Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ◯ **Yes** ✔ **No**

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: W. Daley & W. Pickles

Email:

Phone number: Work | Home

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

Postcode

6. Address for Correspondence

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

Name/s: Donaldsons Surveyors

Email: [redacted]

Phone number: Work [redacted] | Home

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

PO Box 211 Kerikeri

Postcode 0245

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

7. Details of Property Owner/s and Occupier/s

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

Name/s: W. Daley & W. Pickles

Property Address/ Location: 211 Okokako Road, Kerikeri

Postcode 0478

8. Application Site Details

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

Name/s: W. Daley & W. Pickles

Site Address/ Location: [redacted]

Postcode

Legal Description: Lot 2 DP 576920 **Val Number:**

Certificate of title: RT 1063127

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.

9. Description of the Proposal:

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

Proposed subdivision to create one lifestyle allotment

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ✔ **Subdividing land**
- ◯ **Changing the use of a piece of land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Donaldsons Surveyors Ltd

Email: info@donaldsons.net.nz

Phone number: Work 094079182 Home

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

PO Box 211 Kerikeri 0245

Postcode 0245

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

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

Name: (please write in full) Micah Donaldson

Signature:
(signature of bill payer

[redacted]

Date 06-Oct-2025

MANDATORY

15. Important Information:

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

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Micah Donaldson

Signature: [redacted]

Date 06-Oct-2025

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

Checklist (please tick if information is provided)

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

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

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F 09 407 7366
E info@donaldsons.net.nz
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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

W. DALEY & W. PICKLES, 211 OKOKAKO ROAD, KERIKERI

DATE: 6 OCTOBER 2025 REFERENCE: 8574

CONTENTS

INTRODUCTION

The applicants own a 2.39-hectare property along Okokako Road, Kerikeri, and seek resource consent to subdivide one additional lot to optimise land use. The proposed subdivision will create:

- **Lot 1:** 1.81ha
- **Lot 2:** 5245m^2

The site is located within the Rural Production Zone under both the Operative and Proposed District Plans. This application is presented as a non-complying activity, with an assessment concluding that any potential effects will be less than minor.

SITE DESCRIPTION

The subject site is located at 221A Okokako Road, approximately 3.5 km from the Waimate North community. Access to the property is via a metalled unnamed road extending westward from Okokako Road. The intersection and road formation along this unnamed access were upgraded as part of the previous subdivision consent (RC 2200295) and remain in good condition. The formed road has a width of approximately 4 metres, with a passing bay located 35 metres from the entrance to proposed Lot 1.

Lot 1 description

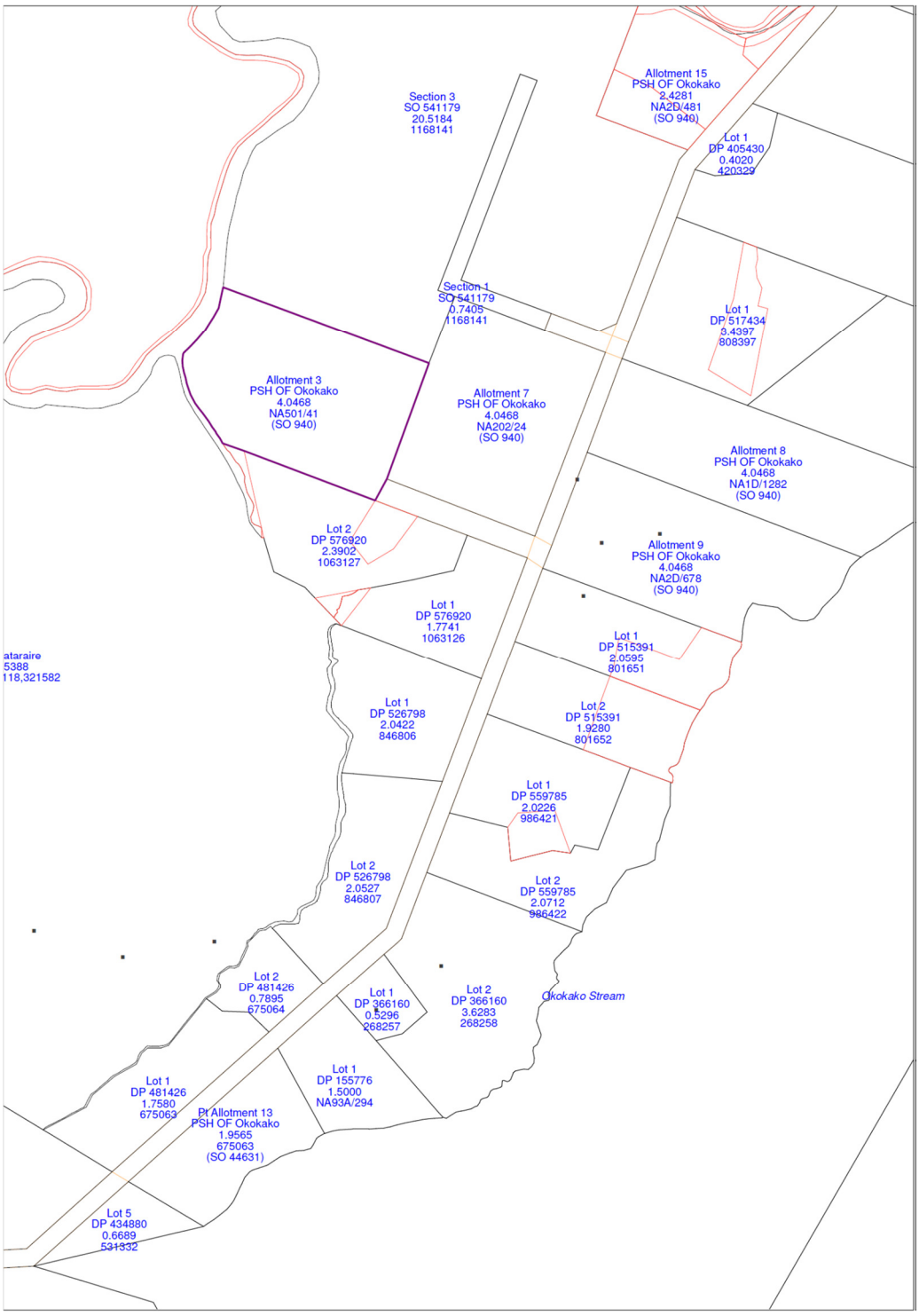
- This features a similar topography to Lot 2, with greater vegetation coverage, creating a private and secluded setting.
- Access would extend along the eastern boundary for approximately 100 metres before crossing the gully.

Lot 2 description

- The land has a gentle gradient sloping to the west, predominantly in pasture, with surrounding mature vegetation.
- A formed driveway extends to the future building site with parking.
- A defined gully abuts the western boundary.

The soil type overall is Waiotu friable clay (YO), which is well to moderately drained, with a land use capability of 6s1.

Estate	Title	Appellation	Area	Owner
Fee Simple	1063127	Lot 2 DP 576920	2.3902 ha	W. Daley W. Pickles



Surrounding properties are lifestyle and rural residential, creating a unique character that has detracted from the traditional rural production environment. The property is located between pockets of distinctly developed land with allotment areas ranging between 4020m² – 4.0ha as illustrated in the QMap image above.

The site is uniquely positioned, accessed via a no-exit legal road and located near the heart of the Waimate North agricultural hub. Mature vegetation, including areas of established bush, is interwoven among surrounding smaller rural properties, creating natural pockets of separation. Combined with the

site's undulating natural contour, this vegetation enhances privacy, strengthens the sense of seclusion, and contributes to the site's distinctive rural lifestyle character.

The vicinity supports a pattern of higher-density rural living, primarily due to the absence of high-quality, versatile soils and a corresponding preference for non-productive land uses. This land-use pattern is consistent with the strategic objective of directing residential development to areas of lower agricultural value, thereby protecting high-value soils for primary production. Okokako Road exemplifies this approach, accommodating a mix of rural lifestyle properties and likely worker accommodation. It enables efficient use of less productive land by providing housing opportunities for those employed in the rural sector, as well as individuals seeking a rural lifestyle that does not rely on income from land-based production.

EXECUTIVE SUMMARY

This planning report assesses a proposed subdivision of a rural property that qualifies as a non-complying activity under the Operative Far North District Plan due to minimum lot size requirements. Despite its classification, the proposal is considered appropriate in the context of the surrounding environment and is supported on the basis that it meets the relevant statutory tests under section 104D of the Resource Management Act 1991.

The site is located within an area that has undergone an undeniable transition from traditional rural production to rural lifestyle living. The surrounding land is typified by small-scale holdings, lifestyle blocks, and limited land-based economic activity. The property itself lacks high-quality soils or characteristics that would otherwise support productive rural use. As such, the proposed subdivision reflects the prevailing development pattern and does not result in the loss of productive capacity.

Importantly, the proposal is consistent with established case law. In *Noble v Rodney District Council* [1994] NZRMA 414, the Planning Tribunal confirmed that where a locality has assumed a lifestyle character, further subdivision should be assessed in that context. The Court held that adverse effects must be considered relative to the existing environment, and that further lifestyle development in an area already dominated by such use is unlikely to undermine rural character or amenity.

The proposed subdivision will maintain and enhance rural-residential amenity values. The site is accessed via a no-exit legal road, and benefits from mature native vegetation and undulating topography that provide a high level of natural screening. A consent notice will manage effects, by fixing the location of any future building activity, ensuring sensitive integration with the landscape and minimal visibility from surrounding properties.

The proposal therefore is considered to achieve efficient use of otherwise underutilised land, reinforces the existing rural lifestyle character, and avoids adverse environmental effects through proposed management techniques.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land is regulated under the Resource Management Act 1991 (RMA), requiring applications to assess and demonstrate the potential environmental effects of the proposed activity in accordance with relevant planning guidelines.

SCHEDULE 4

An application for subdivision consent under **Section 88 of the Resource Management Act 1991 (RMA)** must address the following key aspects relevant to the proposed subdivision activity and the expectations of the zone:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

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

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

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application seeks to demonstrate that the proposed subdivision aligns with the principles of sustainable management under the Resource Management Act 1991 (RMA) by promoting the responsible use, protection, and enhancement of natural and physical resources. This is achieved through a combination of management techniques that minimise environmental effects while optimising land use.

Key measures include:

- Designating building envelopes to ensure efficient land use and minimise environmental impact. This approach prevents sporadic placement of structures over a site, and ensures buildings are set back appropriately from boundaries to reduce impacts on adjoining properties. By concentrating all future built development within defined building envelopes, potential effects are contained within a controlled area. This represents a practical management technique that delivers an improved environmental outcome compared to what is currently permitted on the parent title (as detailed under the permitted baseline section below).
- Protecting and enhancing indigenous vegetation, contributing to biodiversity and ecological resilience.
- Securing buffers along the northern boundary with Allotment 3 PSH of Okokako, defined by areas ‘S’ & ‘T’, thereby reducing potential reverse sensitivity effects and maintaining rural character.
- Managing traffic effects from the new lots to restrict movements to be lower than the ‘permitted” threshold.

The proposed subdivision integrates seamlessly with the surrounding rural lifestyle environment, reflecting a natural integration of land use rather than an abrupt departure from rural character or an impractical burden on productive land (*versatile soil*). Given its proximity to the central Waimate North rural production area, the proposal supports the need for additional rural housing and meets the criteria for alternative land use. It safeguards the region's broader productive capacity by providing housing that can support rural workers, thereby contributing positively to the long-term viability of this rural economy.

The proposed management techniques integrated into the subdivision are designed to promote the sustainable use of natural and physical resources, in alignment with the principles of the Resource Management Act 1991 (RMA). These measures support the foreseeable needs of future generations by minimising disruption to natural ecosystems and actively protecting and enhancing indigenous vegetation.

By carefully balancing development with environmental stewardship, the subdivision ensures long-term sustainability while mitigating adverse effects on surrounding land, biodiversity, and natural resources.

Matters of national importance

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

The proposed subdivision can proceed without direct impact on the coastal environment, or disturbance to any wetlands, lakes, or rivers. While a proposed creek crossing may result in temporary construction-related effects, these will be carefully managed to avoid compromising the overall integrity and ecological function of the creek, to the greatest extent practicable.

The applicant proposes stormwater management techniques, which aim to reduce stormwater discharge rates to predevelopment levels, as a measure to support environmental protection to downstream catchments and sustainable land use.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

According to the operative and proposed district plans, neither of the lots contains any outstanding natural features or landscapes.

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

The applicant proposes to protect existing regenerating bush, which holds particular ecological significance given its location adjoining a recorded Protected Natural Area (Atkins-Ohaio Bush, PO5075). This protection will contribute to the ecological resilience and connectivity of the wider landscape. The importance of such conservation measures has been acknowledged in case law, including *North Shore City Council v Auckland Regional Council* [1997] NZRMA 59, where the Environment Court recognised the positive and enduring environmental benefits that arise from protecting indigenous vegetation. Through this commitment, the long-term integrity of these areas will be secured for the benefit of future generations

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposed subdivision supports Section 6(e) of the Resource Management Act 1991 by recognising and respecting the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga. The protection of regenerating native bush adjoining the Atkins-Ohaio Bush Protected Natural Area (PO5075) demonstrates a commitment to environmental stewardship that aligns with the principles of kaitiakitanga (guardianship) and the protection of mauri (life force). These bush areas contribute to the ecological health of the landscape, which is often deeply valued by Māori for its spiritual, cultural, and practical significance, including traditional food gathering and the maintenance of natural heritage.

In addition to bush protection, the subdivision incorporates clearly defined building envelopes and an appropriately designed on-site wastewater system. These measures are intended to minimise land disturbance, avoid sensitive areas, and reduce the risk of contamination to soil and waterways. This careful design helps ensure that the effects of development do not compromise the cultural and spiritual connection Māori have with the land and water.

Together, these elements support the long-term protection of taonga and uphold the relationship of tangata whenua with the whenua (land) and wai (water), consistent with the intent of Section 6(e).

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

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

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

(a) Kaitiakitanga:
The subdivision reflects the principles of kaitiakitanga by recognising and incorporating protection of regenerating native bush located adjacent to a recorded Protected Natural Area (PNA PO5075 – Atkins-Ohaio Bush). This voluntary commitment to covenanting ecologically significant vegetation safeguards the mauri (life force) of the land and water, contributing to the ongoing health of the local ecosystem and its cultural relevance to tangata whenua. This aligns with Māori values of guardianship and enhances intergenerational environmental stewardship.

Additionally, the applicant offers to plant an 8m wide area along the northern boundary of Lot 1 shown 'R', to link the two bush protection covenants shown 'T' & 'S', effectively creating a corridor link between the two habitats while also creating a dense screen for enhanced shelter and improved amenity value.

(aa) The Ethic of Stewardship:
The applicant has demonstrated stewardship by designing a subdivision layout that limits land disturbance, avoids sensitive areas, includes building location covenants to ensure structures are appropriately sited, manages stormwater discharge by way of detention, and restricts traffic movements to below the "permitted" allowance, and adds to habitat protection and enhancement.

(b) The Efficient Use and Development of Natural and Physical Resources:
The land is currently underutilised and lacks soil versatility for meaningful rural production. The proposal enables additional rural housing supply in an area that has transitioned to lifestyle living, without compromising productive land elsewhere. This represents an efficient use of land consistent with surrounding development patterns.

(ba) The Efficiency of the End Use of Energy:
The building platforms will be fixed through consent notices to optimise solar orientation and limit unnecessary energy use. Future development is anticipated to incorporate onsite energy efficiency and passive design solutions, as commonly practiced in rural-residential development.

(c) The Maintenance and Enhancement of Amenity Values:
The site's natural topography and established vegetation ensure that the proposed lot maintains rural character and visual privacy. The subdivision will not introduce incompatible land use or density, and visual screening will be retained and enhanced by protecting existing bush. Amenity is maintained, and in some respects, improved through land management covenants, compared to current building allowances under permitted criteria.

(d) Intrinsic Values of Ecosystems:
By protecting regenerating bush areas that adjoin a recognised PNA, the proposal sustains ecosystem health and biodiversity. The retention of indigenous flora and habitat corridors acknowledges the inherent value of natural systems, contributing to regional ecological resilience.

(f) The Maintenance and Enhancement of the Quality of the Environment:
The subdivision includes measures to avoid and minimise environmental impacts, including designated building locations, engineered wastewater systems, and riparian protection. These initiatives contribute to the long-term environmental quality of the site and its surroundings.

(g) Any Finite Characteristics of Natural and Physical Resources:
The proposal recognises the finite nature of rural land and directs development to a site where production is not viable, thereby preserving higher-value soils elsewhere. The controlled and limited nature of the subdivision avoids inefficient land fragmentation.

(h) The Protection of the Habitat of Trout and Salmon:
Although at the building stage a creek crossing is required, the stream is minor and construction methodologies will follow erosion and sediment control best practices to protect downstream water quality.

(i) The Effects of Climate Change:
The subdivision accounts for climate adaptation by avoiding flood-prone areas and placing building sites on elevated, stable ground. The preservation of native bush aids in carbon sequestration and improves resilience to extreme weather. Onsite stormwater and wastewater systems are designed to handle increased rainfall intensities, reducing future climate-related risk.

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(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;

The application comprehensively addresses all pertinent regulations and guidelines under distinct headings. These include the Far North District Plan, the National Policy Statement, National Environmental Standards, and Regional Policy Statements. No additional provisions are relevant to this application. Each set of provisions is examined in detail under its respective heading to ensure thorough coverage and compliance.

An application must also include an assessment of the activity's effects on the environment that –

(a) *includes the information required by clause 6*
(b) *address the matters specified in clause 7; and*
(c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environment must include the following information:

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not anticipated to result in significant adverse effects and keeps continuity with the surrounding allotments. Given the site's limited area, and the availability of suitable land for lifestyle living, there are few feasible alternatives for adjusting the proposed boundary. The designated building sites achieve control of where develop will occur and accordingly mitigates potential effects by avoiding a sporadic displacement of buildings.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The proposed subdivision, along with the proposed management techniques, is expected to result in a more sustainable environmental outcome compared to the site's current / potential use.

Moreover, the proposal offers notable benefits by subdividing as it contributes to the wider community rural lifestyle opportunities, and enforces further bush protection and enhancement. Traffic movement impacts are restricted to initiate a reduction in actual and potential traffic effects on legal road. The effects of the proposal are well understood and uphold sustainable outcomes.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of –*
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

The applicant proposes consent conditions to effectively manage stormwater discharge through an ongoing maintenance program, which will be administered under a Section 221 RMA covenant.
The wastewater assessment includes the installation of an appropriate onsite disposal system, which will be subject to routine maintenance.
Additional mitigation measures administered under consent notice will incorporate standard management techniques to be implemented during and after the building consent stage. These include provisions for minimum firefighting water storage, stormwater management, and geotechnical assessment.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The effects of the subdivision are considered within the context of the zone and the site's existing tolerances. Although subdivision is not classified as a 'permitted' activity by definition, the associated post-subdivision effects are comparable to those of existing use rights in terms of environmental impact through the site potential permitted baseline for land use activity. Therefore, with the designated building sites reducing the lands permitted “land use”, the subdivision effects consequently are deemed 'less than minor'. On that basis there are no affected persons to require consultation in that regard.

(g) *if the scale and significance of the activity’s effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The subject location features compatible land use activity with a lifestyle and rural residential focus. Positive effects arise from increasing the number of lifestyle lots to the real-estate market, and by expanding the availability of these lots, pressure on more vulnerable land with versatile soils is reduced. There is no concern that the subdivision will lead to the fragmentation of rural character or diminish overall productive capacity. This approach therefore fosters social and economic benefits.

(b) any physical effects on the locality, including any landscape, and visual effects.

As depicted on the site description map, the area features a definite rural lifestyle setting characterised by numerous rural smaller blocks of land.
The locality is well-suited for further fragmentation as 'infill development,' given its proximity to and ability to support the Waimate North rural production community.
The resulting physical effects on the vicinity are minimal, and the actual and potential adverse effects prove to be sustainably managed and align with the permitted baseline.

Enhancing the land's lifestyle opportunities aligns well with the surrounding environment and presents a more suitable alternative to rural production intensification, which is unlikely to succeed on poor-quality soils, or assuming success, would create direct reverse sensitivity effects on the broader rural lifestyle setting

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The subdivision does not inflict physical damage on ecosystems. Instead, it focuses on enhancing the protection of known habitats and managing stormwater effectively.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan. The subdivision does not require any significant earthworks, as all necessary infrastructure is already in place.
The values outlined are preserved, and the proposal is designed to deliver positive outcomes that will benefit future generations.
The Resource Consent may include an Advice Note stipulating that if any artifacts are uncovered, work must cease immediately and Heritage New Zealand must be contacted.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are no concerns regarding effluent treatment methods, as they have been assessed based on soil soakage results in compliance with TP-58 and the permitted standards of the Northland Regional Plan. Additionally, the subdivision activity does not involve the introduction of any contaminants.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

The subdivision activity does not introduce any hazardous substances or installations.

In summary, the proposal is regarded as an activity that enhances both community and landowner social and economic well-being by diversifying the land's existing use and providing an additional fee-simple property to the rural community. It also demonstrates net positive environmental benefits through the management of natural and physical resource. Overall, the proposal achieves these objectives without causing any significant adverse effects and is therefore in alignment with the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity
Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous wetland and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

There is no immediate risk to or adverse impact on ecosystems. The applicant has committed to enhancing the protection of areas with significant ecological value.

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.

The proposal demonstrates that the subdivision supports economic well-being, and the **council has a responsibility to facilitate this to ensure Northland remains an attractive region for investment.**

6.1.1 Policy – Regional and district plans
Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

The proposed subdivision reflects sound land management practices and is consistent with the objectives and policies of the Regional Policy Statement. The site exhibits a range of supporting and unique characteristics that justify the exploration of alternative land uses, without diminishing the existing character or environmental values of the area. In summary, the proposal seeks the support of the local authority and encourages the streamlining of approval processes to the greatest extent practicable.

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

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

***(a)** Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines
New subdivision, use and development should:
(a) Demonstrate access to a secure supply of water;

Both lots would utilise roof surface collection and storage in water tanks for potable supplies. These generally are a reliable source of water that meet the guideline intent.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

Onsite effluent disposal presents no concern and capable of providing a 100% backup area without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.
Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site or in proximity, but this property does form part of the upper tributaries contributing to lower catchment flooding within Puketona.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

The site is absent of any significant habitats.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle. Both lots are open to the north for suitable solar gain.

(q) Be designed to allow adaptation to the projected effects;

The subdivision proposal is designed with adaptability in mind to effectively improve land use management and respond to projected effects associated with future building activity. Property owners can enhance their sites through personal landscaping efforts, pest and weed management, and better utilisation for lifestyle purposes. These measures contribute to mitigating any potential negative effects and ensure that the development remains adaptable to future changes and include climate conditions.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are committed to protecting ecosystems and waterways. The proposal aligns with these values by avoiding adverse effects and, in fact, supports them by managing stormwater discharge effectively.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

The proposal defines a rural lifestyle subdivision that offers both residential and business opportunities, serving as a crucial component of the rural community. Each lot provides adequate space for outdoor living and maintenance purposes.

(b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
Not applicable.

(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;*
Rural lifestyle lots contribute positively to the community without cause to adverse cumulative effects. Instead, they provide diversity by supporting semi or fully sustainable lifestyles and, when needed, offer opportunities for home-based business ventures. These ventures can complement, and in some cases, integrate with larger-scale production-based farming operations.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

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

No concerns.

(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

The subdivision does not materially reduce the lands potential for soil based primary production.

(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.

The proposal does not alter the existing sense of place; rather, it maintains and serves to enhance the rural environment, which already features a mix of residential and lifestyle activities.

The permitted baseline (described as existing use rights) supports land use activities on the site. Therefore, the subdivision will maintain and enhance the sense of place and character of the area by managing those effects within designated building envelopes and consent notice schedules.

(h) Is or will be serviced by necessary infrastructure.
The sites are adequately served by necessary infrastructure.

In summary, the Regional Policy Statement (RPS) demonstrates a strong alignment with its intent to promote sustainable development practices. The proposal adheres to these principles by emphasising a responsible approach that balances development with the improved outcomes.

By prioritising the enhancement of stormwater management, bush protection and building locations, the development secures long-term benefits for future generations. This commitment to sustainability underscores the proposal's alignment with the broader goals of the RPS, ensuring that both environmental and community values are upheld for years to come.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

Part 2
2.1 Objective
Highly productive land is protected for use in land-based primary production, both now and for future generations.

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

Policy 4
Highly productive land for land-based primary production is prioritised and supported.

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

Part 3
Implementation
3.2 Integrated management

(1) Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:
(a) considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level
(b) providing co-ordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions
(c) taking a long term strategic approach to protecting and managing highly productive land for future generations.

3.8 Avoiding subdivision of highly productive land
(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applie:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long-term

(b) (c) Not applicable.

The site is does not have class 1 – 3 soils and is not "highly productive" land.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
first, the health and wellbeing of water bodies and freshwater ecosystems
second, the health needs of people (such as drinking water)
third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management
(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:
(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.

(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.

(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

(d) Encourage the co-ordination and sequencing of regional or urban growth.

The National Policy Statement emphasises the importance of avoiding any actual or potential effects that could compromise wetlands and the natural components associated with waterways.

The proposal is considered to achieve a balanced outcome by effectively managing the rate of stormwater discharge from the site. This approach minimises risks to the broader environmental components associated with water-based ecosystems.

The site contains no identified wetlands, and the proposed creek crossing meets the permitted activity criteria under the Northland Regional Plan, including compliance with fish passage requirements in accordance with regional environmental standards.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011.

Not applicable, there are no known HAIL sites.

