Site Clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Surface water	*20m minimum*	*20m minimum*
Stormwater flow paths & drains	*5m minimum*	*5m minimum*
Groundwater	-	*1.2m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Outside tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*3m minimum*
Flood area	Outside the 100yr ARI flood event	

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured		No of Boreholes	
Other:	2m cut face examined.			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>2000mm	Measured		Estimated	√
Spring	>2000mm	Measured	√	Estimated	
Summer	>2000mm	Measured		Estimated	√
Autumn	>2000mm	Measured		Estimated	√

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	√
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The cut face showed soils to be category 3, good draining, orange sand to a depth of 2m. Topsoil was not present.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms - dwelling	3		(Potential Number of people = 5)
Design Occupancy	5 + 4 = 9		(5 for dwelling + 4 bunks in travellers' accommodation)
Per capita Wastewater Production	180		(Litres per person per day)
Other - specify			
Total Daily Wastewater Production	1620		(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes		No	√

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART F: Primary Treatment

(Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber, explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Dual Chamber	4500 Litres minimum
	Total Capacity	4500 Litres

2. Type of Septic Tank Outlet Filter to be installed?

Sim/Tech Filter or similar approved

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	√
Dosing Siphon	
Pump	

2. High water level alarm to be installed in pump chambers

Please Tick	Yes		No	

3. If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

(Refer TP58 Sections 9 and 10)

Specifically Designed Trench			
Standard Trench	√	As Per Attached Details	
Deep Trench			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	20		(Litres/m²/day)
Disposal Area	Design (m²)	81	
	Reserve (m²)	81	

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate for category 3 soils taken from TP58 (2004), Table 10.2, p.165.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	81
Percentage of Primary Disposal Area (%)	100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 4.3 and the Site Plan, Section 7.					
Plan Attached?	Yes	√	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

Name of Suppliers

It is the intension of the owner to obtain a maintenance agreement on purchase of the system.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	[redacted]	
Position: Director	Date	23rd November 2021	

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

N

5m wastewater setback from roadside drain

5m

Far North Road, Pukenui

Open roadside drain

1.5m wastewater setback from boundary

1.5m

Reserve = 81m²
141.7m² total including spacing's

4 Trenches at 20.25m x 1m wide x 0.45m deep as per attached detail, must have a covering of grass, grass to be mown regularly
Standard trenches = 81m²
141.7m² total including spacing's

Distribution box

Septic tank

20.25m

1m 1m

Sewer: 100mm Ø pipe, gradient 1:60

3m wastewater setback from building.

3m

Proposed dwelling
(3 Bedroom)

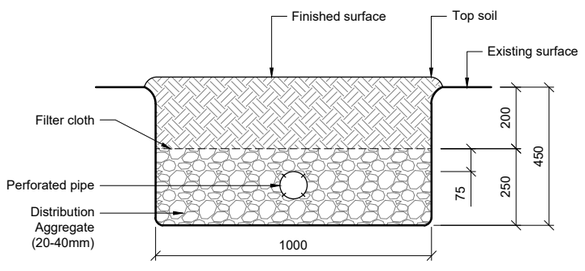
3m wastewater setback from building.

3m

Travelers
accommodation
(4 People)

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Trenches to follow contours, levels to be taken on site before excavation to ensure adequate fall along trench.
4. Levels should be checked before commencing installation to confirm adequate fall across the site.
5. Trenches shall conform to the following set backs:
   - 3m from buildings
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
6. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
   - Refer to the report outlining Section 3 of the Building Code, detailing smoke alarm regulations.



S01 Typical Trench Details
SCALE = 1:20

Legend

- Eave line
- Setbacks (Effluent disposal field)
- Effluent distribution line
- Wastewater disposal field
- Reserve area

O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
LJ King
3167 Far North Road
Pukenui
Lot 2 DP 452703

Sheet Title
Wastewater Site Plan

Drawn 19 November 2021

Project No 2717

Rev A

Sheet A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

8.0 Cut Face Log

CUT FACE LOG 1

Client	L J King	**Job No.**	2717
Project	Installation of onsite wastewater	**Date Drilled**	18/11/2021
Site Address	3167 Far North Road, Pukenui	**Drilled By**	M O'Brien
Legal Description	Lot 2 DP 452703	**Drill Method**	

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Ground water not intercepted	Houhora Sand (HO)		Slightly moist orange SAND	3
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100				EOB	

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

9.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

DOMESTIC SMOKE ALARMS

Scope

Smoke alarms shall be installed in every household unit of risk groups SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.

The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within household units.

Type 1 – Domestic Smoke Alarm System

A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single firecell, subject to Paragraphs 3.3 and 3.4.

Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. 3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.

Comment: A hush facility is a button on the smoke alarm which silences the alarm for a limited time after activation. This allows the cause of a nuisance alarm to be cleared without having to remove the battery to silence the smoke alarm.

Smoke alarms shall have an alarm test facility easily reached by the building occupants. This facility may be located on the smoke alarms.

Location of Smoke Alarms

Smoke alarms shall be located as follows: a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b) On levels containing the sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.

Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514. Comment: NZS 4514 gives instructions for the physical location of smoke alarms. Smoke alarms need to be situated on (or near) the ceiling for optimum detection of smoke in a fire situation. Following manufacturer's instructions is important to ensure smoke alarms are physically mounted correctly. This information is usually device specific.

Maintenance

Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS 4514.

10.0 On Site Wastewater Maintenance for the Owner

Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.
The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

10.1 Northland Regional Council Public Information

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent storm water runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess storm water entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

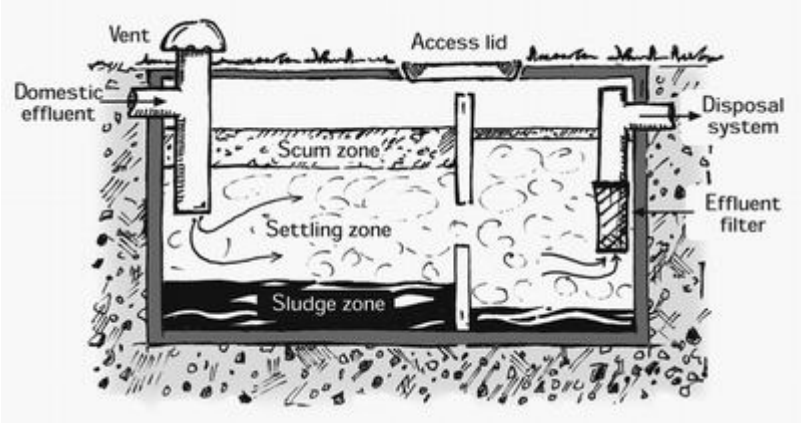
Septic tanks

Septic tanks prevent the suspended solids in household effluent from entering the disposal system. The escape of excessive suspended solids from a septic tank causes clogging of the disposal system and is the most common cause of early failure.