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone, and is not affected by any Resource Overlays under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	Discretionary
Rural Production	*Minimum lot size 4ha* *Or* *2 x 2000m² with 4ha balance*

Lot 1 = 1.81 ha
Lot 2 = 5245m²

The proposal does not meet the discretionary activity standards and is therefore classified as a non-complying activity. However, it is supported by the relevant objectives and policies, and is advanced on the basis that its environmental effects are less than minor. The history of the parent title also supports the appropriateness of further subdivision, as the overall development closely aligns with the intent of the discretionary activity rules, particularly if the earlier subdivision were considered the first allotment and had a lot size closer to 2,000m². While this is not strictly the case, it illustrates that the cumulative intensity of both the previous and proposed subdivisions remain consistent with the zone's purpose and anticipated development pattern.

Subdivision site history

Prior to 1995, the site was part of a large landholding and has not been subject to any subdivision activity since.

In summary, while the title does not currently meet any of the subdivision entitlements, the reasons outlined in the assessment of environmental effects supports the properties subdivision consideration.

ALLOTMENT DIMENSIONS
(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

Both proposed lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

SUBDIVISION ASSESSMENT

Allotment Sizes and Dimensions
The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking / manoeuvring, outdoor areas disposal of effluent and control of stormwater.

Hazards
The site is not known to be susceptible to the following hazards:

- *Flooding events*
- *Inundation from anticipated sea level rise (Coastal zones 1 - 3)*
- *Tsunami*
- *Fire risk to residential unit*

Water Supply
Potable water supplies are proposed through use of onsite roof surface collection and storage in water tanks.

Firefighting water supply requirements are proposed and would be established on a consent notice.

Stormwater
The engineer's assessment attached concludes that proposed mitigation measures will result in stormwater effects that are less than minor. The proposal incorporates detention and management measures which are expected to deliver a net positive environmental outcome, reducing impacts when compared to the permitted baseline. This represents a point of merit in favour of the subdivision.

Chapter 13.10

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The proposal is considered under NRC authority a 'permitted' activity; where it has been demonstrated that low impact design methods are being used, and discharge from impermeable surfaces is subject to detention reducing outflow rates.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The recommended stormwater management complies with relevant engineering standards and guidelines, upholding low impact design.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The proposal is considered to comply.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Future driveways and buildings on the lots would require independent stormwater control following consent notice requirements. The attenuation methods uphold low impact design reducing the quantity of discharge during the storm peak. The subdivisions non-complying activity status requires positive environmental outcomes for

	stormwater discharge, and this proves achievable through implementation of the proposed stormwater management techniques.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	It has been demonstrated that post development effects can be adequately controlled to meet 80% pre development levels.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	The likelihood of any litter is negligible.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	The detention system contains stormwater for a short period of time before releasing it back to the catchment at a flowrate that aims to minimise adverse effects on existing waterways.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	The applicant offers to implement attenuation measures that ensure the development replicates predevelopment state.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	The outfall is capable of accepting the runoff.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Attenuation is recommended to satisfy these aspects.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	The proposed mitigation measures are considered to uphold a less than minor effect, not to cause an adverse environmental impact.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography	All stormwater is drained by gravity.

dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	There is no change to natural grades. No filling or pumping required.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	There are no proposed stormwater easements.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	N/A
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	N/A
(q) The need for and extent of any financial contributions to achieve the above matters.	N/A
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	N/A

Sewage
Both lots have suitable vacant area, appropriate grades, and free draining soil properties, to accommodate onsite wastewater disposal with 100% backup reserve area without concern.

Energy Supplies & Telecommunications
Comments from Top Energy are attached and the electricity requirements are nil.

There are no new lead-ins required, therefore Chorus is not interested in subdivision activity.

Easements are proposed allowing Lot 2 with rights to convey services over area A on Lot 1.

A consent notice exists stating that electricity and telecommunications are the landowners responsibility [LOTS 1 & 2], as described following.

Easements & Covenants
Easements
There are no existing easements.
Proposed Easements describe on the scheme plan.

Land covenants pursuant to Section 221 RMA
EXISTING (created on CONO 12797521.2 – To carry over to Lots 1 & 2

i
In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.
[LOTS 1 & 2]

ii
In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
[LOTS 1 & 2]

iii)
The owner shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by a Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion.
[LOTS 1 & 2]

iv
At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.
[LOTS 1 & 2]

v.
Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
[LOTS 1 & 2]

vi.
The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas 'W', 'X', 'Y' and 'Z' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
[LOTS 1 & 2]

vii.
No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).
Note: This consent notice does not relate to the existing cats/dogs on site currently and will be put into effect once the existing cats/dogs are no longer living and/or no longer kept on the Lots.
[LOTS 1 & 2]

PROPOSED Consent Notice

i)
In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall have prepared by an SQEP a stormwater management system that mitigates stormwater discharged from the site after development, so that it is no greater than 80% of the predevelopment flow (current climate) for rainfall events 1% & 10% AEP plus allowance for climate change RCP 6.0 ~ 2081-2100.
[LOTS 1 & 2]

ii)
Attenuation device Maintenance
- Landowners are responsible for the maintenance and repair of individual attenuation devices and overland flowpaths located within their site. These devices must not be modified or obstructed unless with written approval by local authority development engineer.

- Where applicable, maintenance includes, but is not limited to the removal of debris at pipe inlet or outlet orifices, field scruffy domes & cesspits, removal of sediment build-up greater than 100mm in the base of detention device.
- Any damaged pipework, outlets, headwalls or any other related component shall be repaired by a certified drainlayer.
- Planting, weed infestation, building, or excavation onsite must not impede the functionality of overland flowpaths, swale drains, soakage device or attenuation device.
Records of inspection, maintenance, and repairs must be kept onsite and provided to council monitoring officer on request.
- Landowners ongoing responsibilities for detention devices includes installation and maintenance of gutter guard, removal of debris at gutter downpipes, tank inlets and outlets.
- Councils monitoring officer may at any time conduct audits and where detention devices are neglected or modified without council approval, enforce infringement penalties.
[LOTS 1 & 2]

iii)
Area 'U' is a designated building envelope. Buildings shall not be constructed outside the envelope parameters unless approved by local authority and in strict compliance with any conditions.
[LOT 1]

iv)
Areas 'R', 'S' & 'T' are for bush protection.
[LOT 1]

v)
The lots are restricted to 15 oneway traffic movements.
[LOTS 1 & 2]

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY
This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.
This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.
Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

The traffic movements generated from Lots 1 & 2 are classed as 'exempt' because they conform to 'the 'first residential unit'.

15.1.6B PARKING
15.1.6B.1 PERMITTED ACTIVITIES
15.1.6B.1.1 ON-SITE CAR PARKING SPACES
Where:
(i) an activity establishes; or
(ii) the nature of an activity changes; or
(ii) buildings are altered to increase the number of persons provided for on the site;

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is readily possible on both lots, with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)
Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS
All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES
Light Vehicles would be able to manoeuvre for purpose of loading.
There are no commercial activities associated with either of the lots

15.1.6C ACCESS
15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones
(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1
Standards for private access

Lots 1 & 2 would share the existing metalled entrance.
Conditions of consent may include that evidence be provide the entrance complies with council engineering standards May 2023.

The contour is easy not to concern vertical grades.

Appendix 3B-2
Standards for Roads to vest.

There is no road vesting.

Appendix 3C
Parking spaces required.

As described all lots comply.

Appendix 3D
Manoeuvring and parking space dimensions
(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E
Tracking curves

Compliant.

15.1.6C.1.1
(a)
The access complies with Appendix 3B1.

(b)
Applicable only to urban & commercial zones.

(c)
A private accessway may serve a maximum of 8 household equivalents.

There are no shared accesses with more than 8 household equivalents.
Right of Way 'A' is shared by Lots 1 & 2 only, and this adjoins legal road.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

There are no shared accesses serving more than 9 or more sites.

(e) Access shall not be permitted:
(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) *onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.*
Not applicable.

15.1.6C.1.2 Private Accessways in urban zones
Not applicable.

(b) *Commercial zones.*
Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted
Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones
No passing bays necessary.

15.1.6C.1.4 ACCESS OVER FOOTPATHS
Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES
(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that the crossing complies with the current Engineering Standards May 2023.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones
Not applicable.

15.1.6C.1.7 General Access Standards
(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The existing access formation to Lot 1 allows for heavy ridged vehicles.
The Lot 2 access, to be constructed at the building consent stage follows an easy grade suitable for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are / would be grassed.

(*d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.*

Stormwater from access formations is to displace into grassed swales leading to recommended ground detention devices *(refer to the engineers site suitability report)*, encouraging natural soakage during a storm's inception and the removal of nonpoint source contaminants before entering any watercourse.

15.1.6C.1.8 Frontage to existing roads
(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Frontage to Unnamed Road is well formed with significant upgrades having occurred during an earlier subdivision activity.
The proposed subdivision controls vehicle movements onto the road by limiting traffic movements to no more than 15-oneway movements per lot. This is administered under a consent notice and thereby mitigates the impacts from traffic to be half that that currently permitted by the parent lot (60 one way movements).

There are only two other users of the unnamed road, and because the applicant has presented a solution that reduces the "permitted: amount of traffic, overall, there are no concerns.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

The road frontage is in good condition and there are no road boundary encroachments.
Open drains are in good condition and no other improvements required.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;
Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.
Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads
Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways
Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all transportation standards as a permitted activity.

OTHER MATTERS

EFFECT OF EARTHWORKS AND UTILITIES
The subdivision does not require any earthworks and future earthworks involved with forming the driveway to Lot 1 follow an easy grade that would not require extensive cuts. All earthworks are well screened within mature trees, and this would furthermore enhance land stability on cut and fill batters.

Soil
The sites life supporting capacity of soil remains uncompromised.
The sites production capacity remains unchanged.

Access to water bodies
There are none to consider.

Land Use Incompatibility
As described the proposal is in keeping with the immediate environment with all surrounding land use depicting compatibility.
Mitigation measures are not considered necessary.

Proximity to Airports
No concern.

Natural Character of the coastal environment
The property does not have a direct coastal influence.

Energy Efficiency
The proposal is considered to adopt an acceptable level of energy efficiency with both lots orientated to achieve good solar gain.

NATURAL AND PHYSICAL RESOURCES

There are no adverse impacts on vulnerable natural and physical resources, being compliant with permitted activity standards.

Department of Conservation were not consulted given the two lots being created do not cause any adverse impact on ecology.

The site is located in a Kiwi presence zone and any required consent notice should be worded accordingly.

OBJECTIVES & POLICIES

(Objectives *Subdivision*)

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*
The subdivision is not seen to compromise the life supporting capacity of air, water or ecosystems.
Net environmental gains are evident.
The level of effects, in a broader context must be considered against the properties existing use rights, to which it is evident that the proposal demonstrates a way to reduce the level of impacts.

Case law affirms the Resource Management Act is not a 'no' effects act, and an assessment must factor in permitted based scenarios as a comparison to determine whether the effects are 'more than minor' or not.

Further to the planning framework, there is no specific environmental degradation occurring to warrant avoidance, remediation or mitigation over and above that proposed.

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

As described the property is vastly modified therefore the subdivision is not to be seen as causing alienation or effects contrary to the Rural Production zone intent.

For the most part, the property is not known for any scheduled heritage resources, and the subdivision activity does not cause any physical effects to be of concern.

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

The proposal satisfies these requirements without concern.

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

The subdivision is considered innovative, upholding the subdivision objectives.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

The subdivision is not seen to cause measurable adverse effects on significant natural values, it proves quite the contrary being able to enforce protection and security from potential degradation of natural habitat through management.

RURAL ENVIRONMENT

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone provides for a diverse range of land use activities, particularly those that are sustainable in relation to natural and physical resources. The Rural Zone is intended to support the social, economic, and cultural wellbeing of people and communities. In this context, the applicant's proposal to subdivide represents a sustainable outcome, offering clear points of merit without compromising the life-supporting capacity of the environment.

8.6.3 OBJECTIVES

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

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

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

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

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

The subdivision does not present any measurable adverse effects on significant natural values.

PERMITTED BASELINE

The permitted baseline demonstrates a sites permitted activity threshold, and provides council with discretion to remove those effects from consideration when assessing resource consents. Additionally, the receiving environment (*beyond the subject site*) is the environment upon which a proposed activity might have effects. The Environment Court in Eyres Eco Park v Rodney District Council (A147/04) suggested that existing use rights are part of the environment.

When assessing the environmental impact, it is permissible and often desirable or necessary to consider the future state of the environment upon which effects will occur, including:

- *The future state of the environment as it might be modified by permitted activities.*
- *The environment as it might be modified by implementing resource consents that have already been granted at the time a particular application is being considered.*

These aspects can paint a picture of what a site could look like as of right, for comparison purposes.
The application site covers approximately 2.3ha, utilised currently to occupy a small implement sheds.

Building site coverage is permitted up to 10% (allowing either a substantial number of sheds or an extraordinarily large one).
Building height is permitted up to 12m.
One residential unit per site, and allowance for many smaller outbuildings.

The scale of visual impacts permitted is high, and could see significant changes to the landscape.

The current site area supports non-fanciful permitted 'land use' activities such as: travellers accommodation occupying up to 4 persons per site or rural business activity.

The construction of traveller's accommodation or rural style business, could occur on the current title within the exact area of Lot 2, in accordance with permitted activity standards, appearing more prominent than effects generated through subdividing where the effects are managed.

Because there are a wide variety of possible land use activities that could change the landscape without any statutory assessment or development control mechanisms registered on the title, to coordinate such use, this demonstrates that the subject proposal is not introducing anything significantly different from that already possible utilising other planning avenues.

In summary, although this subdivision proposal is non-complying under the operative district plan, an equivalent displacement of effects from land use activities is possible to greater effect, therefore the assessment of environmental effects is deemed 'less than minor' and there are no affected parties.

(1)
If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.
(2)
The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.

(3)
The consent authority must give limited notification of the application to any affected order holder even if a rule or national environmental standard precludes public or limited notification of the application.

95E Consent authority decides if person is affected person
(1)

For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

95B Limited notification of consent application

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).

There are none.

(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.

There are no known statutory acknowledgements under Schedule 11 (hapu claim settlements).

(4)
Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

Step 2: if not required by step 1, 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).*

Step 3: if not precluded by step 2, 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.

Step 4: further notification in special circumstances

(10) Determine 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), and,—
(a) if the answer is yes, notify those persons; and
(b) if the answer is no, do not notify anyone else.

The subdivision assessment describes the site as having a significant permitted baseline, where although a subdivision is not a permitted activity, the corresponding effects associated with the subdivision are comparable to the permitted baseline. The applicant presents mechanisms that restrict the actual and potential level of effects capable of being generated on proposed Lot 1. The title restriction limits development impacts to a level that is "less than minor".

In other words, the rural production zone entitlement for the current title (*having no restrictions*) presents an opportunity to cause a more severe adverse impact, through for example the establishment of sheds and conducting associated rural business activities.

The subdivision impact therefore is not related to an effect being more than minor.

The application successfully demonstrates that a rural lifestyle lot is an acceptable supplementary use of rural land under the right environmental parameters.

On this basis, it is fair to conclude that there are no affected parties.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the Proposed District Plan, and is not subject to any overlays.

Overview
The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the subdivision chapter).

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The zone context presents a sweep of goals to protect the rural production environment, particularly land with versatile soils, from further fragmentation, along with a level of urgency to protect natural habitats.

To the contrary, the zone is also classed dynamic, where lifestyle lots are a supported use of land when aligned with permanent habitat protection.
If land does yield highly versatile soils, it becomes mandatory to ensure those soils are not destroyed or the lands productive output fragmented. By developing rural land that does not yield versatile soils supports the protection of land with versatile soil, through the increased availability of lifestyle sites and consequently supporting social and economic wellbeing. Lifestyle sites prove to be an integral part to all communities, a planning format that aligns with the proposed subdivision.

Reverse sensitivity is often an effect that can be managed, particularly on smaller scale blocks.

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*

The land is not classed as highly productive and its further fragmentation for lifestyle purposes would not compromise future generations. In fact, the lands further subdivision for lifestyle purposes adds to rural housing opportunities, and the further protection of vulnerable ecology better serves a sustainable outcome that overall benefits 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.*

There is no likely change to the production use given the poor soil quality.

RPROZO3 *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;

No concern.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The subdivision supports the rural farming activity by adding to housing supplies.
There are no rural production activities in close proximity to concern reverse sensitivity.

d. does not exacerbate any natural hazards;

Firefighting controls are proposed to better manage effects from fire hazards.
Building controls are proposed for future building activity on regarding geotechnical investigation.

e. is able to be serviced by on-site infrastructure.

Typical rural infrastructure and services are accessible to each lot.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained*.
The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5
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.

The proposal is considered to uphold (a – e).

RPROZP6
Avoid subdivision that:
a. results in the loss of highly productive land for use by farming activities;

The proposal does not result in the loss of highly productive land.

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

Approximately a quarter of the property defines natural bush habitat and would be protected, and the area intended for lifestyle purposes contributes too and serves an important role in promoting lifestyle living self-sufficiency.

2. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

This is unlikely due to poor soil quality.

c. *provides for rural lifestyle living unless there is an environmental benefit.*

The proposal does support an environmental benefit.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;

The unique characteristics of the site with ideal screening from pockets of mature trees, and undulating contour allows for the establishment of another residential unit (Lot 2) without degrading or detracting from the existing rural living theme.
The compatible level of effects, are deemed sufficient to meet the relevant zone objectives effectively. This integration ensures that both environmental and land utilisation goals are upheld, maintaining a balanced approach that supports the zone's overarching aims.

b. contributes to the local character and sense of place;

The character and sense of place is set, and has been for many years and the proposal contributes to this defined theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

The proposal is consistent with the existing theme not to introduce reverse sensitivity effects. There are no reverse sensitivity effects.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

The proposal initiates practical use of low output production land.

e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and

No concern.

f. manages adverse effects on the environment.

The proposal offers management techniques though implementation of a consent notice.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:
Discretionary

Where:
DIS-1
1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.
Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 MINIMUM ALLOTMENT SIZES

Rural Production	10ha (Controlled)	4ha (discretionary)

The applicant does not present the application based on subdividing under the environmental benefit rule, and therefore would align as a non-complying activity that upholds the objectives and policies of the rural production zone.

CONCLUSION

The applicant proposes a subdivision to create one lifestyle allotment, ensuring the maintenance of significant natural and physical resources while preserving the rural production base. The assessment of environmental effects indicates that the parent title, through alternative planning options, could result in similar or equivalent impacts to those generated by the proposed subdivision.

The subdivision is consistent with the objectives and policies of the Rural Production zone in both the operative and proposed district plans, aligning with their intent. Given that the anticipated effects are minimal through coordinated restrictive land covenants, the proposal meets the planning gateway tests. As such, there are no affected parties that necessitate consultation.

The legal impact of the proposed District Plan in this case is minimal. The proposal aligns with the higher-level planning documents, including the Northland Regional Policy Statement and the National Policy Statement, maintaining consistency with the overarching policy framework. As a result, local authority decision-making should remain straightforward. The subdivision supports the objectives of Part 2, Purpose and Principles of the Resource Management Act 1991, and provides adequate information to fulfil the requirements of Clauses 6 and 7 regarding the assessment of environmental effects.

In review of overall planning framework and evident points of merit, the proposal is recommended for local authority support.

Micah Donaldson
MNZIS - Assoc.NZPI

NZIS
REGISTERED PROFESSIONAL SURVEYOR

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1063127**

Land Registration District **North Auckland**

Date Issued 09 August 2023

Prior References
NA280/36

Estate Fee Simple

Area 2.3902 hectares more or less

Legal Description Lot 2 Deposited Plan 576920

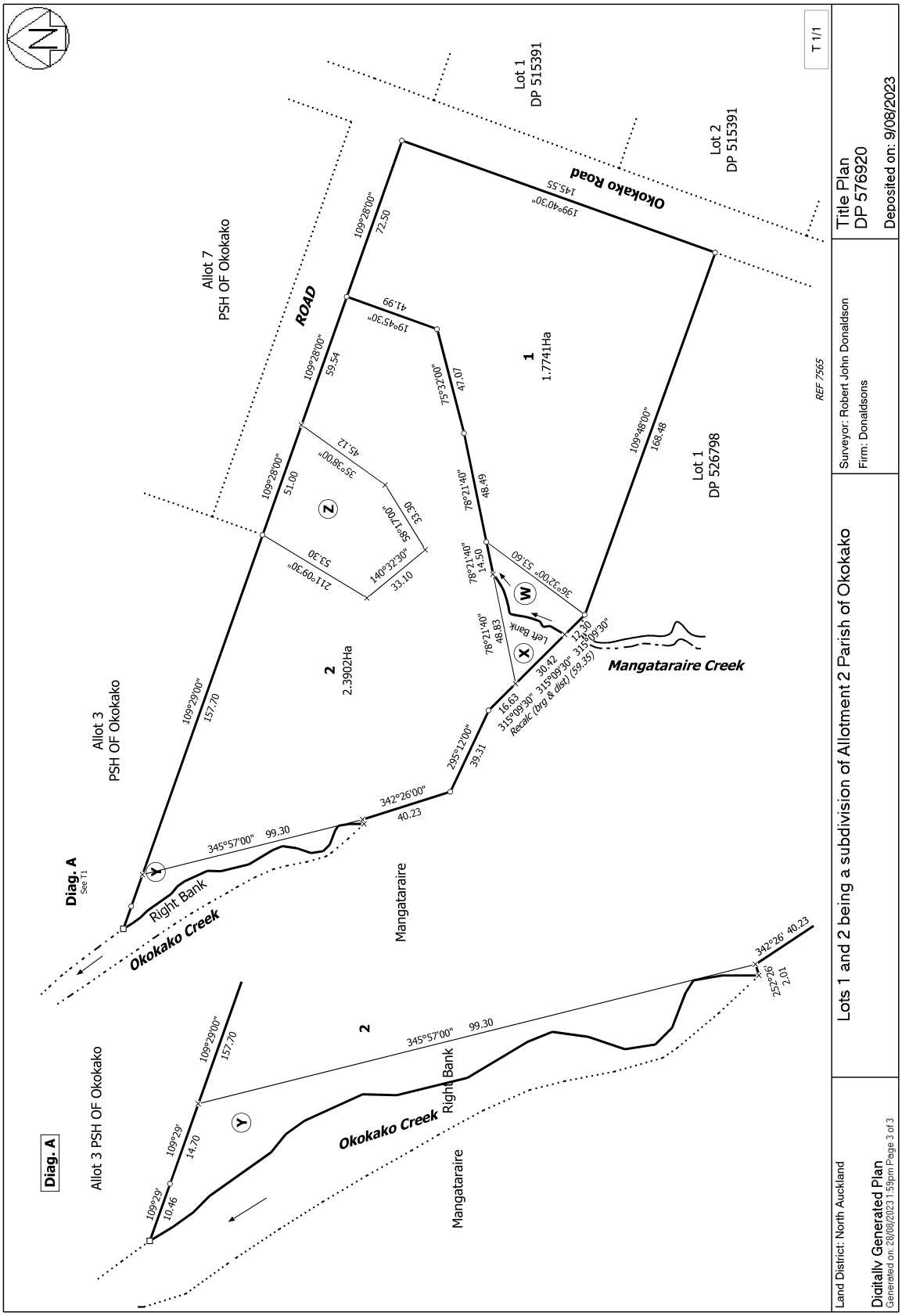
Registered Owners

Wendy Leann Hansen Pickles as to a 1/2 share

Wanda Maree Daley as to a 1/2 share

Interests

12797521.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.8.2023 at 9:50 am


Lot 1 DP 515391
Lot 2 DP 515391
Okokako Road
145.55
199°40'30"
72.50
109°28'00"
ROAD
41.99
199°45'30"
59.54
109°28'00"
Allot 7 PSH OF Okokako
1
1.7741Ha
47.07
75°32'00"
168.48
109°48'00"
Lot 1 DP 526798
REF 7565
45.12
35°38'00"
51.00
109°28'00"
Z
33.30
358°17'00"
53.30
211°09'30"
33.10
140°32'30"
48.49
78°21'40"
14.50
78°21'40"
53.60
36°32'00"
W
48.83
78°21'40"
X
Left Bank
12.30
315°09'30"
30.42
315°09'30"
16.63
315°09'30"
Recalc (drg & dist) (59.35)
Mangataraire Creek
2
2.3902Ha
Allot 3 PSH OF Okokako
109°29'00"
157.70
295°12'00"
39.31
342°26'00"
40.23
345°57'00"
99.30
Y
Diag. A
See T1
Right Bank
Okokako Creek
Mangataraire
Diag. A
Allot 3 PSH OF Okokako
109°29'00"
157.70
2
345°57'00"
99.30
Okokako Creek
Right Bank
Mangataraire
109°29'
14.70
109°29'
10.46
342°26'
40.23
252°26'
59.
2.01
T 1/1
Land District: North Auckland
Digitally Generated Plan
Generated on: 26/08/2023 1:39pm Page 3 of 3
Lots 1 and 2 being a subdivision of Allotment 2 Parish of Okokako
Surveyor: Robert John Donaldson
Firm: Donaldsons
Title Plan
DP 576920
Deposited on: 9/08/2023

View Instrument Details

Instrument No	12797521.2
Status	Registered
Date & Time Lodged	09 August 2023 09:50
Lodged By	Smythe, Lucy Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1063126	North Auckland
1063127	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Lucy Jane Smythe as Territorial Authority Representative on 09/08/2023 09:49 AM

***** End of Report *****

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

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CREATING GREAT PLACES
Supporting our people

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ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2220295-RMAVAR/A**
Being the Subdivision of Allotment 2 Parish of Okokako
North Auckland Registry

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

SCHEDULE

Lot 2 DP 576920

i. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

iii. The owner shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by a Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion.

Far North District Council
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iv. At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.

v. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lots 1 and 2 DP 576920

vi. The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas 'W', 'X', 'Y' and 'Z' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

vii. No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

Note: This consent notice does not relate to the existing cats/dogs on site currently and will be put into effect once the existing cats/dogs are no longer living and/or no longer kept on the Lots.