Three main processes take place in the septic tank:

1. The heavier, solid particles settle to the bottom of the tank forming a sludge layer.
2. Lighter materials such as fat and grease float to the surface forming a scum layer.
3. Within the septic tank there is little or no oxygen, and anaerobic bacteria (bugs that can live without oxygen) break down some of the solids. This helps to reduce the build-up of sludge in the tank.

The effluent that leaves a well operating septic tank contains only the smaller particles that are less likely to rapidly clog the disposal system.



The diagram shows a “standard” septic tank design. More sophisticated designs may be required for heavy load conditions and/or sites with poor soakage or other disposal constraints. Advice on these can be obtained from a qualified professional.

Effluent filters

An effluent filter installed on your septic tank outlet will allow only the smaller solids to enter your disposal system. This is a relatively cheap way to significantly reduce the possibility of the early failure of your disposal system. Most modern septic tanks should have an effluent filter installed on their outlet. With very little modification, effluent filters can also be installed on the outlets of older septic tanks.

Effluent disposal

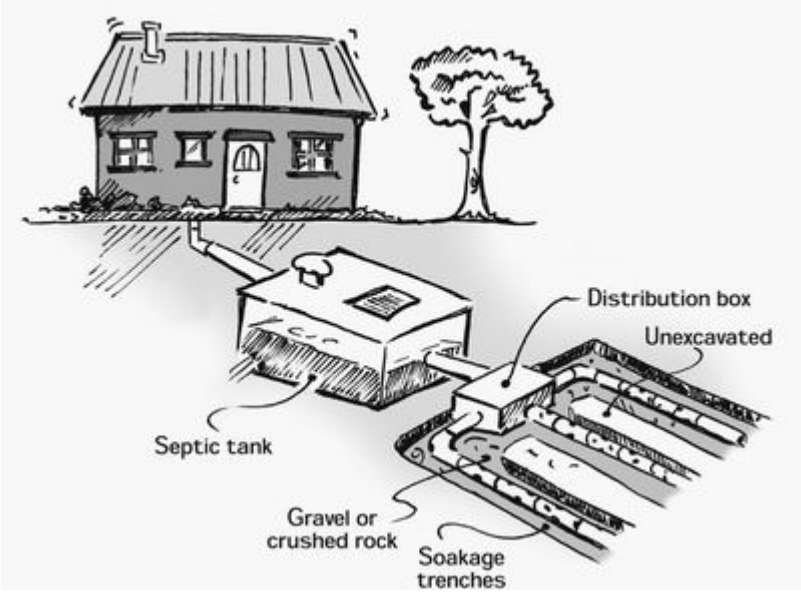
When the effluent leaves the septic tank, it is only partially treated. The natural processes occurring within the soils below the disposal system carry out the final treatment of the effluent. The type and size of the disposal system used

is normally determined by the site conditions, groundwater level and soil type. The following types of effluent disposal systems are most commonly used with septic tanks.

Soakage trench and bed systems

These are the most common type of effluent disposal systems used in association with a septic tank.
Perforated pipes (or in older systems field tiles) are laid in shallow trenches filled with gravel. Effluent flows out of the holes in the pipe and soaks into the surrounding soil (see diagram below). Beds are wider and shallower than normal trenches but should only be used where it is not possible to use trenches.

Every trench or bed system that has more than one pipe for effluent disposal will have a distribution box so that effluent is evenly distributed between each disposal pipe. It is very important that all the outlets from the distribution box to the disposal pipes are at the same level, as even a small difference can result in the failure of a trench or bed due to overloading.



Soakage trench and bed system.

Some distribution boxes may allow the effluent to be manually diverted from one trench / bed to another. This gives the trench / bed that is not receiving any effluent time to rest (recover) while the other is in use.

Evapo-Transpiration Seepage (ETS) Systems

These systems are normally installed where soils have poor soakage. They are similar to soakage trench and bed systems but are designed to use both soil soakage and selected plants for effluent disposal. This select range of plants must like wet feet as they take up some of the effluent and use the nutrients to grow while the liquid evaporates through their leaves. The disposal area needs to be properly planted to prevent effluent running off during wet periods and causing a problem.

11.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

12. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

12.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien.....(approved qualified design professional)

TO: L J King.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 3167 Far North Road, Kerikeri, Lot 2 DP 452703

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

[redacted].....(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri, 0230
Phone Number: 09 407 5208, 027 407 5208
Date: 23rd November 2021

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

Onsite Wastewater Report (TP58)

L J King
3167 Far North Road
Pukenui
Far North District
Lot 2 DP 452703

Written by: Nicola O'Brien
Approved by: Martin O'Brien

Rev: B
Date: 20th April 2022
Job No: 2717

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Executive Summary

Lot 2 DP 452703 is a 256,705m² property located off 3167 Far North Road, Pukenui. The property is primarily used horticulturally to grow crops. 3 sheds are located to the northeast of the property. The owner proposes to relocate a 3-bedroom dwelling near the existing sheds. Onsite wastewater is required to service the dwelling.

Characteristics of the site determine the wastewater system and land disposal method. A primary treatment system with conventional trenches is suitable for the site due to category 3, sandy soils, adequate fall, and ample available area for wastewater disposal and a 100% reserve.

Recommendations:

- The site is suitable for the disposal of onsite wastewater and a primary treatment system with conventional trenches is recommended.
- Effluent will be disposed of via a septic tank with a minimum capacity of 4500 litres and conventional trenches. 3 x 15m length, 1m wide trenches are required. Trenches should be excavated to a depth of no greater than 450mm. The wastewater disposal field is to be planted with grass and mown frequently to promote nutrient uptake and evapotranspiration.
- Trees near the proposed field are to be removed so that the roots of the trees do not damage the trenches.
- The wastewater field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the effluent field.
- There is adequate area available to support a 100% reserve wastewater field.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including soil type, groundwater, and surface water setbacks. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A septic tank and trenches will service a relocated 3-bedroom dwelling.