SIGNED: Mr Simeon Alistair McLean - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 12th day of July 2023

PROPOSED EASEMENT

Purpose	Shown	Burdened	Benefited
Right of way Right to convey; electricity & telecommunications	(A)	Lot 1	Lot 2

Allotment 3
PSH of Okokako
Title: NA501/41
K. McDonald

Allotment 7
PSH of Okokako

Mangataraire

Lot 1
1.81 ha

Lot 2
5245m²
impermeables
230 m² (4.3%)

(Y) Existing bush protection
creek boundary 1.0 wide
right bank
(T) Proposed bush protection covenant
(R) Proposed Planting & protection covenant
8.0 wide
(S) Proposed bush protection covenant
(Z) Existing bush protection
(W) Existing bush protection
(A) ROW Easement
(U) designated building envelope
30m
existing footbridge
Proposed creek crossing
(X) Existing bush protection
proposed boundary left bank of stream
600 culvert
Ø375mm culvert
passing bay
buildings
container
Existing access to Lot 2
Future driveway to Lot 1
Road (unnamed) metalled
Okokako Road metalled
oh power
pp
pp transformer
Okokako Creek
Mangataraire Creek
cb

PNA
Atkins-Ohaio Bush
Site no. PO5075

1
DP 526798

1
DP 576920

1
DP 515391

2
DP 515391

Applicant : W Daley & W Pickles
Title : 1063127
Total Area : 2.3902 ha
Zone : Rural Production

Existing Covenants *Sec 221RMA*
Areas marked W, X, Y, Z are for bush protection

Proposed Covenants *Sec 221RMA*
- *Area U is a designated building envelope*
- *Areas S & T are for bush protection.*
- *Area R is for plantation and protection. (improves amenity, habitat, & privacy)*

Areas and measurements are subject to survey
Contour interval : 2m (heights are in terms of NZVD 2016)
Contours data (linz)

Dir : 8574 Pickles Scheme.mjo
Scale @ A3 :1:1000
Date : September 2025

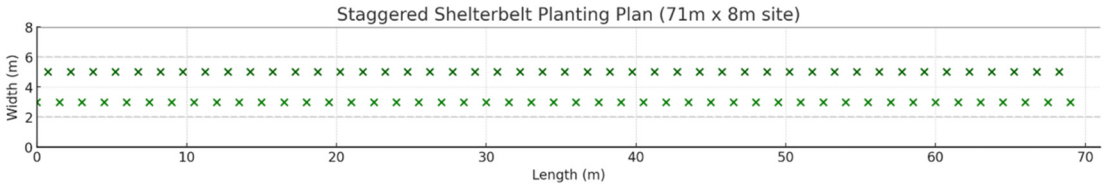
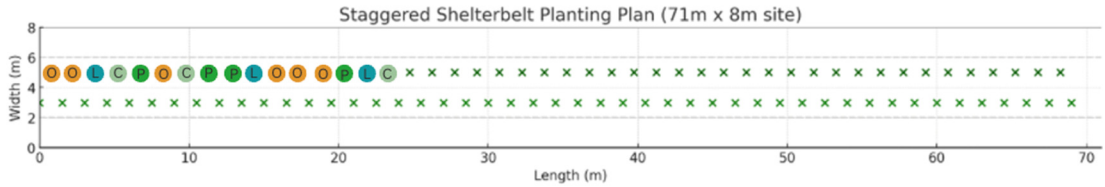
0 10 20 30 40 50 100

DONALDSONS
REGISTERED LAND SURVEYORS

LOT 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 576920

REF : 8574

PLANTING PLAN

<table>
<tr><th></th><th>Description</th></tr>
<tr><td>Location</td><td>221A Okokako Road, Waimate North, Kerikeri, 0293</td></tr>
<tr><td>Length</td><td>71 m</td></tr>
<tr><td>Width</td><td>8 m</td></tr>
<tr><td>Fenced</td><td>No (not grazed)</td></tr>
<tr><td>Area</td><td>568 m2</td></tr>
<tr><td>Number of plants and spacing</td><td>Staggered two-row shelterbelt with 1.5 m between plants and 2 m between rows. 93 plants total.
 
</td></tr>
<tr><td>Plant species</td><td>
<table>
<tr><th>Plant Species</th><th>Common Name</th><th>Sun Requirements</th><th>Drainage</th></tr>
<tr><td>Olearia paniculata (O)</td><td>Akiraho</td><td>Full sun to part shade</td><td>Intolerant of wet sites but great for dry sites.</td></tr>
<tr><td>Phormium tenax (P)</td><td>Swamp Flax</td><td>Full sun to part shade</td><td>Tolerates both wet and dry sites.</td></tr>
<tr><td>Leptospermum scoparium (L)</td><td>Manuka</td><td>Full sun to part shade</td><td>Thrives in wet sites.</td></tr>
<tr><td>Coprosma propinqua (C)</td><td>Mingimingi</td><td>Full sun to part shade</td><td>Tolerates both wet and dry sites.</td></tr>
</table>
Strategic plant arrangement that emulates natural patterns and diversity.
 
</td></tr>
<tr><td>Site Preparation and maintenance</td><td>Spot spray with glyphosate approximately four weeks before planting. Use cardboard guards to protect plants from rabbits and other pests. If necessary, apply a release spray to control grass and weeds around the plants.</td></tr>
</table>

BEFORE PHOTOS

Allotment 3
PSH of Okokako
Title: NA501/41

Allotment 7
PSH of Okokako

Road (unnamed)
metalled

600 culvert

Ø375mm culvert

A
ROW Easement

890m²
Y
Existing bush protection

creek boundary 1.0 wide right bank

2170m²
T
Proposed bush protection covenant

20m

182

covenant boundary (cb)

8m

570m²
R

Proposed Planting & protection covenant
(assortment of natives)

28m
S
895m²
Proposed bush protection covenant

1860m²
Z
Existing bush protection

1025m²
W
Existing bush protection

Lot 1
1.81 ha

Remaining Open Space 13612m² (approx.)

PNA
Atkins-Ohaio Bush
Site no. PO5075

Okokako Creek

30m
30m
U
designated building envelope
900m²

proposed boundary left bank of stream

existing footbridge

Proposed creek crossing

X
Existing bush protection
483m²

buildings

Lot 2
5245m²
impermeables
230 m² (4.3%)

container

Future driveway to Lot 1

1
DP 576920

Sec 221RMA

Applicant : W Daley & W Pickles
Title : 1063127
Zone : Rural Production

Existing Covenants *Sec 221RMA*
Areas marked W, X, Y, Z are for bush protection

Proposed Covenants
- *Area U is a designated building envelope. (building control, no buildings outside the 'cb')*
- *Areas S & T are for bush protection. (improves amenity, habitat, & privacy)*
- *Area R is for plantation and protection. (improves amenity, habitat & privacy)*

DONALDSONS
REGISTERED LAND SURVEYORS

Dir : *8574 Planting and Protection Plan - dg.mjo*
Scale @ A3 :1:1000
Date : May 2025

PLAN OF PROPOSED AND EXISTING COVENANTS ON PROPOSED LOTS 1 & 2

REF : 8574

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Resource Consent - Concept Development Meeting (CDM) Minutes

Reference:	CDM-2025-73
Applicant	Wendy Pickles
Site address:	211 Okokako Road, Waimate North
Legal Description:	Lot 2 DP 576920
Date:	11 December 2024
Duration of Meeting:	1.0 hour

1. Meeting Attendees

Council:

- Liz Searle — Senior Resource Planner
- Rinku Mishra — Senior Resource Consents Engineer
- Elizabeth Stacy — Senior Road Safety and Traffic Engineer

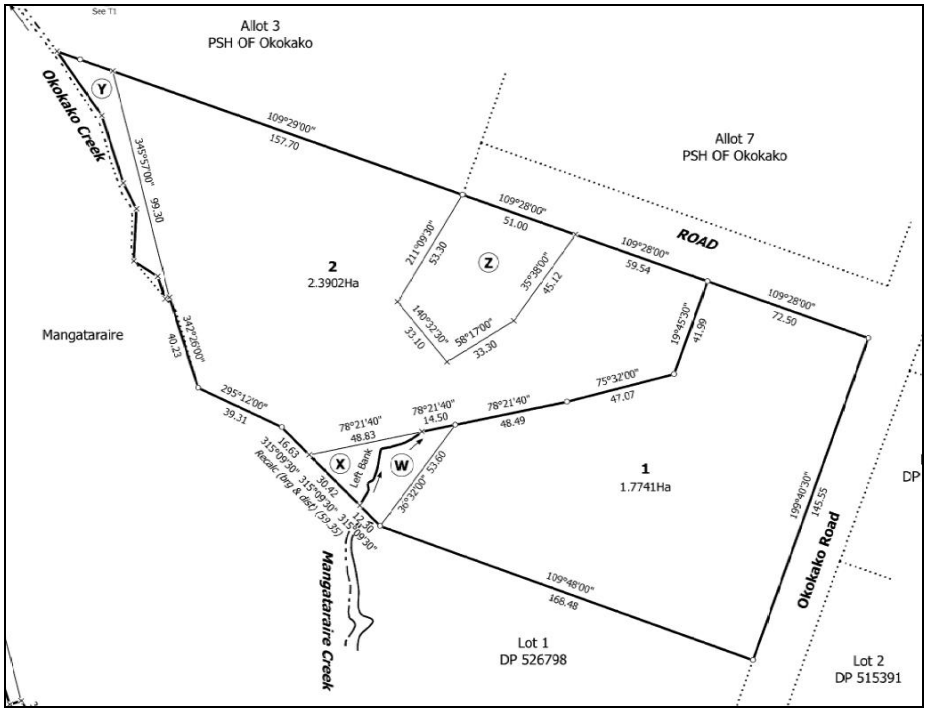
Applicant:

- Wendy Pickles — Applicant landowner
- Grant Pickles — Landowner

2. Proposal and Documents Submitted for CDM

To discuss the subdivision of Lot 2 DP 576920 of 2.3734 hectares, creating two lots as a non-complying activity in the Rural Production zone of the Operative Far North District Plan.

Title to Lot 2 DP 576920 issued 9 August 2023. The site includes land covenant (bush protection) covenant areas X, Y and Z.

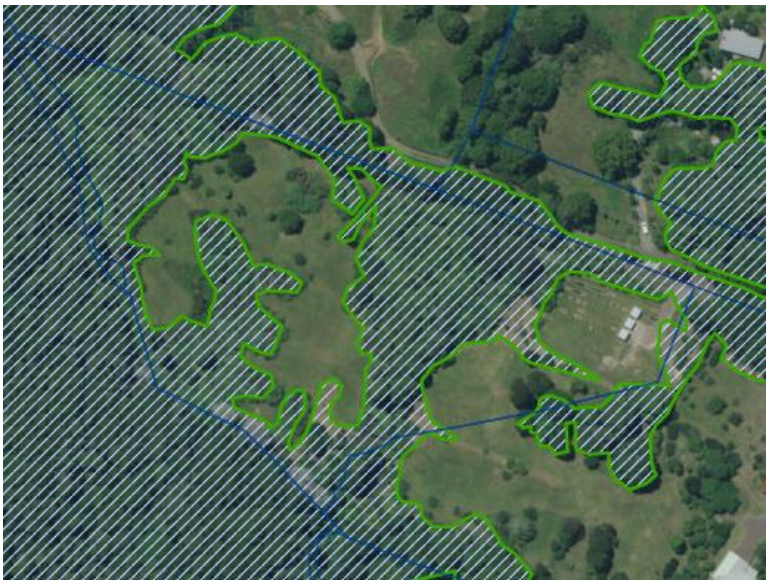


The application is supported by photographs indicating the width and standard of formation of an unnamed road abutting part of the northern boundary of the site that would service the two lots.

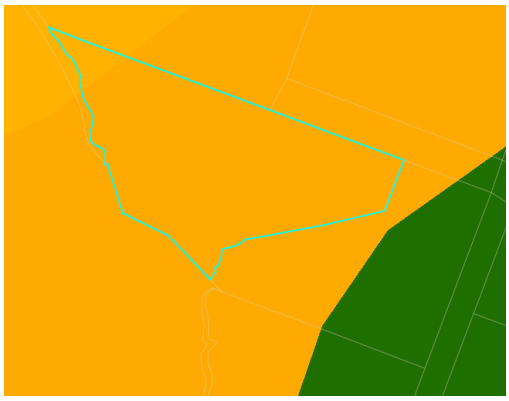
3. Mapping and Title Restrictions

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

Through a public consultation process in May 2021, Council identified parts of the site as including 'Proposed Significant Natural Area' FN016 Atkins/Ohaio Bush, refer to following map. This was an indicative area which had not been ground-truthed and Council subsequently withdrew the mapping.



The site is mapped with a land use capability (LUC) classification of 6s1 and 6s2, as denoted by the orange area below. Land within adjacent Lot 1 DP 576920 to the east is mapped as including an LUC of 3e1 (green area) which is classified as a highly productive soil under the National Policy Statement for Highly Productive Land 2022 (NPS-HPL). LUC 6s1 and 6s2 are not identified as highly productive soils and therefore the NPS-HPL does not apply to the site.[1]



The Department of Conservation has surveyed high density kiwi distribution in the locality, including the site.

The title is subject to a consent notice registering the following conditions:

i. *In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.*

ii. *In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.*

iii. *The owner shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by a Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion.*

iv. *At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.*

[1] In the CDM Liz Searle indicated that part of the site included highly productive soil and discussed the implications of the NPS-HPL. This was incorrect and the NPS-HPL does not apply. Liz Searle confirmed this to the applicant on 21-12-24. Therefore, to avoid confusion, the following summary excludes any discussion in the meeting relating to the NPS-HPL.

v. *Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.*

vi. *The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas 'W', 'X', 'Y' and 'Z' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.*

vii. *No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).*

Note: This consent notice does not relate to the existing cats/dogs on site currently and will be put into effect once the existing cats/dogs are no longer living and/or no longer kept on the Lots.

4. Detail of Proposal and Discussion

There is a watercourse through the site which provides for its natural division into two lots, with an area of approximately 6,800 m² available for the smaller lot.

The unnamed road along part of the northern boundary is formed to about 7.2 metres in width, as indicated by photographs provided. The applicant considered this would be adequate for servicing the subdivision, with Council staff previously advising the applicant that a minimum width of 6 metres would be required. The unnamed road would serve four lots following the subdivision. Rinku Mishra confirmed if it is more than 100 metres in length it will require passing bays.

The applicant indicated there is a 'site suitability' report prepared by Steve Wood relating to the underlying subdivision, which identified suitable sites either side of the river. Rinku Mishra queried if the report was a 'wastewater' report rather than a 'site suitability' report. Wendy Pickles advised it was a 'site suitability' report. Liz Searle clarified the comment, and Wendy Pickles confirmed Steve Wood assessed the site for the subdivision to identify if there was anywhere on the underlying title where you couldn't build on and he determined that you could build on either side of the stream. Rinku Mishra looked at the report and suggested that it doesn't appear to address the location of a residential unit on land to the west of the watercourse[2].

Rinku Mishra also confirmed after looking at the report that it was a 'Site suitability wastewater' report, as opposed to a site suitability report which addresses matters such as stormwater management and geotechnical constraints to confirm if development is possible. A 'Site suitability' report will be required with an application to subdivide the site into the lot areas proposed, this should have regard to Council's requirements i.e. water setback.

There is a potential crossing east of covenant Z which the applicant proposes to upgrade. Internal access to the westernmost lot will be formed to the east of covenant Z and will include a bridge over the watercourse. Whilst this requires a long right of way easement over the smaller lot, this avoids upgrading the road, the land on the other side of the river does not have an easy grade for forming

[2] The subdivision plan lodged for the underlying subdivision (RC2220295) only showed one possible building site, to the east of the watercourse. A consent notice condition registered against the site's title requires a geotechnical assessment.

access and it minimises disturbance to neighbours. Elizabeth Stacy confirmed a 3-metre wide right of way would be required with no passing bays. The applicant's contractor will confirm regional council requirements for the works.

Elizabeth Stacy confirmed that Council's roading does not have any concerns with the proposal, with conditions requiring the right of way to be up to standard. Rinku Mishra confirmed that any consent issuing would outline the standards required so it would be clear to a contractor.

The applicant indicated that Council staff has advised that conditions applying to the underlying subdivision would roll-over onto any new subdivision. Liz Searle confirmed that if consent was approved consent notice conditions would automatically transfer to the new titles unless they were cancelled.

Grant Pickles asked if the condition relating to 'no dogs and cats' would roll over as is or could it be varied, i.e. with kiwi aversion training or with other restrictions applying (refer to condition vii above). Liz Searle commented that it's quite a contentious issue and a common question raised.

Liz Searle confirmed that she had reviewed the file for the underlying subdivision. For that proposal, the applicants had requested the ability to have one dog, with no cats. That had been considered in Council applying the existing condition and Liz Searle was not aware of any change since that subdivision in Council's approach in areas where kiwi had been surveyed in high densities. This would not prevent the applicants from reapplying for a more relaxed condition. Council may however find it hard to support changing the condition, particularly as any new proposal would be increasing the development density. Applicants have the option of objecting to conditions of consent but there is a pattern of Commissioners supporting Council's approach.

Council is more relaxed where kiwi have been surveyed as present (as opposed to high density). The applicant could approach the Department of Conservation to ask if the Department still considered it a high kiwi density area. If the Department supported less onerous restrictions, it could justify Council revising the restriction. Liz Searle also suggested talking to a surveyor for further advice.

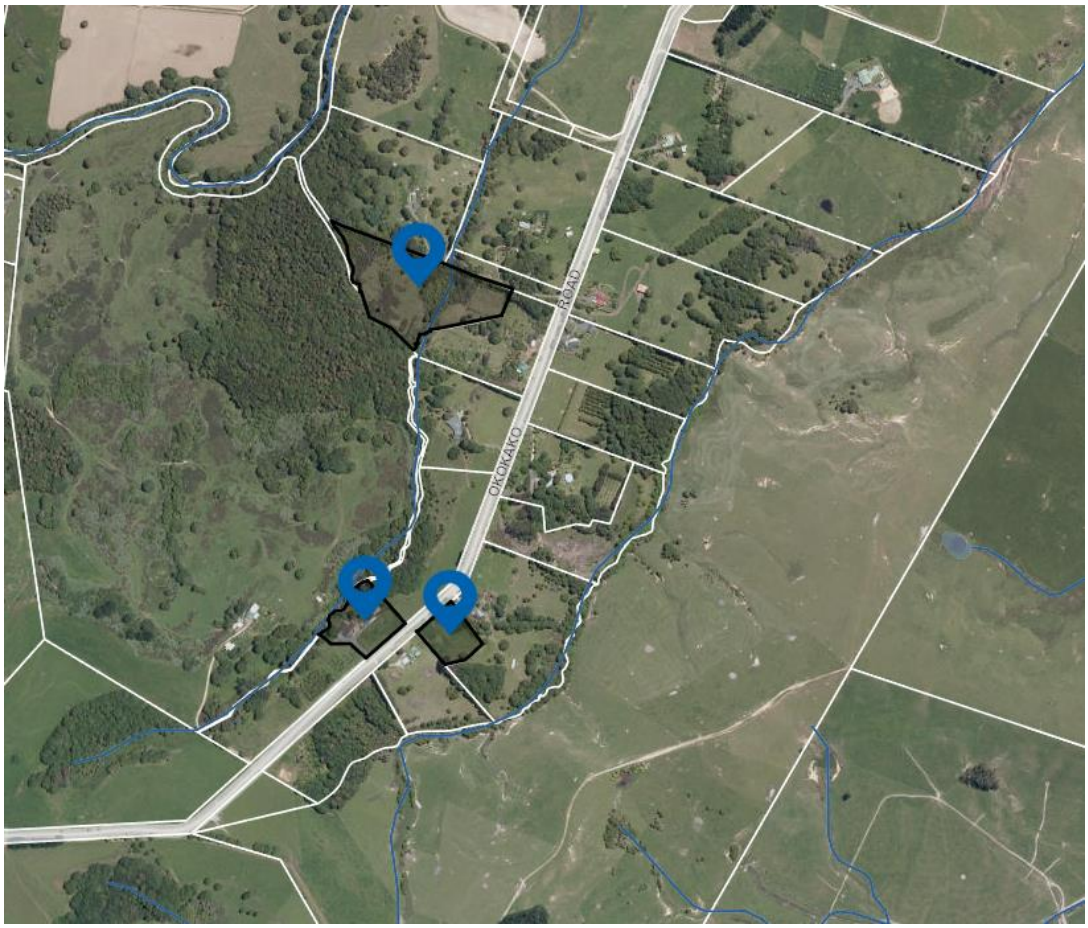
Liz Searle confirmed that the proposal is for a non-complying subdivision. Given the size of the lots and surrounding pattern of development, one the primary matters the applicant will need to address is that of precedent. Concerns regarding precedent relate to the likelihood that granting consent to the subdivision as proposed could lead to further dispersed and uncoordinated growth through other applications seeking similar approvals. Wendy Pickles indicated that recently Council staff had advised that the proposal would not set a precedent as there is a 5,000 m² property nearby.

Liz Searle confirmed that prior to the meeting, she looked at the surrounding pattern of development and had identified two similarly sized properties. These were a 7,890 m² property at 157 Okokako Road[3] and a 5,292 m² property at 168 Okokako Road[4], created in 2015 and 2006 respectively. The property created in 2006 preceded the Operative Far North District Plan.

[3] Further assessment has confirmed the site created in 2015 included a much larger balance area as part of that non-complying activity subdivision and similar development rights could have been achieved through a restricted discretionary subdivision, although this wasn't practical for the applicant. (Reference RC2140182).

[4] Further assessment has confirmed that this lot was part of a controlled activity boundary adjustment with no additional titles created. It also included a larger balance area (Reference RC2060371)

Liz Searle advised that in her opinion the general pattern of surrounding development was not necessarily reflective of the proposal to create two small lots, but the onus would be for the applicant to demonstrate that precedent was not an issue. The applicant was advised to seek independent advice.



The applicant asked if creating two evenly sized lots would make any difference. Liz Searle indicated not necessarily because it was still two lots in the same land area. If the proposal was a more practical layout Council would take this into consideration.

Liz Searle advised that in terms of written approvals, the requirement for these would be confirmed after the application was lodged, and a planner had assessed the application and visited the site[5].

[5] Council encourages consultation with local iwi

6. Conclusion and Next Steps

Based upon the above discussion, Council recommended that the applicant:

- seek independent advice from a surveyor/planner, particularly with respect to addressing concerns regarding precedent, and
- obtain a 'Site suitability' report to support any application lodged.

Please Note:

The views and opinions expressed by Council Officers at the Concept Development Meeting and in these associated notes provide their preliminary view only.

A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

6 May 2025

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Wendy Pickles – 221A Okokako Road, Waimate North. Lot 2 DP 576920.

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

Top Energy's requirement for this subdivision is nil. Design and costs to provide a power supply to proposed lots 1 and 2 could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

W. DALEY & W. PICKLES, 211 OKOKAKO ROAD, KERIKERI

DATE: 6 OCTOBER 2025 REFERENCE: 8574

CONTENTS

INTRODUCTION

The applicants own a 2.39-hectare property along Okokako Road, Kerikeri, and seek resource consent to subdivide one additional lot to optimise land use. The proposed subdivision will create:

- **Lot 1:** 1.81ha
- **Lot 2:** 5245m^2

The site is located within the Rural Production Zone under both the Operative and Proposed District Plans. This application is presented as a non-complying activity, with an assessment concluding that any potential effects will be less than minor.

SITE DESCRIPTION

The subject site is located at 221A Okokako Road, approximately 3.5 km from the Waimate North community. Access to the property is via a metalled unnamed road extending westward from Okokako Road. The intersection and road formation along this unnamed access were upgraded as part of the previous subdivision consent (RC 2200295) and remain in good condition. The formed road has a width of approximately 4 metres, with a passing bay located 35 metres from the entrance to proposed Lot 1.

Lot 1 description

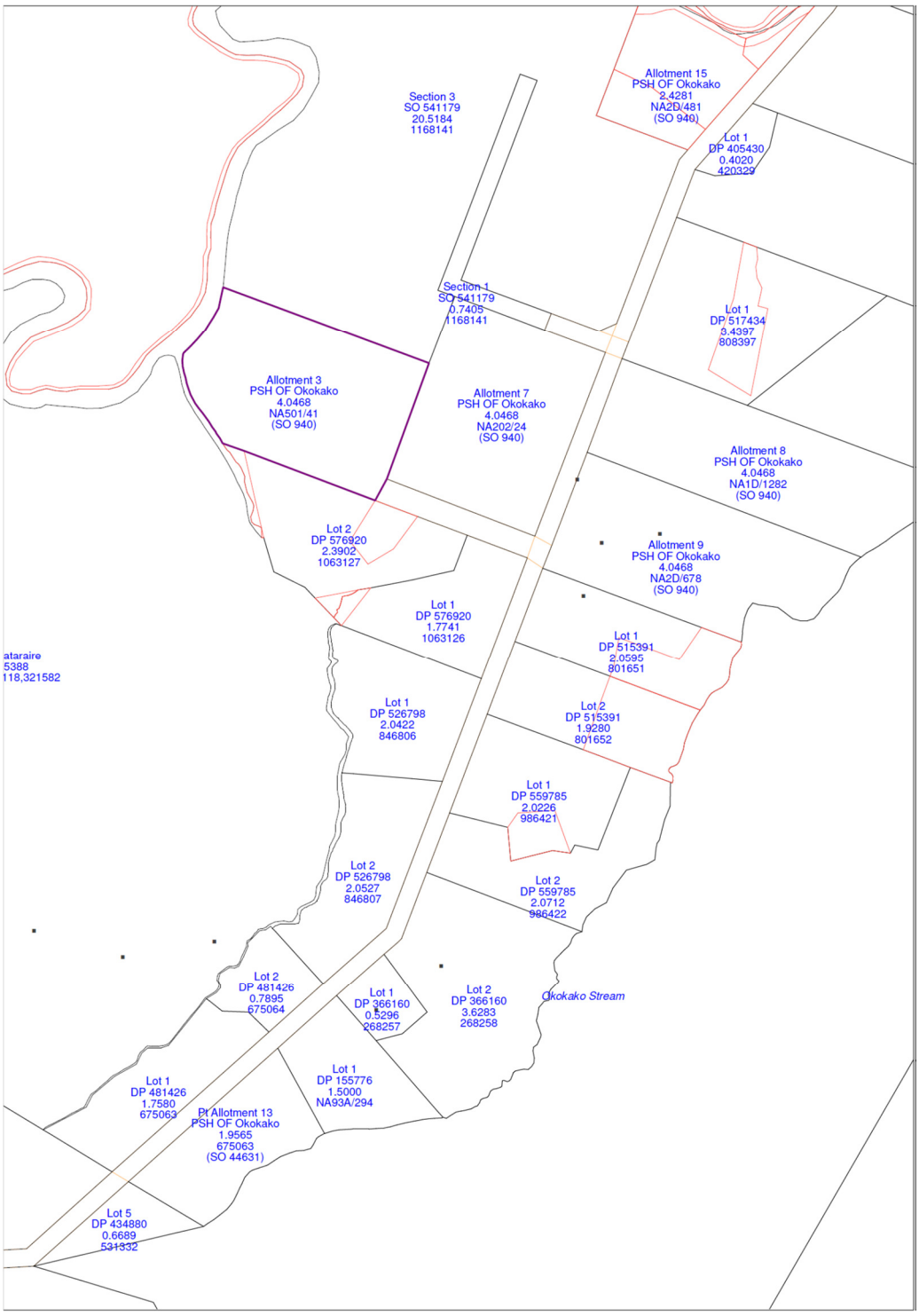
- This features a similar topography to Lot 2, with greater vegetation coverage, creating a private and secluded setting.
- Access would extend along the eastern boundary for approximately 100 metres before crossing the gully.

Lot 2 description

- The land has a gentle gradient sloping to the west, predominantly in pasture, with surrounding mature vegetation.
- A formed driveway extends to the future building site with parking.
- A defined gully abuts the western boundary.

The soil type overall is Waiotu friable clay (YO), which is well to moderately drained, with a land use capability of 6s1.

Estate	Title	Appellation	Area	Owner
Fee Simple	1063127	Lot 2 DP 576920	2.3902 ha	W. Daley W. Pickles



Surrounding properties are lifestyle and rural residential, creating a unique character that has detracted from the traditional rural production environment. The property is located between pockets of distinctly developed land with allotment areas ranging between 4020m² – 4.0ha as illustrated in the QMap image above.

The site is uniquely positioned, accessed via a no-exit legal road and located near the heart of the Waimate North agricultural hub. Mature vegetation, including areas of established bush, is interwoven among surrounding smaller rural properties, creating natural pockets of separation. Combined with the

site's undulating natural contour, this vegetation enhances privacy, strengthens the sense of seclusion, and contributes to the site's distinctive rural lifestyle character.

The vicinity supports a pattern of higher-density rural living, primarily due to the absence of high-quality, versatile soils and a corresponding preference for non-productive land uses. This land-use pattern is consistent with the strategic objective of directing residential development to areas of lower agricultural value, thereby protecting high-value soils for primary production. Okokako Road exemplifies this approach, accommodating a mix of rural lifestyle properties and likely worker accommodation. It enables efficient use of less productive land by providing housing opportunities for those employed in the rural sector, as well as individuals seeking a rural lifestyle that does not rely on income from land-based production.

EXECUTIVE SUMMARY

This planning report assesses a proposed subdivision of a rural property that qualifies as a non-complying activity under the Operative Far North District Plan due to minimum lot size requirements. Despite its classification, the proposal is considered appropriate in the context of the surrounding environment and is supported on the basis that it meets the relevant statutory tests under section 104D of the Resource Management Act 1991.

The site is located within an area that has undergone an undeniable transition from traditional rural production to rural lifestyle living. The surrounding land is typified by small-scale holdings, lifestyle blocks, and limited land-based economic activity. The property itself lacks high-quality soils or characteristics that would otherwise support productive rural use. As such, the proposed subdivision reflects the prevailing development pattern and does not result in the loss of productive capacity.

Importantly, the proposal is consistent with established case law. In *Noble v Rodney District Council* [1994] NZRMA 414, the Planning Tribunal confirmed that where a locality has assumed a lifestyle character, further subdivision should be assessed in that context. The Court held that adverse effects must be considered relative to the existing environment, and that further lifestyle development in an area already dominated by such use is unlikely to undermine rural character or amenity.

The proposed subdivision will maintain and enhance rural-residential amenity values. The site is accessed via a no-exit legal road, and benefits from mature native vegetation and undulating topography that provide a high level of natural screening. A consent notice will manage effects, by fixing the location of any future building activity, ensuring sensitive integration with the landscape and minimal visibility from surrounding properties.

The proposal therefore is considered to achieve efficient use of otherwise underutilised land, reinforces the existing rural lifestyle character, and avoids adverse environmental effects through proposed management techniques.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land is regulated under the Resource Management Act 1991 (RMA), requiring applications to assess and demonstrate the potential environmental effects of the proposed activity in accordance with relevant planning guidelines.

SCHEDULE 4

An application for subdivision consent under **Section 88 of the Resource Management Act 1991 (RMA)** must address the following key aspects relevant to the proposed subdivision activity and the expectations of the zone:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

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

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

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application seeks to demonstrate that the proposed subdivision aligns with the principles of sustainable management under the Resource Management Act 1991 (RMA) by promoting the responsible use, protection, and enhancement of natural and physical resources. This is achieved through a combination of management techniques that minimise environmental effects while optimising land use.

Key measures include:

- Designating building envelopes to ensure efficient land use and minimise environmental impact. This approach prevents sporadic placement of structures over a site, and ensures buildings are set back appropriately from boundaries to reduce impacts on adjoining properties. By concentrating all future built development within defined building envelopes, potential effects are contained within a controlled area. This represents a practical management technique that delivers an improved environmental outcome compared to what is currently permitted on the parent title (as detailed under the permitted baseline section below).
- Protecting and enhancing indigenous vegetation, contributing to biodiversity and ecological resilience.
- Securing buffers along the northern boundary with Allotment 3 PSH of Okokako, defined by areas ‘S’ & ‘T’, thereby reducing potential reverse sensitivity effects and maintaining rural character.
- Managing traffic effects from the new lots to restrict movements to be lower than the ‘permitted” threshold.

The proposed subdivision integrates seamlessly with the surrounding rural lifestyle environment, reflecting a natural integration of land use rather than an abrupt departure from rural character or an impractical burden on productive land (*versatile soil*). Given its proximity to the central Waimate North rural production area, the proposal supports the need for additional rural housing and meets the criteria for alternative land use. It safeguards the region's broader productive capacity by providing housing that can support rural workers, thereby contributing positively to the long-term viability of this rural economy.

The proposed management techniques integrated into the subdivision are designed to promote the sustainable use of natural and physical resources, in alignment with the principles of the Resource Management Act 1991 (RMA). These measures support the foreseeable needs of future generations by minimising disruption to natural ecosystems and actively protecting and enhancing indigenous vegetation.

By carefully balancing development with environmental stewardship, the subdivision ensures long-term sustainability while mitigating adverse effects on surrounding land, biodiversity, and natural resources.

Matters of national importance

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

The proposed subdivision can proceed without direct impact on the coastal environment, or disturbance to any wetlands, lakes, or rivers. While a proposed creek crossing may result in temporary construction-related effects, these will be carefully managed to avoid compromising the overall integrity and ecological function of the creek, to the greatest extent practicable.

The applicant proposes stormwater management techniques, which aim to reduce stormwater discharge rates to predevelopment levels, as a measure to support environmental protection to downstream catchments and sustainable land use.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

According to the operative and proposed district plans, neither of the lots contains any outstanding natural features or landscapes.

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

The applicant proposes to protect existing regenerating bush, which holds particular ecological significance given its location adjoining a recorded Protected Natural Area (Atkins-Ohaio Bush, PO5075). This protection will contribute to the ecological resilience and connectivity of the wider landscape. The importance of such conservation measures has been acknowledged in case law, including *North Shore City Council v Auckland Regional Council* [1997] NZRMA 59, where the Environment Court recognised the positive and enduring environmental benefits that arise from protecting indigenous vegetation. Through this commitment, the long-term integrity of these areas will be secured for the benefit of future generations

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposed subdivision supports Section 6(e) of the Resource Management Act 1991 by recognising and respecting the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga. The protection of regenerating native bush adjoining the Atkins-Ohaio Bush Protected Natural Area (PO5075) demonstrates a commitment to environmental stewardship that aligns with the principles of kaitiakitanga (guardianship) and the protection of mauri (life force). These bush areas contribute to the ecological health of the landscape, which is often deeply valued by Māori for its spiritual, cultural, and practical significance, including traditional food gathering and the maintenance of natural heritage.

In addition to bush protection, the subdivision incorporates clearly defined building envelopes and an appropriately designed on-site wastewater system. These measures are intended to minimise land disturbance, avoid sensitive areas, and reduce the risk of contamination to soil and waterways. This careful design helps ensure that the effects of development do not compromise the cultural and spiritual connection Māori have with the land and water.

Together, these elements support the long-term protection of taonga and uphold the relationship of tangata whenua with the whenua (land) and wai (water), consistent with the intent of Section 6(e).

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

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

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

(a) Kaitiakitanga:
The subdivision reflects the principles of kaitiakitanga by recognising and incorporating protection of regenerating native bush located adjacent to a recorded Protected Natural Area (PNA PO5075 – Atkins-Ohaio Bush). This voluntary commitment to covenanting ecologically significant vegetation safeguards the mauri (life force) of the land and water, contributing to the ongoing health of the local ecosystem and its cultural relevance to tangata whenua. This aligns with Māori values of guardianship and enhances intergenerational environmental stewardship.

Additionally, the applicant offers to plant an 8m wide area along the northern boundary of Lot 1 shown 'R', to link the two bush protection covenants shown 'T' & 'S', effectively creating a corridor link between the two habitats while also creating a dense screen for enhanced shelter and improved amenity value.

(aa) The Ethic of Stewardship:
The applicant has demonstrated stewardship by designing a subdivision layout that limits land disturbance, avoids sensitive areas, includes building location covenants to ensure structures are appropriately sited, manages stormwater discharge by way of detention, and restricts traffic movements to below the "permitted" allowance, and adds to habitat protection and enhancement.

(b) The Efficient Use and Development of Natural and Physical Resources:
The land is currently underutilised and lacks soil versatility for meaningful rural production. The proposal enables additional rural housing supply in an area that has transitioned to lifestyle living, without compromising productive land elsewhere. This represents an efficient use of land consistent with surrounding development patterns.

(ba) The Efficiency of the End Use of Energy:
The building platforms will be fixed through consent notices to optimise solar orientation and limit unnecessary energy use. Future development is anticipated to incorporate onsite energy efficiency and passive design solutions, as commonly practiced in rural-residential development.

(c) The Maintenance and Enhancement of Amenity Values:
The site's natural topography and established vegetation ensure that the proposed lot maintains rural character and visual privacy. The subdivision will not introduce incompatible land use or density, and visual screening will be retained and enhanced by protecting existing bush. Amenity is maintained, and in some respects, improved through land management covenants, compared to current building allowances under permitted criteria.

(d) Intrinsic Values of Ecosystems:
By protecting regenerating bush areas that adjoin a recognised PNA, the proposal sustains ecosystem health and biodiversity. The retention of indigenous flora and habitat corridors acknowledges the inherent value of natural systems, contributing to regional ecological resilience.

(f) The Maintenance and Enhancement of the Quality of the Environment:
The subdivision includes measures to avoid and minimise environmental impacts, including designated building locations, engineered wastewater systems, and riparian protection. These initiatives contribute to the long-term environmental quality of the site and its surroundings.

(g) Any Finite Characteristics of Natural and Physical Resources:
The proposal recognises the finite nature of rural land and directs development to a site where production is not viable, thereby preserving higher-value soils elsewhere. The controlled and limited nature of the subdivision avoids inefficient land fragmentation.

(h) The Protection of the Habitat of Trout and Salmon:
Although at the building stage a creek crossing is required, the stream is minor and construction methodologies will follow erosion and sediment control best practices to protect downstream water quality.

(i) The Effects of Climate Change:
The subdivision accounts for climate adaptation by avoiding flood-prone areas and placing building sites on elevated, stable ground. The preservation of native bush aids in carbon sequestration and improves resilience to extreme weather. Onsite stormwater and wastewater systems are designed to handle increased rainfall intensities, reducing future climate-related risk.

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(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;

The application comprehensively addresses all pertinent regulations and guidelines under distinct headings. These include the Far North District Plan, the National Policy Statement, National Environmental Standards, and Regional Policy Statements. No additional provisions are relevant to this application. Each set of provisions is examined in detail under its respective heading to ensure thorough coverage and compliance.

An application must also include an assessment of the activity's effects on the environment that –

(a) *includes the information required by clause 6*
(b) *address the matters specified in clause 7; and*
(c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environment must include the following information:

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not anticipated to result in significant adverse effects and keeps continuity with the surrounding allotments. Given the site's limited area, and the availability of suitable land for lifestyle living, there are few feasible alternatives for adjusting the proposed boundary. The designated building sites achieve control of where develop will occur and accordingly mitigates potential effects by avoiding a sporadic displacement of buildings.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The proposed subdivision, along with the proposed management techniques, is expected to result in a more sustainable environmental outcome compared to the site's current / potential use.

Moreover, the proposal offers notable benefits by subdividing as it contributes to the wider community rural lifestyle opportunities, and enforces further bush protection and enhancement. Traffic movement impacts are restricted to initiate a reduction in actual and potential traffic effects on legal road. The effects of the proposal are well understood and uphold sustainable outcomes.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of –*
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

The applicant proposes consent conditions to effectively manage stormwater discharge through an ongoing maintenance program, which will be administered under a Section 221 RMA covenant.
The wastewater assessment includes the installation of an appropriate onsite disposal system, which will be subject to routine maintenance.
Additional mitigation measures administered under consent notice will incorporate standard management techniques to be implemented during and after the building consent stage. These include provisions for minimum firefighting water storage, stormwater management, and geotechnical assessment.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The effects of the subdivision are considered within the context of the zone and the site's existing tolerances. Although subdivision is not classified as a 'permitted' activity by definition, the associated post-subdivision effects are comparable to those of existing use rights in terms of environmental impact through the site potential permitted baseline for land use activity. Therefore, with the designated building sites reducing the lands permitted “land use”, the subdivision effects consequently are deemed 'less than minor'. On that basis there are no affected persons to require consultation in that regard.

(g) *if the scale and significance of the activity’s effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The subject location features compatible land use activity with a lifestyle and rural residential focus. Positive effects arise from increasing the number of lifestyle lots to the real-estate market, and by expanding the availability of these lots, pressure on more vulnerable land with versatile soils is reduced. There is no concern that the subdivision will lead to the fragmentation of rural character or diminish overall productive capacity. This approach therefore fosters social and economic benefits.

(b) any physical effects on the locality, including any landscape, and visual effects.

As depicted on the site description map, the area features a definite rural lifestyle setting characterised by numerous rural smaller blocks of land.
The locality is well-suited for further fragmentation as 'infill development,' given its proximity to and ability to support the Waimate North rural production community.
The resulting physical effects on the vicinity are minimal, and the actual and potential adverse effects prove to be sustainably managed and align with the permitted baseline.

Enhancing the land's lifestyle opportunities aligns well with the surrounding environment and presents a more suitable alternative to rural production intensification, which is unlikely to succeed on poor-quality soils, or assuming success, would create direct reverse sensitivity effects on the broader rural lifestyle setting

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The subdivision does not inflict physical damage on ecosystems. Instead, it focuses on enhancing the protection of known habitats and managing stormwater effectively.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan. The subdivision does not require any significant earthworks, as all necessary infrastructure is already in place.
The values outlined are preserved, and the proposal is designed to deliver positive outcomes that will benefit future generations.
The Resource Consent may include an Advice Note stipulating that if any artifacts are uncovered, work must cease immediately and Heritage New Zealand must be contacted.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are no concerns regarding effluent treatment methods, as they have been assessed based on soil soakage results in compliance with TP-58 and the permitted standards of the Northland Regional Plan. Additionally, the subdivision activity does not involve the introduction of any contaminants.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

The subdivision activity does not introduce any hazardous substances or installations.

In summary, the proposal is regarded as an activity that enhances both community and landowner social and economic well-being by diversifying the land's existing use and providing an additional fee-simple property to the rural community. It also demonstrates net positive environmental benefits through the management of natural and physical resource. Overall, the proposal achieves these objectives without causing any significant adverse effects and is therefore in alignment with the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity
Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous wetland and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

There is no immediate risk to or adverse impact on ecosystems. The applicant has committed to enhancing the protection of areas with significant ecological value.

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.

The proposal demonstrates that the subdivision supports economic well-being, and the **council has a responsibility to facilitate this to ensure Northland remains an attractive region for investment.**

6.1.1 Policy – Regional and district plans
Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

The proposed subdivision reflects sound land management practices and is consistent with the objectives and policies of the Regional Policy Statement. The site exhibits a range of supporting and unique characteristics that justify the exploration of alternative land uses, without diminishing the existing character or environmental values of the area. In summary, the proposal seeks the support of the local authority and encourages the streamlining of approval processes to the greatest extent practicable.

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

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

***(a)** Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines
New subdivision, use and development should:
(a) Demonstrate access to a secure supply of water;

Both lots would utilise roof surface collection and storage in water tanks for potable supplies. These generally are a reliable source of water that meet the guideline intent.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

Onsite effluent disposal presents no concern and capable of providing a 100% backup area without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.
Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site or in proximity, but this property does form part of the upper tributaries contributing to lower catchment flooding within Puketona.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

The site is absent of any significant habitats.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle. Both lots are open to the north for suitable solar gain.

(q) Be designed to allow adaptation to the projected effects;

The subdivision proposal is designed with adaptability in mind to effectively improve land use management and respond to projected effects associated with future building activity. Property owners can enhance their sites through personal landscaping efforts, pest and weed management, and better utilisation for lifestyle purposes. These measures contribute to mitigating any potential negative effects and ensure that the development remains adaptable to future changes and include climate conditions.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are committed to protecting ecosystems and waterways. The proposal aligns with these values by avoiding adverse effects and, in fact, supports them by managing stormwater discharge effectively.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

The proposal defines a rural lifestyle subdivision that offers both residential and business opportunities, serving as a crucial component of the rural community. Each lot provides adequate space for outdoor living and maintenance purposes.

(b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
Not applicable.

(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;*
Rural lifestyle lots contribute positively to the community without cause to adverse cumulative effects. Instead, they provide diversity by supporting semi or fully sustainable lifestyles and, when needed, offer opportunities for home-based business ventures. These ventures can complement, and in some cases, integrate with larger-scale production-based farming operations.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

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

No concerns.

(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

The subdivision does not materially reduce the lands potential for soil based primary production.

(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.

The proposal does not alter the existing sense of place; rather, it maintains and serves to enhance the rural environment, which already features a mix of residential and lifestyle activities.

The permitted baseline (described as existing use rights) supports land use activities on the site. Therefore, the subdivision will maintain and enhance the sense of place and character of the area by managing those effects within designated building envelopes and consent notice schedules.

(h) Is or will be serviced by necessary infrastructure.
The sites are adequately served by necessary infrastructure.

In summary, the Regional Policy Statement (RPS) demonstrates a strong alignment with its intent to promote sustainable development practices. The proposal adheres to these principles by emphasising a responsible approach that balances development with the improved outcomes.

By prioritising the enhancement of stormwater management, bush protection and building locations, the development secures long-term benefits for future generations. This commitment to sustainability underscores the proposal's alignment with the broader goals of the RPS, ensuring that both environmental and community values are upheld for years to come.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

Part 2
2.1 Objective
Highly productive land is protected for use in land-based primary production, both now and for future generations.

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

Policy 4
Highly productive land for land-based primary production is prioritised and supported.

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

Part 3
Implementation
3.2 Integrated management

(1) Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:
(a) considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level
(b) providing co-ordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions
(c) taking a long term strategic approach to protecting and managing highly productive land for future generations.

3.8 Avoiding subdivision of highly productive land
(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applie:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long-term

(b) (c) Not applicable.

The site is does not have class 1 – 3 soils and is not "highly productive" land.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
first, the health and wellbeing of water bodies and freshwater ecosystems
second, the health needs of people (such as drinking water)
third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management
(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:
(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.

(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.

(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

(d) Encourage the co-ordination and sequencing of regional or urban growth.

The National Policy Statement emphasises the importance of avoiding any actual or potential effects that could compromise wetlands and the natural components associated with waterways.

The proposal is considered to achieve a balanced outcome by effectively managing the rate of stormwater discharge from the site. This approach minimises risks to the broader environmental components associated with water-based ecosystems.

The site contains no identified wetlands, and the proposed creek crossing meets the permitted activity criteria under the Northland Regional Plan, including compliance with fish passage requirements in accordance with regional environmental standards.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011.

Not applicable, there are no known HAIL sites.

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone, and is not affected by any Resource Overlays under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	Discretionary
Rural Production	*Minimum lot size 4ha* *Or* *2 x 2000m² with 4ha balance*

Lot 1 = 1.81 ha
Lot 2 = 5245m²

The proposal does not meet the discretionary activity standards and is therefore classified as a non-complying activity. However, it is supported by the relevant objectives and policies, and is advanced on the basis that its environmental effects are less than minor. The history of the parent title also supports the appropriateness of further subdivision, as the overall development closely aligns with the intent of the discretionary activity rules, particularly if the earlier subdivision were considered the first allotment and had a lot size closer to 2,000m². While this is not strictly the case, it illustrates that the cumulative intensity of both the previous and proposed subdivisions remain consistent with the zone's purpose and anticipated development pattern.

Subdivision site history

Prior to 1995, the site was part of a large landholding and has not been subject to any subdivision activity since.

In summary, while the title does not currently meet any of the subdivision entitlements, the reasons outlined in the assessment of environmental effects supports the properties subdivision consideration.

ALLOTMENT DIMENSIONS
(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

Both proposed lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

SUBDIVISION ASSESSMENT

Allotment Sizes and Dimensions
The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking / manoeuvring, outdoor areas disposal of effluent and control of stormwater.

Hazards
The site is not known to be susceptible to the following hazards:

- *Flooding events*
- *Inundation from anticipated sea level rise (Coastal zones 1 - 3)*
- *Tsunami*
- *Fire risk to residential unit*

Water Supply
Potable water supplies are proposed through use of onsite roof surface collection and storage in water tanks.

Firefighting water supply requirements are proposed and would be established on a consent notice.

Stormwater
The engineer's assessment attached concludes that proposed mitigation measures will result in stormwater effects that are less than minor. The proposal incorporates detention and management measures which are expected to deliver a net positive environmental outcome, reducing impacts when compared to the permitted baseline. This represents a point of merit in favour of the subdivision.

Chapter 13.10

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The proposal is considered under NRC authority a 'permitted' activity; where it has been demonstrated that low impact design methods are being used, and discharge from impermeable surfaces is subject to detention reducing outflow rates.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The recommended stormwater management complies with relevant engineering standards and guidelines, upholding low impact design.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The proposal is considered to comply.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Future driveways and buildings on the lots would require independent stormwater control following consent notice requirements. The attenuation methods uphold low impact design reducing the quantity of discharge during the storm peak. The subdivisions non-complying activity status requires positive environmental outcomes for

	stormwater discharge, and this proves achievable through implementation of the proposed stormwater management techniques.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	It has been demonstrated that post development effects can be adequately controlled to meet 80% pre development levels.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	The likelihood of any litter is negligible.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	The detention system contains stormwater for a short period of time before releasing it back to the catchment at a flowrate that aims to minimise adverse effects on existing waterways.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	The applicant offers to implement attenuation measures that ensure the development replicates predevelopment state.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	The outfall is capable of accepting the runoff.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Attenuation is recommended to satisfy these aspects.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	The proposed mitigation measures are considered to uphold a less than minor effect, not to cause an adverse environmental impact.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography	All stormwater is drained by gravity.

dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	There is no change to natural grades. No filling or pumping required.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	There are no proposed stormwater easements.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	N/A
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	N/A
(q) The need for and extent of any financial contributions to achieve the above matters.	N/A
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	N/A

Sewage
Both lots have suitable vacant area, appropriate grades, and free draining soil properties, to accommodate onsite wastewater disposal with 100% backup reserve area without concern.

Energy Supplies & Telecommunications
Comments from Top Energy are attached and the electricity requirements are nil.

There are no new lead-ins required, therefore Chorus is not interested in subdivision activity.

Easements are proposed allowing Lot 2 with rights to convey services over area A on Lot 1.

A consent notice exists stating that electricity and telecommunications are the landowners responsibility [LOTS 1 & 2], as described following.

Easements & Covenants
Easements
There are no existing easements.
Proposed Easements describe on the scheme plan.

Land covenants pursuant to Section 221 RMA
EXISTING (created on CONO 12797521.2 – To carry over to Lots 1 & 2

i
In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.
[LOTS 1 & 2]

ii
In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
[LOTS 1 & 2]

iii)
The owner shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by a Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion.
[LOTS 1 & 2]

iv
At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.
[LOTS 1 & 2]

v.
Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
[LOTS 1 & 2]

vi.
The owner shall preserve the indigenous trees and bush as indicated on the survey plan, as areas 'W', 'X', 'Y' and 'Z' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
[LOTS 1 & 2]

vii.
No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).
Note: This consent notice does not relate to the existing cats/dogs on site currently and will be put into effect once the existing cats/dogs are no longer living and/or no longer kept on the Lots.
[LOTS 1 & 2]

PROPOSED Consent Notice

i)
In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall have prepared by an SQEP a stormwater management system that mitigates stormwater discharged from the site after development, so that it is no greater than 80% of the predevelopment flow (current climate) for rainfall events 1% & 10% AEP plus allowance for climate change RCP 6.0 ~ 2081-2100.
[LOTS 1 & 2]

ii)
Attenuation device Maintenance
- Landowners are responsible for the maintenance and repair of individual attenuation devices and overland flowpaths located within their site. These devices must not be modified or obstructed unless with written approval by local authority development engineer.