1.3 Site Description

Lot 2 DP 452703 is located off 3167 Far North Road, Pukenui and is zoned Rural Production in the Far North District Plan. Access to the 256,705m² property is gained via Far North Road which runs along the northern boundary. The property is used horticulturally. The Northland Regional Council (NRC) Property Map, Section 1.4, shows the northern part of the property. The development is to occur near the sheds to the northeast of the lot.

The proposed dwelling and wastewater disposal field are to be located near existing sheds and a gravel carpark. The wastewater field is to be installed in a slightly sloping, grassed area near existing shelter belt. The trees are to be removed so that the roots do not damage the trenches. Refer to Photograph 1.

The proposed development is located on the top of a hill in a slightly sloping area. Surrounding topography becomes steep. The trenches are to be located on slopes less than 10 degrees as per the Regional Plan for Northland (2019), Section C.6.1.3, rule 6.

Photograph 1: Showing the proposed area for development. The wastewater field is to be installed in a slightly sloping, grassed area near existing shelter belt.

Northland REGIONAL COUNCIL

Lot 2 DP 452703

Projection NZTM. Datum NZTM2000.
DISCLAIMER:
The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

N

0 0.0125 0.025 0.05 0.075 0.1 0.125
km

11/15/2021, 2:44:

2.0 Methodology

2.1 Site Visit

The site was visited on 18th November 2021 and 7th April 2022 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 2m cut face was examined to acquire soil samples and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 7.

2.2 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps, North Cape – Houhora Soil Map and Google Earth images.

3.0 Site Evaluation

3.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet N 04/05 describes the soil type, to the north of the lot, in the area proposed for development as Houhora sand (HO) with well to moderately well drained soils of the coastal sand dune complex.

A cut face was examined to acquire soil samples and establish groundwater depth. Soils are described as category 3, orange sand with good draining characteristics. Refer to Photograph 2 and the Cut Face Log, Section 8.

Photograph 2: Cut face showing soil type as category 3, orange, sand with good drainage.

3.2 Groundwater

TP58 (2004), Table 5.2 states groundwater separation must be greater than 1500mm from the base of a conventional trench in category 3 soils. Groundwater was not intercepted along the 2000mm cut face during Spring, 18th November 2021.

3.3 Surface water

The proposed wastewater disposal field is to be located near the top of a hill with minimal upslope catchment.

The topography to the north of the proposed field slopes steeply to the north and northwest.

No surface water bodies were noted in the near vicinity of the wastewater disposal field (30m radius).

The wastewater disposal field is to be setback a minimum of 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. No existing intermittent flow paths were noted in the near vicinity of the proposed field.

According to Northland Regional Council maps the property is not identified as being in a flood area.

4.0 On-site Effluent Disposal

4.1 System Requirements

TP58 (2004) states a septic tank with a minimum capacity of 4500 litres is required. The system is to comply with NZS1546.1:2008 and the New Zealand Building Code. The system is to be installed by a registered installer to manufacturer's instructions.

4.2 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 9 for Section 3 of the Building Code detailing smoke alarm regulations. This is a requirement of the Far North District Council with all new Buildings Consents.

4.3 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy x litres per person per day / loading rate = area of wastewater disposal field

5 x 180 litres / 20 = 45m²

3 x 15m long trenches at 1m wide are to be excavated to a depth of no greater than 450mm. The area shall be planted with grass and regularly mown to encourage nutrient uptake and evapotranspiration. Refer to the attached Site Plan, Section 7, for the required area and specific details of the wastewater disposal field.

Existing shelter belt trees are to be removed so that roots do not damage trenches. The field is to remain grass only.

The trenches are to be located on slopes less than 10 degrees as per the Regional Plan for Northland (2019), Section C.6.1.3, rule 6.

The field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found at the back of this report, Section 10, as a guide to the upkeep of the system and field.

4.4 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, as recommended by TP58 (2004), Table 5.3 and the Regional Plan for Northland (2009), Section C.6.1.3, 9a. The purpose of the reserve is to provide additional area for wastewater disposal, for example, in the event of failure of the original field or future expansion of the proposed development. The reserve area is to be protected from any development that would prevent its use in the future.

4.5 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling is to be collected in water tanks. Overflow from the tanks is to be directed well away from the proposed septic tank and wastewater disposal field.

A cut off drain is not required due to minimal upslope catchment.

5.0 Summary

As the site has adequate fall from the dwelling and soil type is category 3, a primary treatment system with 3 x 15m long trenches and a 100% reserve area is recommended.

Setback distances from surface water, stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Names:	L J King
Company Name:	
Property Owner Name:	L J King
Nature of Applicant	Owner

2. **Consultant / Site Evaluator Details:**

Consultant/Agent Name	[redacted]
Site Evaluator Name	
Postal Address	
Contact Details	
Name of Contact Person	
E-mail Address	
Website	

3. **Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

No

4. **List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?**

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	[redacted]
Territorial Local Authority	
Regional Council	
Legal Status of Activity	
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m^2)	

2. Legal description of land (as shown on Certificate of Title)

Lot	Lot 2	DP No.	DP 452703	CT No.	
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

HAIL: A Preliminary Site Investigation report is not available.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope, in the area of the proposed disposal field is slight at <5°and showed no signs of slippage or instability.
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
Unconfirmed.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Grass.
Slope Shape: (Please provide diagrams)
Waxing divergent.
Slope Angle:
<5°
Surface Water Drainage Characteristics:
The proposed field is to be located on the top of a hill on a flat to slightly sloping area. Topography to the north of
the field slopes steeply to the north and northwest. Refer to the Site Plan, Section 7, showing contours.
Flooding Potential: YES/NO
No.
Surface Water Separation:
Refer to Section 3.3

3. Site Geology

Houhora sand (HO) with well to moderately well drained soils of the coastal sand dune complex.

Geological Map Reference Number	NZMS 290 Sheet N 04/05

4. What Aspect(s) does the proposed disposal system face?

North		West	
Northwest	√	Southwest	
Northeast		Southeast	
East		South	

5. Site Clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Surface water	*20m minimum*	*20m minimum*
Stormwater flow paths & drains	*5m minimum*	*5m minimum*
Groundwater	-	*1.2m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Outside tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*3m minimum*
Flood area	Outside the 100yr ARI flood event	

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured		No of Boreholes	
Other:	2m cut face examined.			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>2000mm
Spring	>2000mm
Summer	>2000mm
Autumn	>2000mm

Measured		Estimated	√
Measured	√	Estimated	
Measured		Estimated	√
Measured	√	Estimated	

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	√
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The cut face showed soils to be category 3, good draining, orange sand to a depth of 2m. Topsoil was not present.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms - dwelling	3		
Design Occupancy	5		(Potential number of people)
Per capita Wastewater Production	180		(Litres per person per day)
Other - specify			
Total Daily Wastewater Production	900		(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes		No	√

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART F: Primary Treatment

(Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber, explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Dual Chamber	4500 Litres minimum
	Total Capacity	4500 Litres

2. Type of Septic Tank Outlet Filter to be installed?

Sim/Tech Filter or similar approved

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	√
Dosing Siphon	
Pump	

2. High water level alarm to be installed in pump chambers

Please Tick	Yes		No	

3. If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

(Refer TP58 Sections 9 and 10)

Specifically Designed Trench			
Standard Trench	√	As Per Attached Details	
Deep Trench			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	20		(Litres/m²/day)
Disposal Area	Design (m²)	45	
	Reserve (m²)	45	

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate for category 3 soils taken from TP58 (2004), Table 10.2, p.165.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	45
Percentage of Primary Disposal Area (%)	100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 4.3 and the Site Plan, Section 7.					
Plan Attached?	Yes	√	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

Name of Suppliers

It is the intension of the owner to obtain a maintenance agreement on purchase of the system.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

1. Declaration

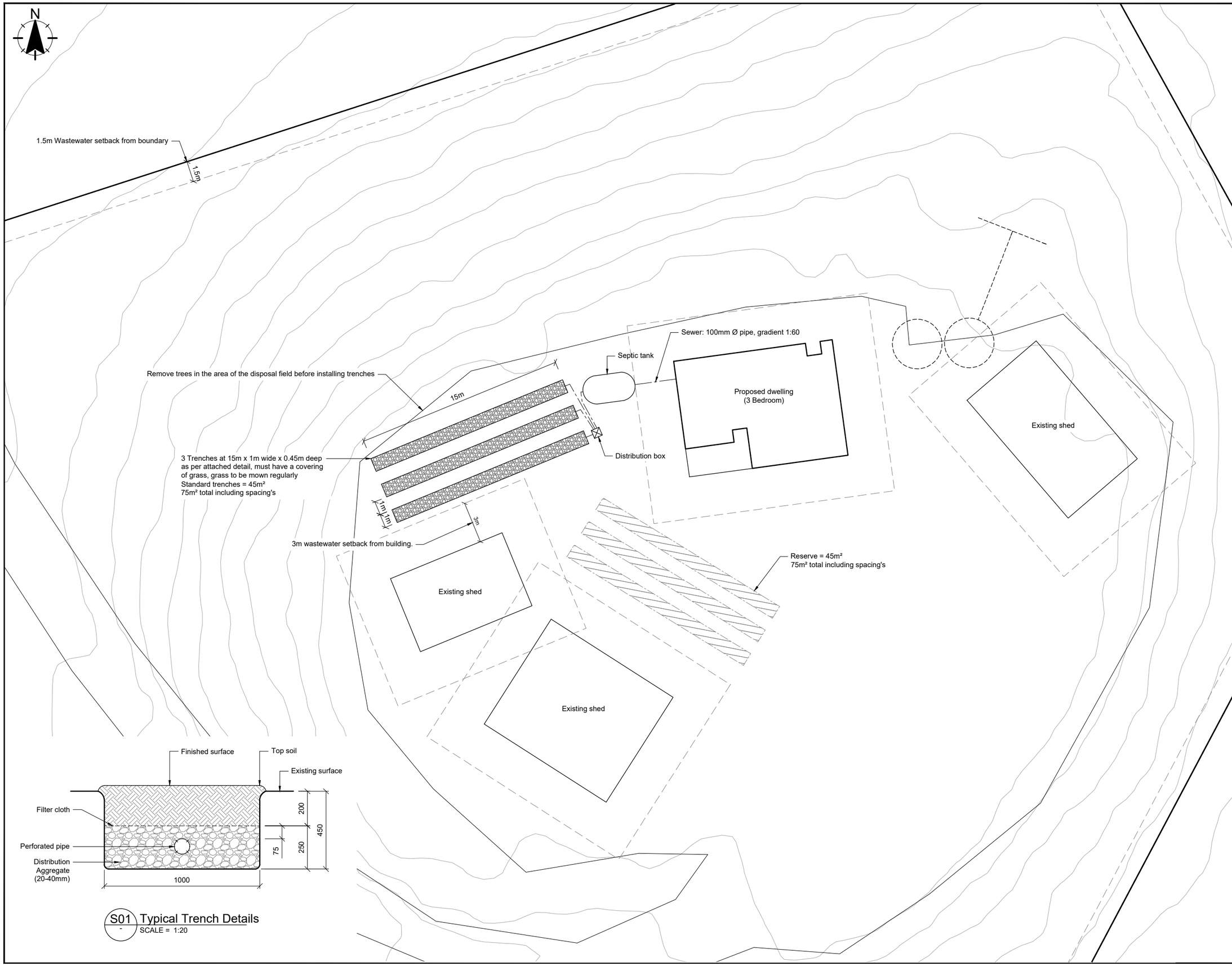
I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	[redacted]
Position: Director	Date	20th April 2022

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.



S01 - Typical Trench Details
SCALE = 1:20

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Trenches to follow contours, levels to be taken on site before excavation to ensure adequate fall along trench.
4. Levels should be checked before commencing installation to confirm adequate fall across the site.
5. Trenches shall conform to the following set backs:

- Trenches to be on slopes no greater than 10°.
- 3m from buildings
- 1.5m from buildings
- 1.5m from property boundaries
- 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field

6. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:

- Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
- Refer to the report outlining Section 3 of the Building Code, detailing smoke alarm regulations.