- Where applicable, maintenance includes, but is not limited to the removal of debris at pipe inlet or outlet orifices, field scruffy domes & cesspits, removal of sediment build-up greater than 100mm in the base of detention device.
- Any damaged pipework, outlets, headwalls or any other related component shall be repaired by a certified drainlayer.
- Planting, weed infestation, building, or excavation onsite must not impede the functionality of overland flowpaths, swale drains, soakage device or attenuation device.
Records of inspection, maintenance, and repairs must be kept onsite and provided to council monitoring officer on request.
- Landowners ongoing responsibilities for detention devices includes installation and maintenance of gutter guard, removal of debris at gutter downpipes, tank inlets and outlets.
- Councils monitoring officer may at any time conduct audits and where detention devices are neglected or modified without council approval, enforce infringement penalties.
[LOTS 1 & 2]

iii)
Area 'U' is a designated building envelope. Buildings shall not be constructed outside the envelope parameters unless approved by local authority and in strict compliance with any conditions.
[LOT 1]

iv)
Areas 'R', 'S' & 'T' are for bush protection.
[LOT 1]

v)
The lots are restricted to 15 oneway traffic movements.
[LOTS 1 & 2]

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY
This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.
This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.
Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

The traffic movements generated from Lots 1 & 2 are classed as 'exempt' because they conform to 'the 'first residential unit'.

15.1.6B PARKING
15.1.6B.1 PERMITTED ACTIVITIES
15.1.6B.1.1 ON-SITE CAR PARKING SPACES
Where:
(i) an activity establishes; or
(ii) the nature of an activity changes; or
(ii) buildings are altered to increase the number of persons provided for on the site;

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is readily possible on both lots, with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)
Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS
All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES
Light Vehicles would be able to manoeuvre for purpose of loading.
There are no commercial activities associated with either of the lots

15.1.6C ACCESS
15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones
(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1
Standards for private access

Lots 1 & 2 would share the existing metalled entrance.
Conditions of consent may include that evidence be provide the entrance complies with council engineering standards May 2023.

The contour is easy not to concern vertical grades.

Appendix 3B-2
Standards for Roads to vest.

There is no road vesting.

Appendix 3C
Parking spaces required.

As described all lots comply.

Appendix 3D
Manoeuvring and parking space dimensions
(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E
Tracking curves

Compliant.

15.1.6C.1.1
(a)
The access complies with Appendix 3B1.

(b)
Applicable only to urban & commercial zones.

(c)
A private accessway may serve a maximum of 8 household equivalents.

There are no shared accesses with more than 8 household equivalents.
Right of Way 'A' is shared by Lots 1 & 2 only, and this adjoins legal road.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

There are no shared accesses serving more than 9 or more sites.

(e) Access shall not be permitted:
(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) *onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.*
Not applicable.

15.1.6C.1.2 Private Accessways in urban zones
Not applicable.

(b) *Commercial zones.*
Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted
Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones
No passing bays necessary.

15.1.6C.1.4 ACCESS OVER FOOTPATHS
Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES
(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that the crossing complies with the current Engineering Standards May 2023.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones
Not applicable.

15.1.6C.1.7 General Access Standards
(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The existing access formation to Lot 1 allows for heavy ridged vehicles.
The Lot 2 access, to be constructed at the building consent stage follows an easy grade suitable for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are / would be grassed.

(*d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.*

Stormwater from access formations is to displace into grassed swales leading to recommended ground detention devices *(refer to the engineers site suitability report)*, encouraging natural soakage during a storm's inception and the removal of nonpoint source contaminants before entering any watercourse.

15.1.6C.1.8 Frontage to existing roads
(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Frontage to Unnamed Road is well formed with significant upgrades having occurred during an earlier subdivision activity.
The proposed subdivision controls vehicle movements onto the road by limiting traffic movements to no more than 15-oneway movements per lot. This is administered under a consent notice and thereby mitigates the impacts from traffic to be half that that currently permitted by the parent lot (60 one way movements).

There are only two other users of the unnamed road, and because the applicant has presented a solution that reduces the "permitted: amount of traffic, overall, there are no concerns.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

The road frontage is in good condition and there are no road boundary encroachments.
Open drains are in good condition and no other improvements required.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;
Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.
Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads
Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways
Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all transportation standards as a permitted activity.

OTHER MATTERS

EFFECT OF EARTHWORKS AND UTILITIES
The subdivision does not require any earthworks and future earthworks involved with forming the driveway to Lot 1 follow an easy grade that would not require extensive cuts. All earthworks are well screened within mature trees, and this would furthermore enhance land stability on cut and fill batters.

Soil
The sites life supporting capacity of soil remains uncompromised.
The sites production capacity remains unchanged.

Access to water bodies
There are none to consider.

Land Use Incompatibility
As described the proposal is in keeping with the immediate environment with all surrounding land use depicting compatibility.
Mitigation measures are not considered necessary.

Proximity to Airports
No concern.

Natural Character of the coastal environment
The property does not have a direct coastal influence.

Energy Efficiency
The proposal is considered to adopt an acceptable level of energy efficiency with both lots orientated to achieve good solar gain.

NATURAL AND PHYSICAL RESOURCES

There are no adverse impacts on vulnerable natural and physical resources, being compliant with permitted activity standards.

Department of Conservation were not consulted given the two lots being created do not cause any adverse impact on ecology.

The site is located in a Kiwi presence zone and any required consent notice should be worded accordingly.

OBJECTIVES & POLICIES

(Objectives *Subdivision*)

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*
The subdivision is not seen to compromise the life supporting capacity of air, water or ecosystems.
Net environmental gains are evident.
The level of effects, in a broader context must be considered against the properties existing use rights, to which it is evident that the proposal demonstrates a way to reduce the level of impacts.

Case law affirms the Resource Management Act is not a 'no' effects act, and an assessment must factor in permitted based scenarios as a comparison to determine whether the effects are 'more than minor' or not.

Further to the planning framework, there is no specific environmental degradation occurring to warrant avoidance, remediation or mitigation over and above that proposed.

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

As described the property is vastly modified therefore the subdivision is not to be seen as causing alienation or effects contrary to the Rural Production zone intent.

For the most part, the property is not known for any scheduled heritage resources, and the subdivision activity does not cause any physical effects to be of concern.

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

The proposal satisfies these requirements without concern.

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

The subdivision is considered innovative, upholding the subdivision objectives.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

The subdivision is not seen to cause measurable adverse effects on significant natural values, it proves quite the contrary being able to enforce protection and security from potential degradation of natural habitat through management.

RURAL ENVIRONMENT

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone provides for a diverse range of land use activities, particularly those that are sustainable in relation to natural and physical resources. The Rural Zone is intended to support the social, economic, and cultural wellbeing of people and communities. In this context, the applicant's proposal to subdivide represents a sustainable outcome, offering clear points of merit without compromising the life-supporting capacity of the environment.

8.6.3 OBJECTIVES

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

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

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

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

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

The subdivision does not present any measurable adverse effects on significant natural values.

PERMITTED BASELINE

The permitted baseline demonstrates a sites permitted activity threshold, and provides council with discretion to remove those effects from consideration when assessing resource consents. Additionally, the receiving environment (*beyond the subject site*) is the environment upon which a proposed activity might have effects. The Environment Court in Eyres Eco Park v Rodney District Council (A147/04) suggested that existing use rights are part of the environment.

When assessing the environmental impact, it is permissible and often desirable or necessary to consider the future state of the environment upon which effects will occur, including:

- *The future state of the environment as it might be modified by permitted activities.*
- *The environment as it might be modified by implementing resource consents that have already been granted at the time a particular application is being considered.*

These aspects can paint a picture of what a site could look like as of right, for comparison purposes.
The application site covers approximately 2.3ha, utilised currently to occupy a small implement sheds.

Building site coverage is permitted up to 10% (allowing either a substantial number of sheds or an extraordinarily large one).
Building height is permitted up to 12m.
One residential unit per site, and allowance for many smaller outbuildings.

The scale of visual impacts permitted is high, and could see significant changes to the landscape.

The current site area supports non-fanciful permitted 'land use' activities such as: travellers accommodation occupying up to 4 persons per site or rural business activity.

The construction of traveller's accommodation or rural style business, could occur on the current title within the exact area of Lot 2, in accordance with permitted activity standards, appearing more prominent than effects generated through subdividing where the effects are managed.

Because there are a wide variety of possible land use activities that could change the landscape without any statutory assessment or development control mechanisms registered on the title, to coordinate such use, this demonstrates that the subject proposal is not introducing anything significantly different from that already possible utilising other planning avenues.

In summary, although this subdivision proposal is non-complying under the operative district plan, an equivalent displacement of effects from land use activities is possible to greater effect, therefore the assessment of environmental effects is deemed 'less than minor' and there are no affected parties.

(1)
If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.
(2)
The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.

(3)
The consent authority must give limited notification of the application to any affected order holder even if a rule or national environmental standard precludes public or limited notification of the application.

95E Consent authority decides if person is affected person
(1)

For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

95B Limited notification of consent application

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).

There are none.

(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.

There are no known statutory acknowledgements under Schedule 11 (hapu claim settlements).

(4)
Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

Step 2: if not required by step 1, 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).*

Step 3: if not precluded by step 2, 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.

Step 4: further notification in special circumstances

(10) Determine 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), and,—
(a) if the answer is yes, notify those persons; and
(b) if the answer is no, do not notify anyone else.

The subdivision assessment describes the site as having a significant permitted baseline, where although a subdivision is not a permitted activity, the corresponding effects associated with the subdivision are comparable to the permitted baseline. The applicant presents mechanisms that restrict the actual and potential level of effects capable of being generated on proposed Lot 1. The title restriction limits development impacts to a level that is "less than minor".

In other words, the rural production zone entitlement for the current title (*having no restrictions*) presents an opportunity to cause a more severe adverse impact, through for example the establishment of sheds and conducting associated rural business activities.

The subdivision impact therefore is not related to an effect being more than minor.

The application successfully demonstrates that a rural lifestyle lot is an acceptable supplementary use of rural land under the right environmental parameters.

On this basis, it is fair to conclude that there are no affected parties.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the Proposed District Plan, and is not subject to any overlays.

Overview
The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the subdivision chapter).

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The zone context presents a sweep of goals to protect the rural production environment, particularly land with versatile soils, from further fragmentation, along with a level of urgency to protect natural habitats.

To the contrary, the zone is also classed dynamic, where lifestyle lots are a supported use of land when aligned with permanent habitat protection.
If land does yield highly versatile soils, it becomes mandatory to ensure those soils are not destroyed or the lands productive output fragmented. By developing rural land that does not yield versatile soils supports the protection of land with versatile soil, through the increased availability of lifestyle sites and consequently supporting social and economic wellbeing. Lifestyle sites prove to be an integral part to all communities, a planning format that aligns with the proposed subdivision.

Reverse sensitivity is often an effect that can be managed, particularly on smaller scale blocks.

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*

The land is not classed as highly productive and its further fragmentation for lifestyle purposes would not compromise future generations. In fact, the lands further subdivision for lifestyle purposes adds to rural housing opportunities, and the further protection of vulnerable ecology better serves a sustainable outcome that overall benefits 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.*

There is no likely change to the production use given the poor soil quality.

RPROZO3 *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;

No concern.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The subdivision supports the rural farming activity by adding to housing supplies.
There are no rural production activities in close proximity to concern reverse sensitivity.

d. does not exacerbate any natural hazards;

Firefighting controls are proposed to better manage effects from fire hazards.
Building controls are proposed for future building activity on regarding geotechnical investigation.

e. is able to be serviced by on-site infrastructure.

Typical rural infrastructure and services are accessible to each lot.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained*.
The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5
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.

The proposal is considered to uphold (a – e).

RPROZP6
Avoid subdivision that:
a. results in the loss of highly productive land for use by farming activities;

The proposal does not result in the loss of highly productive land.

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

Approximately a quarter of the property defines natural bush habitat and would be protected, and the area intended for lifestyle purposes contributes too and serves an important role in promoting lifestyle living self-sufficiency.

2. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

This is unlikely due to poor soil quality.

c. *provides for rural lifestyle living unless there is an environmental benefit.*

The proposal does support an environmental benefit.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;

The unique characteristics of the site with ideal screening from pockets of mature trees, and undulating contour allows for the establishment of another residential unit (Lot 2) without degrading or detracting from the existing rural living theme.
The compatible level of effects, are deemed sufficient to meet the relevant zone objectives effectively. This integration ensures that both environmental and land utilisation goals are upheld, maintaining a balanced approach that supports the zone's overarching aims.

b. contributes to the local character and sense of place;

The character and sense of place is set, and has been for many years and the proposal contributes to this defined theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

The proposal is consistent with the existing theme not to introduce reverse sensitivity effects. There are no reverse sensitivity effects.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

The proposal initiates practical use of low output production land.

e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and

No concern.

f. manages adverse effects on the environment.

The proposal offers management techniques though implementation of a consent notice.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:
Discretionary

Where:
DIS-1
1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.
Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 MINIMUM ALLOTMENT SIZES

Rural Production	10ha (Controlled)	4ha (discretionary)

The applicant does not present the application based on subdividing under the environmental benefit rule, and therefore would align as a non-complying activity that upholds the objectives and policies of the rural production zone.

CONCLUSION

The applicant proposes a subdivision to create one lifestyle allotment, ensuring the maintenance of significant natural and physical resources while preserving the rural production base. The assessment of environmental effects indicates that the parent title, through alternative planning options, could result in similar or equivalent impacts to those generated by the proposed subdivision.

The subdivision is consistent with the objectives and policies of the Rural Production zone in both the operative and proposed district plans, aligning with their intent. Given that the anticipated effects are minimal through coordinated restrictive land covenants, the proposal meets the planning gateway tests. As such, there are no affected parties that necessitate consultation.

The legal impact of the proposed District Plan in this case is minimal. The proposal aligns with the higher-level planning documents, including the Northland Regional Policy Statement and the National Policy Statement, maintaining consistency with the overarching policy framework. As a result, local authority decision-making should remain straightforward. The subdivision supports the objectives of Part 2, Purpose and Principles of the Resource Management Act 1991, and provides adequate information to fulfil the requirements of Clauses 6 and 7 regarding the assessment of environmental effects.

In review of overall planning framework and evident points of merit, the proposal is recommended for local authority support.

Micah Donaldson
MNZIS - Assoc.NZPI

NZIS
REGISTERED PROFESSIONAL SURVEYOR

SITE SUITABILITY WASTEWATER, STORMWATER, FOUNDATION & GEOTECHNICAL REPORT FOR A PROPERTY AT 221A OKOKAKO ROAD, WAIMATE NORTH, KERIKERI

for
Wanda Daley & Wendy Hansen Pickles

ANSED Ltd

Dated 21/7/25

5 Ngunguru Road
RD 3
WHANGAREI

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Please note that this report should be seen as a reasonable attempt to identify any significant details and design aspects to meet any Resource/Building Consent Conditions approved by the Far North District Council (FNDC) for the additional Lot/buildings on this property.

BRIEF

JAS Civil Ltd have been engaged by the property owners to provide a site suitability wastewater, stormwater & geotechnical report for the proposed subdivision into 2 Lots at 221A Okokako road, Waimate North, Kerikeri.

This report undertakes to;

1. Describe the layout of the proposed Lots & buildings.
2. Review the existing stability of the site.
3. Note any pertinent geotechnical features that may impact on the ongoing building development.
4. Stormwater management, including design & construction.
5. Wastewater design & construction.
6. General foundation design & construction.
7. If necessary, make recommendations regarding further investigations.
8. Provide design solutions compatible with the FNDC Resource Consent requirements.

The findings of this report may be used to achieve approval of the FNDC for the subdivision engineering, design and construction of buildings.

BACKGROUND

The resource consent application (which is the basis for the FNDC RC evaluation) requires a specific, site suitability geotechnical & engineering report covering the underlying soil features in regard to Wastewater, Stormwater and Foundation design & construction and associated parameters which will form the basis of the design/specifications/foundations required to meet any FNDC RC & BC conditions.

1. RELEVANT DOCUMENTATION

AS 2870:2011 – Construction of residential slabs and footings

NZS 3604:2011 – Timber framed buildings

NZS 4229:2013 -- Concrete masonry buildings not requiring specific engineering design

NZS 4402:1986 -- Methods of soil testing for civil engineering purposes

NZS 4404:2004 – Code of Practise for Urban Land Subdivision

NZS 4431:1989 – New Zealand Standard Code of Practise for Earthfill for Residential Development

NZ Building Code – B1/VM4

Good ground

means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:

a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,

b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15% when tested, from the liquid limit, in accordance with NZS 4402 Test 2.6,

and

c) Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of: land instability, ground creep, subsidence, liquefaction, lateral spread, seasonal swelling and shrinking, frost heave, changing ground water level, erosion, dissolution of soil in water, and effects of tree roots.

2. SITE DESCRIPTION

DESCRIPTION

The property is legally described as Lot 2 DP 576920 and is located at 221A Okokako road, Waimate North, Kerikeri, in the Far North District.

The site is located within the Rural Production Zone under the Far North District Plan.

The Lot has a proposed subdivision plan, into 2 Lots.

2.1 TOPOGRAPHY

The property has an undulating terrain contour, sloping downwards towards the stream, then upwards towards the NorthWest plateau, and is surrounded by old farmland & close to Okokako road in the East.

The surrounding properties have a mixture of pasture, bush/scrub and some housing along the other boundaries. The proposed building sites have a natural separation from the surrounding areas.

The outlook from the site is generally split between the North and the West and partially protected from South, East & West winds.

The first proposed building is located towards the Eastern edge, on an area composed of a combination of a level & sloping platform.

The second proposed building site is located towards the middle of the property, on a nearly level platform/ridge.

2.2 GEOGRAPHY

The region of the Waimate North, Kerikeri has several identified soil types.

On this site the NRC soil maps list the soil as follows;

There are 2 soil types on this property:

Property: Fee Simple, 1/1, Lot 2 Deposited Plan 576920, 23,733.72 m2

Soil type: Waiotu friable clay, (NRC YO) covers 2.27ha. -> (95.55%) Relevant factsheet: 8.1.2

All of the proposed build platforms, the wastewater fields and the proposed accessway are located within this soil area.

The soil is classed 4 <> 3 as "Well to moderately drained".

The soil within the site is assessed as CLASS 2-3 expansiveness in terms of AS2870:1996 and can be classed as slightly to moderate sensitive.

The second soil type: AP covers 0.11ha. -> (4.45%) Relevant factsheet: 3.3.1

2.3 GEOTECHNICAL

The area contours vary from level to rolling. The potential building sites have been selected to avoid the steeper slopes and erosion prone land.

There is no sign of any recent obvious instability features or other minor features of concern to be found in these areas of the property.

3. SITE SUITABILITY GEOTECHNICAL INVESTIGATIONS

An earlier ground test had been completed by Kerikeri Drainage Ltd on the 30th September 2021.

A site-specific walkover survey and intrusive ground investigation was undertaken by JAS Civil Ltd on 16 June 2025.

The data was then processed and the analysis results (refer to appendix) provided the foundation for the specific locations of the proposed further works.

3.1 SOIL INVESTIGATIONS

The soil conditions in the area of the proposed house sites was investigated by the completion of 3 penetrometer tests of,

A 800mm deep hole followed by a further 600 - 700mm deep penetrometer test.

Test location is approximate.

The test sites were located,

Lot 1

- At the SouthWest side of the proposed house site, at the centre of the ridgeline.
- At the NorthEast side of the proposed house site, at the centre of the ridgeline.

Lot 2

- Within the proposed building envelope.

The results of the tests have indicated that the actual conditions are similar to the NRC soil data as described in the relevant sections of this report, transitioning to strong Yellow Clay from 1m downward.

These results have been confirmed by the records of the foundation piling set results of the 3 small cabins.

In-field classification of the soils and subsoils was carried out in accordance with the Field Description of Soil and Rock, NZ Geotechnical Society, December 2005.

These results placed the soil sensitivity type as class 2-3 & placed the soil drainage type as class 3-4, which corresponds with the NRC category structure.

Arisings recovered from the exploratory boreholes were logged by a suitably qualified engineering professional in general accordance with New Zealand Geotechnical Society guidelines.

Engineering borehole logs are presented in the appendix and approximate borehole positions recorded. Strata identified during the ground investigation can be summarised as follows:

- **Topsoil encountered ranging between 0.15 and 0.2 m bgl.** Described as generally dark Grey/Brown friable clay.
- **Waiotu friable clay (YO, YOH) soil profile to depths >1.2 m bgl.** Around 700mm deep, soil has characteristics of a Clay, pale Yellow changing at 1200mm to a Med/Fine crumbly appearance. Medium /Fine with some coarser grained soil, Red/Yellow Brown/Light Brown

Exploratory holes recorded a consistent sequence of classic Volcanic soil across the site. This generally comprised an upper friable clay dark Grey, Brown, which changes to medium /fine with some coarser grained soil, of a Red/Yellow Brown/Light Brown appearance.

3.2 GROUND STRENGTH TESTING RESULTS

The penetrometer tests demonstrated consistent results, improving with depth. In all tests it was found that below 1.0m the soil was the equivalent of “Good Ground”.

The option of piles or concrete foundations is demonstrated. To utilise concrete footings it is recommended that the poor material is removed down to the “Good Ground’ depth of approximately 0.6m to 1.0m & replaced with engineered fill.

For driven piles the pile should be driven until the correct set is obtained, or if utilising piles set in concrete holes, the piles should be at >0.6m into “Good Ground” with >25mPa concrete & bracing using a braced pile system.

As mentioned previously, these results have been confirmed by the records of the foundation piling set results of the 3 small cabins.

3.3 WASTEWATER INVESTIGATIVE TESTS

An earlier ground test had been completed by Kerikeri Drainage Ltd on the 30th September 2021.

Site soakage testing was undertaken by JAS Civil Ltd on 16 June 2025.

The ground investigation was scoped to confirm the findings of the above information and to provide parameters for wastewater assessment. The ground investigation comprised:

• Two augered boreholes designated BH1 & BH2, were formed within suitable areas of the proposed wastewater disposal fields on Lot 1 and Lot 2 with a target depth of 0.5 – 0.6m below ground level (bgl).

The data from the 2 holes was then processed and the analysis results (refer to appendix) provided the foundation for the specific locations of further works.

3.4 FIELD LOCATION OF WASTEWATER TESTS

Note that the final field positions provides room for a reserve field. The soils are similar but have different Ksat values in the 2 locations.

3.5 WASTEWATER FIELD INVESTIGATIONS

The soil soakage conditions in the area of the proposed wastewater field was investigated by the completion of 2 test bores of,

A 550mm deep, 100mm dia. hole. The test location is approximate.

The test sites were located,

- At the North East edge of the Lot 1 wastewater field
- At the North East edge of the Lot 2 wastewater field

The purpose of the testing was to provide guidance as to the soil soakage profile within the proposed wastewater field areas. The results of the tests have indicated that the actual conditions are similar to the NRC soil data as described in the relevant sections of this report.

In-field classification of the soils and subsoils was carried out in accordance with the Field Description of Soil and Rock, NZ Geotechnical Society, December 2005.

The constant head soakage bore hole test 1 & 2, were completed with soakage draining down to 70mm deep (test total time 70min. plus the pre-soaking time). The Lot 1 average K/sat rate was 0.06 m/d & Lot 2 average K/sat rate was 0.2 m/d (using std Ksat formula).

These results placed the soil drainage type as class 4, which corresponds with the NRC category structure.

The wastewater distances from streams, boundaries etc. comply with NRC & the FNDC requirements.

3.6 GROUNDWATER CONDITIONS

The test hole was found to be dry at all depths & before the soil soakage testing.

Due to the nature of these soils, we recommend that any excavation left open is protected and/or left with the surface shaped to stop water ponding. Saturating these soils will result in a reduction of bearing capacity. Groundwater table elevations will rise during wet winter conditions and/or following periods of heavy or prolonged rainfall.

3.7 SITE STABILITY, INCLUDING STORMWATER AFFECTS

The proposed house sites are located in areas of undulating ground.

There should not be any stability issues associated with these locations provided;

- Any overland flows are directed away from the area.
- Overburden fill would place additional weight on any slope. This should be avoided.
- There are no concentrated stormwater discharges which can create a high risk of slope instability.

To provide a typical house design the following information has been used.

The area of the each house & deck is 100m^2.

For Lot 1, The primary road accessway connection to the house is 180m^2 plus 66m^2 parallel to the existing driveway. As the stormwater ground water flow over this 66m^2 section of the entrance is currently affected, it has been left out of the calculations.

A 16.5m^2 (0.5m deep, plus 0.1m) attenuation pond (8.25m^3) sized for 100yr events will be constructed to collect the SW flow on the Northern side of the accessway.

A >2.4m wide by >0.3m deep grassed swale beside the accessway will collect & transfer the water to the pond.

The outlet from the pond will be controlled by 2 orifices, the 13mm dia. lower orifice for 2 yr events & the second 10mm dia. orifice 215mm above for 10yr events, with the overflow invert height a further 285mm above for 100yr events.

These orifices are in a protected encloser with large >70mmm dia. filters to reduce the chance of blocking.

The second (Lot 1), 140m^2 section is up the slope & includes the area of parking beside the proposed house site.

This will be mitigated by the house roof spouting being sized for 100yr events & the attenuation water tank sized to provide for 140m^2 plus 100m^2 = 240m^2 of area.