O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
LJ King
3167 Far North Road
Pukenui
Lot 2 DP 452703

Sheet Title
Wastewater Site Plan

Drawn 19 November 2021

Project No 2717

Rev A

Sheet A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

8.0 Cut Face Log

CUT FACE LOG 1

Client	L J King	**Job No.**	2717
Project	Installation of onsite wastewater	**Date Drilled**	18/11/2021
Site Address	3167 Far North Road, Pukenui	**Drilled By**	M O'Brien
Legal Description	Lot 2 DP 452703	**Drill Method**	

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Ground water not intercepted	Houhora Sand (HO)		Slightly moist orange SAND	3
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100				EOB	

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

9.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

DOMESTIC SMOKE ALARMS

Scope

Smoke alarms shall be installed in every household unit of risk groups SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.

The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within household units.

Type 1 – Domestic Smoke Alarm System

A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single firecell, subject to Paragraphs 3.3 and 3.4.

Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. 3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.

Comment: A hush facility is a button on the smoke alarm which silences the alarm for a limited time after activation. This allows the cause of a nuisance alarm to be cleared without having to remove the battery to silence the smoke alarm.

Smoke alarms shall have an alarm test facility easily reached by the building occupants. This facility may be located on the smoke alarms.

Location of Smoke Alarms

Smoke alarms shall be located as follows: a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b) On levels containing the sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.

Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514. Comment: NZS 4514 gives instructions for the physical location of smoke alarms. Smoke alarms need to be situated on (or near) the ceiling for optimum detection of smoke in a fire situation. Following manufacturer's instructions is important to ensure smoke alarms are physically mounted correctly. This information is usually device specific.

Maintenance

Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS 4514.

10.0 On Site Wastewater Maintenance for the Owner

Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.
The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

10.1 Northland Regional Council Public Information

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent storm water runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess storm water entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

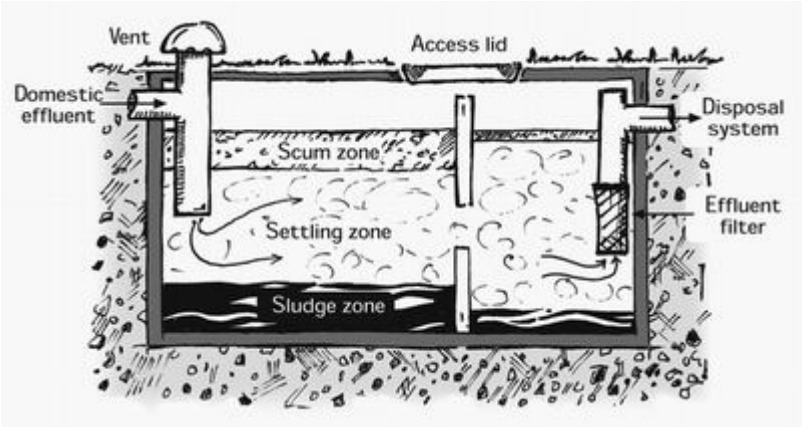
Septic tanks

Septic tanks prevent the suspended solids in household effluent from entering the disposal system. The escape of excessive suspended solids from a septic tank causes clogging of the disposal system and is the most common cause of early failure.

Three main processes take place in the septic tank:

1. The heavier, solid particles settle to the bottom of the tank forming a sludge layer.
2. Lighter materials such as fat and grease float to the surface forming a scum layer.
3. Within the septic tank there is little or no oxygen, and anaerobic bacteria (bugs that can live without oxygen) break down some of the solids. This helps to reduce the build-up of sludge in the tank.

The effluent that leaves a well operating septic tank contains only the smaller particles that are less likely to rapidly clog the disposal system.



The diagram shows a “standard” septic tank design. More sophisticated designs may be required for heavy load conditions and/or sites with poor soakage or other disposal constraints. Advice on these can be obtained from a qualified professional.

Effluent filters

An effluent filter installed on your septic tank outlet will allow only the smaller solids to enter your disposal system. This is a relatively cheap way to significantly reduce the possibility of the early failure of your disposal system. Most modern septic tanks should have an effluent filter installed on their outlet. With very little modification, effluent filters can also be installed on the outlets of older septic tanks.

Effluent disposal

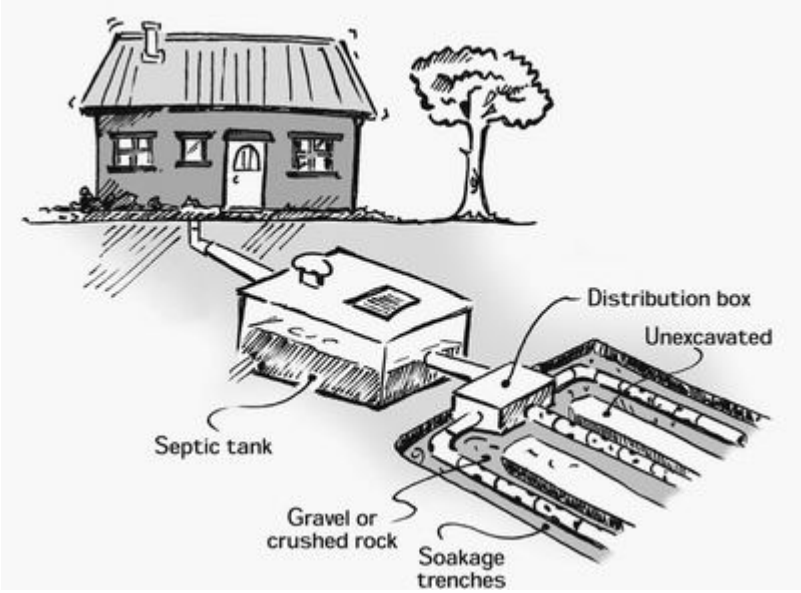
When the effluent leaves the septic tank, it is only partially treated. The natural processes occurring within the soils below the disposal system carry out the final treatment of the effluent. The type and size of the disposal system used

is normally determined by the site conditions, groundwater level and soil type. The following types of effluent disposal systems are most commonly used with septic tanks.

Soakage trench and bed systems

These are the most common type of effluent disposal systems used in association with a septic tank.
Perforated pipes (or in older systems field tiles) are laid in shallow trenches filled with gravel. Effluent flows out of the holes in the pipe and soaks into the surrounding soil (see diagram below). Beds are wider and shallower than normal trenches but should only be used where it is not possible to use trenches.

Every trench or bed system that has more than one pipe for effluent disposal will have a distribution box so that effluent is evenly distributed between each disposal pipe. It is very important that all the outlets from the distribution box to the disposal pipes are at the same level, as even a small difference can result in the failure of a trench or bed due to overloading.



Soakage trench and bed system.

Some distribution boxes may allow the effluent to be manually diverted from one trench / bed to another. This gives the trench / bed that is not receiving any effluent time to rest (recover) while the other is in use.

Evapo-Transpiration Seepage (ETS) Systems

These systems are normally installed where soils have poor soakage. They are similar to soakage trench and bed systems but are designed to use both soil soakage and selected plants for effluent disposal. This select range of plants must like wet feet as they take up some of the effluent and use the nutrients to grow while the liquid evaporates through their leaves. The disposal area needs to be properly planted to prevent effluent running off during wet periods and causing a problem.

11.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

12. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

12.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: L J King……(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 3167 Far North Road, Kerikeri, Lot 2 DP 452703

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567……(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri, 0230
Phone Number: 09 407 5208, 027 407 5208
Date: 20th April 2022

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

Waka Kotahi NZ Transport Agency Reference: Application-2023-1305

24/10/2023

Logan Trustees Limited
C/o Sheryl Hansford

Sent via: info@northplanner.co.nz

Dear Sheryl

Proposal for 3-lot subdivision as a Discretionary Activity. – 3179 Far North Road, Pukenui, Northland – Logan Trustees Limited

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

Proposal
Resource consent is sought for subdivision of 3179 Far North Road, Pukenui (Lot 2 Deposited Plan 452703) into 3 allotments. The application requires consent for a Discretionary Activity under the Far North District Plan.

Access is proposed via the existing crossing place (CP 287) which will service the 3 allotments proposed.

There is a consent notice (CN 9476521.3) registered to the title which stipulates that any dwelling within 80m of the State Highway requires noise attenuation. The Applicant has requested support to vary condition 3 of the consent notice to allow for a dwelling to be located within 30m of the State Highway on proposed Lot 1.

Assessment
In assessing the proposed activity, Waka Kotahi notes the following:

- The proposal will result in a total of 3 allotments accessing CP 287.
- Of the 3 allotments proposed, only two (Lots 1 and 2) will be used for residential purposes. Lot 3 will remain as rural production.
- Due to the increase in traffic intensity from the additional residential allotment, CP 287 will require upgrading to a Diagram C standard.
- The widening across the road (as part of Diagram C upgrade) will need to be in consultation with the owners of CP122/123 as they are directly across the road from the development accessway.
- A culvert is not required as the accessway appears to be on the brow of the road, providing sufficient drainage.
- The sightlines for CP 287 have been assessed and are considered acceptable for the volume of traffic proposed.
- In terms of the reverse sensitivity, the site is constrained by the reverse sensitivity effects area; specifically proposed Lot 1.
- The Applicant also seeks support for the variation to consent notice CN 9476521.3. The consent notice issued on the title, specifically condition 3 states *'That if a dwelling is constructed within 80 metres of the boundary with the State Highway, the building(s) shall be designed, constructed and maintained so that internal sound levels do not exceed 35 dBA Leq (24hr) in bedrooms and 40 dBA Leq (24hr) for other habitable rooms. …'*

  Based on the nationwide modelling for noise, the data generated indicates that noise levels will be of a suitable level if a dwelling were to be positioned 45m from the boundary with the State Highway into proposed Lot 1.

Limited Access Road (LAR)

Your client's site adjoins State Highway 1 which is identified as a limited access road. Per Section 91 of the Government Roading Powers Act 1989, to access your client's site requires a crossing place authorised by the Waka Kotahi. In this instance the site will continue to be serviced by existing CP 287 which will service the 3 allotments proposed.

Conditions

In discussion with Waka Kotahi your client has agreed to include the following conditions as part of your client's resource consent application. The legal name of Waka Kotahi is the New Zealand Transport Agency; therefore our full legal name is referred to in the conditions and approval.

1. Crossing Place CP 287 shall be upgraded in accordance with the NZ Transport Agency's Diagram C standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager.

2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading of the vehicle crossing, have been constructed to the NZ Transport Agency standards.

3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Maori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.

The following conditions relate to proposed Lot 1 (Subject to the variation to Consent Notice CN 9476521.3)

4. If a dwelling is constructed within 45 metres of the boundary with the State Highway, the building shall be designed, constructed and maintained to achieve a design noise level of 40 dB LAeq(24h) inside all habitable spaces.

5. If windows are required to be closed to achieve the design noise level in condition 5, a ventilation system must be designed, constructed and maintained. For habitable spaces the system must achieve the following:

   a) Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time, the sound of the system shall not exceed 30 dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.
   b) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.
   c) The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25^0C. At the same time, the sound of the system must not exceed 35 dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.

6. A design report prepared by an acoustics specialist must be submitted to Far North District Council demonstrating compliance with conditions 4 and 5, prior to construction or alteration of any dwelling. The design shall take into account future permitted use of the state highway; for existing roads by the addition of 3 dB to existing measured or predicted levels.

7. New buildings or alterations to existing buildings containing noise sensitive activities, within 40m of the State Highway must be designed, constructed and maintained to achieve internal vibration levels complying with class C of NS 8176E:2005.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, Waka Kotahi provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road

As the site fronts a Limited Access Road, Waka Kotahi provides approval under Section 93 of the Government Roading Powers Act 1989 for the site to gain direct access from the State Highway as described in this written approval.

Advice Notes
The upgrade to CP 287 is based on the traffic volumes anticipated as part of the subdivision and residential development of Lot 1. In this instance, any future development of proposed Lot 3 for residential purposes will trigger the requirement for further upgrades to the existing crossing place.

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to Waka Kotahi for a Corridor Access Request (CAR) and for that request to be approved.