Stormwater from the new roofed areas should be collected into sealed pipes and discharged into tanks for water supply & attenuation.

The Lot 1 house & driveways attenuation requirements are 12.41m^3.

The outlet flow from these tanks should be controlled by 2 orifices (lower orifice is 13mm dia. & 524mm above, the 2nd orifice is 10mm dia. with a total of 1219mm required for a 3.6m dia. tank) to provide for attenuation for 2yr, 10yr & 100yr events. This tank can be used for a combination of water & attenuation storage.

The other Lot (Lot 2) house & parking/entrance is a similar size of, house & deck 100m^2 plus parking/entrance 140m^2.

This will be mitigated by the house roof spouting being sized for 100yr events & the attenuation water tank sized to provide for 140m^2 plus 100m^2 = 240m^2 of area.

Stormwater from the new roofed areas should be collected into sealed pipes and discharged into tanks for water supply & attenuation.

The Lot 2 house, entrance & driveways attenuation requirements are 12.41m^3.

The outlet flow from these tanks should be controlled by 2 orifices (lower orifice is 13mm dia. & 524mm above, the 2nd orifice is 10mm dia. with a total of 1219mm required for a 3.6m dia. tank) to provide for attenuation for 2yr, 10yr & 100yr events. This tank can be used for a combination of water & attenuation storage.

Refer to the appendix for calculations & details of the orifices & volume stored for attenuation to offset the change in impermeable surfaces.

The wastewater areas should have cut off drains installed along the top & the sides to protect from overland flows.

The stormwater overflow should be piped to a 5m^2 area of RipRap metal dispersal field, >10m from the wastewater field, which will provide a slow discharge in a controlled manner to the natural flow paths, down to the natural water course.

Provided that the recommendations of this report are followed we consider that the risk of slope instability affecting the proposed site is little to none.

3.8 EXPANSIVE SOILS

Expansive soils are soils which experience volume changes upon wetting and drying. Expansion and swelling appears to be the dominant factor under certain conditions with fine grained soil containing considerable amounts of clay. Expansion and swelling may cause distress which is often experienced in light buildings. In many parts of Northland there is a significant hazard to foundations for light buildings including homes with concrete slab floors. The volumetric expansion and contraction can cause houses and other structures to heave or settle resulting in damage that is sometimes severe. Soil movement can occur in both directions (vertical and horizontal) at different rates which results in distress and subsequent damage to the structure. The extent of the damage varies from relatively minor brick veneer cracking and internal cracking on wall corners with attendant door and windows jamming, through to extensive and severe cracking including cracking of driveways, sidewalks etc. Expansive soils such as clay, claystone, mudstone, argillaceous rocks and shale all contain clay minerals. These minerals are very sensitive to changes in humidity. When expansive clayey soils get wet, these minerals absorb water molecules and consequently expand. When dry they shrink, leaving large voids in the soil which result in a reduction in bearing capacity of the soil.

Apart from seasonal moisture changes (wet winters/ dry summer); other factors can influence soil moisture such as:

- Soil pan layers (or underlying rocks) which restrict/control the movement of water within the soil.
- Irrigation of garden close to the dwelling foundation.
- Site drainage close to the structure.

- Plantation of large trees close to building foundations on expansive soils. A wide range of tree and shrub species have high groundwater demands during summer months. The effects of such demands on expansive soils can be substantial and can lead to differential building settlements. Accordingly it is good house keeping measure to ensure that high water demand species (such as gum, willow, cypress etc) are not planted close to buildings.
- Plumbing leaks.
- Prevalent or initial moisture conditions at construction time.

It should be also noted that the shear strength of expansive soil also changes with variations in humidity, and a stability problem may arise.

Expansive soils cause major damage to light foundations and associated structures. Heavy foundations and structures can resist the swelling uplift pressure. Damage is dependent on the amount of movement experienced by the foundation, the non uniformity in movement, which are all related to percentage of clay in the expansive soil, variation in moisture content, type of foundation, building construction and materials etc.

This site is on the boundary of class S to M in expansiveness.

The soil can be classified as CLASS S to M, Slightly to Moderately Expansive, in terms of AS2870:1996. Therefore, there is a potential for limited seasonal shrinkage and swelling within the subsoils and this should be considered in respect to any concrete slabs especially in regard to potential slab cracking. During foundation earthworks, care must be taken to protect the exposed moist soils from drying out. This may be achieved by mist spraying with water to replace any lost moisture. An impermeable surface should be placed immediately above the subgrade after the excavation of the topsoil. Typically this may be compacted metal or waterproof sheeting.

3.9 FOUNDATION RECOMMENDATIONS

Foundation Design Based on Bearing Capacity

The bearing capacity of the soil dictates whether the foundations of the proposed houses should be based on an allowable bearing capacity of 100kPa.

The following bearing capacity values are considered appropriate for the purposes of foundation design.

Ultimate Bearing Capacity	300kPa
Allowable Bearing Capacity (F.O.S =3)	100kPa
Dependable Bearing Capacity (Φ=0.5)	150kPa

The JAS Civil Ltd site visit, penetrometer & shear vane testing provided suitable soil information.

On the basis of this assessment and the results from the earlier pile placement & sets for the small cabins, the soils on site are confirmed as mildly expansive and have an allowable bearing capacity with depth.

The Penetrometer and core test results confirm standard engineering design (NZS3604:2011) can be used including the use of driven timber piles to a depth referencing the design set values, >=450mm dia. footings, ordinary piles expected to be 750mm deep) to place foundations in/on this area where there is the equivalent of “Good Ground” conditions.

"Good Ground" in this instance is assessed on this site as a penetrometer reading of >=4 blows per 100mm, 140kPa &/or CBR of 8

The testing demonstrated soil strength generally suitable at approximately 550mm deep.

Concrete foundations could also be used. This would require excavation of the poor soils & replacement with engineered fill.

A RibRaft type of foundation would be the preferred option for a concrete foundation.

All overland flows are to be directed away from the foundation areas, in the first instance by sloping the surface away from the centre of the building.

This will assist in achieving a consistent low soil saturation level.

3.10 WASTEWATER RECOMMENDATIONS

The typical house is envisioned to have 3 bedrooms & 5 people.

Utilising the std. rate per person of 180 l/day (appendix).

The final field positions provides room for a 100% reserve field.

The soils of each Lot are similar but have different Ksat values in the 2 locations.

The Lot 1 average K/sat rate was 0.06 m/d & Lot 2 average K/sat rate was 0.2 m/d (using std Ksat formula).

Lot 1.

Due to the lower Ksat value for Lot 1, a wastewater system combining a secondary system & field beds with a DLR of 10mm/day provides appropriate wastewater treatment.

The TechTreat TXT system uses 2 tanks that have a capacity of 3,200 lt each, with partitions, pumps and filters.

A standard yearly service contract will be part of the wastewater maintenance programs.

The secondary system outlets to a conventional field bed design, details as recommended by NZS1547; 2012/TP58.

There is an assessment of environmental effects & a TP58 producer statement in the Appendix.

All field distribution outlet pipes (100mm dia.) are to be level with each other to ensure an even distribution of outflows.

The field has a design capacity of 900L/day with a max. flow through the septic tanks of 1500L/day normally, 2000L max.

Lot 2.

Due to the higher Ksat value for Lot 2, a wastewater system combining a primary system & field beds with a DLR of 10mm/day provides appropriate wastewater treatment.

The primary septic system uses a 2 compartment tank, that has a total capacity of 4,500 lt, with partitions and filters.

The system outlets to a conventional field bed design, details as recommended by NZS1547; 2012/TP58.

There is an assessment of environmental effects & a TP58 producer statement in the Appendix.

All field distribution outlet pipes (100mm dia.) are to be level with each other to ensure an even distribution of outflows.

The field has a design capacity of 900L/day with a max. flow through the septic tanks of 1500L/day normally, 2000L max.

A standard three yearly service contract will be part of the wastewater maintenance programs.

4. CONTAMINATED LAND (HAIL) ASSESSMENT

Based upon a review of available historical aerial photographs it is considered the site is **not** subject to review under the Hazardous Activities and Industries List (HAIL). Should any visual and/or olfactory evidence of contamination (staining, odours, vegetation stress etc.) be recorded during enabling and/or construction, in particular during re-working of made ground fill soils then a professional environmental engineer should be consulted.

5. WATER

The properties will require an on site water supply. This can be provided by 1 x 30,000 Lt water tank plus part of second tank and associated 2 stage line filters.

The second tank has a 12.41m^3 section used for attenuation storage.

6. FIRE FIGHTING

In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.
For the purpose of this application the scheme plan has a separate tank positioned at each house location.

7. EARTHWORKS

All requirements and recommendations of NZS 4431 with regard to any benching of slopes prior to placement and compaction of filling should be observed. Topsoil stripped from any cut and fill areas should be stockpiled well clear of the proposed works and in such a way that land stability and/or existing structures are not compromised.

Earthworks and compaction (if required) will require supervision and testing by a suitably qualified engineer.

Sediment and erosion control measures should be in place before any bulk earthworks are carried out in accordance with the GD05.

- A clear water diversion bund should be installed to protect any areas that may be effected by overland water flows.
- A silt fence should be installed around the perimeter of any substantial works.
- Any stockpiles of soil material should have silt fencing installed on the downside of the stockpile.
- All cut & fill operations should be carried out in as short a period of time as possible.
- Any foundation works shall not be carried out during periods of wet weather or when the ground is partly or completely saturated.

8. FOUNDATIONS REQUIREMENTS

8.1 FOUNDATIONS

This site is on the boundary of class S to M in expansiveness.

"Good Ground" in this instance is assessed on this site as a penetrometer reading of >=4 blows per 100mm, 140kPa &/or CBR of 8

A RibRaft type of foundation would be the preferred option for a concrete foundation.

It is recommended that the poor material is removed down to the “Good Ground’ depth of approximately 0.6m to 1.0m & replaced with engineered fill.

If using H5 timber piles, (125 x 125mm) holes shall be >=450mm square or round, in/on equivalent of NZS3604 “Good Ground”.

For driven piles, the pile should be driven until the correct set is obtained, or if utilising piles set in concrete holes, the piles should be at >0.6m, (>0.9 for anchor piles) into “Good Ground” with >25mPa concrete & bracing using a braced pile system if bearers are above 350mm from the ground.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigations, we make the following Conclusions and Recommendations;

1. The subdivision & houses will provide a safe, usable outcome.
2. There will be a very minor increase (if any) in the rate of stormwater entering the local stream.
3. The wastewater systems included in this report will provide suitable treatment.
4. Any excavations and resulting ground conditions should be inspected by a suitably qualified chartered professional before any engineered fill is placed or/and foundation footings
5. Neighbouring properties will not be detrimentally impacted by the addition of the house.

LIMITATIONS

This report has been prepared for W Daley & W Hansen Pickles as our Client with respect to the brief noted. It is not to be relied upon for any other purpose without reference to JAS Civil Ltd. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that this office be contacted if there is any variation in conditions from those described in this report as it may affect the recommendations.

If there are any questions arising from the above please contact this office.

Signed for JAS Civil Ltd,

Steven Smith, CPEng 1018935

ANSED Ltd
5 Ngunguru road
Whangarei

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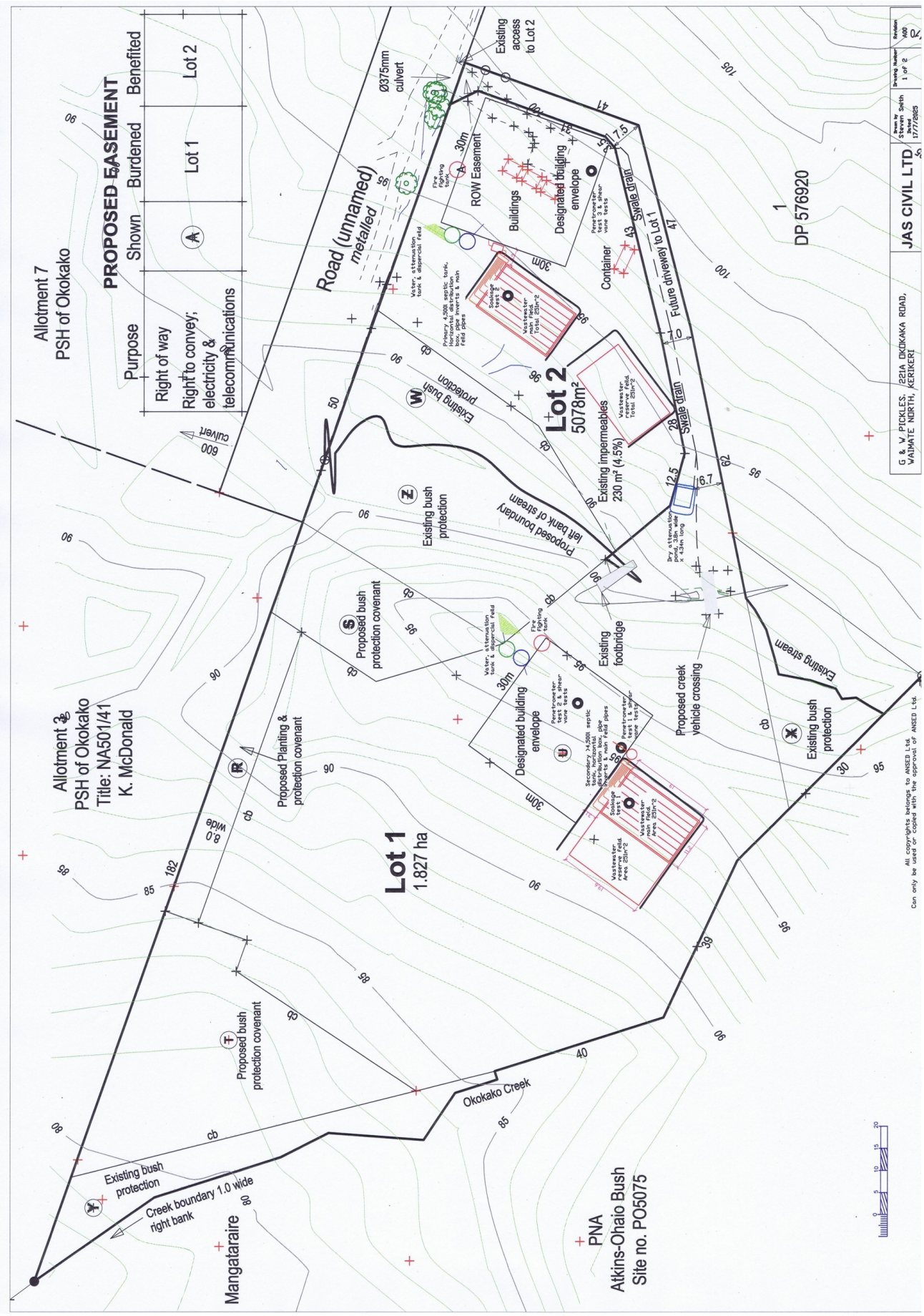
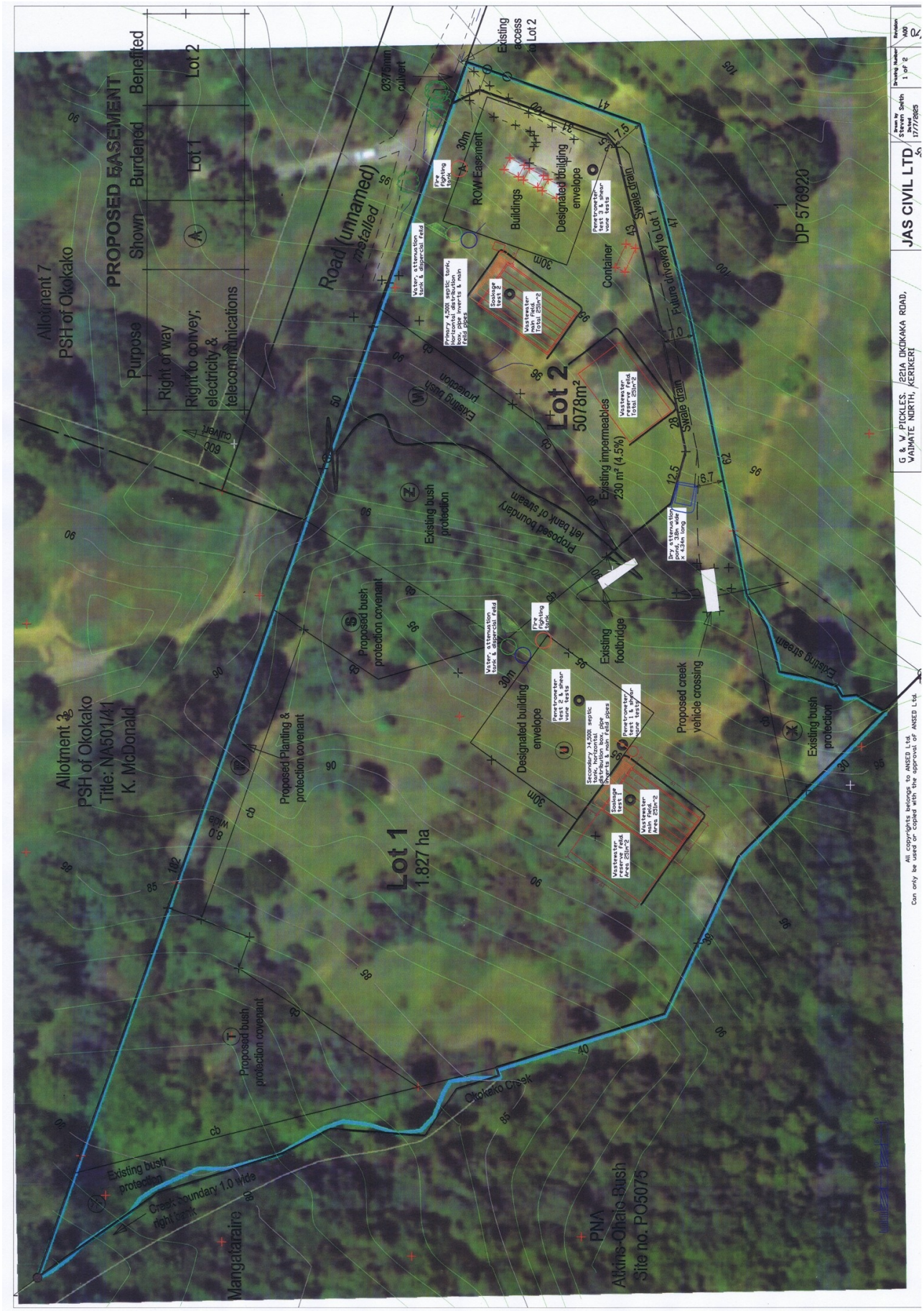
10. APPENDIX

The current Site Plan.



Location of the ANSED Ltd Penetrometer, Shear Vane & soakage test holes.



Results from Penetrometer & Shear Vane testing

Input data

	Location	221A Okokako			Date	16/06/25			Weather	Fine, dry		
	Western building site, Southwest end				Western building site, NorthEast end				Eastern building site (by cabins), centre			
	Penetrometer blows				Penetrometer blows				Penetrometer blows			
Distance	Test 1	mm/blow	CBR	kPa	Test 2	mm/blow	CBR	kPa	Test 3	mm/blow	CBR	kPa
0												
100	2	50.0	3.8	69	5	20.0	10.4	164	4	25.0	8.1	141
200	3	33.3	5.9	108	2	50.0	3.8	69	3	33.3	5.9	108
300	3	33.3	5.9	108	3	33.3	5.9	108	3	33.3	5.9	108
400	4	25.0	8.1	141	2	50.0	3.8	69	3	33.3	5.9	108
500	3	33.3	5.9	108	3	33.3	5.9	108	2	50.0	3.8	69
600	4	25.0	8.1	141	3	33.3	5.9	108	3	33.3	5.9	108
700	3	33.3	5.9	108	3	33.3	5.9	108	3	33.3	5.9	108
800	4	25.0	8.1	141	3	33.3	5.9	108	4	25.0	8.1	141
900	5	20.0	10.4	164	3	33.3	5.9	108	4	25.0	8.1	141
1000	3	33.3	5.9	108	3	33.3	5.9	108	4	25.0	8.1	141
1100	4	25.0	8.1	141	4	25.0	8.1	141	8	12.5	16.9	221
1200	5	20.0	10.4	164	5	20.0	10.4	164	6	16.7	12.6	184
1300	6	16.7	12.6	184	6	16.7	12.6	184	10	10.0	23.1	255
1400	6	16.7	12.6	184	10	10.0	23.1	255		#DIV/0!	#DIV/0!	#DIV/0!
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1700		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
1800		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Shear vane results

Ratio	Test 1 0.15m deep	Test 1 1.0m deep	Test 2 0.15m deep	Test 2 0.6m deep	Test 3 0.15m deep	Test 3 0.7m deep	
1.595	90	85	104	112	103	87	If 140 =>140
	143.6	135.6	165.9	178.6	164.3	138.8	
Remould	26	26	36	42	37	52	
Divide orig.	3.5	3.3	2.9	2.7	2.8	1.7	

Shear vane results Average

0.15m deep	>0.6m deep	
99.0	94.7	
157.9	151.0	
0.15m deep	**>0.6m deep**	
33.0	40.0	Less sensitive as it gets deeper
3.0	2.5	

Good Ground

Borderline

Top soil depth
Soil has a Dark Grey/Brown top soil approx., 150mm deep

Sub soil
Around 700mm deep, soil has a Clay, pale Yellow changing at 1200mm to a Med/Fine crumbly appearance.
Medium /Fine with some coarser grained soil, Red/Yellow Brown/Light Brown, dry at all tested depths.

Waiotu friable clay (YO, YOH) soil profile
Classic volcanic soil Class 3-4 – Well to moderately drained.
Part of the Kiripaka soil suites
Mature Volcanic Basalt lava flows

NRC soil drainage data (YO, YOH type)

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
MCb	Matarau friable clay with large boulders	5⇌4 - Somewhat excessively to well drained
TG	Tikipunga friable clay	5⇌1 - Somewhat excessively to poorly drained
YOb	Waiotu friable clay with large boulders	4 - Well drained
MC, MCH	Matarau friable clay	4 - Well drained
KE	Kerikeri friable clay	4 - Well drained
KEb	Kerikeri friable clay with large boulders	4 - Well drained
YO, YOH	Waiotu friable clay	4⇌3 - Well to moderately drained

NRC soil data (YO, YOH type)

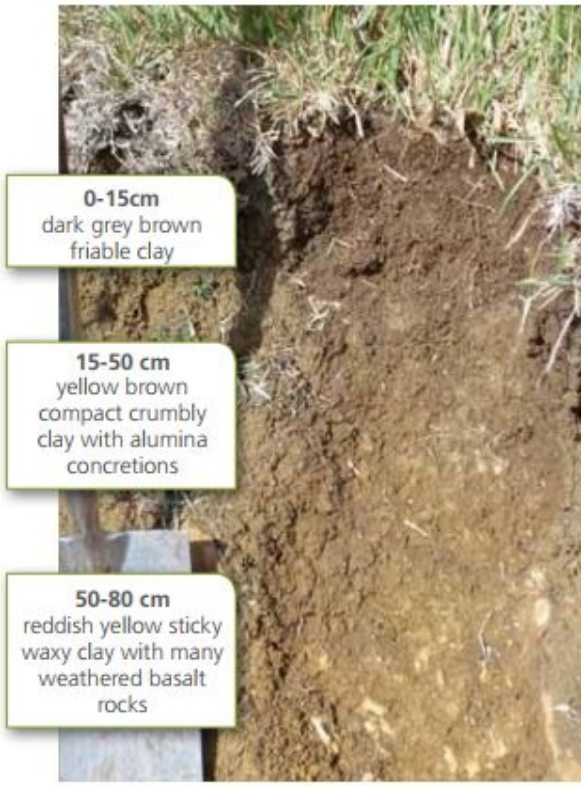
Mature basalt volcanic soils

Soil types in this group

- Kerikeri friable clay – (KE)
- Kerikeri friable clay with large boulders – (KEb)
- Matarau friable clay – (MC, MCH*)
- Matarau friable clay with large boulders - (MCb)
- Ruatangata friable clay - (RT)
- Ruatangata friable clay with large boulders – (RTb)
- Tikipunga friable clay – (TG)
- Waiotu friable clay - (YO,YOH*)
- Waiotu friable clay with large boulders – (YOb)

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

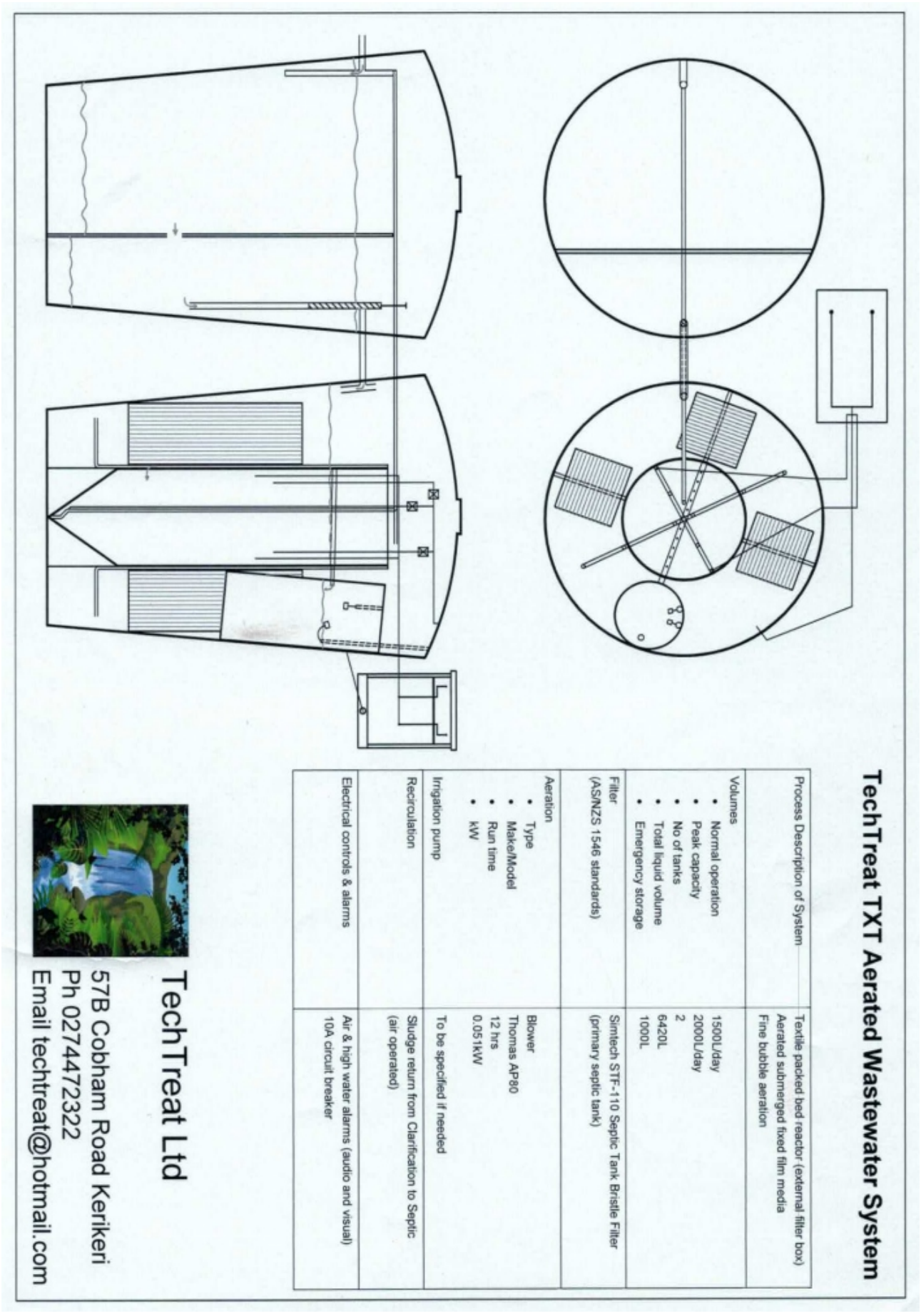


Waiotu friable clay (YO, YOH) soil profile

Features of mature basalt volcanic soils

- These soils formed on basalt lava low in silica and rich in iron and aluminium
- They are part of the Kiripaka soil suite
- Also known as brown loams they appear around the edges of the older lava flows and on steeper slopes
- They are classic volcanic soils suitable to both orchards and market gardening
- All mature basalt volcanic soils are generally free draining, requiring few drainage structure improvements
- Some soils have boulders created as a result of long periods of erosion on the edges of old basalt flows, causing them to fracture and become rounded due to weathering processes
- These soils are moderately to strongly weathered and are moderately to strongly leached

TechTreat TXT treatment plant (Lot 1).