Please submit your CAR to the Waka Kotahi CAR Manager via aran.arrieta@nzta.govt.nz a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

Expiry of this approval
Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Lauren Rae via email at Lauren.Rae@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

[redacted]

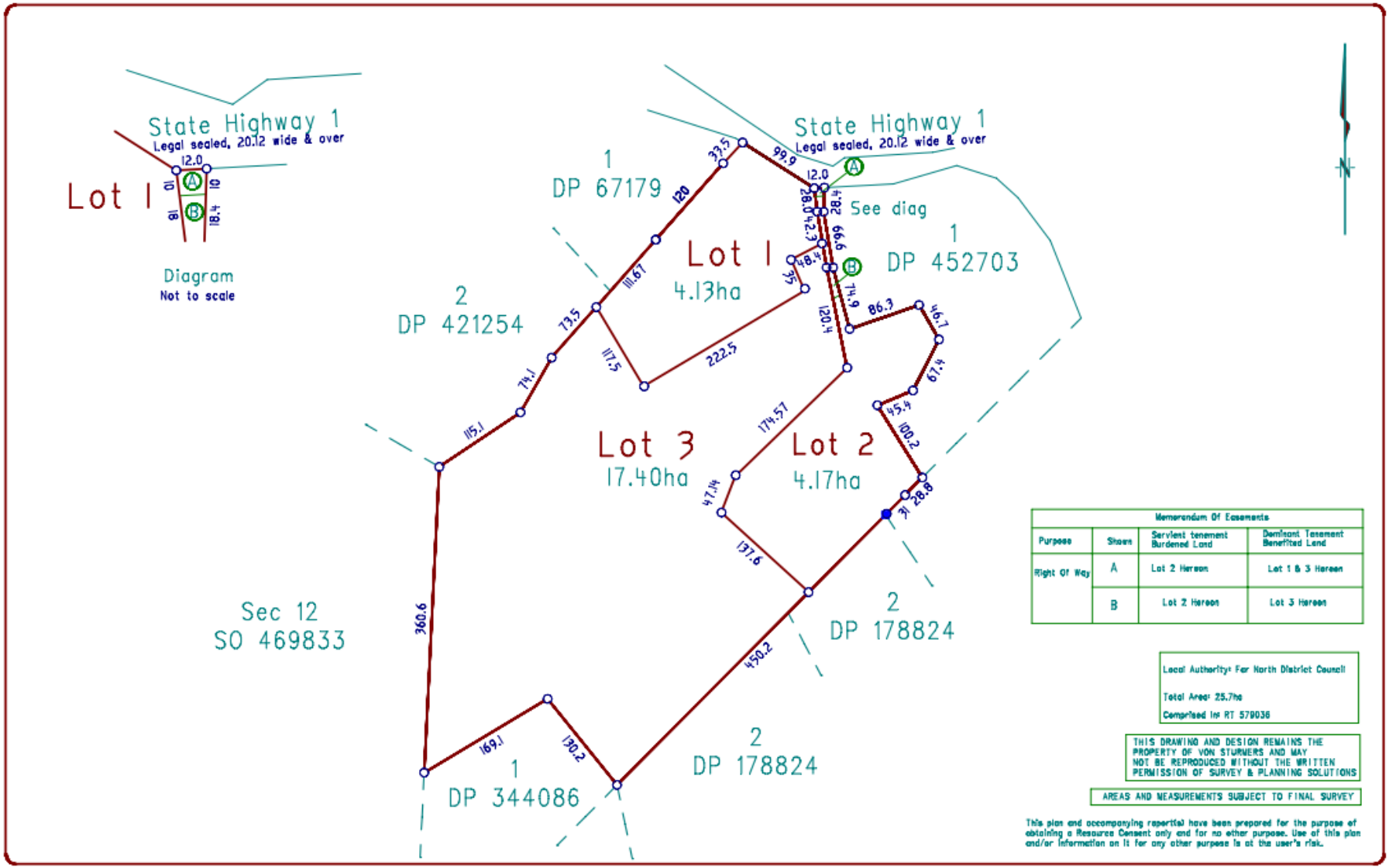
Lauren Rae
Senior Planner
Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

Enclosed:

- Attachment 1: Proposed Scheme Plan
- Attachment 2: Diagram C Access Standard

WAKA KOTAHI
NZ TRANSPORT AGENCY

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz



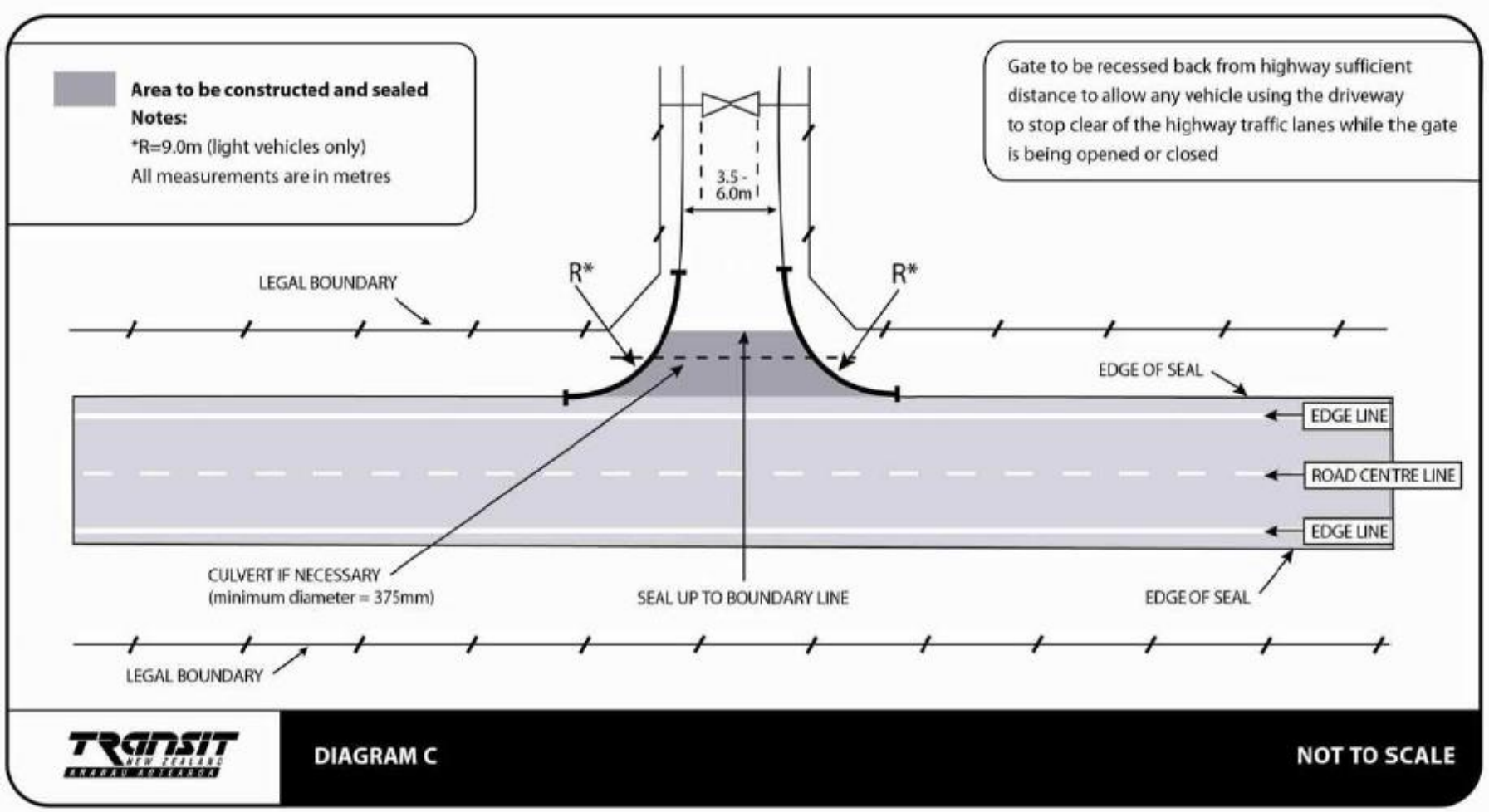
VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: 0800 408 6000
Email: kaitaia@vsps.co.nz
131 Commerce St
P.O. Box 128
Kaitaia

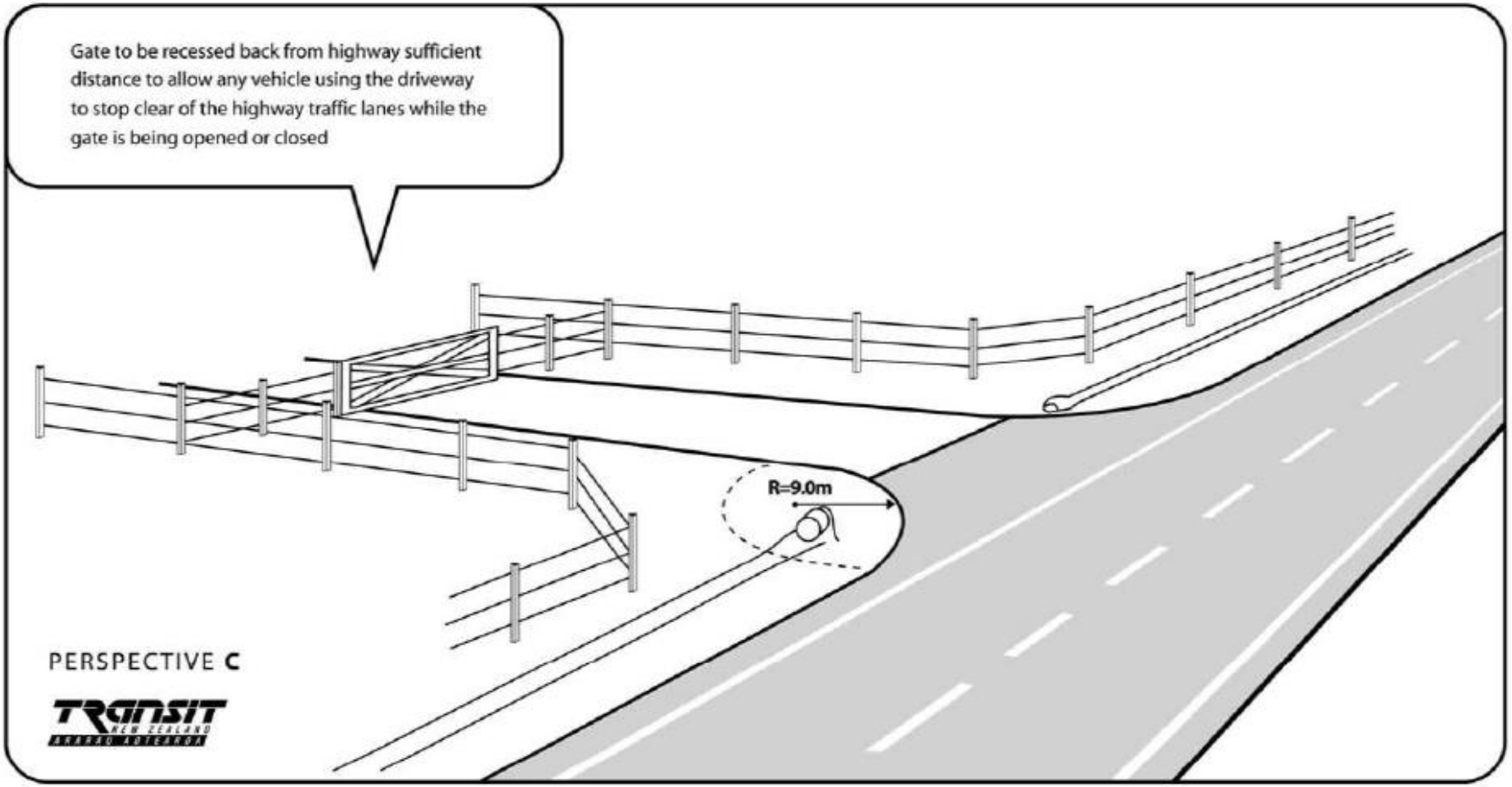
PROPOSED SUBDIVISION OF Lot 2 DP 452703

PREPARED FOR: Logan Trustees Limited

	Name	Date	ORIGINAL
Survey			SCALE 1:4000
Design			SHEET SIZE A3
Drawn	MT	5/07/2023	
Rev	MT	4/09/2023	

Surveyors Ref. No: 15319
Series
Sheet of


Area to be constructed and sealed
Notes:
*R=9.0m (light vehicles only)
All measurements are in metres
Gate to be recessed back from highway sufficient distance to allow any vehicle using the driveway to stop clear of the highway traffic lanes while the gate is being opened or closed
3.5 - 6.0m
R*
R*
LEGAL BOUNDARY
EDGE OF SEAL
EDGE LINE
ROAD CENTRE LINE
EDGE LINE
CULVERT IF NECESSARY
(minimum diameter = 375mm)
SEAL UP TO BOUNDARY LINE
EDGE OF SEAL
LEGAL BOUNDARY
TRANSIT NEW ZEALAND
DIAGRAM C
NOT TO SCALE


Gate to be recessed back from highway sufficient distance to allow any vehicle using the driveway to stop clear of the highway traffic lanes while the gate is being opened or closed
R=9.0m
PERSPECTIVE C
TRANSIT NEW ZEALAND