TechTreat TXT Aerated Wastewater System

Process Description of System	Textile packed bed reactor (external filter box) Aerated submerged fixed film media Fine bubble aeration
Volumes • Normal operation • Peak capacity • No of tanks • Total liquid volume • Emergency storage	 1500L/day 2000L/day 2 6420L 1000L
Filter (AS/NZS 1546 standards)	Simtech STF-110 Septic Tank Bristle Filter (primary septic tank)
Aeration • Type • Make/Model • Run time • kW	 Blower Thomas AP80 12 hrs 0.051kW
Irrigation pump	To be specified if needed
Recirculation	Sludge return from Clarification to Septic (air operated)
Electrical controls & alarms	Air & high water alarms (audio and visual) 10A circuit breaker

TechTreat Ltd
57B Cobham Road Kerikeri
Ph 0274472322
Email techtreat@hotmail.com

TechTreat TXT treatment plant.

ROTORUA LAKES COUNCIL

water NEW ZEALAND

Bay of Plenty REGIONAL COUNCIL

On-site Effluent Treatment National Testing Programme (OSET NTP)

Benchmark Ratings

The TechTreat TXT system achieved the following effluent quality ratings over the sixteen benchmarking results in weeks 20 to 35 (when operated at 1,000 L/day or 67% of the advised plants design capacity):

Indicator Parameters	Median	Std Dev	Rating	Rating System				
				A+	A	B	C	D
BOD (mg/L)	2	0.9	A+	<5	<10	<20	<30	≥30
TSS (mg/L)	2	1.4	A+	<5	<10	<20	<30	≥30
Total Nitrogen (mg/L)	13.5	3.4	A	<5	<15	<25	<30	≥30
NH_4- Nitrogen (mg/L)	2.1	3.5	A	<1	<5	<10	<20	≥20
Total phosphorus (mg/L)	2.7	0.5	B	<1	<2	<5	<7	≥7
Faecal Coliforms (cfu/100mL)	3,000	16,300	B	<10	<200	<10,000	<100,000	≥100,000
Energy (kWh/d) (mean)	1.5	0.05	B	0	<1	<2	<5	≥5

This Certificate of Performance applies to the TechTreat TXT treatment plant with a rated capacity of 1,500 L/day as described in the 'System Tested' above.

This certificate is valid for 5 years from the date below. For the full OSET NTP report on the performance of The TechTreat TXT treatment plant comprising a submerged aerated filter (SAF) in series with a recirculating textile filter packed bed reactor (RTF) contact TechTreat Ltd, Dave Snowden,
Mobile 0274 472 322 or Email: techtreat@hotmail.com

Authorised By:

Ray Hedgland, Technical Manager, OSET NTP
20 December 2017

On-site Effluent Treatment National Testing Programme,
c/- Technical Manager 10 Tide Close, Mount Wellington, AUCKLAND 2013
Mob: 021 626 772 E-mail: ray@hedgland.co.nz

Primary septic tank, with Zoeller filter (Lot 2).

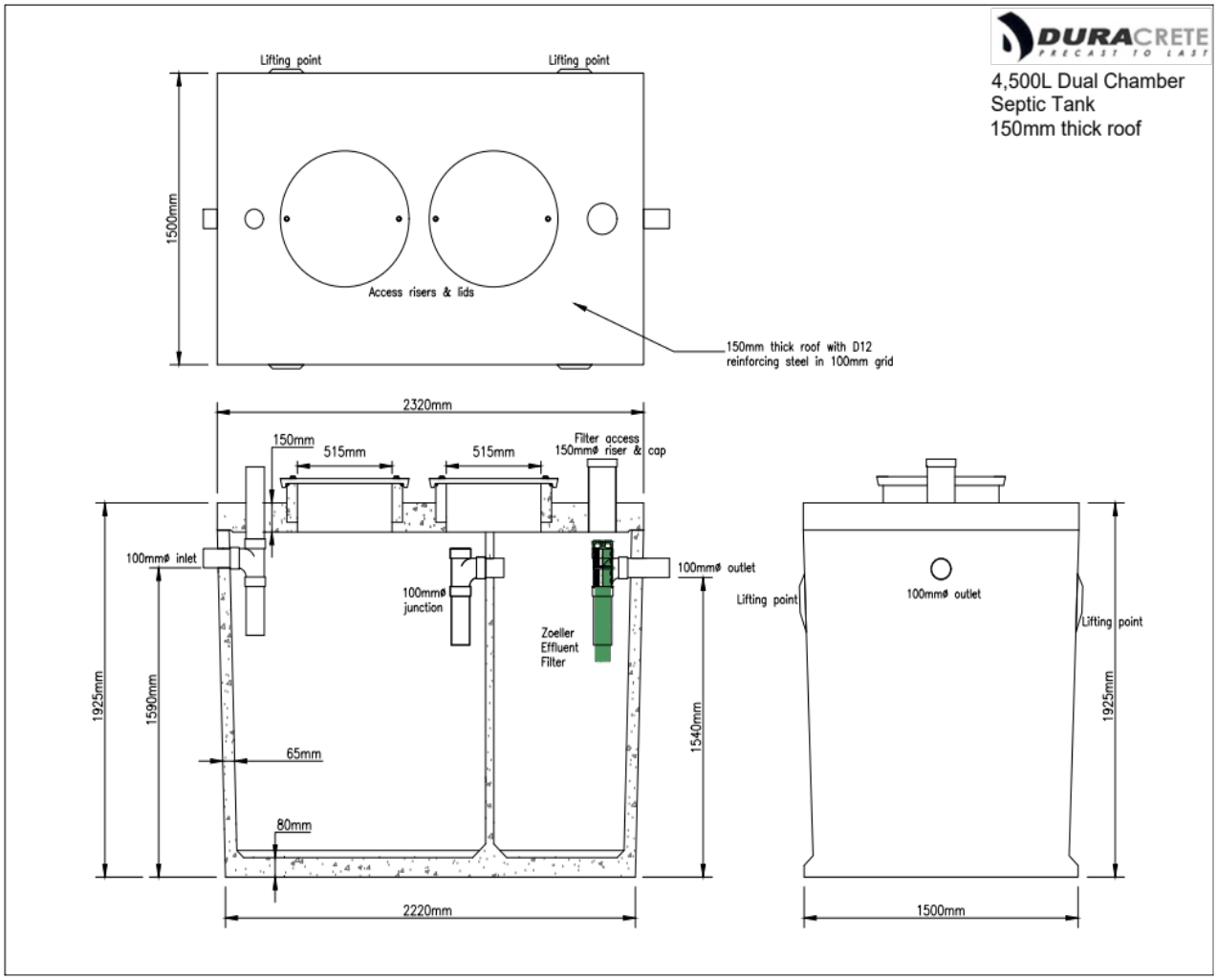


Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

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

Soakage rate tests 1 & 2

Constant head test — Test Hole 1

Bore dia. (D)	Bore area (a)	Bore circum "c"	Bore depth "d"	Av. area of soakage in pit, base + circum "c" x (depth-(0.5 xAv. mm))
0.1	0.00785	0.31416	0.55	0.17369
			Approx field depth	

Original data

	Minutes		Constant head	
Test	14	15	17	15
1	40	45	45	47
	4.3	4.00	3.53	4.00
m/hr	0.2	0.18	0.16	0.19
m^3/hr	0.0013	0.0014	0.0012	0.0015
	0.0224399			

Av. mm: 44.250

Av. cm^3/hr	Av. cm^3/min
1371.01	22.850

Test Depth in bore hole (WD) m	Convert test time to min. as part of an hr	Volume soaked between readings (V) litres	Volume soaked per min (V) litres/min	Surface storage area (SA) m^2	Soakage rate (SR) litre/min/m^2
0	0				
0.040	4.3	0.31	0.022	0.1744	0.129
0.045	4.0	0.35	0.024	0.1736	0.136
0.045	3.5	0.35	0.021	0.1736	0.120
0.047	4.0	0.37	0.025	0.1733	0.142
	Av. cm^3/hr	22.850	Average soakage rate (Ave)		0.132
			Design soakage rate (DSR)		0.066 litre/min/m^2

Av. cm^3/hr	Av. cm^3/min
1371.098	11.426
685.549	

Soakage volume (m^3 per sec)	Soakage volume (m^3 per hr)	Soakage volume (m^3 per 24 hr)	Ksat (mm/hr)	Ksat (m/day)
0.000000190	0.000686	0.0165	3.947	0.0947

(m^3/hr/m^2) 0.000066
(m^3 per hr) 0.000011

Rate of water loss Q cm^3/min	Depth of water H cm	Radius of hole r cm	Correction factor	X = H/2r	Sinh^-1 (X)	K sat cm/min	Change Ksat cm to m Factor	Formula K sat m/day
22.85	55	5.00	4.4	5.50	2.40606	0.00416	14.40	0.05985

$$K_{sat} = \frac{4.4Q\left[0.5\sinh^{-1}\left(\frac{H}{2r}\right)-\sqrt{\left(\frac{r}{H}\right)^2+0.25}\right]+\frac{r}{H}}{2\pi H^2} \quad \text{..... Eq. G1}$$

where:
K_{sat} = saturated hydraulic conductivity of the soil in cm/min
4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
Q = rate of loss of water from the reservoir in cm^3/min
H = depth of water in the test hole in cm
r = radius of the test hole in cm

Constant head test — Test Hole 2

Bore dia. (D)	Bore area (a)	Bore circum "c"	Bore depth "d"	Av. area of soakage in pit, base + circum "c" x (depth-(0.5 xAv. mm))
0.1	0.00785	0.31416	0.55	0.16588
			Approx field depth	

Original data

	Minutes		Constant head		
Test	10	10	10	10	10
2	110	90	90	90	90
	6.0	6.00	6.00	6.00	6.00
m/hr	0.7	0.54	0.54	0.54	0.54
m^3/hr	0.0052	0.0042	0.0042	0.0042	0.0042
	0.0863938				

Av. mm: 94.000

Av. cm^3/hr	Av. cm^3/min
4429.65	73.827

Test Depth in bore hole (WD) m	Convert test time to min. as part of an hr	Volume soaked between readings (V) litres	Volume soaked per min (V) litres/min	Surface storage area (SA) m^2	Soakage rate (SR) litre/min/m^2
0	0				
0.110	6.0	0.86	0.086	0.1634	0.529
0.090	6.0	0.71	0.071	0.1665	0.425
0.090	6.0	0.71	0.071	0.1665	0.425
0.090	6.0	0.71	0.071	0.1665	0.425
0.006	0.7	0.05	0.001	0.1797	0.003
	Av. cm^3/hr	59.795	Average soakage rate (Ave)		0.361
			Design soakage rate (DSR)		0.181 litre/min/m^2

Av. cm^3/hr	Av. cm^3/min
3593.563	29.946
1796.781	

Soakage volume (m^3 per sec)	Soakage volume (m^3 per hr)	Soakage volume (m^3 per 24 hr)	Ksat (mm/hr)	Ksat (m/day)
0.000000499	0.001797	0.0431	10.832	0.2600

(m^3/hr/m^2) 0.000181
(m^3 per hr) 0.000030

Rate of water loss Q cm^3/min	Depth of water H cm	Radius of hole r cm	Correction factor	X = H/2r	Sinh^-1 (X)	K sat cm/min	Change Ksat cm to m Factor	Formula K sat m/day
73.83	55	5.00	4.4	5.50	2.40606	0.01343	14.40	0.19338

$$K_{sat} = \frac{4.4Q\left[0.5\sinh^{-1}\left(\frac{H}{2r}\right)-\sqrt{\left(\frac{r}{H}\right)^2+0.25}\right]+\frac{r}{H}}{2\pi H^2} \quad \text{..... Eq. G1}$$

where:
K_{sat} = saturated hydraulic conductivity of the soil in cm/min
4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
Q = rate of loss of water from the reservoir in cm^3/min
H = depth of water in the test hole in cm
r = radius of the test hole in cm

Wastewater bed size calculations.

Trench & bed dimensions (primary or secondary treatment)

Width W (m)	Length L (m)	Design flow Q (L/day)	DLR Q (mm/day)	Trench (each) L (m)	Trenches Number (min.)	Trenches used Number (min.)
0.6	150.0	900	10	19	7.9	8

Spacing between sidewalls SW (m)	Trench area Min. (m^2)	Reserve area (%) of trench	Reserve trenches Number (min.)	Reserve trenches Number (used)	Reserve trench area Min. (m^2)	Total trench area Min. + spacing (m^2)
1	238.3	100	7.89	8	250.9	489.2

TABLE L1
RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

Soil category	Soil texture	Structure	Indicative permeability (K_{sat}) m/d	Design loading rate (DLR) (mm/d)			
				Trenches and beds			ETA/ETS beds and trenches
				Primary treated effluent		Secondary treated effluent	
				Conservative rate	Maximum rate		
1	Gravels and sands	Structureless (massive)	> 3.0	20 (see Note 1)	35 (see Note 1)	50 (see Note 1)	(see Note 4)
2	Sandy loams	Weakly structured	> 3.0	20 (see Note 1)	30 (see Note 1)	50 (see Note 1)	
		Massive	1.4 – 3.0	15	25	50	
3	Loams	High/ moderate structured	1.5 – 3.0	15	25	50	
		Weakly structured or massive	0.5 – 1.5	10	15	30	
4	Clay loams	High/ moderate structured	0.5 – 1.5	10	15	30	12
		Weakly structured	0.12 – 0.5	6	10	20	8
		Massive	0.06 – 0.12	4	5	10	5
5	Light clays	Strongly structured	0.12 – 0.5	5	8	12	8
		Moderately structured	0.06 – 0.12	(see Notes 2 & 3)	5	10	5 (see Notes 2, 3, & 5)
		Weakly structured or massive	< 0.06			8	
6	Medium to heavy clays	Strongly structured	0.06 – 0.5				
		Moderately structured	< 0.06				
		Weakly structured or massive	< 0.06				

NOTES:
1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
2 To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
3 If K_{sat} < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

TABLE L2
TYPICAL DIMENSIONS OF CONVENTIONAL TRENCHES AND BEDS

	Typical dimensions (mm)	Maximum (mm)	Minimum (mm)
Trench dimensions			
Width	300 – 450	600	200
Depth of aggregate	200 – 400	400	200
Depth of topsoil	100 – 150	150	100
Spacing between adjacent trenches (sidewall to sidewall)	–	N/A	1000
Bed dimensions			
Width	1000 – 4000	4000	1000
Depth of aggregate	300 – 600	600	300
Depth of topsoil	100 – 150	150	100
Spacing between adjacent beds (sidewall to sidewall)	–	N/A	1000

TABLE H3
TYPICAL DOMESTIC WASTEWATER DESIGN FLOW ALLOWANCES – DOMESTIC WASTEWATER FROM HOUSEHOLDS – NEW ZEALAND

Source	Typical wastewater design flows (L/person/day) (see Note 1)	
	On-site roof water tank supply	Reticulated community or a bore-water supply
Households with standard fixtures (including automatic washing machine)	180	200
Households with standard water reduction fixtures (see Note 2)	145	165
Households with full water-reduction facilities (see Note 3)	120	145
Households (blackwater only) (see Notes 4 and 5)	60	
Households (greywater only) (see Notes 4 and 6)	90	120

NOTES:
1 These flows should be used for design purposes unless past experience demonstrates lower actual flows.
2 Standard water reduction fixtures include dual flush water closets, shower-flow restrictors, aerator faucets (taps), and water-conserving automatic washing machines.
3 Full water-reduction fixtures include the combined use of reduced flush 6/3 litre water closets, shower-flow restrictors, aerator faucets, front-load washing machines and flow/pressure control valves on all water-use outlets (9 L/min maximum). Baths should also be discouraged.
4 Additionally, water reduction may be achieved by treatment of greywater and recycling for water closet flushing (reclaimed water cycling). However, when designing the water treatment unit and the land application area, it needs to be borne in mind that effluent derived from recycled wastewater will be likely to have a higher level of nutrients and salts than non-recycled water, and that there is no certainty on the exact extent of reuse or that the reuse system will remain in place in the long term. Therefore any reduction in the size of the land application system should be conservative and subject to the approval of the relevant regulatory authority.
5 Flow allowances only apply where the blackwater from toilets is to be treated and discharged to land disposal. Blackwater flows constitute 10% to 30% of the total per person daily flow allowances, typically in New Zealand in the order of 25%. Where water-reducing fixtures are already in place, blackwater flows from toilets are likely to be a lower proportion of the total daily water usage, in the order of 15% to 18% of the total water usage.
6 Flow allowances only apply where the greywater is to be treated and discharged to land disposal, where solids from kitchen and toilet waste flows are excluded from the wastewater stream (no food waste disposal unit).

ON SITE EFFLUENT DISPOSAL ASSESSMENT OF ENVIRONMENTAL EFFECTS, MITIGATION MEASURES

Date; 16/7/2025

Site; Lot 1, 221A Okokako road, Waimate North, Kerikeri.

Assessment of Environmental Effects

Impact on surface water (including flood times)
Very minor
Impact on ground water
Very minor
Impact on soils
Minor
Impact on amenity values
Minor

Public Heath Issues

Should access to the disposal area be discouraged
Yes
Will odour effects be greater than usual
No
Will noise effects be greater than usual
No

Mitigation Measures

Has a conservative approach been taken in choosing the system capacity
Yes
Is the system design robust (can it cope with fluctuations of load, climate)
Yes
Is the level of treatment high
High for a secondary system
Is there protection against storage failure (alarms)
Yes
Is the hydraulic loading rate conservative
Yes
Is the distribution area protected from hydraulic overload (interception drains)
Yes
Will soil type enhance treatment
Yes, class 4 soils.
Are desired separation distances attainable (to surface water, groundwater, bores)
Yes
Is the reserve area adequate
Yes, 100%

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY JAS Civil Ltd (Steven Smith).....(approved qualified design professional)

TO: Wanda Daley & Wendy Hansen Pickles.....(owner)

TO BE SUPPLIED TO: ……Far North District Council……..

PROPERTY LOCATION: 221A Okokako road, Waimate North, Kerikeri
……

LOT 2 DP 576920 VALUATION NUMBER

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.
The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

BE & ME (Professional qualifications)

CPEng 1018935……..(Licence Number or professional Registration number)

Address, 5 Ngunguru road, Glenbervie, Whangarei, Northland

Phone Number 09 4595009
Fax Number ……
Cell Phone 0211002597
Date 19/7/2025

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.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	Wanda Daley & Wendy Hansen Pickles	
Company Name	NA	
	First Name(s)	Surname
Property Owner Name(s)	Wendy Wanda	Hansen Pickles Daley

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

Nature of Applicant* Owner

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	ANSED Ltd			
Site Evaluator Name	Steven Smith			
Postal Address	5 Ngunguru road, Glenbervie,			
	Whangarei,			
	Northland			
Phone Number	Business		Private	09 4595009
	Mobile	0211002597	Fax	NA
Name of Contact Person	Steven			
E-mail Address	ansed@xtra.co.nz			

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

Yes		No	√	(Please tick)
If yes, give Reference Numbers and Description				

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

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

N/A

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	221A Okokako road, Waimate North, Kerikeri
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: √ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m²)	23,733.72,m^2
Map Grid Reference of Property If Known	

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

Lot No.		DP No.		CT No.	
2			576920		
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: SITE ASSESSMENT - SURFACE EVALUATION

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No	√

(Please tick one)

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

Level to gentle slopes around house site with large areas suitable for use as disposal areas.
Field area slope 5-9 degrees.

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

Yes	√	No	

Please tick

If No, why not?

If Yes, please give details of report (and if possible, please attach report):

Author	Steven Smith
Company/Agency	ANSED Ltd
Date of Report	6/7/2025
Brief Description of Report Findings:-	
The area for use as a effluent field is stable and suitable for that purpose.	
Use a secondary system & std bed system.	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No known problems. The systems next door has had no issues.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1700mm, 1000mm during the winter.
Vegetation / Tree Cover:
Grass & established trees.
Slope Shape: (Please provide diagrams)
Gently sloping to the NorthWest
Slope Angle:
Varies slightly, around 5-9 degrees.
Surface Water Drainage Characteristics:
Sheet flow
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
Surface water can be keep to required standard by installing a deflection bund for overland flows.
Site Characteristics: or any other limitation influencing factors
Limited topsoil, reasonable drainage.

3. Site Geology **Check Rock Maps**

In this site the NRC soil maps list the soil as, Soil type: Waiotu friable clay, (NRC YO)

Geological Map Reference Number NZMS 290 Sheet P04/05

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

North		**West**	
North-West	√	**South-West**	
North-East		**South-East**	
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 20m	Check Council requirements 1.5m
Surface water, rivers Creeks drains etc	Greater than 20m	Greater than 20m
Groundwater	Greater than 1.2m	Greater than 1.2m
Stands of Trees/Shrubs	None	
Wells, water bores	None known	Greater than 20m
Embankments/retaining walls	NA	
Buildings	Greater than 3m	Greater than 3m
Other (specify):		

PART D: SITE ASSESSMENT - SUBSOIL INVESTIGATION

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth 0.55m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	√	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	√	Please tick

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head Permeameter

Test Report Attached?	Yes	√	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	√	No		Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	3m	Measured	Estimated √
Summer	Greater than 3m	Measured	Estimated √

6. Are there any potential storm water short circuit paths?

Yes		No	√	Please tick
If the answer is yes, please explain how these have been addressed				

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present? Yes	If so, Topsoil Depth?	0.2m

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

Inspection of bore hole material, NRC soil category & test Ksat result.

PART E: DISCHARGE DETAILS

1. Water supply source for the property (please tick):

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	3			
Design Occupancy	5			(Number of People)
Per capita Wastewater Production	~~140~~	~~160~~	180	(tick) (Litres per person per day)
Other - specify	~~200~~	~~220~~		
Total Daily Wastewater Production	900			(litres per day)

Note: A factor of 0.5 has been applied to the actual Ksat from the test results for design calculations.

3. Do any special conditions apply regarding water saving devices

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

Yes		(Please tick)
No	√	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	18,270	m^2
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	20.3	

7. **Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?**

Yes	√	No		Please tick

8. **Is a Northland Regional Council Discharge Consent Required?**

Yes		No	√	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

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	First chamber, 2 stage primary tank	Greater than or equal to 3200
1	Second stage treatment, plus pump & filter	Greater than or equal to 3200
1	Clarification tank	360
	Total Capacity	Greater than or equal to 6400

Type of Septic Tank Outlet Filter to be installed?

Supplied by manufacturer.

PART G: SECONDARY AND TERTIARY TREATMENT

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

(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

Yes	√ no

If not to be installed, explain why

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

Total Design Head	To manufacturers recommendation	(m)
Pump Chamber Volume	To manufacturers recommendation	(Litres)
Emergency Storage Volume	1130	(Litres)

***4.* Please identify the type(s) of land disposal method proposed for this site:** (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench	√		
Deep Trench			
Mound			
Evapo-transpiration Beds			
Low Pressure pump Dosing		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	10mm/day		(Litres/m2/day)
Disposal Area	Design	251	(m2)
	Reserve	251	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

With the sites type 4 soil & ground conditions, plus the use of a secondary, dual stage tank, pump & filter, a rate of 10mm/day has been selected.

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

Reserve Disposal Area (m²)	251 m²
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:

A secondary, >6400 dual stage tank beside the house with pump & filter delivers to a std. field bed.
The field has > 150m of perforated 100mm dia. uPVC, slotted outer casing, in 8 x 19m sections.
The walls of the trenches are separated by 1.0m. The width of each trench is 600mm wide.

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?

Yes		No	√	(Please tick)

Name of Suppliers

TechTreat or similar

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)

Yes	√	No	(Please tick)

If Yes, list and explain possible effects
There is little to no effect.

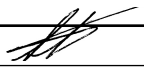
PART K: Is Your Application Complete?

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

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

1. Declaration

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

Name Steven Smith		Signature	
Position Chartered Professional Engineer, 1018935		Date	19-7-2025

Note

ON SITE EFFLUENT DISPOSAL ASSESSMENT OF ENVIRONMENTAL EFFECTS, MITIGATION MEASURES

Date; 16/7/2025

Site; Lot 2, 221A Okokako road, Waimate North, Kerikeri.

Assessment of Environmental Effects

Impact on surface water (including flood times)
Very minor
Impact on ground water
Very minor
Impact on soils
Minor
Impact on amenity values
Minor

Public Heath Issues

Should access to the disposal area be discouraged
Yes
Will odour effects be greater than usual
No
Will noise effects be greater than usual
No

Mitigation Measures

Has a conservative approach been taken in choosing the system capacity
Yes
Is the system design robust (can it cope with fluctuations of load, climate)
Yes
Is the level of treatment high
High for a primary system
Is there protection against storage failure (alarms)
No
Is the hydraulic loading rate conservative
Yes
Is the distribution area protected from hydraulic overload (interception drains)
Yes
Will soil type enhance treatment
Yes, class 4 soils.
Are desired separation distances attainable (to surface water, groundwater, bores)
Yes
Is the reserve area adequate
Yes, 100%

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY JAS Civil Ltd (Steven Smith)(approved qualified design professional)

TO: Wanda Daley & Wendy Hansen Pickles (owner)

TO BE SUPPLIED TO: ……Far North District Council……..

PROPERTY LOCATION: 221A Okokako road, Waimate North, Kerikeri
……
LOT 2 DP 576920 VALUATION NUMBER
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:
The site verification of the soil types.
All proprietary products met the performance requirements.
The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

BE & ME (Professional qualifications)

CPEng 1018935……..(Licence Number or professional Registration number)

Address, 5 Ngunguru road, Glenbervie, Whangarei, Northland

……..

Phone Number 09 4595009
Fax Number ……
Cell Phone 0211002597
Date 19/7/2025

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.

On-site Wastewater Disposal Site Evaluation Investigation Checklist
OBJECT ID: A39368 Page 1 of 11 Updated 04/10/2017

Part A –Owners Details

5. Applicant Details:

Applicant Name	Wanda Daley & Wendy Hansen Pickles	
Company Name	NA	
	First Name(s)	Surname
Property Owner Name(s)	Wendy Wanda	Hansen Pickles Daley

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

Nature of Applicant* Owner

6. Consultant / Site Evaluator Details:

Consultant/Agent Name	ANSED Ltd			
Site Evaluator Name	Steven Smith			
Postal Address	5 Ngunguru road, Glenbervie,			
	Whangarei,			
	Northland			
Phone Number	Business		Private	09 4595009
	Mobile	0211002597	Fax	NA
Name of Contact Person	Steven			
E-mail Address	ansed@xtra.co.nz			

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

Yes		No	√	(Please tick)

If yes, give Reference Numbers and Description

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

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

N/A

Part B- Property Details

3. Property for which this application relates:

Physical Address of Property	221A Okokako road, Waimate North, Kerikeri
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: √ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m²)	23,733.72,m^2
Map Grid Reference of Property If Known	

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

Lot No.		DP No.		CT No.	
2			576920		
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: SITE ASSESSMENT - SURFACE EVALUATION

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No	√

(Please tick one)

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

Level to gentle slopes around house site with large areas suitable for use as disposal areas.
Field area slope 5-9 degrees.

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

Yes	√	No		Please tick

If No, why not?

If Yes, please give details of report (and if possible, please attach report):

Author	Steven Smith
Company/Agency	ANSED Ltd
Date of Report	6/7/2025
Brief Description of Report Findings:-	
The area for use as a effluent field is stable and suitable for that purpose.	
Use a secondary system & std bed system.	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No known problems. The systems next door has had no issues.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1700mm, 1000mm during the winter.
Vegetation / Tree Cover:
Grass & established trees.
Slope Shape: (Please provide diagrams)
Gently sloping to the NorthWest
Slope Angle:
Varies slightly, around 5-9 degrees.
Surface Water Drainage Characteristics:
Sheet flow
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
Surface water can be keep to required standard by installing a deflection bund for overland flows.
Site Characteristics: or any other limitation influencing factors
Limited topsoil, reasonable drainage.

3. Site Geology **Check Rock Maps**

In this site the NRC soil maps list the soil as, Soil type: Waiotu friable clay, (NRC YO)

Geological Map Reference Number NZMS 290 Sheet P04/05

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

North		**West**	
North-West	√	**South-West**	
North-East		**South-East**	
East		**South**	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 20m	Check Council requirements 1.5m
Surface water, rivers Creeks drains etc	Greater than 20m	Greater than 20m
Groundwater	Greater than 1.2m	Greater than 1.2m
Stands of Trees/Shrubs	None	
Wells, water bores	None known	Greater than 20m
Embankments/retaining walls	NA	
Buildings	Greater than 3m	Greater than 3m
Other (specify):		

PART D: SITE ASSESSMENT - SUBSOIL INVESTIGATION

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth 0.55m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Yes		No	√	Please tick

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head Permeameter

Test Report Attached?	Yes	√	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	√	No	

If yes, please show on site plan Please tick

4a Are subsurface drains required

If yes enter details

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

Winter	3m	Measured	Estimated √
Summer	Greater than 3m	Measured	Estimated √

6. Are there any potential storm water short circuit paths?

Yes		No	√	Please tick
If the answer is yes, please explain how these have been addressed				

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present? Yes		If so, Topsoil Depth?	0.2m

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

Inspection of bore hole material, NRC soil category & test Ksat result.

PART E: DISCHARGE DETAILS

1. Water supply source for the property (please tick):

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	3			
Design Occupancy	5			(Number of People)
Per capita Wastewater Production	~~140~~	~~160~~	180	(tick) (Litres per person per day)
Other - specify	~~200~~	~~220~~		
Total Daily Wastewater Production	900			(litres per day)

Note: A factor of 0.5 has been applied to the actual Ksat from the test results for design calculations.

3. Do any special conditions apply regarding water saving devices

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

Yes		(Please tick)
No	√	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	5078	m^2
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	5.64	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	√	No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	√	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

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	2 stage primary tank	Greater than or equal to 4500
	Total Capacity	Greater than or equal to 4500

Type of Septic Tank Outlet Filter to be installed?

Supplied by manufacturer (Zoeller).

PART G: SECONDARY AND TERTIARY TREATMENT

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

(2) **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

Yes	~~No~~ √

If not to be installed, explain why

N/A, primary system

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:** (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench	√		
Deep Trench			
Mound			
Evapo-transpiration Beds			
Low Pressure pump Dosing		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	10mm/day		(Litres/m2/day)
Disposal Area	Design	251	(m2)
	Reserve	25 1	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

With the sites type 4 soil & ground conditions (higher Ksat), plus the use of a primary dual stage tank & filter, a rate of 10mm/day has been selected.

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

Reserve Disposal Area (m²)	251 m²
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:

A primary, 4500l dual stage tank below the house with filter delivers to a std. field bed.
The field has > 150m of perforated 100mm dia. uPVC, slotted outer casing, in 8 x 19m sections.
The walls of the trenches are separated by 1.0m. The width of each trench is 600mm wide.

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?

Yes		No	√	(Please tick)

Name of Suppliers

TechTreat or similar

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)

Yes	√	No	(Please tick)

If Yes, list and explain possible effects

There is little to no effect.

PART K: Is Your Application Complete?

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

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

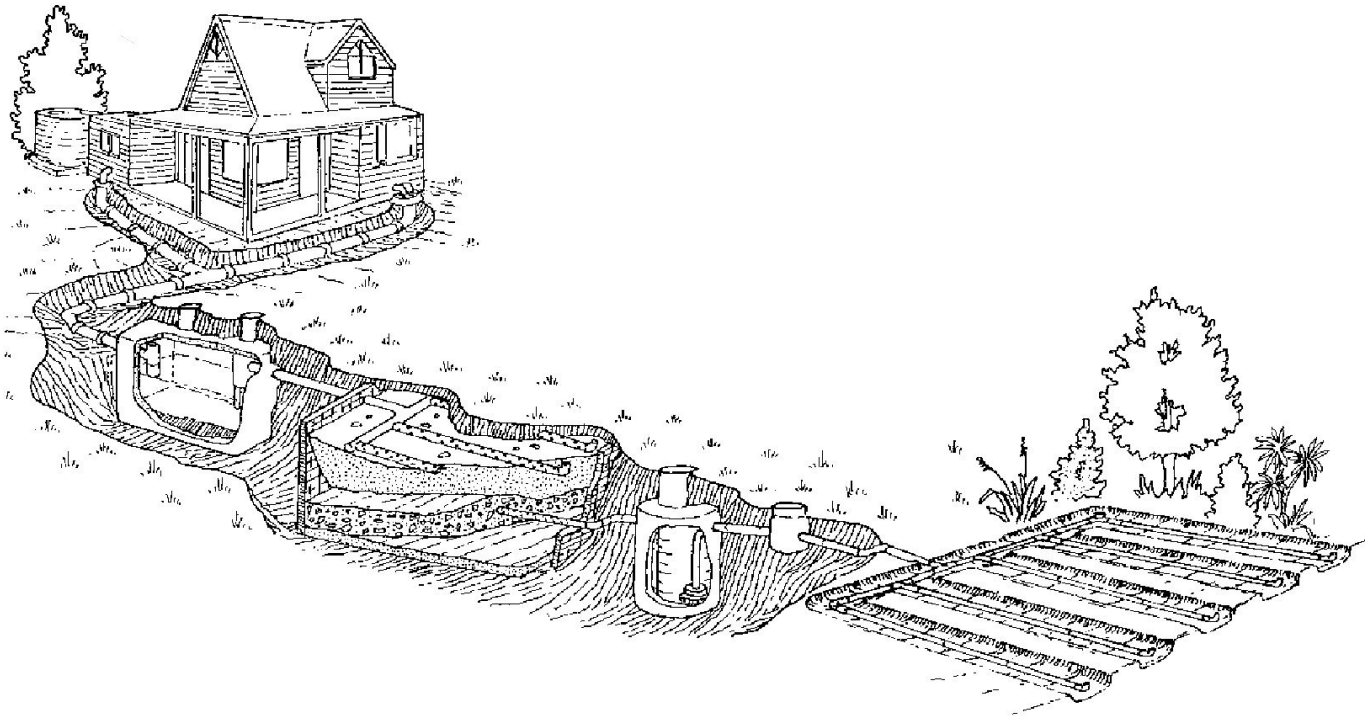
1. Declaration

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

Name Steven Smith		Signature	
Position Chartered Professional Engineer, 1018935		Date	19-7-2025

Note

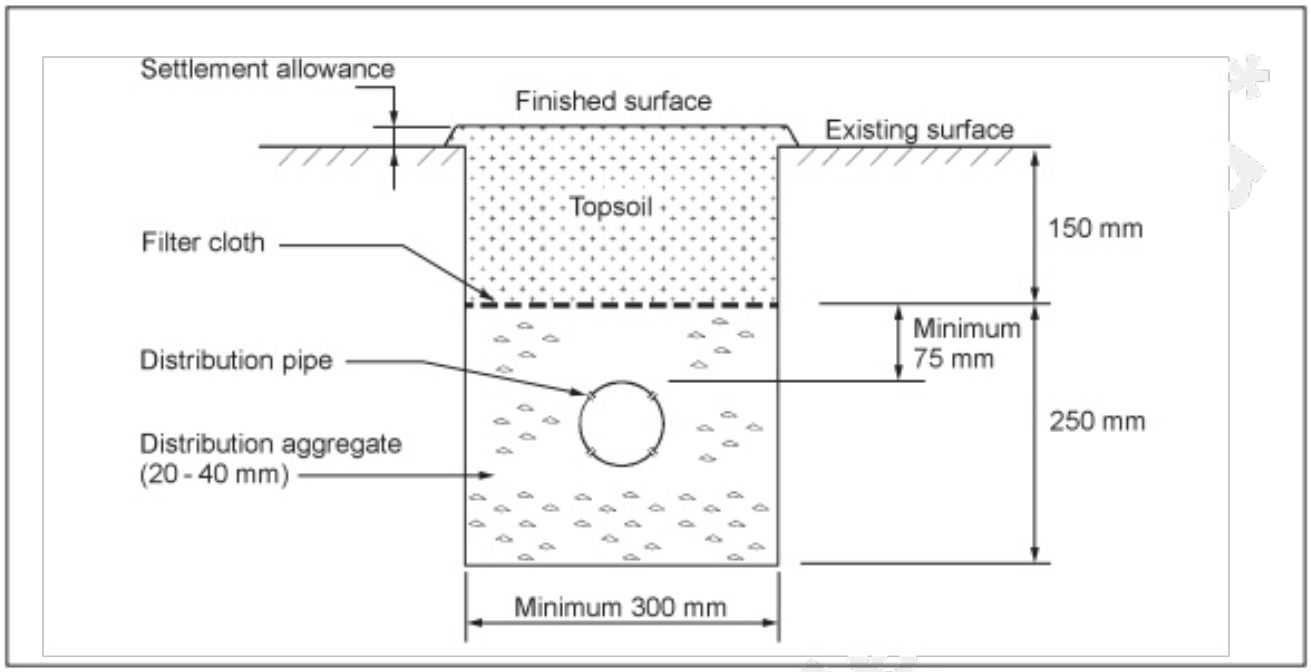
GENERAL FIELD LAYOUT & TRENCH DESIGN.



Typical bed details (NZS1547)

Note; The pipes from the distribution box to the main field distribution pipes are made using large bends to reduce the effect of a right angle change on flow. All pipes to the distribution box are 100mm dia. uPVC.

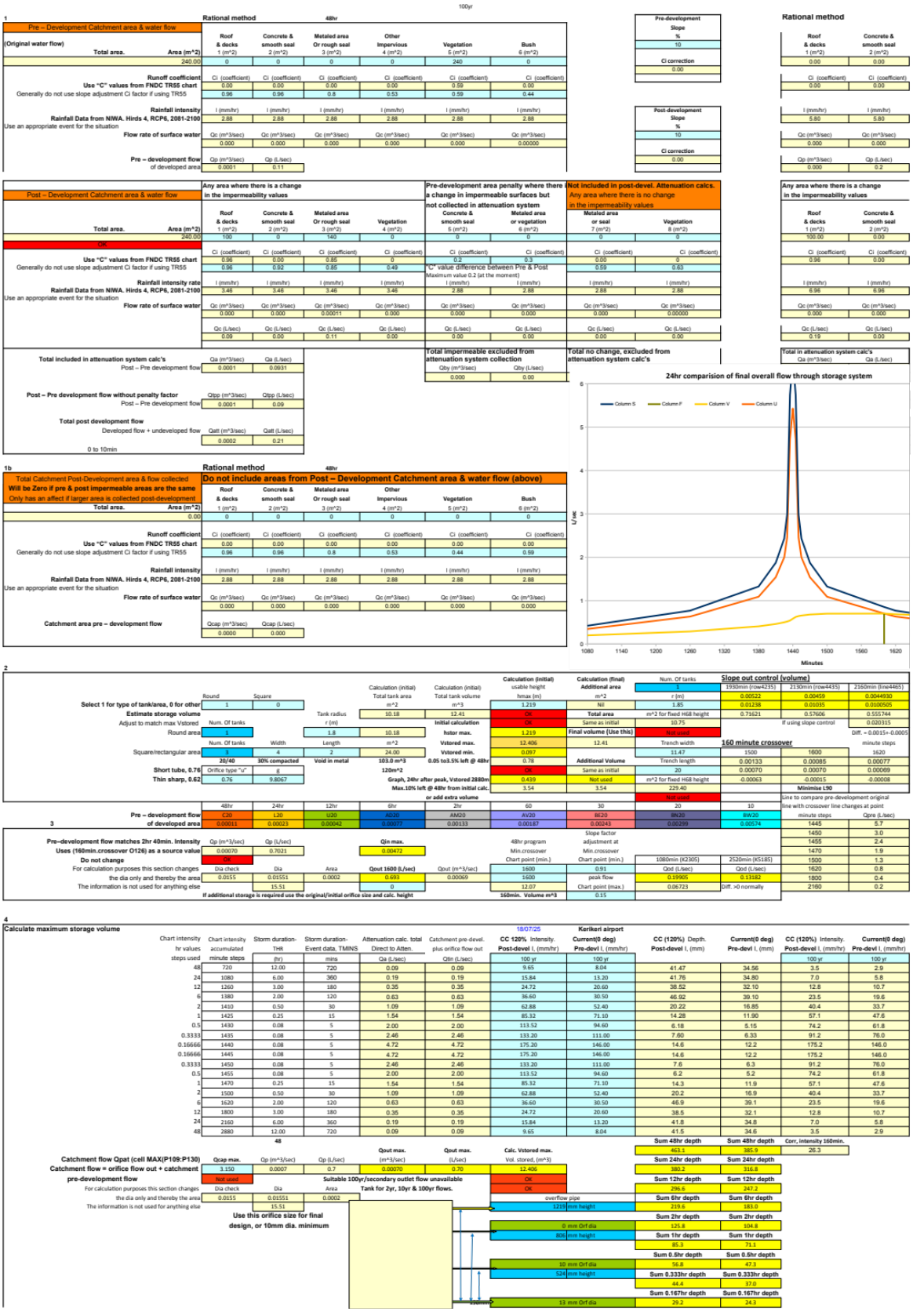
The bed widths are 600mm



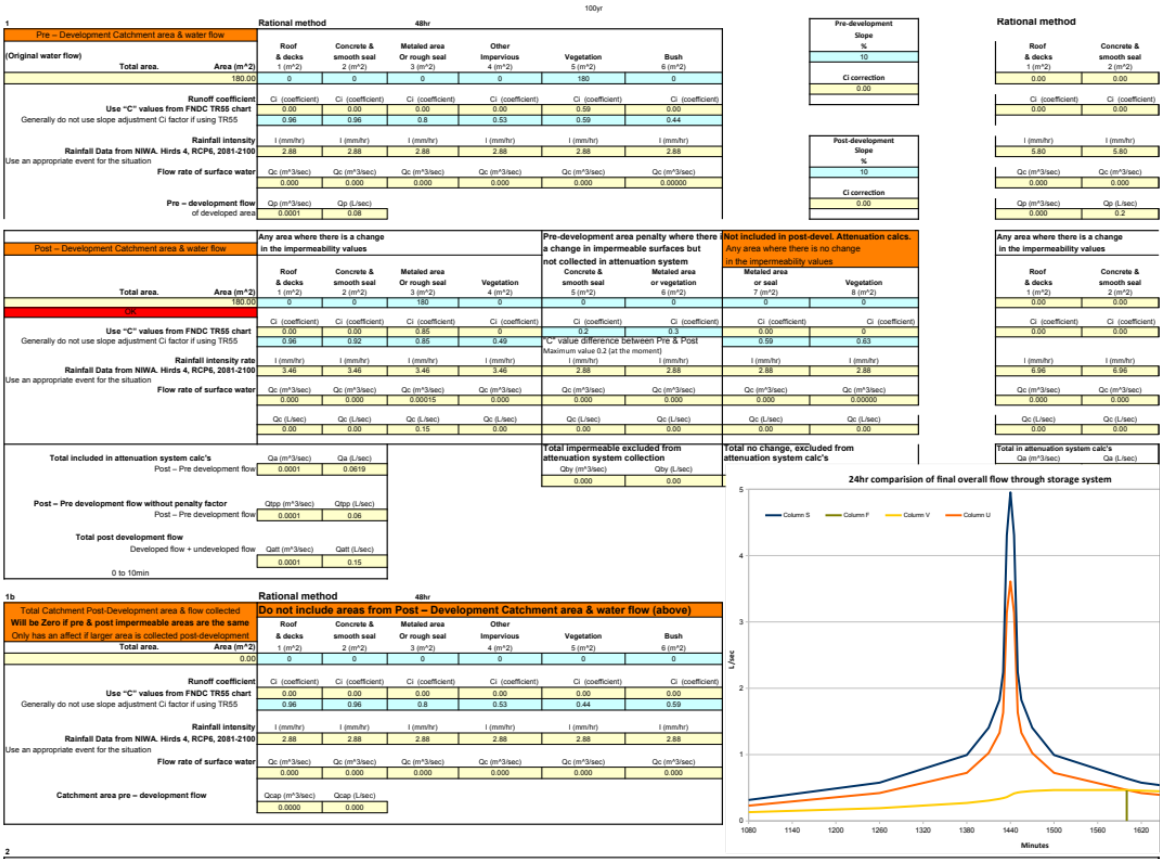
NOTE: LPED lines can be used to replace distribution pipes when dose loading effluent into trenches.

FIGURE L1 CONVENTIONAL PIPED TRENCH

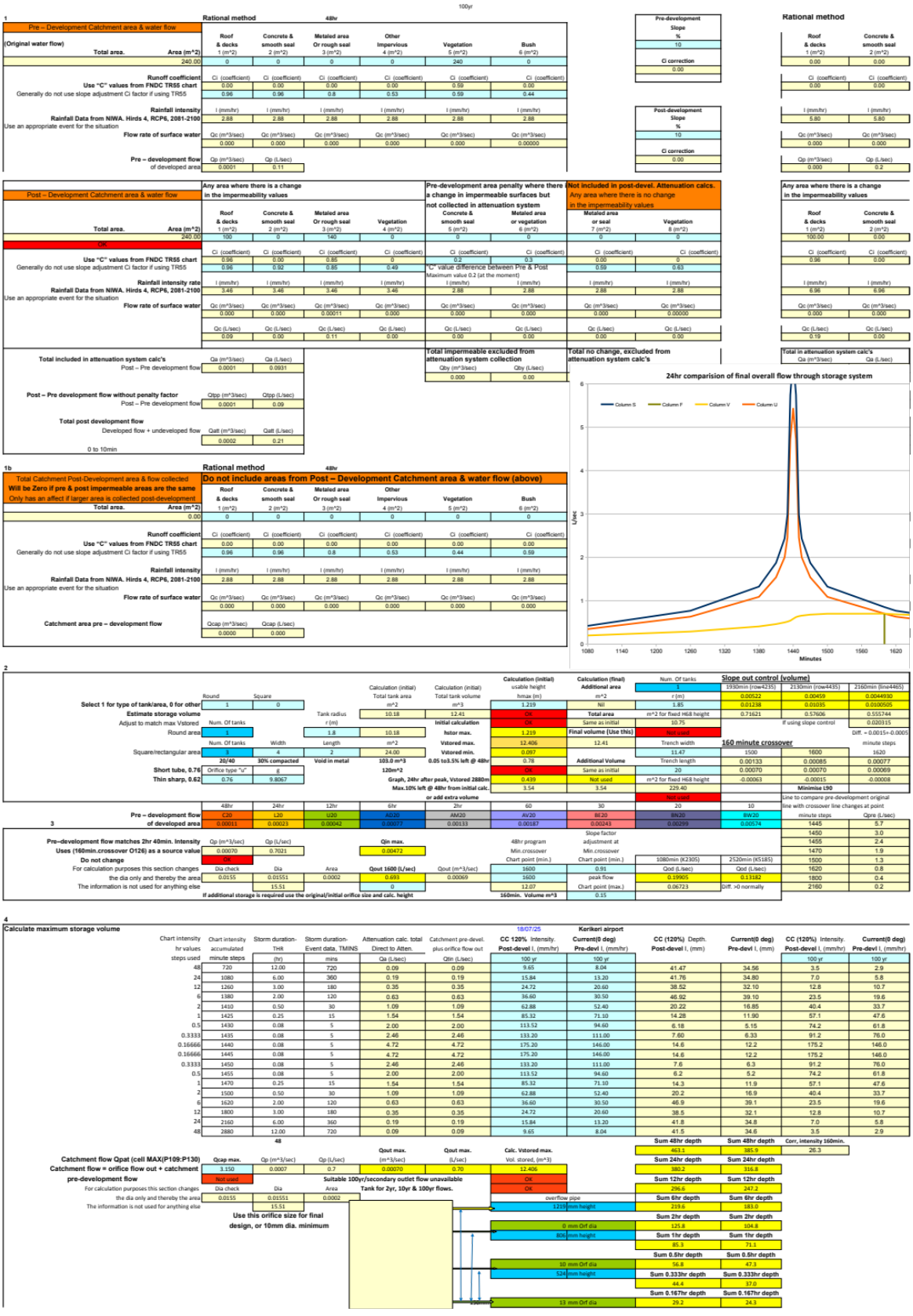
Attenuation results for the Lot 1, house & access from stream crossing.



Attenuation results for the Lot 1 accessway from road entrance to the stream.



Attenuation results for the Lot 2 house, parking & road entrance.



Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz

DONALDSONS
REGISTERED LAND SURVEYORS

8574
6 October 2025

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION

W. Daley & W. Pickles, 211 Okokako Road, Kerikeri

We submit herewith a Resource Consent application to subdivide together with the following:

- Application Form & Deposit $3044
- Planning Report
- Record of Title
- Top Energy Ltd comments
- Engineers' assessment
- Planting Guidelines and Plan
- Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc.NZPI - RPSURV

DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

NZIS REGISTERED PROFESSIONAL SURVEYOR

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS