



Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

1. Pre-Lodgement Meeting

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

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

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

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

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

4. Applicant Details:

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

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

Name/s: Northland Planning and Development
Electronic Address for Service (E-mail): info@northplanner.co.nz
Phone Numbers: Work: 09 408 1866 Home:
Postal Address: PO Box 526, Kaitaia
Post Code: 0441

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

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

Name/s: [REDACTED]

Property Address/
Location: [REDACTED]

7. Application Site Details:

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

Site Address/
Location: 94 Te Ahu Ahu Road, Ohaeawai

Legal Description: Lot 2 DP172429 Val Number: 00527-24100

Certificate of Title: NA105C/478

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?

Is there a dog on the property?

Yes/No
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.**

3 dogs on property - none are ever allowed to roam free. Notification of site visit would be preferred.

8. Description of the Proposal:

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

Proposal to subdivide in the Rural Production zone to create one additional allotment as a non-complying activity. Consent is also sought for a setback breach of the existing shed in Lot 1 to the new dividing boundary between Lots 1 & 2. Consent is also sought under the PDP for subdivision within a Heritage Overlay Area.

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

9. Would you like to request Public Notification

Yes/No

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

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

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

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

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

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

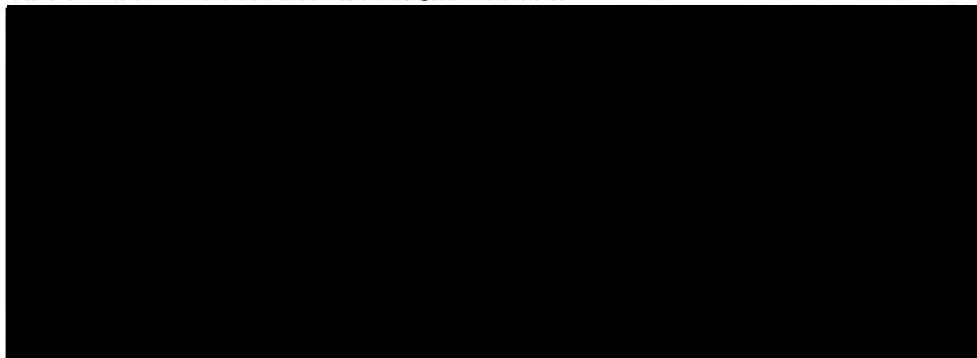
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

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

Email:

Postal Address:

Phone Numbers:



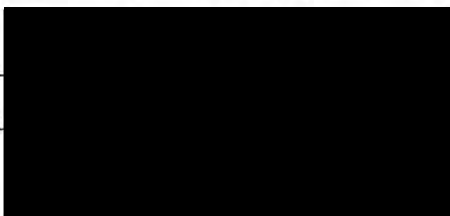
Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**)

Date: 11/12/2023



14. Important Information:

Note to applicant

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

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

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

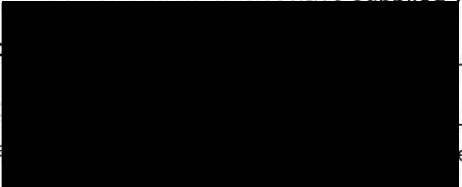
Fast-track application

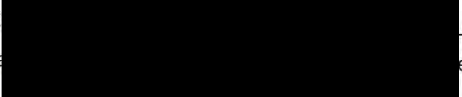
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

Privacy Information:

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

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

Name:  (please print)

Signature:  (signature)

(A signature made by electronic means)

Date: 11/12/2023

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Subdivision and Landuse Resource Consent Proposal

[REDACTED]
94 Te Ahu Ahu Road, Ohaeawai

20 December 2023

Please find attached:

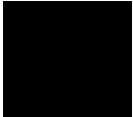
- an application form for a combined Subdivision and Land-use Consent in the Rural Production Zone to create one additional allotment and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposals on the environment.

The proposed subdivision and land-use application have been assessed as a **Non-Complying Activity** under the Far North Operative District Plan and as a **Restricted Discretionary Activity** under the Proposed District Plan.

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

Regards,

Alex Billot



Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Attachments

1. **FNDC Application Signed**
2. **Certificate of Title – LINZ**
3. **Subdivision Plan - Williams and King**
4. **Site Suitability Report – Wilton Joubert**
5. **Correspondence – NTA**
6. **HAIL Correspondence – Applicant**
7. **Correspondence – NgaPuhi**
8. **CDM Correspondence – FNDC Planner Hannah Kane**
9. **Correspondence – DOC**
10. **Correspondence – Heritage NZ Pouhere Taonga**
11. **Written Approval – Lot 3 DP172429 – Owner**
12. **Written Approval – Pakonga 2J1 Block - Owner**



Assessment of Environment Effects Report

1.0 Description of the Proposed Activity

Subdivision

- 1.1 The proposal seeks to undertake a subdivision of Lot 2 DP 172429 to create one additional allotment. Both Proposed Lots 1 & 2 will contain existing built development, as shown in Figure 1.
- 1.2 The proposed lot sizes are as follows –
 - Proposed Lot 1 – 6094m²
 - Proposed Lot 2 – 2.197 hectares
- 1.3 The site is zoned Rural Production and does not have residual rights to subdivide and therefore will be assessed as a **Non-Complying Activity**.

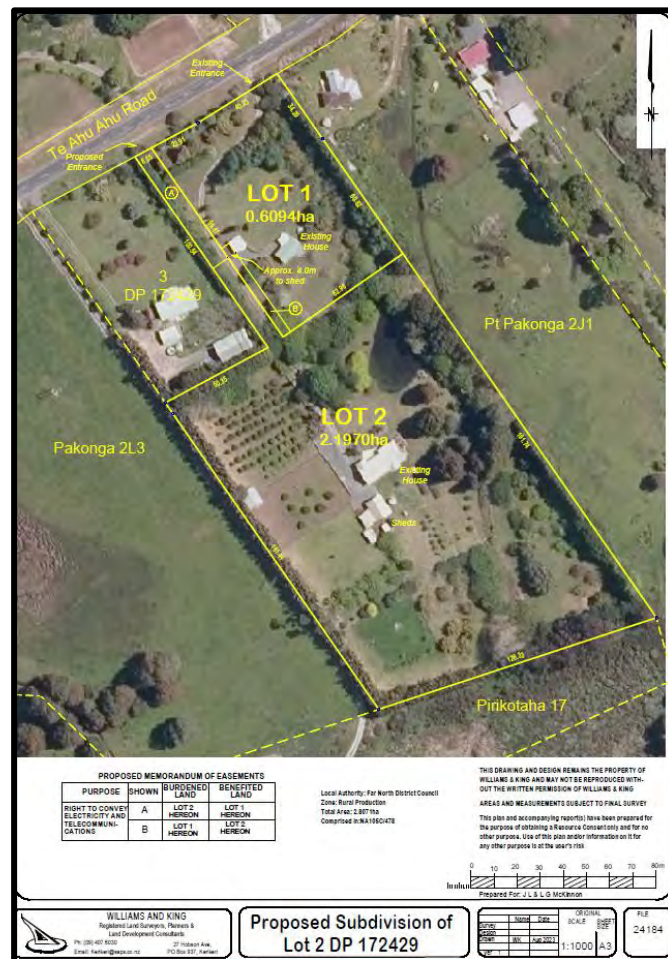


Figure 1: Scheme Plan



Landuse

- 1.4 Both Proposed Lots 1 & 2 will contain existing built development. The existing shed within Lot 1 is approximately 4 metres from the new boundary located along Easement A within Lot 2. As such, consent is sought for this setback breach.
- 1.5 Consent is also sought for a breach of access rule 15.1.6C.1.5(a) as the new crossing to Lot 2 cannot meet the required sight distances under the FNDC Engineering Standards.

Proposed District Plan

- 1.6 The site is located within the Te Waimate Heritage Area under the PDP. As the proposal is a subdivision of the site, SUB-R13 needs to be taken into consideration, as this rule has immediate legal effect. As any subdivision within a heritage area overlay requires consent under this rule; this will be sought as part of the application.
- 1.7 The site does not contain any scheduled Heritage Resources and will be assessed as a Restricted Discretionary Activity, with the criteria under SUB-R13 being assessed as part of this application.

Concenpt Development Meeting

- 1.8 A CDM was held with Hannah Kane and Rinku Mishra of FNDC in August 2023 regarding the proposal. The notes from this CDM are attached with this application which provides a list of requirements to accompany the application.

2.0 Site Description

- 2.1 The property is located at 94 Te Ahu Ahu Road, Ohaeawai. As mentioned, the site contains two established dwellings and ancillary buildings. The second dwelling was constructed under BC-2005-2107. The site boasts landscaped gardens, a small orchard used for private use of the occupants/applicants as well as a man-made pond being located within Proposed Lot 2. There is one existing access point within the north-eastern corner of the site, which currently provides access to both dwellings. As part of the subdivision, it is proposed that a new entrance is constructed to Proposed Lot 2, so that the lots have independent access, simplifying access to and from the sites.
- 2.2 The site is not serviced by Council's reticulated services and as such, all services are provided for onsite.
- 2.3 The surrounding environment is mixed use with lots being utilised for rural-lifestyle use, rural production, horticulture and some lots being Maori Freehold Land.





Figure 3: Existing dwelling on Lot 1



Figure 2: Existing dwelling and shed on Lot 1



Figure 4: Shed on Lot 1 which creates setback breach. Existing drive to Lot 2.



Figure 5: Existing access within Lot 1



Figure 6: Existing dwelling on Lot 2



Figure 7: Pond within Lot 2



Figure 11: Pond and dwelling within Lot 2



Figure 12: Existing shed and tanks within Lot 2

Title

- 2.4 The subject site is held within Record of Title NA105C/478 and is dated 24th April 1996. The total land area is 2.8071 hectares and is legally described as Lot 2 DP172429. There are no consent notices or covenants registered on the title.

Site Features

- 2.5 The site is located within the Rural Production zone under the Operative District Plan and is not subject to any outstanding landscapes or other resource features.
- 2.6 Under the PDP, the site is zoned Rural Production and Heritage Area – Te Waimate Heritage.
- 2.7 Given the sites rural location there are no connections to reticulated services such as water supply, wastewater and stormwater. These are existing within each of the proposed allotments.
- 2.8 The Regional Policy Statement for Northland maps the site as being well outside of the Coastal Environment and does not identify it as containing any areas of High Natural Character. The site also does not contain any mapped wetlands.
- 2.9 The site is not shown to be susceptible to any natural hazards, including flood hazards.
- 2.10 NZAA has not mapped any archaeological sites within the subject site or neighbouring allotments. The lots will contain existing built development such that no additional built development is anticipated within the lots. Heritage NZ Pouhere Taonga have been contacted as part of this application with no response received to date.
- 2.11 The site does not contain any areas of PNA. The site is shown to be within an area of kiwi high density, and as such, DoC have been contacted as part of this application process, with no response received to date.
- 2.12 The soils within the site are mapped as 6s1 which are not classified as highly versatile under the National Policy Statement for Highly Productive Land (NPS for HPL).
- 2.13 The site is not located within a Statutory Acknowledgement Area and is not located within an area of interest to local hapu on Councils Treaty Settlement maps. However, Ngapuhi have been contacted as part of this application process, with no response received to date.

3.0 Activity Status of the proposal

Weighting of Plans

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



- 3.2 The site is zoned as Rural Production and within the Te Waimate Heritage Area, under the Proposed District Plan. When the Proposed Plan was first notified there were a number of rules which were identified as having immediate legal effect. The Summary of submissions have now been released, and no additional rules have been identified by Council's Policy department as having immediate legal effect under s86F. An assessment of the relevant rules and related objectives and policies of the Proposed District Plan now forms part of this application.
- 3.3 We have contacted Council's Policy Team enquiring about whether any additional rules have immediate legal effect. At this point in time no further rules have been publicly identified. As such, we have taken the approach that no further rules have immediate legal effect. If this is incorrect, we ask that Council contact us at their earliest convenience to provide us with an updated assessment list.

Operative District Plan

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

Subdivision

- 3.5 The proposal will result in one additional allotment. An assessment of Chapter 13 has been undertaken below.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1	MINIMUM LOT SIZES	<p>Non-Complying</p> <p>The subject site has an area of 2.8ha and will create two allotments of 6094m² and 2.197ha. The proposal is unable to comply with the RDA or Discretionary provisions, as there is no balance lot created which has a minimum area of 4ha.</p> <p>The subdivision will not be via management plan.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Complies.</p> <p>Both allotments will include existing built development.</p>
13.7.2.3 – 9	Not Applicable for this application.	



Rural Production Zone

3.6 Proposed Lot 1 will contain an existing dwelling and shed. Proposed Lot 2 will also contain an existing dwelling and ancillary sheds. Therefore, an assessment of the relevant land use rules for the Rural Production zone has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Permitted. Each lot will contain one residential unit only.
8.6.5.1.2	SUNLIGHT	Permitted The existing structures within each lot are of sufficient distance from all proposed boundaries such that there is no breach of the sunlight provisions.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted. Wilton Joubert have completed a Site Suitability Report for the proposed subdivision which found that the impermeable surfaces within each lot are below the permitted thresholds.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Restricted Discretionary The existing shed within Lot 1 will be located 4 metres from the new dividing boundary, which will adjoin Easement A within Lot 2. As such, consent is sought for the setback breach from this internal boundary.
8.6.5.1.5	TRANSPORTATION	A full assessment has been undertaken in the table below.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	No new buildings sought.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The total building coverage within the lots complies with the permitted thresholds for the zone.



8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

District Wide Matters

3.7 An assessment of the relevant District Wide Matters is outlined below:

ASSESSMENT OF THE APPLICABLE PERMITTED DISTRICT WIDE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	Permitted Activity The proposed lots will contain one residential dwelling each. The first residential dwelling on a site is exempt under this rule.
15.1.6B	PARKING	Permitted Activity The parking areas to each of the dwellings will remain unchanged as part of this proposal.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted Activity Lots 1 & 2 will have independent access.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Not applicable. Lots 1 & 2 will have independent access such that passing bays are not required.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Discretionary a. Proposed Lot 1 will utilise the existing crossing place. If upgrading of the crossing is required, this is anticipated to be a condition of consent. It is proposed that Lot 2 is accessed from a new vehicle crossing as shown on the scheme plan. Construction of this crossing to FNDC's Engineering standards is anticipated as a condition of consent. However, consent is required as the new crossing to Lot 2



		<p>cannot meet the required sight line distances for a 100km/h zone.</p> <p>b. The vehicle crossing and splays will be surfaced with permanent impermeable surfacing or at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser.</p> <p>c. The vehicle crossings will not serve two or more properties.</p>
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	<p>Permitted Activity</p> <p>(a) Vehicles will not need to reverse off site.</p> <p>(b) No private accessways are proposed.</p> <p>(c) The areas which legal width exceeds formation requirements are grassed.</p> <p>(d) Stormwater will be managed on site.</p>
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	<p>Permitted Activity</p> <p>(a) Te Ahu Ahu Road is a formed road which is considered to meet the legal road width standards.</p> <p>(b) As above.</p> <p>(c) The sites will not have more than one road frontage.</p> <p>(d) The legal road carriageway does not encroach upon the subject property.</p>
15.1.6C.1.9 – II	Not applicable to this development.	

Overall status of the proposal under the Operative District Plan

- 3.8 The proposal will create one additional allotment, with the lot sizes being 6094m² and 2.197ha. The proposal is unable to meet the Controlled, Restricted Discretionary or Discretionary requirements under Chapter 12 of the District Plan and as such, the subdivision proposal is considered to be a **Non-Complying activity**.
- 3.9 A dispensation is sought for a four-metre setback from the existing shed to the new internal boundary between Lots 1 & 2. The dispensation can comply with the Restricted Discretionary provisions.
- 3.10 Wilton Joubert completed an assessment of the new crossing place to Lot 2 within their report and found that due to the posted speed limit of Te Ahu Ahu Road being 100km/h, a minimum sight distance of 210m is required. The proposed access to Lot 2 allows for 110m of sight distance to the southwest and 145m to the northeast. The reason being is that the proposed



vehicle access is located on a straight portion of road, with corners being located at either end of the straight. This results in a breach of the FNDC Engineering Standards as the required standards cannot be met.

- 3.11 As the proposal cannot comply with the permitted, controlled, restricted discretionary or discretionary activities set out in Part 3 of the Plan (subdivision), the application will be bundled and assessed as a Non-Complying Activity.
- 3.12 In accordance with Rule 13.11 *Non-Complying Activities* the proposal will be assessed as being a **Non-Complying Activity** under the District Plan. The relevant sections of Chapters 11 & 13 will be assessed as part of this application.

Proposed District Plan

- 3.13 The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production and within the Te Waimate Heritage Area. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Permitted</p> <p>The site is located within the Te Waimate Heritage Area. Assessment of the rules with legal effect have been assessed below.</p> <p>HA-R1 – not applicable as no maintenance and repair of buildings or structures are proposed.</p> <p>HA-R2 – not applicable as no additions or alterations to existing buildings or structures are proposed.</p> <p>HA-R3 – not applicable as no strengthening or fire protection of</p>



		<p>scheduled Heritage Resource is proposed.</p> <p>HA-R4 – not applicable to Te Waimate Heritage Area.</p> <p>HA-R5 – complies. There are no rules within the earthworks chapter that have immediate legal effect. Any works associated with the formation of the crossing place to Lot 2 will not be within 20 metres of a scheduled heritage resource.</p> <p>HA-R6 – not applicable. No infrastructure or renewable energy generation is proposed.</p> <p>HA-R7 – not applicable to Te Waimate Heritage Area.</p> <p>HA-R8 – not applicable as no new buildings or structures are sought.</p> <p>HA-R9 – HA-R14 – not applicable.</p> <p>HA-S1 – not applicable as there will be no construction of buildings or structures.</p> <p>HA-S2 – Not applicable as no new buildings are sought.</p> <p>HA-S3 – any works associated with the subdivision will proceed under the guidance of an ADP.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site is not known to contain any historic heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p>	<p>Not applicable.</p>



Significance to Maori	Schedule 3 has immediate legal effect	The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	SUB-R13 - Restricted Discretionary SUB-R6 relates to environmental benefit subdivisions which the proposal is not applying for. SUB-R13 relates to subdivision of a site within a heritage area overlay. The subject site is located within the Te Waimate Heritage Area and as such, requires consent under this rule. SUB-R14 relates to subdivision of a site that contains a scheduled heritage resource, which the site does not contain. SUB-R15 relates to a subdivision of a site containing a scheduled site and area of significance to Maori, which the site does not contain. SUB-R17 relates to a site containing a scheduled SNA, which the site does not include.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Only minor earthworks are anticipated as part of this proposal for the construction of the new crossing place to Lot 2. All earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10	Not applicable.



	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 3.14 The proposal requires consent under SUB-R13 of the PDP as it will involve subdivision within a heritage area overlay. The proposal will be assessed as a **Restricted Discretionary Activity** under the PDP and the criteria set out under SUB-R13 will be assessed as part of this application.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS)

- 3.15 The current land owners have advised that the site was originally part of a farm. It was then sold off after it was subdivided in around 1995. A dwelling (built in 1997) and tunnel house were then built which was used as an attempt to grow pineapples, however was unsuccessful and the tunnel house was abandoned. Over the next 10-12 years the grounds were landscaped, and a second dwelling built in 2006. In this time a variety of fruit trees were planted which were organically grown with no sprays used and were not grown on a commercial scale.
- 3.16 In 2008, the current owners purchased the property. The tunnel house was demolished due to the state of it being very degraded over time due to it being left unused for many years. The current owners have advised that a large portion of the property which was landscaped in grass remains and parts of the property which had fruit trees planted have now been turned into several small grazing paddocks for lifestyle use. The current owners have advised that they have not used any sprays.
- 3.17 Therefore, from the above conclusion from the owners, it is considered that the site has not been utilised for any activities listed on the HAIL. The use of the sites will remain unchanged as each site already contains built development.
- 3.18 No such assessment of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health has therefore been undertaken. The application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

- 3.19 The built development within the proposed lots are existing. As such, there will be no vegetation clearance within 10m of a wetland, nor any earthworks associated with the subdivision. The proposal is not considered to impact any hydrological connection with



wetlands nor change the water level range or hydrological function of a wetland. There will be no discharge of water to wetlands. The site contains a manmade pond which is not defined as a natural inland wetland under the NPS for Freshwater Management. The proposal is considered **Permitted** in terms of this regulation.

Other National Environmental Standards

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

4.0 Statutory Assessment

Section 104B of the Act

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

Section 104D of the Act

- 4.2 Section 104D applies to Non-Complying Activities only and is the gateway test. Non-Complying activities must pass at least one of the gateway tests in order to consent authorities to consider approval. The gateway tests are determined in assessing the applicable documents under Section 104(1).

Section 104(1) of the Act

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

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

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*



- 4.4 Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this subdivision is that the proposal will provide one additional allotment in the area which already contains built development, which are a rare occurrence in the immediate environment and current market. The proposal will not create any adverse effects in relation to stormwater or wastewater and will not alter how the current environment is perceived, as all built development is existing. No effects to heritage resources or kiwi will be created, with restrictions on cats and dogs being introduced as part of the subdivision. Adverse effects arising from this proposal relate to the allotment size.
- 4.5 Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. This application will discuss in detail the measures proposed to ensure positive effects on the environment.
- 4.6 Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.0 below.
- 4.7 Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

5.0 Environmental Effects Assessment

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

Subdivision

- 5.2 The proposal is a non-Complying activity as per rule 13.7.2.1. The criteria within 13.10 of the District Plan is therefore to be used for assessment of the subdivision, in conjunction with the matters set out under Sections 104, 104B, 104D, and 106 of the Resource Management Act 1991. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:
- 5.3 An assessment has been undertaken in accordance with Section 13.10 Assessment Criteria of the District Plan below.

ALLOTMENT SIZES AND DIMENSIONS



5.3.1 The proposal is to subdivide the site to create one additional allotment. Each of the proposed lots will contain existing built development and have independent access. The proposed lot sizes are 6094m² and 2.197ha. The intended purpose of the lots is for small scale rural-lifestyle use. Although there will be a setback breach within Lot 1, due to the existing shed being located 4 metres from a new internal boundary with Lot 2, it is considered that effects from this will be less than minor, as the affected boundary is where the new driveway for Lot 2 will be located, as will be discussed further in this report. Both Lots 1 & 2 have ample open space to provide for small scale rural lifestyle use, as can be seen on the aerial image within the scheme plan. The proposal will provide lots which can be utilised for residential living as well as providing ample open space for outdoor activities, which is considered to be the intended use of the proposed sites. The proposed allotment sizes and dimensions are considered to be sufficient for operational and maintenance requirements.

5.3.2 The surrounding environment consists of a mixed range of uses. Directly adjoining the site to the west and east are rural-lifestyle allotments which contain a residential dwelling and ancillary buildings. The adjoining property to the west is of similar size to Proposed Lot 1, being just over 5000m² and the allotment to the east is of similar size to Proposed Lot 2, being 2.2ha. Written approval from the property owners of these two sites has been obtained.



Figure13: Aerial Image showing the site and surrounding environment

5.3.3 On the opposite side of Te Ahu Ahu Road, there are similar sized allotments of around 2 hectares, which contain a residential dwelling and some area for rural productive/lifestyle use. With some vacant bush blocks further afield, which contain PNA Waikuku Bush.

5.3.4 Directly south of the site is vacant land which is Maori Freehold Land. Lots further south of this are rural productive sites, ranging in size from 9 hectares to 44 hectares. Some of these lots also contain a residential dwelling and ancillary buildings.





Figure14: Aerial image showing the wider environment

- 5.3.5 Due to the mix of allotment sizes and uses in the area as well as the site directly adjoining allotments which are of similar size to those proposed, it is considered that the proposal is compatible with the pattern of adjoining subdivision and landuse activities. Furthermore, the proposed lots will contain existing built development and therefore the use of the sites will remain unchanged as they will continue to be utilised for rural-lifestyle use. The proposal will not alter the perception of the site as seen from the wider environment, due to the existing development. One additional access point will be constructed, which is to service Lot 2. This is to ensure that the lots are independent of each other. Access arrangements will be discussed further in this section.
- 5.3.6 In terms of cumulative and long term implications of the proposed subdivision and if this is sustainable in terms of preservation of the Rural Environment, it is considered that these effects will be less than minor. This is due to the fact that the built development on the proposed lots are existing and as such, cumulative and long term effects are not anticipated, as the development is already in existence. Stormwater and wastewater are adequately managed on site, with Wilton Joubert providing recommendations within their Site Suitability Report which will be imposed as conditions of consent. The proposal will see a minor increase in impermeable surfaces for Lot 2, due to the construction of the new crossing and driveway, however Wilton Joubert have stated that any future impermeable surfaces as part of the subdivision will be well within the permitted threshold for the zone. In terms of the cumulative



effects from the addition of one crossing, this is anticipated to be less than minor. The allotments in the area all have at least one vehicle crossing to the site. The proposed vehicle crossing will be in between the crossing for Proposed Lot 1 and the adjoining site to the west, as well as being located directly opposite the crossing place for Lot 1 DP172429. As such, the addition of one vehicle crossing to service Lot 2 is not considered to create any adverse cumulative and long term effects. The proposal will also not increase the volume of traffic on the roading network, as two dwellings are already in existence on the site. Due to the development on the proposed lots being existing, it is considered that the preservation of the Rural Environment will remain unaffected. As mentioned, the use of the sites will remain unchanged and the perception of the sites from the wider environment will also remain unchanged. The proposed lots are of a size which can cater for rural lifestyle use and are consistent with the lot sizes directly adjoining the site as well as in the surrounding environment.

- 5.3.7 Overall, the proposal is not considered out of character within the surrounding environment. The proposed lot sizes are of a size that can provide for rural lifestyle uses. The site is currently unable to be utilized for feasible large scale productive use and it is considered the proposal is the best utilization of the land and enhances the site and surrounding environment.

NATURAL AND OTHER HAZARDS

- 5.3.8 The NRC as well as the FNDC Maps do not indicate that the site is subject to any natural land or flood hazards.
- 5.3.9 It is therefore considered that there are no natural hazards within the site which could adversely affect the subdivision of the site and no matters applicable under s106 of the Act.

WATER SUPPLY

- 5.3.10 Water supply to each of the allotments is existing via rainwater harvesting to tanks on site.

STORMWATER DISPOSAL

- 5.3.11 Wilton Joubert have completed an assessment of Stormwater Management within their Site Suitability Report. It was found that the existing impermeable surface areas within the site as well as the anticipated impermeable surfaces as part of the subdivision, were within the permitted threshold for the zone. Wilton Joubert determined within their report that no works are required as part of the subdivision in regard to stormwater management for the existing buildings and impermeable surfaces within the lots and the existing systems can remain as is.





Figure 15: Concept Plan from WJ

5.3.12 Wilton Joubert have advised that additional systems may be required for any future development within the lots, however no future development forms part of this application.

5.3.13 Wilton Joubert have recommended that the stormwater runoff from the driveway and associated hardstand areas for Lot 2 shall be made to shed runoff to lower lying grassed areas. A minimum 500mm wide and 200mm deep grassed v-channel swale along the eastern side of

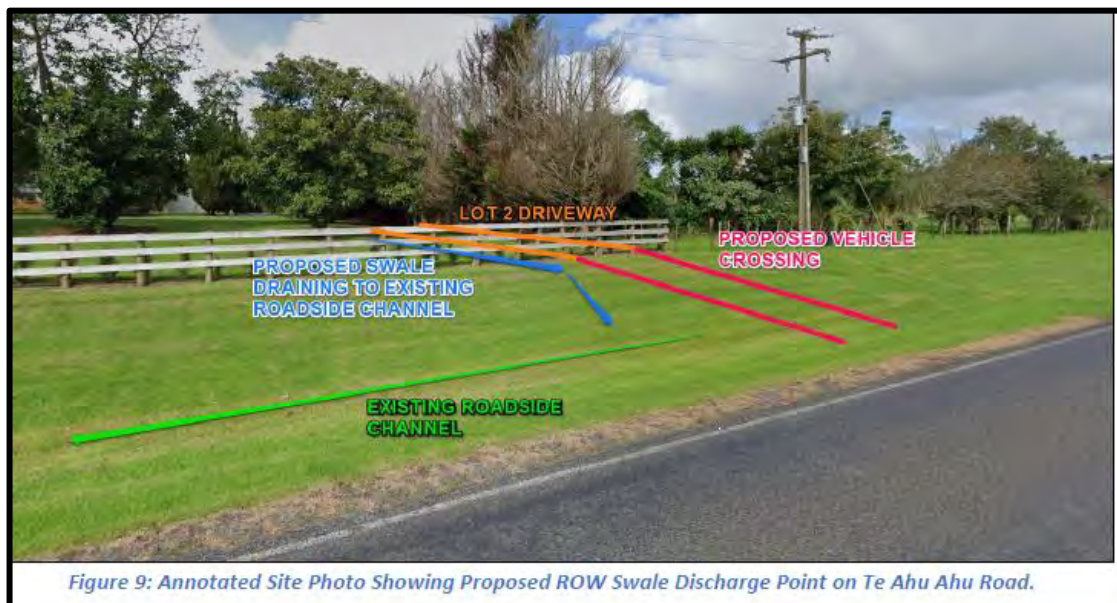


Figure 9: Annotated Site Photo Showing Proposed ROW Swale Discharge Point on Te Ahu Ahu Road.



the driveway has been recommended to convey runoff to the existing roadside swale along Te Ahu Ahu Road. A figure of this has been shown below from Wilton Joubert's report.

- 5.3.14 Overall, it is considered that with the inclusion of the recommendations from Wilton Joubert, stormwater will be effectively managed within the sites and no adverse effects created.

SANITARY SEWAGE DISPOSAL

- 5.3.15 Proposed Lots 1 & 2 contain existing wastewater systems which service the existing dwellings. Wilton Joubert completed an assessment of the systems within their Site Suitability report, with their findings summarised below.

- 5.3.16 For Lot 1, WJ confirmed that the septic tank location was within the new boundaries for Lot 1 as well as the trenches to also be anticipated to be within the new boundaries. WJ have recommended that a registered drainlayer or maintenance contractor review the condition and confirm the location of the existing wastewater system, including any trenches or effluent fields. This is anticipated to be a condition of consent. The same was concluded for Lot 2.

ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS

- 5.3.17 It is not a requirement for rural production zoned lots to provide power and telecommunication connections at the time of subdivision. However, as the lots contain existing dwellings, power and telecommunication services are existing and available to the dwellings.

EASEMENTS FOR ANY PURPOSE

- 5.3.18 The proposed easements consist of Easements 'A' and 'B', which both provide for the provision of the right to convey electricity and telecommunications and are located over existing services. Easement A is located within the boundaries of Proposed Lot 2 and provides rights to Proposed Lot 1. Easement B is within the boundaries of Proposed Lot 1 and provides rights to Proposed Lot 2.
- 5.3.19 As these easements are over existing services, they are considered necessary as part of this subdivision application.

PROVISION OF ACCESS

- 5.3.20 Proposed Lot 1 will be accessed via the existing crossing place within the north-eastern corner of the site. Currently, this crossing place services both dwellings on the site, however, it is proposed that Lot 2 has independent access which will be located further west of the existing crossing, as depicted on the scheme plan. NTA have been contacted as part of this application and advised that generally they would prefer if the sites utilised one crossing place, however, did not provide reasoning behind this statement.
- 5.3.21 Wilton Joubert completed an assessment of the new crossing place to Lot 2 within their report and found that due to the posted speed limit of Te Ahu Ahu Road being 100km/h, a minimum sight distance of 210m is required. The proposed access to Lot 2 allows for 110m of sight



distance to the southwest and 145m to the northeast. The reason being is that the proposed vehicle access is located on a straight portion of road, with corners being located at either end of the straight, as depicted in the images below taken from Wilton Joubert’s report. This results in a breach of the FNDC Engineering Standards as the required standards cannot be met.



5.3.22 These corners restrict vehicles travelling safely at 100km/h and as the applicant has advised, vehicles travel at a lower speed of around 80km/h or less. As can be seen in the images above, the proposed crossing place to Lot 2 will also be located on the opposite side of the road to the existing access to Lot 1 DP172429 (89 Te Ahu Ahu Road) and therefore, the proposed crossing place is not setting a precedence or creating a crossing which is not anticipated along this stretch of road. Furthermore, there will be at least 50 metres between the new proposed crossing place and existing crossing places located either side, which will ensure that crossing places along this side of the road are not congregated in one area.

5.3.23 As can be seen in the images above, there is no vegetation which is obstructing sight lines from the proposed crossing place and the road reserve is relatively large, maximising sight distance views further.

5.3.24 The existing crossing place is not considered suitable to provide access to Proposed Lot 2, as this would require vehicles accessing Proposed Lot 2 to traverse across the entire width of Lot 1, and then partially along the western boundary. This would cause vehicles to travel through the front yard of Proposed Lot 1, which could create some privacy issues with any future owners. It is considered keeping the access to the Proposed Lots entirely independent will



ensure that privacy within the lots is maintained and avoid any conflicts that may arise in the future. The area where the internal driveway to Lot 2 would be created is an area which would be otherwise unused by the owners of Lot 1 and would not provide great benefit having this portion owned by Lot 1. As such, it is considered that although the proposed crossing place cannot meet sight distance requirements, due to the actual speed travelled on this portion of the road, the existing environment which the crossing would be set in as well as any shared access potentially providing an opportunity for conflicts in the future, the independent access to Lot 2 is considered to have less than minor effects in this instance.

5.3.25 The proposal will therefore increase the number of crossing places by one. The proposal will not see an increase in the number of traffic movements, as the site already contains two existing dwellings. Visual and cumulative effects are considered to be less than minor as the crossing place will reflect the existing development in the area. Character is considered to remain unchanged, as the proposal will result in only one additional crossing place. It is considered that with the construction of the new crossing to Council's standards, all effects will be less than minor.

EFFECT OF EARTHWORKS AND UTILITIES

5.3.26 The only earthworks proposed as part of the subdivision will be the construction of the new crossing place. These earthworks are anticipated to be within the permitted threshold for the zone, due to the minor nature of the works.

BUILDING LOCATIONS

5.3.27 Proposed Lots 1 & 2 contain existing built development and as such, no other building locations are considered applicable to this proposal.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

5.3.28 The subject site is not known to contain any habitats of indigenous fauna, heritage resources or landscape features that are of sufficient value in terms of the objectives and policies in Chapter 12 of the Plan.

5.3.29 The subject site is shown to be located with an area of kiwi high density under the FNDC Maps. As part of this application, we are proposing a restriction on cats, dogs and mustelids, with the exception of a grandfather clause for both Lots 1 & 2. Lot 2 has two existing dogs on site, with Lot 1 having one existing dog onsite.

5.3.30 DOC and Heritage NZ have been contacted as part of this application with no response received to date.

5.3.31 The subject site is not known to contain any archaeological or cultural significance to Maori. No additional development is anticipated as part of this proposal, as both lots will contain existing built development, however, the inclusion of a notice stating the subdivision is to



proceed under the guidance of an Accidental Discovery Protocol (ADP) is considered appropriate for this proposal.

- 5.3.32 There are no reserves to be set aside or vested in Council as this is not applicable to the proposal.

SOIL

- 5.3.33 The subdivision will create one additional allotment, with the proposed lot areas being 6094m² to 2.197ha. The soil type of the property is 6s1, which is not classified as being highly versatile soil under the NPS for HPL. The site itself is currently utilised as a rural residential/lifestyle allotment and contains two existing dwellings which are serviced by onsite wastewater and stormwater services. No additional development is proposed or anticipated as part of this proposal and the subdivision does not create additional development rights within each of the lots. Therefore, safeguarding of the life supporting capacity of soil is not considered to be adversely affected in this instance.

ACCESS TO RESERVES AND WATERWAYS

- 5.3.34 The site is not located along the coastal marine area or along the banks of any lakes or rivers. Therefore, public access to waterways is not considered applicable in this instance.

LAND USE INCOMPATIBILITY

- 5.3.35 The site is zoned Rural Production, however the site and lots in the immediate area reflect a range of lot sizes, as has been discussed. Lot 3 DP172429 which directly adjoins the site to the west, is just over 5000m² in area and contains a residential dwelling. Pt Pakonga 2J2, which directly adjoins the site to the east is just over 2.2 hectares in area and also contains a residential dwelling. Written approval has been received from both of these property owners, who did not raise any objections or issues with the proposal. The site to the south is Maori Freehold Land and contains swampy areas which render the site possibly unsuitable for productive use.
- 5.3.36 On the opposite side of Te Ahu Ahu Road are also allotments of around 2 hectares in size which contain a residential dwelling. As such, allotments of this size are anticipated and existing within the surrounding environment.
- 5.3.37 The proposal will see both of the proposed lots containing existing built development, such that the use of the site will remain unchanged. The lots will have adequate area for outdoor space and will not alter the existing character or perception of the site and surrounding environment.
- 5.3.38 With this particular site, it is considered that the underlying lot size, the existing built development on site and the surrounding environment have already removed this site from being able to be utilized for productive use. The impact of this activity is not considered to change the existing situation.



5.3.39 It is considered that as the proposal will not alter the use of the sites, given that development within the site is existing, no reverse sensitivity effects are created as no new activities will be introduced. Written approval from the adjoining lots to the east and west has also been obtained, further reinforcing that no reverse sensitivity or incompatible land uses are anticipated.

PROXIMITY TO AIRPORTS

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

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

5.3.41 The site is not within the coastal environment.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

5.3.42 No energy efficient or renewable energy development are sought as part of this proposal.

NATIONAL GRID CORRIDOR

5.3.43 The site is not within a national grid corridor.

Summary

5.3.44 The subdivision will result in one additional allotment. Both lots will contain existing built development and as such, the existing use of the site is considered to remain unchanged. Due to this, no reverse sensitivity or incompatible land use activities are anticipated, as what is currently in existence on site will remain unchanged. Written approval from the adjoining lots to the east and west has been obtained, with no objections raised. The proposal will see the addition of one crossing place, however this is considered to have less than minor effects, due to the actual speed of this portion of road being slower than the posted speed limit, the wide road reserve which provides for clear sight lines as well as the immediate environment providing more of a rural-lifestyle character than rural productive.

Landuse



Setback from Boundaries

5.4 The proposal will result in the existing shed in Lot 1 being located 4 metres from a new internal boundary with Proposed Lot 2. As shown in the image below, this breach occurs along the portion of Lot 2 which will be utilised for access. As this is an internal boundary breach within the subdivision, no other properties have been deemed to be affected.



Figure16: Snip of scheme plan showing setback breach

5.5 Assessment of Section 11.6 *Setback from Boundaries* has been undertaken below:

- (a) *Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.*
- (b) *The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.*
- (c) *The extent to which the buildings restrict visibility for vehicle manoeuvring.*
- (d) *The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.*



(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

- 5.6 The setback breach occurs with an existing building and as such, the existing character will remain as is. No effects on the form of the road are created. The external scale, proportions and buildings on site will remain unchanged.
- 5.7 The existing shed does not intrude into the street scene and does not reduce the outlook or privacy of adjacent properties. The setback breach occurs along the boundary of Proposed Lot 2, along an area of the site which will be utilised for access.
- 5.8 Vehicle manoeuvring within Proposed Lot 2 will remain unaffected by the proposal as this is located near the dwelling in Lot 2.
- 5.9 Adverse effects are not anticipated as the shed has been in existence for many years. No other allotments are considered to be affected.
- 5.10 The shed will be set back 4 metres from the boundary which is considered ample area to facilitate and enable building maintenance activities within the proposed boundaries. No construction activities are anticipated as the shed is already existing.

Summary

- 5.11 Overall, it is considered that the setback breach does not create any adverse effects as the shed is existing and the breach occurs along the portion of Lot 2 which will be utilised for access.

Other Matters

Precedence

- 5.12 The proposal will see allotment sizes created which are consistent with directly adjoining lots as well as lots in the surrounding environment and Rural Production zone in general. The site has already been removed from productive use due to the underlying lot size, the existing development within the site and the fact that it adjoins similar sized lots, also not utilised for rural productive use on either side.
- 5.13 The proposal will not alter the use of the site and has ample area within each lot for rural residential/lifestyle use, with sufficient area of open space within each lot. Written approval has been obtained from the adjoining neighbours to the west and east, with the lot to the south being Maori Freehold Land. The proposal is not anticipated to create any reverse sensitivity or incompatible land use as the use of the sites will remain unchanged.
- 5.14 The proposal will see an increase of one additional crossing place, however the traffic movements on this portion of road will remain unchanged, as the site already contains two existing dwellings. It has been determined that the actual speed of cars travelling on this portion of the road is less than the 100km/h speed limit and although the required sight distances cannot be achieved for this speed limit, the proposed crossing will not create more than minor effects on the surrounding environment.



- 5.15 Overall, it is considered that the proposal does not set a precedence due to the combination of factors described above which restrict and inhibit the productive use as well as the proposal not creating any additional development rights within the site.

Proposed District Plan

- 5.16 The site is located within the Te Waimate Heritage Area under the PDP. As the proposal is a subdivision of the site, SUB-R13 needs to be taken into consideration, as this rule has immediate legal effect. SUB-R13 stipulates that any subdivision within a heritage area overlay requires consent. As such, consent is being sought as part of this application.
- 5.17 The site does not contain any scheduled Heritage Resources and will be assessed as a Restricted Discretionary Activity, with the matters of discretion listed below –

a. the heritage values of the Heritage Area Overlay;

- 5.18 The Te Waimate Heritage Area Overlay is described within the PDP as –

‘The Te Waimate [Heritage Area](#) Overlay is of outstanding local, regional and national importance as a landscape which shows the progression of pre-contact Māori Settlement, early interaction with settlers, and a scene of nationally important historic events including the signing of the Treaty of Waitangi. The overlay is one of the birthplaces of modern agricultural practice and [farming](#) tradition in New Zealand. It contains several important examples of early colonial architecture and [landscaping](#) practices and the second oldest surviving [building](#) in New Zealand. The St Pauls burial ground is outstandingly important as one of New Zealand’s earliest churchyards. Its grave markers and other elements contribute towards an understanding of burial, commemoration and other aspects of early colonial and later life. The [site](#) has considerable spiritual and symbolic value to both Māori and Pakeha, having been at the heart of Christian worship and commemoration in the district for well over 170 years.

This area is part of a broader cultural landscape, which incorporates other important [structures](#), buried archaeological remains and historic trees, as well as [wāhi tapu](#). Sites and Areas of significance to Māori are prominent within the overlay, including Okuratope [Pā](#) which is highly significant to Ngapuhi, in the early 19th century, Okuratope was the strong hold of Hongi Hika and his half-brother Kaingaroa’

- 5.19 The site is not known to contain any archaeological or historic sites. Consultation has been had with Heritage NZ Pouhere Taonga, with no response received to date. The site is not in close proximity to any historical sites, with the closest being located over 500 metres to the southwest which is noted as being the Parawhenua Marae, as shown in the image below. No additional built development is proposed as part of the application, as all built development is existing. The site does not contain any historic buildings, as both dwellings were constructed after 1990.



5.20 As such, it is considered that the proposal is not objectionable with the values of the Te Waimate Heritage Area.

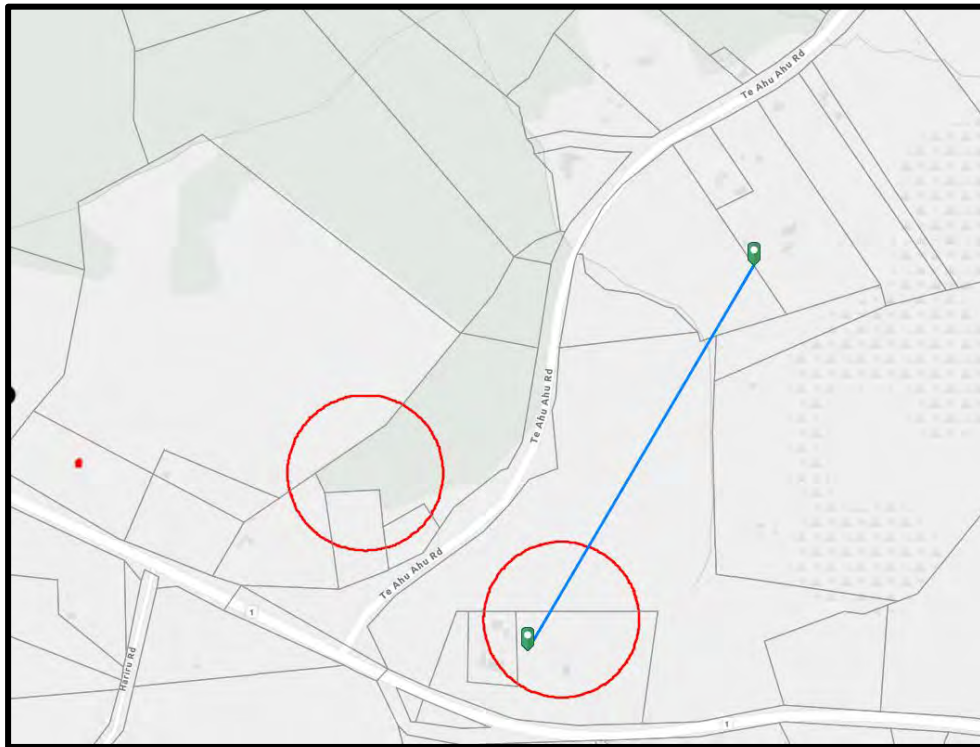


Figure 17: FNDC Maps showing closest Heritage sites

b. whether the allotments are of a size that will ensure sufficient land is provided around any scheduled Heritage Resource to provide a suitable heritage setting and protect associated heritage values;

5.21 The site does not include any scheduled Heritage Resource.

c. whether there are measures to minimise obstruction of views of any scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development;

5.22 As mentioned above, the site is located in excess of 500 metres from a Heritage site. The built development is exiting on the site. No obstruction of views is anticipated.

d. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and

5.23 Consultation has been had with Heritage NZ and DOC with no response received to date. Ngapuhi were also contacted as part of the application process but we are yet to receive comments.

e. provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it.

5.24 There are no scheduled Heritage Resources within the site and therefore, this is not applicable.



Summary

The site does not contain any Heritage sites or resources. The development on the site is existing, such that no new buildings are proposed nor any additional development rights created as part of the proposal. The built development in the site was constructed after 1990 and therefore are not historic buildings. The site is in excess of 500 metres from the nearest Heritage site and therefore, no adverse effects on these heritage sites are anticipated. As the existing use of the site will remain unchanged and the perception of the site as viewed from the surrounding environment will remain unchanged, no adverse effects on Heritage Resources are anticipated. Consultation with Heritage NZ Pouhere Taonga and DoC have been had with no response received to date.

6.0 Policy Documents

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

National Environmental Standards

6.2 As discussed in detail in Section 3 above the proposal is permitted in terms of the relevant National Environmental Standard documents.

National Policy Statements

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

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

6.4 It is considered that the none of the above mentioned National Policy Statements are applicable to this proposal.

Regional Policy Statement

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

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

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.



- 6.6.1 The natural and physical resources on the site will remain unaffected as the proposal will not alter the existing use of the site. The economic wellbeing will be enhanced by engaging Professionals to prepare and complete the subdivision.

3.6 Economic activities – reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

- (i) Primary production activities;*
- (ii) Industrial and commercial activities;*
- (iii) Mining*; *Includes aggregates and other minerals. or*
- (iv) Existing and planned regionally significant infrastructure; or*

(b) Sterilisation of:

- (i) Land with regionally significant mineral resources; or*
- (ii) Land which is likely to be used for regionally significant*

- 6.6.2 The proposal is not considered to create any reverse sensitivity effects on the industries listed. The existing activities within the surrounding sites will be able to continue without any reverse sensitivity effects being created. The sites to the east and west are of similar size to those proposed and no reverse sensitivity effects are considered to be created. The site is not considered to contain significant mineral resources or be regionally significant. The site does not contain highly versatile soils. The proposal is considered to be the best use of the site.

3.15 Active Management

Maintain and / or improve;

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

- 6.6.3 The subject site is not located within the Coastal Environment nor does it contain any Outstanding Natural Features or Landscapes. There are no historic sites located within the property. There are no known significant areas of indigenous vegetation or fauna within the site. The site does not have access to the coast and will not create any effects on fresh and coastal water quality.

5.1.1 Planned and coordinated development

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;*
- (b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
- (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils¹⁰, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and*
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.*
- (h) Is or will be serviced by necessary infrastructure.*

- 6.6.4 Throughout this application we have covered off the issues listed within Part A Regional form and development guidelines. Part B Urban Design Guidelines and Part C Maori Urban design principles are not applicable to this rural subdivision. The cumulative effects of this subdivision are considered acceptable in this case, as the development will see the addition of one additional crossing, however will not increase the traffic movements already in existence. The site contains existing development and does not increase the development rights within the site. Development of this nature is not considered out of character within the surrounding environment, due to similar sized allotments in the immediate environment.
- 6.6.5 As mentioned above, there are many similar sized allotments in the immediate and wider vicinity such that incompatible land uses and reverse sensitivity effects are not anticipated. Written approvals from the adjoining allotments have been obtained, with no concerns raised. The proposal will not change the current use of the site.
- 6.6.6 The site does not contain highly versatile soils. The sense of place and character of the surrounding environment will be maintained as the use of the site will remain unchanged. The site contains existing built development and as such, will not change the perception of the site as seen from the wider environment. All services are existing within the proposed allotments.

Summary

- 6.7 It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal will result in effective use of the site and will not alter the character or amenity of the area. No reverse sensitivity or incompatible land uses will be created as the use of the site will remain unchanged.



Far North District Plan

Relevant objectives and policies

- 6.8 The relevant objectives and policies of the Plan are those related to the Rural Environment and Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the Rural Environment. The proposal is considered to be consistent with the surrounding environment, given the existing rural residential and lifestyle development in the area. The activity it is considered generally consistent with the objectives and policies of the Plan, as per below.

Assessment of the objectives and policies within the Rural Environment

- 6.9 The following assessment is based upon the objectives and policies contained within section 8.3 and 8.4 of the District Plan.

Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

- 6.9.1 Sustainable management of natural and physical resources will be maintained as the use of the site will remain unchanged. The sites contain landscaped gardens and small paddocks utilised for grazing of animals. The applicant puts in a considerable amount of time and effort to maintain the site to a high standard, as can be seen in the site photos provided. As such, it is considered that the proposal will maintain the sustainable management of natural and physical resources.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

- 6.9.2 The subject site is currently utilised as a rural-lifestyle allotment, which will not alter as part of this proposal. The site does not contain highly versatile soils. The existing dwellings are serviced by onsite systems which will remain unchanged. As such, the life supporting capacity of soils is considered to not be compromised.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

- 6.9.3 Mitigation of cumulative effects have been discussed throughout this report. The proposal will create one additional allotment which will both contain existing residential development, therefore not increasing the density of the area. The surrounding environment is made up of similar sized allotments, which contain built development. The Rural Production zone setback provisions of 10 metres will be maintained on boundaries which adjoin separately owned lots, with only a dispensation being required for the existing shed to one of the new dividing boundaries between the proposed lots. The proposal will result in only one additional crossing place, which will service Proposed Lot 2. It is therefore considered that the proposal will not create adverse cumulative effects.



8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

8.3.5 To protect outstanding natural features and landscapes.

- 6.9.4 The site is not known to contain any areas of significant vegetation or habitats of indigenous fauna, nor any outstanding features and landscapes.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

- 6.9.5 As discussed throughout this report, the proposal will not introduce any new land use activities within the site, as what is currently in existence will remain unchanged. The productive use of the site has already been compromised due to the existing development, size of the underlying site as well as adjoining smaller sized allotments.

- 6.9.6 The proposal is therefore not considered to create conflicts between land use activities.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

- 6.9.7 The subject site is not considered to have productive intent, due to its smaller size as well as the limiting constraints of the site. The site contains existing built development, with the proposal resulting in these dwellings being contained within independent titles. This is considered to be a superior outcome to traditional forms of subdivision, as the built development is existing within the lots, and therefore cumulative effects or effects from reverse sensitivity are considered to be less than minor. Rural productive activities in the area will remain unaffected, as the use of the site will not be changing. Amenity values of the area will also remain unchanged due to the same reason.

Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

- 6.9.8 The proposal is considered to contribute to the sustainable management of the natural and physical resources as explained above.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.



8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation

- 6.9.9 Adverse effects are considered to be mitigated to a less than minor degree. As the use of the sites will remain unchanged, the life supporting capacity of soils and ecosystems are considered to be safeguarded. Furthermore, the site does not boast highly versatile soils. New infrastructure is not anticipated as the services in the site are existing.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

- 6.9.10 The site is not known to contain any Outstanding Natural Features or Landscapes. Amenity value is considered to be maintained by the proposal.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

- 6.9.11 The proposal will not introduce any new activities, as the use of the site will remain unchanged. Therefore, incompatible land use is not anticipated.

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

- 6.9.12 There are no known significant indigenous vegetation or habitats of indigenous fauna within the site.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

- 6.9.13 The proposal will not see an increase in demand on infrastructure as the dwellings are serviced onsite and the proposal will not see an increase in traffic movements nor any additional development rights. The intensity, scale and type is considered suitable as the proposal will see each existing dwelling in the site contained within independent titles. A functional need for the proposal is considered required as the proposal will not create any cumulative effects on adjoining sites, as the use of the site will remain unchanged.



Assessment of the objectives and policies within the Rural Production Zone

6.10 The following assessment is based upon the objectives and policies contained within section 8.6.3 and 8.6.4 of the District Plan.

Objectives

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

6.10.1 As noted in the sections above, this subdivision will contribute to the sustainable management of natural and physical resources.

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.

6.10.2 Efficient use and development is provided by creating a rural residential and lifestyle allotment within an area which already boasts these characteristics. Social, economic and cultural well-being will be provided for by enhancing the existing character of the site and surrounding environment while providing additional allotments.

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

6.10.3 Amenity values will be maintained as the site will be perceived the same as it currently is, due to the use of the site remaining unchanged.

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

6.10.4 There are no areas of significant vegetation on the site.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

6.10.5 The site is not located along Kerikeri Road.

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

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

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

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



6.10.6 No new land use activities are proposed as both new allotments will contain existing built development. No reverse sensitivity effects are anticipated as the use of the site will remain unchanged. Written approval from adjoining neighbours has also been obtained. No incompatible use of the site is anticipated. The dwellings are existing and are considered to have a functional need in the environment as it enables rural lifestyle living in an area which boasts this type of development. Due to the underlying size of the site, the existing built development and use of the adjoining sites, rural production activities were already restricted on the site, however the proposal will not alter the ability of rural production activities in the zone.

Policies

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

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

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

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

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

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

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

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

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

6.10.7 As mentioned above, the site does not boast rural productive activities and currently is a rural-lifestyle block. These activities will be maintained as part of the subdivision. No off-site effects are anticipated. The dwellings have existing water, wastewater and stormwater services which are contained within the lot boundaries. The proposal will see an increase of one crossing place; however this is considered to have less than minor effects. Amenity values will be maintained as the proposal will see one additional allotment around existing development.



Therefore, how the site is currently physically perceived will remain unchanged. The site does not have frontage to Kerikeri Road. No conflicting land uses are anticipated as the use of the site will remain unchanged. Written approval from the adjoining properties to the west and east of the site have also been obtained. As such, it is considered that the proposal is consistent with one of the underlying goals of the zone which is to avoid the actual and potential adverse effects of conflicting land use activities. The proposal will not create any adverse effects nor any reverse sensitivity effects. The proposal will not compromise the operation of lawfully established existing activities in the zone.

Assessment of the objectives and policies for Subdivision Activities

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

Objectives

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

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

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

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

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

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

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

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

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the



ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

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

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

6.11.1 The subdivision will be consistent with the purpose of the rural production zone which is to *enable the continuation of the wide range of existing and future activities compatible with normal farming and forestry activities, and with rural lifestyle and residential uses while ensuring that the natural and physical resources of the rural area are managed sustainably.* The life supporting capacity of air, water, soil and ecosystems will remain unaffected. The site is not located within or near the coastal environment. The site does not contain any heritage resources. Onsite water and stormwater services are existing and will remain within the new proposed boundaries. The proposal provides a superior outcome as it will create lots which have existing built development, therefore not introducing any new land use activities. The proposal will not affect Maori and their relationship with ancestral lands. Electricity supply is existing. The proposal does not involve any new built development. The site is not located within the National Grid.

Policies

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

(a) natural character, particularly of the coastal environment;

(b) ecological values;

(c) landscape values;

(d) amenity values;

(e) cultural values;

(f) heritage values; and

(g) existing land uses.

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

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

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

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



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

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

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

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

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

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

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

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

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

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;**
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;**
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;**
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);**
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;**



(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

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

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

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

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

6.11.2 There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access to Lot 1 will be provided for via the existing crossing place. Lot 2 will be accessed via a new crossing place. The site is not impacted by natural hazards. No connections for reticulated services are available within this rural area. Power and Telecom connections are existing. Access to the allotments and future servicing is not anticipated to have any adverse effects on neighbouring allotments, public roads or natural and physical resources, given they are existing. The subdivision does not cause any adverse effects on riparian margins. Water storage is existing for each site. No bonus development donor or recipient areas are applicable to this development. The site is not zoned conservation. The subdivision is not anticipated to have any adverse impacts on local tangata whenua. A management plan development is not appropriate in this case as the proposal will create one additional allotment, with both lots containing existing built development. The site does not contain any areas of interest to local Maori. No reverse sensitivity effects are anticipated. No areas of historic heritage will be impacted by this development. The site is not subject to natural hazards.

Proposed District Plan

6.12 Under the Proposed District Plan, the site is zoned Rural Production and within the Te Waimate Heritage Overlay and therefore an assessment of the Objectives and Policies within these chapters have been included below. The proposal is considered to create no more than minor adverse effects on these environments and is consistent with the intent of the



surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Assessment of Objectives and Policies for Subdivision Activities

6.13 The following assessment includes assessment of SUB01 – SUB04 and SUBP1 – SUBP11.

SUB-01 - Subdivision results in the efficient use of land, which:

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

6.13.1 As has been discussed throughout this report, the proposal is considered to achieve the Objectives of the zone, District Wide provisions and the Te Waimate Heritage Overlay. The proposal will contribute to the local character and sense of place and no new development is proposed. The existing buildings are to remain on site, maintaining the existing character. No reverse sensitivity effects are anticipated as discussed in detail within this report. The land use within the site will remain unchanged as each lot will contain existing residential development as well as ample area for outdoor use. The site is not susceptible to natural hazards. No adverse effects are anticipated as discussed throughout this report.

SUB-02 - Subdivision provides for the:

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

6.13.2 The site does not contain highly productive land nor any items listed in (b) above.

SUB-03 - Infrastructure is planned to service the proposed subdivision and development where:

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

6.13.3 Infrastructure is existing within each of the sites. No additional infrastructure is required.

SUB-04 - Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:



- (a) public open spaces;*
- (b) esplanade where land adjoins the coastal marine area; and*
- (c) esplanade where land adjoins other qualifying waterbodies*

6.13.4 No public open spaces or esplanade reserves are deemed applicable to this proposal.

Policies

SUB-P1 - Enable boundary adjustments that:

- (a) do not alter:*
 - (i) the degree of non compliance with District Plan rules and standards;*
 - (ii) the number and location of any access; and*
 - (iii) the number of certificates of title; and*
- (b) are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*

6.13.5 The proposal does not include a boundary adjustment.

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

6.13.6 The proposal is not for the purpose of public works, infrastructure, reserves or access.

SUB-P3 - Provide for subdivision where it results in allotments that:

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

6.13.7 Although the site is zoned Rural Production, it is more rural residential/lifestyle in nature, as has been explained within this report. The site does not boast any features that would cause the site to have large productive capacity, nor does the site contain any features which would allow for large productive capacity in the future. Although the proposal does not comply with the minimum allotment size for the Rural Production zone, due to the underlying size of the site not complying with the minimum lot sizes, the proposal is considered to reflect the lot sizes in the surrounding environment. The site currently reflects a rural residential/lifestyle site and each of the proposed allotments are of adequate size and shape to contain the existing built development and associated services, as determined within the site suitability report from Wilton Joubert. Proposed Lot 1 will utilise the existing access to the site and Proposed Lot 2 will utilise a new crossing place.

SUB-P4 - Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

6.13.8 The proposal is considered to be consistent with the District Wide, natural environment values, historical and cultural values as well as hazard and risks sections.

SUB-P5 - Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:



- (a) minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;*
- (b) avoid cul-de-sac development unless the site or the topography prevents future public access and connections;*
- (c) providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;*
- (d) contributing to a well connected transport network that safeguards future roading connections; and*
- (e) maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.*

6.13.9 The site is not located within the General Residential, Mixed Use or Settlement zone under the PDP.

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

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

6.13.10 Lots 1 & 2 will contain existing built development and infrastructure.

SUB- P7 - Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.

6.13.11 The site does not adjoin the coast or any qualifying water bodies and as such, no esplanade reserves have been proposed.

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

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

6.13.12 The site does not contain any areas which would qualify as SNA. The site does not contain any versatile soils. The site is already rural lifestyle in nature and no additional built development or development rights will be created as part of this proposal. Written approval has been received by adjoining property owners.

SUB-P9 - Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

6.13.13 The proposal does not include a management plan subdivision. The Management Plan Subdivision Rule (SUB-R7) does not have legal weighting and may be subject to the submission process and hence subdivision cannot be undertaken in accordance with this rule at this point in time.



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

6.13.14 The site contains two independent residential dwellings. There are no minor residential dwellings on site.

SUB-P11 - Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- (a) consistency with the scale, density, design and character of the environment and purpose of the zone;***
- (b) the location, scale and design of buildings and structures;***
- (c) the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;***
- (d) managing natural hazards;***
- (e) Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and***
- (f) any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.***

6.13.15 The proposal is considered to be consistent with the scale, density, design and character of the environment. The existing buildings will be adequately contained within each of the new lots. The sites have existing onsite infrastructure. The sites are not shown to be affected by natural hazards. No effects on historic heritage, cultural values, natural features and landscapes, natural character or indigenous biodiversity values are anticipated. The site is not known to hold any historical, spiritual or cultural association held by tangata whenua.

Assessment of Objectives and Policies of the Rural Production zone

6.14 The following assessment includes assessment of RPROZ01 – RPROZ04 and RPROZP1 – RPROZP7.

Objectives

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

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

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

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;***



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

RPROZ-04 - The rural character and amenity associated with a rural working environment is maintained.

- 6.14.1 The subject site is not currently utilised for rural productive use and is utilised as more of a rural-lifestyle allotment. The proposal will not affect the availability for primary production activities in the area.
- 6.14.2 The proposal will not change the current use of the site and will not change how the site is perceived from the surrounding environment.
- 6.14.3 The site does not contain highly productive land. No reverse sensitivity effects are anticipated as the use of the site will remain unchanged. The site is not susceptible to natural hazards. The sites have existing onsite infrastructure.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

- 6.14.4 The subject site does not currently boast any primary production activities.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

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

- 6.14.5 The site does not currently boast any primary production activities and the proposal will not inhibit the larger productive lots from containing any such activities.

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

- 6.14.6 The proposal will not change the use of the site, nor will it increase the built development or development rights of the site. No reverse sensitivity effects are anticipated.



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

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

6.14.7 As mentioned, the site does not currently boast primary production activities, however the proposal will not affect the existing primary production activities in the area. The proposed subdivision is considered to be of low density as only one additional lot will be created, with no additional development rights for the underlying site created. The building coverage of both the lots is well below the permitted threshold. No adverse effects are anticipated as the use of the site will remain unchanged. The rural character and amenity values will be maintained as the proposal will not introduce any new activities to the sites, as what is currently in existence will remain.

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;***
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;***
- (c) would result in the loss of productive capacity of highly productive land;***
- (d) would exacerbate natural hazards; and***
- (e) cannot provide appropriate on-site infrastructure.***

6.14.8 The proposal is not considered to create any incompatible land use activities. The character and amenity of the surrounding area will remain unchanged as the use of the site will remain as is. It is considered that lots of this size do have a functional need to be located in the environment, which is reflected by the site adjoining lots of similar area to what is proposed. The site does not contain highly productive land nor is it susceptible to natural hazards. Infrastructure is existing.

RPROZ-P6 - Avoid subdivision that:

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



6.14.9 As mentioned, the site is not currently utilized for farming activities. The proposal is considered to be consistent with lots in the surrounding environment. The site does not boast any future potential to be utilized as highly productive land.

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

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

6.14.10 The site is not currently utilized for production. The site is not considered to have any productive potential due to the existing use of the site. The site does not contain highly versatile soils. The proposal is consistent with the scale and character of the rural environment as lots of this size are common within the immediate area. The use of the site will remain unchanged and therefore no reverse sensitivity effects are anticipated. The site is not located at a zone interface. Infrastructure is existing on site. One additional crossing place is proposed, however the proposal will not increase the traffic movements on the roading network, as the site already contains two existing dwellings. No effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated. The site is not known to hold any historical, spiritual or cultural association.

Assessment of Objectives and Policies within the Te Waimate Heritage Area Overlay

Objectives



HA-01 - The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.

6.15 The site does not contain any historic significance, archaeological sites or landform. The proposal will not change the use of the site nor introduce any new built development rights. As discussed earlier in this report, the proposal is considered consistent with the heritage values of the Te Waimate Heritage Area.

Policies

HA-P1 - To protect the unique heritage values of each Heritage Area overlay by:

- a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage area overlay;***
- b. maintaining the architectural and historical integrity of scheduled Heritage Resources;***
- c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources;***
- d. providing for construction and alteration of buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and***
- e. providing for the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay.***

HA-P16 - To maintain the integrity of the Te Waimate Heritage area overlay and protect the heritage values by:

- (a) recognising that the area is part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods***
- (b) avoiding adverse effects on the heritage values of the Te Waimate Mission house, which is the second oldest standing building in New Zealand, having been built in 1832; and***
- (c) recognising that the area is part of an extensive historic landscape, which includes buried archaeological deposits, Okuratope Pā, other standing structures and natural features and the oldest road in the country, identified as the Te Waimate North Road, from Kerikeri.***

HA-P2 to HA-P15 are not applicable to the Te Waimate Heritage Area Overlay.

6.16 The site does not contain any heritage buildings, objects or sites or archaeological sites. The proposal is located in excess of 500 metres from the nearest archaeological site. The proposal will not alter the architectural and historical integrity of scheduled Heritage Resources. The proposal will not introduce any new built development rights as both lots will contain existing built development. No construction or alteration of buildings are proposed. No demolition of non-heritage buildings are proposed.

6.17 The subject site is not in close proximity to any of the features listed in HA-P16. The site contains existing built development and this will remain unchanged as part of this proposal. The use of the site will also remain unchanged as well as the perception of the site as seen from the surrounding environment remaining unchanged.



Summary

- 6.18 The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.
- 6.19 Although the proposal is considered to be a non-complying activity, allotments of this size are not unusual in the immediate and wider environment. The proposal provides for the social, economic and cultural well being of the community by providing lifestyle allotments in close proximity to employment, services and community infrastructure.
- 6.20 The site is not considered to be suitable for rural productive use, due to the physical constraints of the site. The proposal will allow better utilization of the site and provide enhancement of the site and surrounding environment.
- 6.21 No reverse sensitivity effects are anticipated due to the nature of the surrounding environment and the fact that the use of the site will remain unchanged. The site is not in close proximity to any heritage resources and as the use of the site will remain unchanged, the proposal is considered to have less than minor effects on any heritage resource. Comments from Heritage NZ, DOC and Iwi have been sought as part of this application with no response received to date.

7.0 Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and, —

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

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

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and, —

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:



(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

7.1.2 The application is a Non-Complying activity. No preclusions apply in this instance.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and, —

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

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

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

7.1.3 No applicable rules require public notification of the application. The activity will not have a more than minor effect on the environment.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and, —

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

7.1.4 The proposal will result in one additional allotment with each lot containing existing residential development. The use of the site is therefore considered to remain unchanged as the existing uses will remain as is.

7.1.5 All associated infrastructure can be maintained within the lot boundaries such that no downstream effects are considered to be created.

7.1.6 Written approvals have been obtained from the adjoining allotments, with no other persons considered to be affected by the proposal.

7.1.7 As determined with Section 5 the effects on the environment are considered to be less than minor and the proposal is generally consistent with the objectives and policies of the relevant policy documents as determined within Section 6 of this report.

7.1.8 It is therefore considered that there are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or



of significant public interest. There are no circumstances which are considered to be unusual or exceptional in this instance.

Public Notification Summary

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

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

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

7.2.1 There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Ngapuhi have been contacted as part of this application process and no response has been received to date. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

7.2.2 There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 3 must be considered.

Step 3: Certain other affected persons must be notified.

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

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The proposal is not for a boundary activity nor is it a prescribed activity.



7.2.3 The landuse component is for a boundary activity, as a setback dispensation is requested from the existing shed in Lot 1 to the dividing boundary between Lots 1 & 2.

7.2.4 No setback dispensation is requested from any of the external boundaries, which adjoin separately owned allotments. Therefore, no other persons are considered to be affected by the requested setback dispensation as this will only affect the internal boundary of the proposed allotments.

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

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

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

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

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

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

7.2.7 A CDM meeting was held with FNDC Planner Hannah Kane, where it was stated that written approvals were not required, however would be beneficial to the application. Written approval was therefore sought from the two adjoining lots to the east and west, however not from the Maori Freehold Land adjoining the site.

7.2.8 The allotments which directly adjoin the subject site to the east and west have provided their written approval to the subdivision. These lots are as follows (shaded colour in table below matches shaded lots in Figure 25 below):

Address	Lot Number	Owner
84 Te Ahu Ahu Road, Ohaeawai	Lot 3 DP172429	[REDACTED]
100 Te Ahu Ahu Road, Ohaeawai	Pakonga 2J1 Blk	[REDACTED]





Figure 18: Aerial Image showing neighbouring lots which have provided written approval.

- 7.2.9 The adjoining lots to the south (Pirikotaha 17) and southwest (Pakonga 2L3), are Maori Freehold Land. These two lots are not considered to be adversely affected by the proposal. The proposal will not alter the existing activities within the site and the subject site boundaries which adjoin these two lots will remain as is. The built development within Lot 2 is in excess of 40 metres from the boundaries with these two sites and will remain unchanged as part of the proposal. The use of the site as perceived from these two lots will remain unchanged and the proposal will not create any reverse sensitivity effects or incompatible land use activities. Existing activities within these two sites can continue without adverse effects being created from the proposal.
- 7.2.10 It is therefore considered that there are no adverse effects created on these allotments as the use of the site will effectively remain unchanged. It is considered that there are no other lots which may be adversely affected, as such lots are located a sufficient distance from the site and do not utilise any of the same infrastructure (access points etc).
- 7.2.11 Due to the size of allotments in the area, the development is considered consistent with other developments in the area and as such no other sites are considered to be adversely affected.



7.2.12 As a result of the above and with respect to section 95B(8) and section 95E, the proposal is considered to have a no more than minor effect on all owners and occupiers of adjacent properties. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

7.2.13 The proposal is to undertake a rural residential/lifestyle subdivision within an area that has similar lifestyle development. The proposal will not see a change of use of the site nor create any reverse sensitivity effects. It is considered that no special circumstances exist in relation to the application.

7.2.14 Written approvals have been obtained from adjoining neighbours. Due to the nature of the surrounding environment and the measures proposed within this report, no reverse sensitivity effects are anticipated to be created.

7.2.15 It is therefore considered that there are no special circumstances that exist to warrant notification of the application to any other persons.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

8.0 Part 2 Assessment

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

8.2 The proposal will meet Section 5 of the RMA as the development can achieve sustainable management of natural and physical resources by maintaining the existing use of the site. The proposal is considered consistent in terms of its allotment sizes and character as the sites being created are generally comparable with the rural residential and lifestyle subdivision patterns of the immediate surrounding environment.

8.3 Section 6 of the Act sets out a number of matters of national importance. It is considered that the proposal will not adversely affect any of these matters, as has been explained throughout this report.



- 8.4 Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values. This development will result in an efficient use of the site and its resources as the site can be effectively used for rural residential and lifestyle purposes. Amenity values will be maintained as the use of the site will remain unchanged.
- 8.5 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Maori nor does the site indicate any historic archaeology is present. Consultation with Iwi and Heritage NZ has been had with no response received to date. As such it is considered that the proposal has taken into account the principals of the Treaty of Waitangi; and is not considered to be contrary to these principals.
- 8.6 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

9.0 104D Assessment

- 9.1 As detailed in section 4.2 of this application, Section 104D of the Act requires that a Non-Complying subdivision must meet at least one of the gateway tests above in order for the decision-making authority to consider approving the application.
- 9.2 As detailed within section 5 above it is concluded that the effects of the proposal on the surrounding environment will be no more than minor. Passing the first test.
- 9.3 In section 6 above it was also concluded that the proposal would be generally consistent with the available policy documents. Passing the second test.
- 9.4 Case Law has determined that the precedent of granting resource consent is a relevant factor for a consent authority when considering whether to grant a Non-Complying resource consent. A precedent effect is likely to arise in a situation where consent is granted to a Non-Complying activity that lacks the evident unique, unusual or distinguished qualities that serve to take the application out of the generality of cases or similar sites in the vicinity. If the activity boasts sufficient qualities that are unusual or unique, that other proposals may not contain, precedent effects may be avoided. As discussed in Section 5 of this report, in this case, the proposal is considered unique due to the site already containing two existing dwellings which are serviced by independent onsite infrastructure. The proposal will not create any reverse sensitivity effects as the use of the site will remain unchanged. The site adjoins two allotments of sizes which are similar to those proposed. Only one additional crossing place is required as part of this application which has been determined to have less than minor effects on the surrounding roading network. Written approval from the two adjoining neighbors, has been



obtained. The proposal will not alter the character and amenity of the surrounding environment as the use of the site will remain unchanged.

- 9.5 As both gateway tests have been satisfied it is concluded that the proposal can be approved under delegated authority by Council.

10.0 Conclusion

- 10.1 The proposal is to undertake a subdivision to create one additional allotment, with both lots containing existing built development and onsite servicing. A Site Suitability Report has been completed by Wilton Joubert which found that the sites are capable of managing stormwater and wastewater within the proposed boundaries, with conditions of consent imposed to be consistent with the recommendations of the Site Suitability Report.
- 10.2 Landuse consent is also sought for a setback dispensation for the existing shed in Lot 1 to the new dividing boundary between Lots 1 & 2 as well as the new crossing to Lot 2 not meeting the required sight line distances. It is considered that these infringements do not create any adverse effects in the surrounding environment.
- 10.3 In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be no more than minor.
- 10.4 It is also considered that the proposal will have no more than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 10.5 The proposal is a Non-Complying activity, an assessment of the gateway tests under section 104D have been undertaken. The proposal is considered to pass both gateway tests.
- 10.6 The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 10.7 It is considered that the proposal results in no more than minor effects on the environment and the proposal is generally consistent with the relevant objectives and policies set out under the District Plan and Regional Policy Statement. The development is considered appropriate for consent to be granted on a non-notified basis.

11.0 LIMITATIONS

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



- 11.2 Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 11.3 Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 11.4 Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R. W. Muir
Registrar-General
of Land

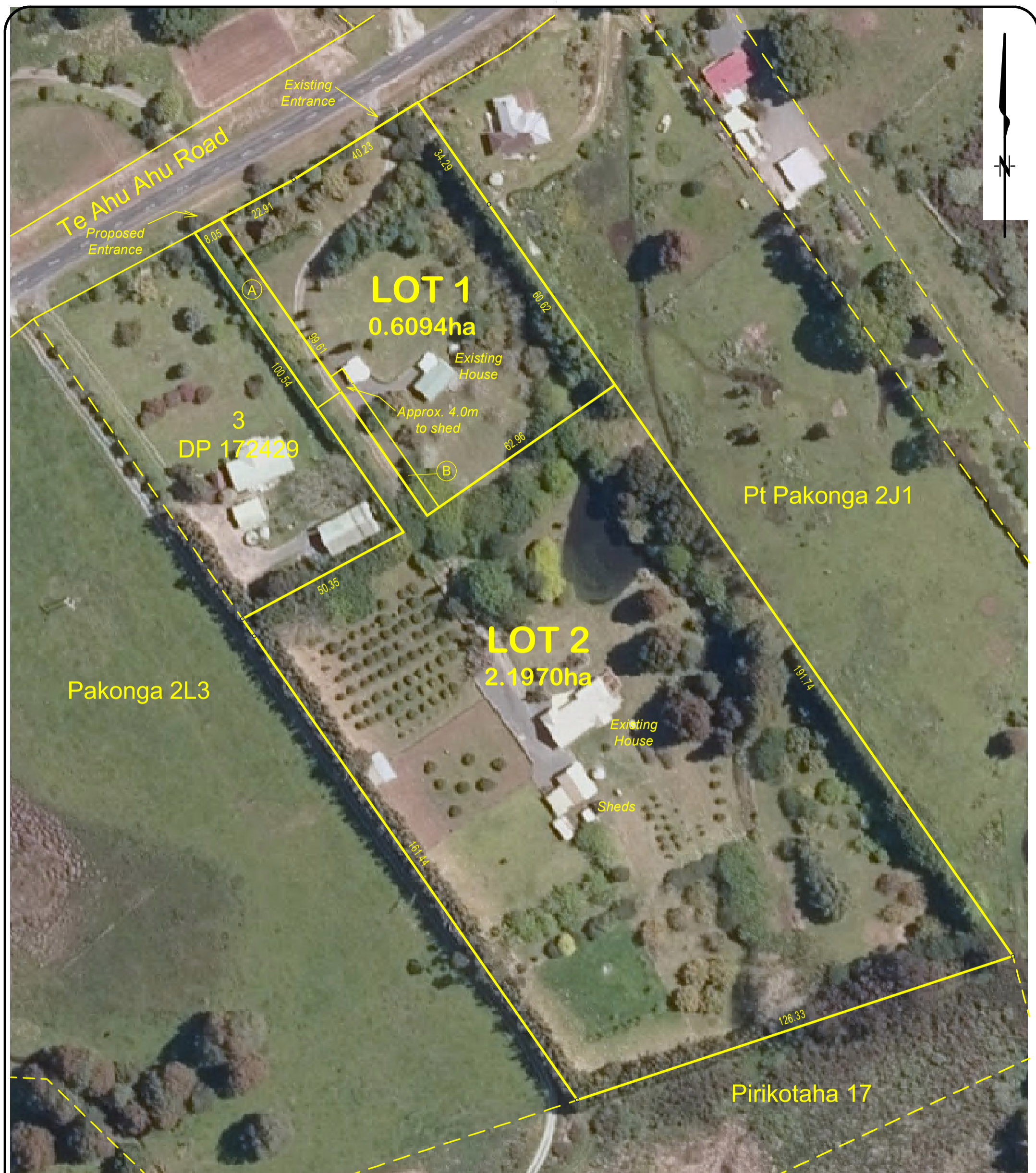
Identifier NA105C/478
Land Registration District North Auckland
Date Issued 24 April 1996

Prior References
NA56A/1320 NA56A/1321

Estate Fee Simple
Area 2.8071 hectares more or less
Legal Description Lot 2 Deposited Plan 172429

Registered Owners
[REDACTED] Lindsay [REDACTED] and [REDACTED] Gay [REDACTED]

Interests
7691618.3 Mortgage to Kiwibank Limited - 4.3.2008 at 12:23 pm



PROPOSED MEMORANDUM OF EASEMENTS

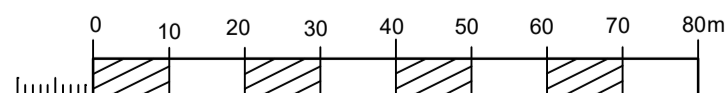
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO CONVEY ELECTRICITY AND TELECOMMUNICATIONS	A	LOT 2 HEREON	LOT 1 HEREON
	B	LOT 1 HEREON	LOT 2 HEREON

Local Authority: Far North District Council
 Zone: Rural Production
 Total Area: 2.8071ha
 Comprised in: NA105C/478

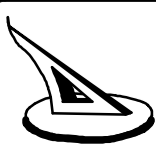
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk



Prepared For: J L & L G



WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave,
 Email: Kerikeri@saps.co.nz PO Box 937, Kerikeri

**Proposed Subdivision of
 Lot 2 DP 172429**

	Name	Date
Survey		
Design		
Drawn	WK	Aug 2023
Ver	1	

ORIGINAL SCALE	SHEET SIZE
1:1000	A3

FILE
24184

SITE	94 Te Ahu Ahu Road, Ohaeawai
LEGAL DESCRIPTION	Proposed Subdivision of Lot 2 DP 172429
PROJECT	Proposed 1-into-2 Lot Subdivision
CLIENT	[REDACTED]
REFERENCE NO.	129661
DOCUMENT	Civil Site Suitability Report
STATUS/REVISION NO.	B – Resource Consent
DATE OF ISSUE	13 December 2023

Report Prepared For	Email
[REDACTED]	kiwiroadrunners@xtra.co.nz

Authored by	G.M. Brant <i>(Be (Hons) Civil)</i>	Civil Engineer	gustavo@wjl.co.nz	[REDACTED]
Approved by	B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Civil Group Manager	bens@wjl.co.nz	[REDACTED]

1 EXECUTIVE SUMMARY

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

Legal Description:	Lot 2 DP 172429
Lot Sizes:	Proposed Lot 1 – 6,094m ² Proposed Lot 2 – 21,970m ²
Development Type:	Subdividing 1 Lots into 2.
Scope:	Civil Site Suitability Investigation: <ul style="list-style-type: none"> - Wastewater Assessment - Stormwater Assessment - Access Assessment
Development Proposals Supplied:	Subdivision Scheme Plan prepared by Williams and King titled “Proposed Subdivision of Lot 2 DP 172429,” reference No. 24184; dated August 2023.
Wastewater:	Recommendations for wastewater are provided in Section 5.
District Plan Zone:	Rural Production Zone
Stormwater Management – District Plan Rules:	<p>Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p> <p>Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.</p>
Stormwater Management:	<p>To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 914.1m² and 3,295.5m² respectively.</p> <p>A stormwater attenuation report in accordance with the Far North District Council Engineering Standards and recommendations herein will be required for the proposed lots for any future development that does not comply with Permitted Activity Rule (8.6.5.1.3). However, given the above, we expect that future residential development of Lots 1 & 2 would comfortably comply with Permitted Activity Rule (8.6.5.1.3). As such, we do not envision that a site-specific attenuation report will be required for Lots 1 & 2.</p> <p>Stormwater management recommendations are provided in Section 6.</p>
Access:	Commentary for access provided in Section 7.

2 INTRODUCTION

2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) were engaged by [REDACTED] & [REDACTED] to undertake a civil site suitability assessment (Wastewater, Stormwater and Access) to support a 1-into-2 lot subdivision of Lot 2 DP 172429, as depicted in the Subdivision Scheme Plan prepared by Williams and King titled "Proposed Subdivision of Lot 2 DP 172429," reference No. 24184; dated August 2023. Refer Figure 1 below.

At the time of report writing, no development proposals have been supplied to WJL for the existing development within proposed Lots 1 & 2, nor any future development.

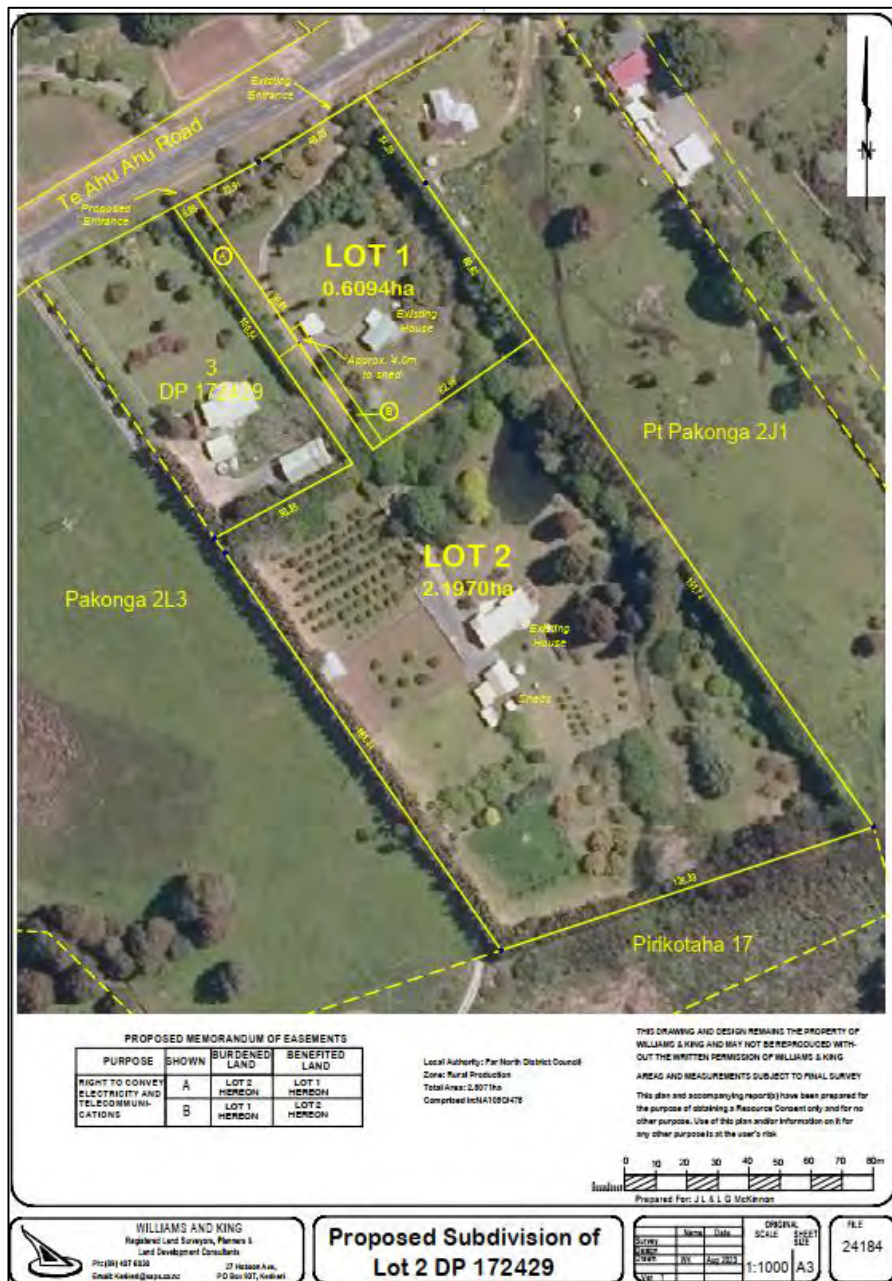


Figure 1: Excerpt of the Subdivision Scheme Plan Prepared by Williams and King.

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

3 SITE DESCRIPTION

The subdividing parent property legally described as Lot 2 DP 172429 is proposed to be subdivided into 2 lots, of which Lot 1 (6,049m²) is currently occupied by an ex existing residential dwelling, shed and metal driveway, and Lot 2 (21,970m²) is currently occupied by an existing residential dwelling, shed and metal driveway.

Proposed Lot 1's existing residential dwelling and shed are situated atop a high point, with the surrounding area sloping down at gentle slopes. Land within proposed Lot 2 generally falls to a pond near proposed Lot 2's north-eastern corner generally at gentle grades.

Access to the parent property is currently via an existing vehicle crossing directly off Te Ahu Ahu Road near the parent lot's north-eastern corner. It is proposed to provide a new access for Lot 2 via a new access point directly off Te Ahu Ahu Road near the parent lot's north-western corner.

At the time of preparing this report, we note Far North District Council (FNDC) GIS Waters Map indicates that reticulated Stormwater, Wastewater and Potable Water Connections are not available to the subject site.



Figure 2: Annotated Snip from FNDC Maps Showing Parent Lot's Boundaries (cyan) and Proposed Site Boundaries (red).

4 PUBLISHED GEOLOGY

Local geology at the property is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as Kerikeri Volcanic Group Pleistocene basalt of Kaikohe - Bay of Islands Volcanic Field, described as; “*Basalt lava and volcanic plugs.*”, refer; ‘GNS Science Website’.



Figure 3: Screenshot from New Zealand Geology Web Map hosted by GNS Science.

5 WASTEWATER

5.1 Lot 1

An existing wastewater treatment system is present on proposed Lot 1 servicing Lot 1's existing residential dwelling. The septic tank's location was confirmed to be within proposed Lot 1 during WJL's site visit in September 2023. Given the location of the septic tank, we anticipate that the trenches would be well within the proposed lot boundaries. Indicative septic tank and effluent trench locations are shown on the appended Site Plan (129661-SP).

We recommend that a registered drainlayer or maintenance contractor review the condition and confirm the location of the existing wastewater system, including any trenches or effluent fields.

If the existing septic system is functional, fit for the existing dwelling within Lot 1 and located within Lot 1 it may continue to operate, given that Lot 1 is not re-developed. If any trenches or effluent fields are not located within proposed Lot 1, the system can be either re-located to Lot 1, or it can be decommissioned and replaced with a new on-site wastewater treatment system designed in accordance with the TP58 / ASNZS1547 design manual.

A new site-specific design based on TP58 / ASNZS1547 will be required by FNDC for any future development within proposed Lot 1, this should be conditioned as part of the Resource Consent process.



Figure 4: Site Photo Showing Lot 1's Existing Septic Tank Location in Relation to Existing Dwelling.

5.2 Lot 2

An existing wastewater treatment system is present on proposed Lot 2 servicing Lot 2's existing residential dwelling. The septic tank's location was confirmed to be within proposed Lot 2 during WJL's site visit in September 2023. Given the location of the septic tank, we anticipate that the trenches would be well within the proposed lot boundaries. Indicative septic tank and effluent trench locations are shown on the appended Site Plan (129661-SP).

We recommend that a registered drainlayer or maintenance contractor review the condition and confirm the location of the existing wastewater system, including any trenches or effluent fields.

If the existing septic system is functional, fit for the existing dwelling within Lot 2 and located within Lot 2 it may continue to operate, given that Lot 2 is not re-developed. If any trenches or effluent fields are not located within proposed Lot 2, the system can be either re-located to Lot 2, or it can be decommissioned and replaced with a new on-site wastewater treatment system designed in accordance with the TP58 / ASNZS1547 design manual.

A new site-specific design based on TP58 / ASNZS1457 will be required by FNDC for any future development within proposed Lot 2, this should be conditioned as part of the Resource Consent process.



Figure 5: Site Photo Showing Lot 2's Existing Septic Tank Location in Relation to Existing Dwelling.

5.3 REQUIRED SETBACK DISTANCES

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

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
<i>Exclusion areas</i>			
Floodplain	5 percent annual exceedance probability	5 percent annual exceedance probability	5 percent annual exceedance probability
<i>Horizontal setback distances</i>			
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
<i>Vertical setback distances</i>			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Figure 6: Table 9 of the PRPN (Proposed Regional Plan for Northland).

5.4 NORTHLAND REGIONAL PLAN ASSESSMENT

All new wastewater disposal systems should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and

4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
6	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
7	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
8	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
9	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
10	the following reserve disposal areas are available at all times:
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
11	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
12	the discharge does not contaminate any groundwater water supply or surface water, and
13	there is no surface runoff or ponding of wastewater, and
14	there is no offensive or objectionable odour beyond the property boundary.

We envision that there will be no issue meeting the Permitted Activity Status requirements as outlined above.

6 STORMWATER MANAGEMENT

6.1 ASSESSMENT CRITERIA

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

The site resides in a Rural Production Zone.

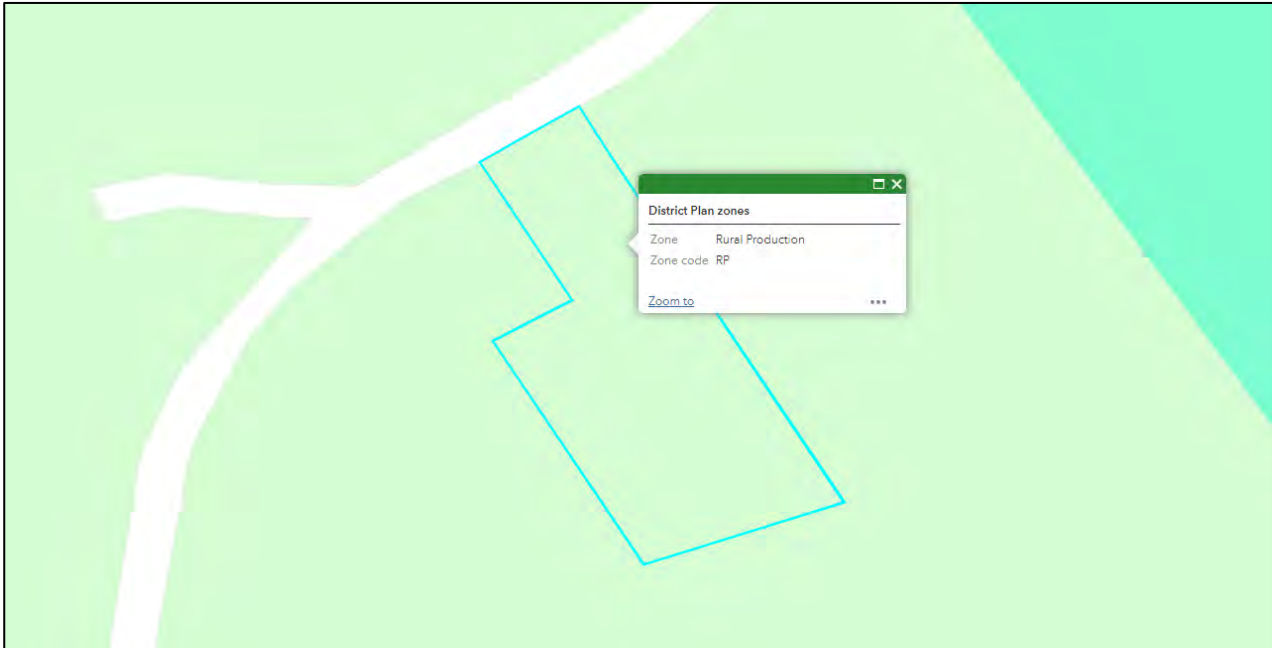


Figure 7: Snip of FNDC Maps Showing Site in Rural Production Zone.

The following Stormwater Management Rules Apply:

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

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

To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 15%. The maximum permitted impermeable area (15%), existing impermeable area, available impermeable area and anticipated activity status for Lots 1 & 2 are as follows:

Lot	Permitted Impermeable Area (15%)	Existing Impermeable Area	Available Impermeable Area	Anticipated Status
1	914.1 m ²	~395 m ²	519.1 m ²	Permitted
2	3,295.5 m ²	~1,220 m ²	2,075.5 m ²	Permitted

Note: Existing impermeable areas are estimated from FNDC's Aerial Imagery and are indicative only.

A stormwater attenuation report in accordance with the Far North District Council Engineering Standards and recommendations herein will be required for the proposed lots for any future development that does not comply with Permitted Activity Rule (8.6.5.1.3). However, given the above, we expect that future residential development of Lots 1 & 2 would comfortably comply with Permitted Activity Rule (8.6.5.1.3). As such, we do not envision that a site-specific attenuation report will be required for Lots 1 & 2.

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

6.2 LOT 1 PRIMARY STORMWATER

6.2.1 Stormwater Runoff from Roof Area

Stormwater runoff from the roof of existing and future proposed buildings within Lot 1 must be captured by a gutter system and conveyed to potable water tanks.

Attenuation back to pre-development flow rates can be achieved via a detention volume and control orifices in accordance with the FNDC Engineering Standards where required. The upper section of the potable water tanks, or a separate detention tank(s) can be used to achieve the required detention.

Discharge and overflow from the potable water tanks / detention tank(s) should be directed via sealed pipes to a safe discharge outlet / dispersal device within Lot 1, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion control. The dispersal device or discharge point should be positioned downslope of any buildings and effluent disposal areas, with setback distances as per the relevant standards.

6.2.2 Stormwater Runoff from Driveway and Hardstand Areas

It is recommended to shape any future proposed hardstand areas to shed runoff to lower-lying grassed areas, well clear of any structures and effluent disposal trenches / fields. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales directed to a safe outlet location without causing erosion. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate.

Alternatively, it is recommended to shape any future proposed hardstand areas to shed runoff to catchpit(s) for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

6.3 LOT 2 PRIMARY STORMWATER

6.3.1 Stormwater Runoff from Roof Area

Stormwater runoff from the roof of existing and future proposed buildings within Lot 2 must be captured by a gutter system and conveyed to potable water tanks.

Overflow from the potable water tanks should be directed to the existing discharge point in the existing channel located in proposed Lot 2 for runoff conveyance to Lot 2's existing pond. The capacity of the existing drainage piping from the existing potable water tanks to the existing discharge point may need to be assessed for future development of Lot 2.



Figure 8: Site Photo Showing Lot 2's Existing Stormwater Discharge Point in Existing Channel.

6.3.2 Stormwater Runoff from Driveway and Hardstand Areas

It is recommended to shape any future proposed hardstand areas to shed runoff to lower-lying grassed areas, well clear of any structures and effluent trenches / fields. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales directed to a safe outlet location without causing erosion. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate.

Alternatively, it is recommended to shape any future proposed hardstand areas to shed runoff to catchpit(s) for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

It is recommended to shape the proposed driveway to shed runoff to a **minimum** 500mm wide x 200mm deep grassed v-channel swale along the eastern side for runoff conveyance to the existing roadside swale along Te Ahu Ahu Road.

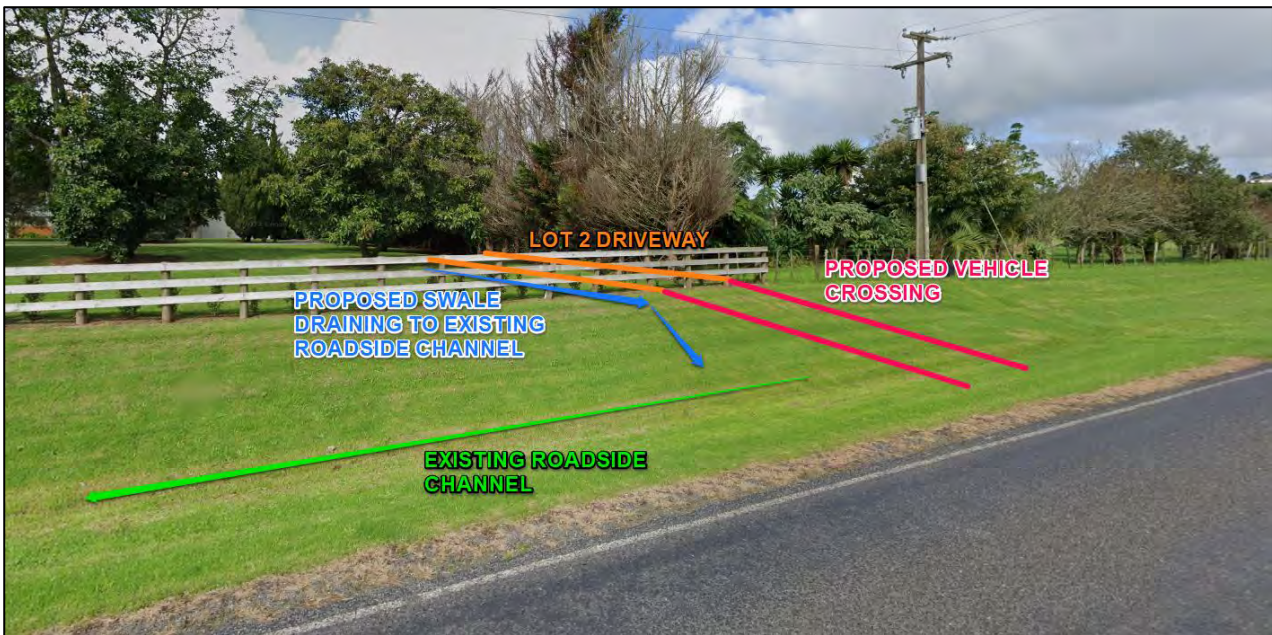


Figure 9: Annotated Site Photo Showing Proposed ROW Swale Discharge Point on Te Ahu Ahu Road.

6.4 SECONDARY STORMWATER

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

6.5 DISTRICT PLAN ASSESSMENT

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

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

13.10.4 – Stormwater Disposal

<p>(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.</p>	<p>No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.</p>
<p>(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).</p>	<p>The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009</p>
<p>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</p>	<p>The application is deemed compliant with the Far North District Council Strategic Plan - Drainage</p>

<p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p>	<p>Stormwater management can be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Low impact design principles should be used to control and mitigate the effects of increased runoff from new hardstand areas. Hardstand areas should either be shaped to shed runoff to large, vegetated areas or stormwater sumps for runoff conveyance to a dispersal device.</p>
<p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p>	<p>As above. Runoff from existing and future proposed roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a dispersal device / discharge outlet, reducing scour and erosion. New metal driveways are to be shaped to shed runoff to a suitable swale or the surrounding pasture to ensure that runoff does not concentrate and can be naturally filtered of entrained pollutants by the wide expanse of surrounding vegetation.</p>
<p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p>	<p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large down-slope pasture areas act as bio-filter strips to filter out entrained gross pollutants. Proposed driveway to discharge to existing grassed roadside channel.</p>
<p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p>	<p>No alteration to waterways is proposed.</p>
<p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p>	<p>Not applicable.</p>
<p><i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i></p>	<p>Not applicable.</p>

<p><i>(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.</i></p>	<p>Not applicable.</p>
<p><i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i></p>	<p>No adverse effects identified.</p>
<p><i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i></p>	<p>Not applicable.</p>
<p><i>(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.</i></p>	<p>Not applicable.</p>
<p><i>(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.</i></p>	<p>Not applicable.</p>
<p><i>(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.</i></p>	<p>Not applicable.</p>
<p><i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i></p>	<p>Not applicable.</p>
<p><i>(q) The need for and extent of any financial contributions to achieve the above matters.</i></p>	<p>Not applicable.</p>
<p><i>(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.</i></p>	<p>Not applicable.</p>

7 ACCESS AND VEHICLE CROSSING

7.1 GENERAL

A basic access and vehicle crossing assessment has been completed with recommendations provided in this section.

Lot 2 is proposed to use a new access point directly off Te Ahu Ahu Road.

The vehicle crossing and accessway is to be designed and constructed in accordance with Council's Engineering Standards and Guidelines.



Figure 10: Snip from FNDC GIS Maps Showing Existing and Proposed Access Points.

7.2 VEHICLE CROSSING

The vehicle crossing must be designed to comply with the FNDC Engineering Standards – Sheets 21-23 (May 2023). Type 1A from Sheet 21 is recommended for the proposed lot.

The crossing shall not obstruct any drainage facilities within the berm. Where the drain is shallow and only carries low rain flow, the crossing must pass through the drain. Where the drain is an unstable shape or carries significant rain flow, the drain shall be piped under the crossing. Pipes and end treatments shall be sized appropriately for the catchment intercepted but shall be a minimum 300mm \varnothing .

7.3 VEHICLE ACCESS

The FNDC District Plan Section 15.1.6C.1.5 notes that “All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle” and “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 contaminated loads”.

Vehicle accessways must be designed to comply with the FNDC Engineering Standards – Sheets 9 & 10 (May 2023).

The proposed driveway servicing Lot 2 must be designed and constructed to comply with the FNDC Engineering Standards – Table 3-16: Minimum Width Requirements – Private Accessways (May 2023).

Table 3-16: Minimum Width Requirements – Private Accessways								
Category	Criteria (Household Units)	Minimum Legal Width (m)	Minimum Carriageway Width (m)			Footpath Width (m)	Minimum Surfacing Requirement	
			Unsealed Shoulder	Surfacing Width ¹⁷	Total			
Urban								
A	2 - 4	4.0	-	1 x 3.0	3.0	-	Seal or Concrete	
A(Alt) ¹	2 - 4	5.0	-	1 x 4.0	4.0	-	Seal or Concrete	
B	5 - 8	6.0	-	1 x 4.5	4.5	1 x 0.95	Seal or Concrete	
Rural								
C	2	4.0	2 x 0.25	1 x 3.0	3.5	-	Aggregate ¹⁸	
C(Alt) ¹⁶	2	5.0	2 x 0.25	1 x 4.0	4.5	-	Aggregate ¹⁸	
D	3 - 5	6.0	2 x 0.25	1 x 4.0	4.5	-	Aggregate ¹⁸	
E	6 - 8	10.0	2 x 0.25	2 x 2.75	6.0	-	Seal	

Figure 11: Snip from FNDC Engineering Standards (May 2023) – Table 3-16.

7.4 SITE DISTANCES

Te Ahu Ahu Road has a general operating speed of 100km/hr. As such, the required minimum sight distance of 210m is required.

The proposed access point to service Lot 2 allows for ~110m of sight distance to the southwest and ~145m of sight distance to the northeast. As such, the proposed access point does not comply with the FNDC Engineering Standards' requirements for sight distance and must be reviewed by FNDC.



Figure 12: Proposed Access Point on Te Ahu Ahu Road Facing Southwest, ~110m Sight Distance Available.



Figure 13: Proposed Access Point on Te Ahu Ahu Road Facing Northeast, ~145m Sight Distance Available.

8 LIMITATIONS

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

This report has been commissioned solely for the benefit of our client, [REDACTED] & [REDACTED] in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

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

This report does not cover secondary stormwater assessments or designs, including ponds.

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

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

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan (1 sheet)
- Calculation Set



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



WILTON JOUBERT
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	OCT '23	GB	CIVIL SITE SUITABILITY REPORT REV A
B	DEC '23	GB	CIVIL SITE SUITABILITY REPORT REV B

DESIGNED BY: GB
DRAWN BY: GB
CHECKED BY: BGS
SURVEYED BY: N/A

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

RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

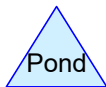
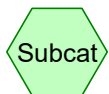
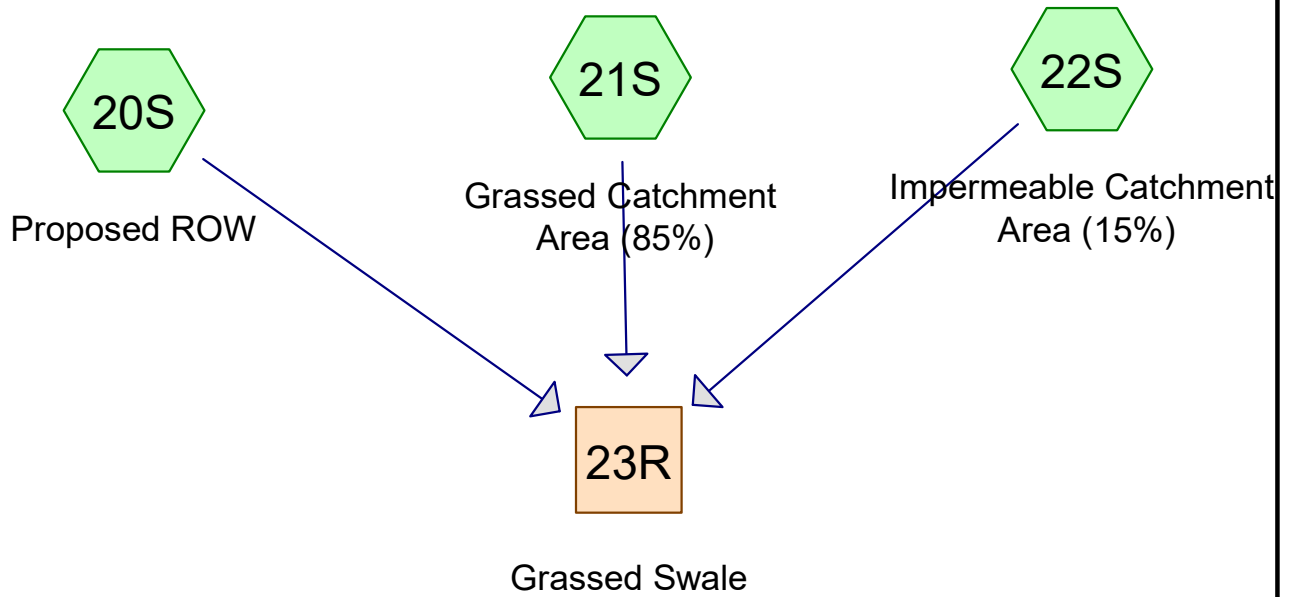
DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 2 DP 172429 94 TE AHU AHU ROAD OHAEWAI NORTHLAND

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:1250	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 129661-SP	ISSUE: B
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Driveway Swale Sizing



129661

94 Te Ahu Ahu Road 10-Year + CCF Duration=80 min, Inten=46.3 mm/hr

Prepared by Wilton Joubert Limited

Printed 10/10/2023

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Page 2

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 20S: Proposed ROW

Runoff Area=177.0 m² 0.00% Impervious Runoff Depth=49 mm
Tc=10.0 min C=0.80 Runoff=1.82 L/s 8.7 m³

Subcatchment 21S: Grassed Catchment

Runoff Area=1,049.7 m² 0.00% Impervious Runoff Depth=36 mm
Tc=10.0 min C=0.59 Runoff=7.96 L/s 38.2 m³

Subcatchment 22S: Impermeable

Runoff Area=185.2 m² 100.00% Impervious Runoff Depth=59 mm
Tc=10.0 min C=0.96 Runoff=2.28 L/s 11.0 m³

Reach 23R: Grassed Swale

Avg. Flow Depth=0.13 m Max Vel=0.61 m/s Inflow=12.06 L/s 57.9 m³
n=0.022 L=60.00 m S=0.0100 m/m Capacity=39.43 L/s Outflow=12.06 L/s 57.9 m³

Summary for Subcatchment 20S: Proposed ROW

Runoff = 1.82 L/s @ 0.17 hrs, Volume= 8.7 m³, Depth= 49 mm

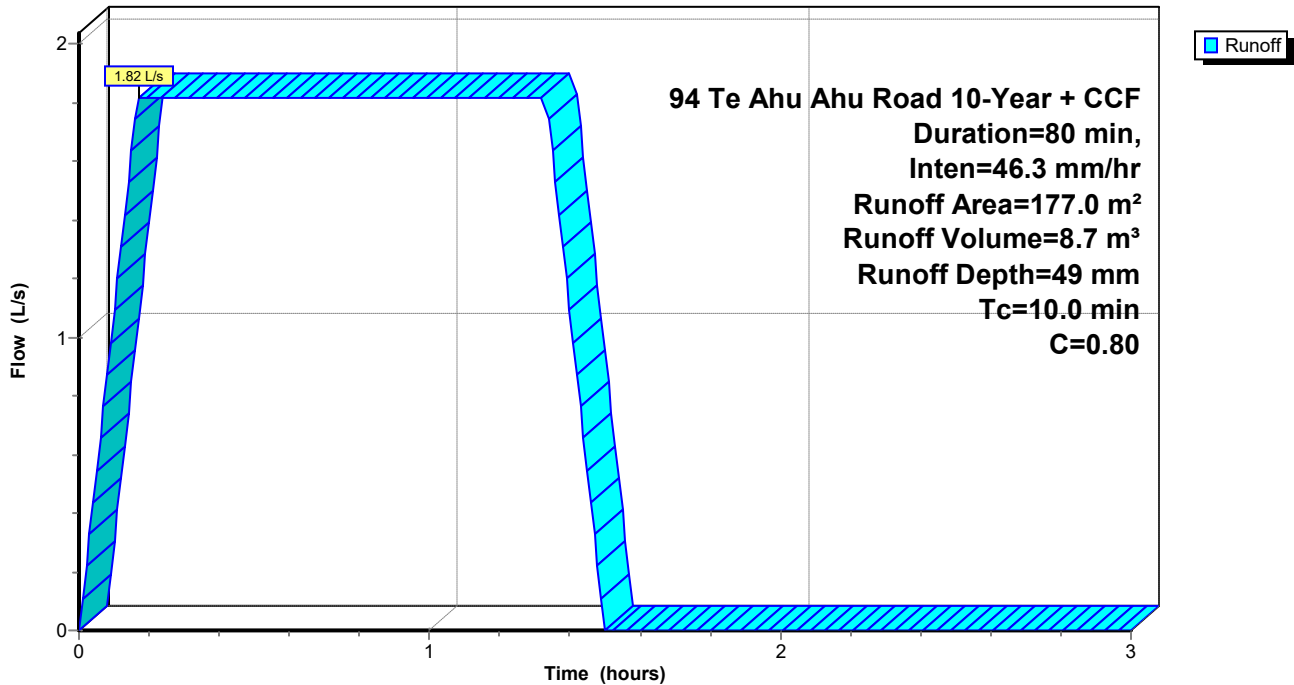
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 94 Te Ahu Ahu Road 10-Year + CCF Duration=80 min, Inten=46.3 mm/hr

Area (m ²)	C	Description
177.0	0.80	Gravel
177.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 20S: Proposed ROW

Hydrograph



Summary for Subcatchment 21S: Grassed Catchment Area (85%)

Runoff = 7.96 L/s @ 0.17 hrs, Volume= 38.2 m³, Depth= 36 mm

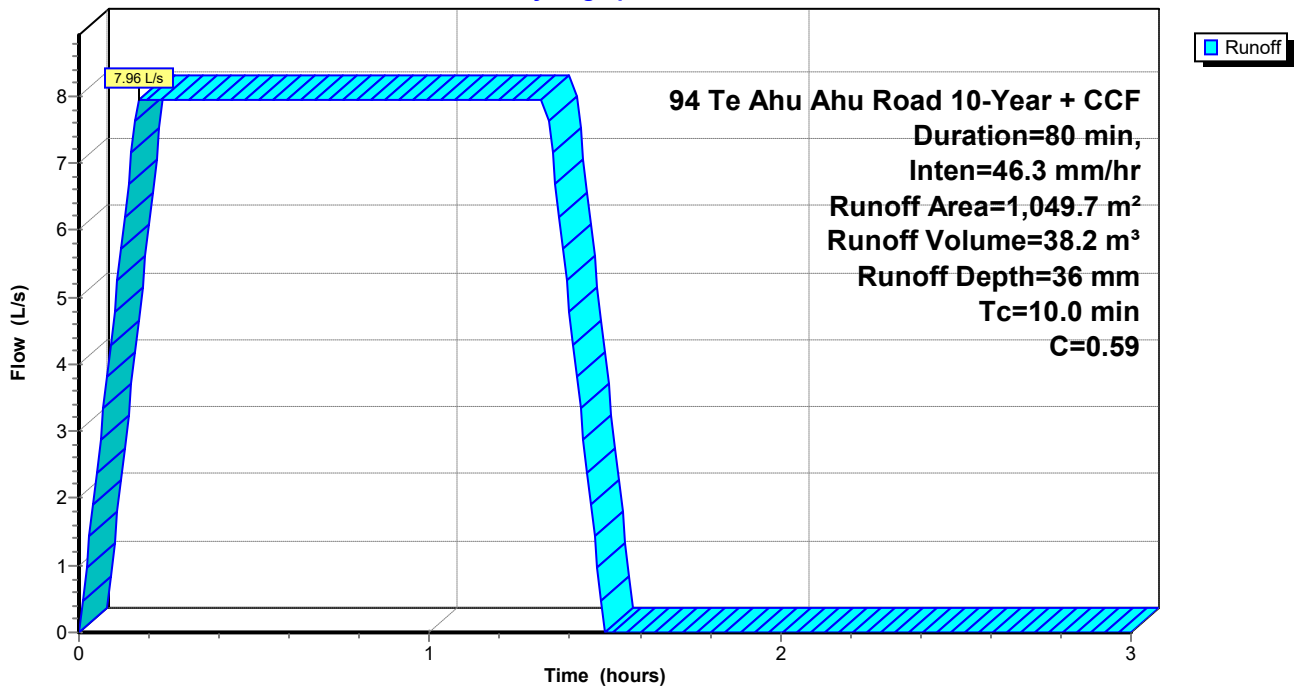
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 94 Te Ahu Ahu Road 10-Year + CCF Duration=80 min, Inten=46.3 mm/hr

Area (m ²)	C	Description
1,049.7	0.59	Grass
1,049.7		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 21S: Grassed Catchment Area (85%)

Hydrograph



Summary for Subcatchment 22S: Impermeable Catchment Area (15%)

Runoff = 2.28 L/s @ 0.17 hrs, Volume= 11.0 m³, Depth= 59 mm

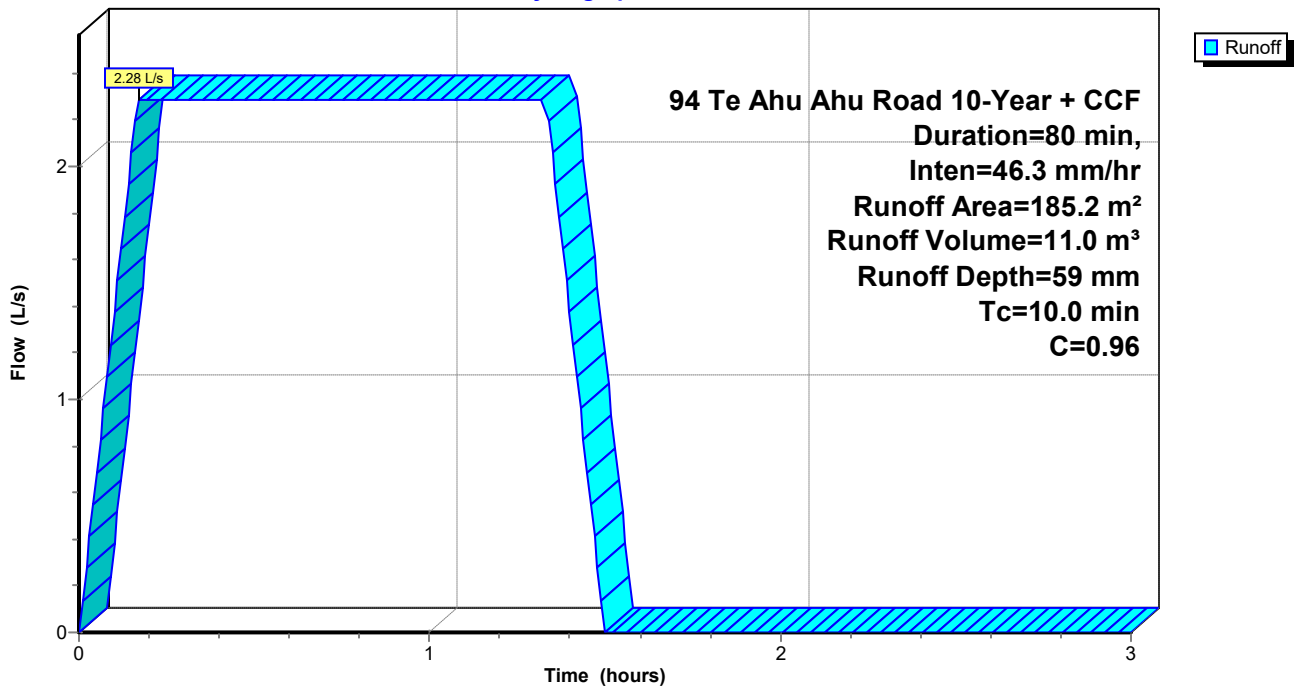
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 94 Te Ahu Ahu Road 10-Year + CCF Duration=80 min, Inten=46.3 mm/hr

Area (m ²)	C	Description
185.2	0.96	Impermeable
185.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 22S: Impermeable Catchment Area (15%)

Hydrograph



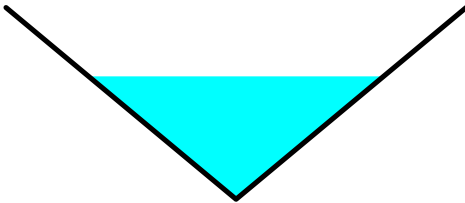
Summary for Reach 23R: Grassed Swale

Inflow Area = 1,411.9 m², 13.12% Impervious, Inflow Depth = 41 mm for 10-Year + CCF event
 Inflow = 12.06 L/s @ 0.17 hrs, Volume= 57.9 m³
 Outflow = 12.06 L/s @ 0.89 hrs, Volume= 57.9 m³, Atten= 0%, Lag= 43.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Max. Velocity= 0.61 m/s, Min. Travel Time= 1.6 min
 Avg. Velocity = 0.51 m/s, Avg. Travel Time= 2.0 min

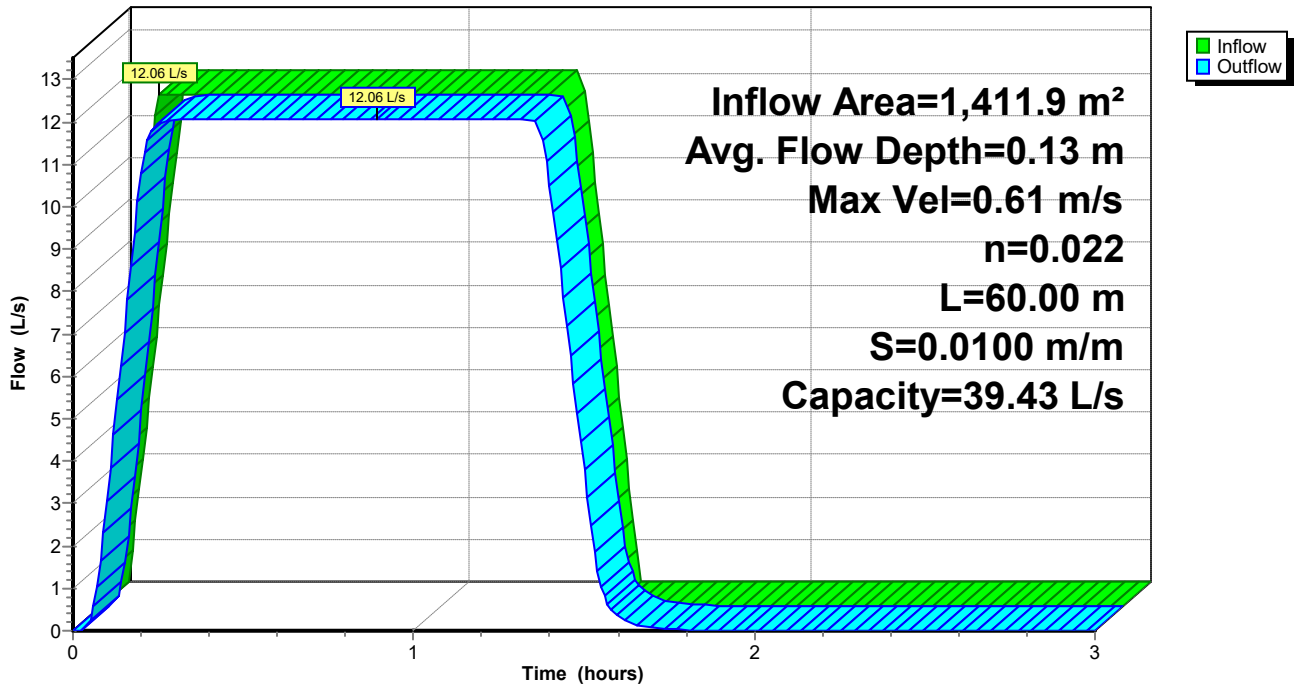
Peak Storage= 1.2 m³ @ 0.85 hrs
 Average Depth at Peak Storage= 0.13 m
 Bank-Full Depth= 0.20 m Flow Area= 0.05 m², Capacity= 39.43 L/s

0.00 m x 0.20 m deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 1.2 m/m Top Width= 0.48 m
 Length= 60.00 m Slope= 0.0100 m/m
 Inlet Invert= 0.000 m, Outlet Invert= -0.600 m



Reach 23R: Grassed Swale

Hydrograph



129661

94 Te Ahu Ahu Road 100-Year + CCF Duration=80 min, Inten=69.5 mm/hr

Prepared by Wilton Joubert Limited

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Page 7

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 20S: Proposed ROW

Runoff Area=177.0 m² 0.00% Impervious Runoff Depth=74 mm
Tc=10.0 min C=0.80 Runoff=2.73 L/s 13.1 m³

Subcatchment 21S: Grassed Catchment

Runoff Area=1,049.7 m² 0.00% Impervious Runoff Depth=55 mm
Tc=10.0 min C=0.59 Runoff=11.96 L/s 57.4 m³

Subcatchment 22S: Impermeable

Runoff Area=185.2 m² 100.00% Impervious Runoff Depth=89 mm
Tc=10.0 min C=0.96 Runoff=3.43 L/s 16.5 m³

Reach 23R: Grassed Swale

Avg. Flow Depth=0.15 m Max Vel=0.68 m/s Inflow=18.12 L/s 87.0 m³
n=0.022 L=60.00 m S=0.0100 m/m Capacity=39.43 L/s Outflow=18.12 L/s 87.0 m³

Summary for Subcatchment 20S: Proposed ROW

Runoff = 2.73 L/s @ 0.17 hrs, Volume= 13.1 m³, Depth= 74 mm

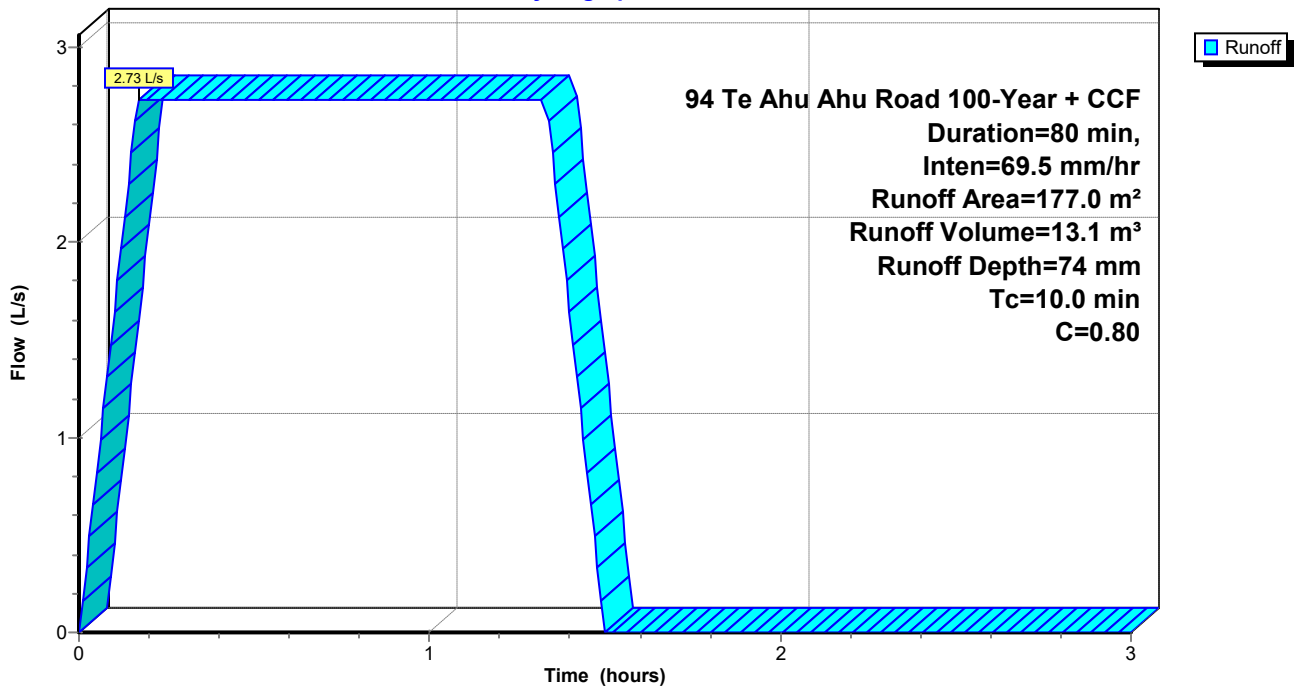
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 94 Te Ahu Ahu Road 100-Year + CCF Duration=80 min, Inten=69.5 mm/hr

Area (m ²)	C	Description
177.0	0.80	Gravel
177.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 20S: Proposed ROW

Hydrograph



Summary for Subcatchment 21S: Grassed Catchment Area (85%)

Runoff = 11.96 L/s @ 0.17 hrs, Volume= 57.4 m³, Depth= 55 mm

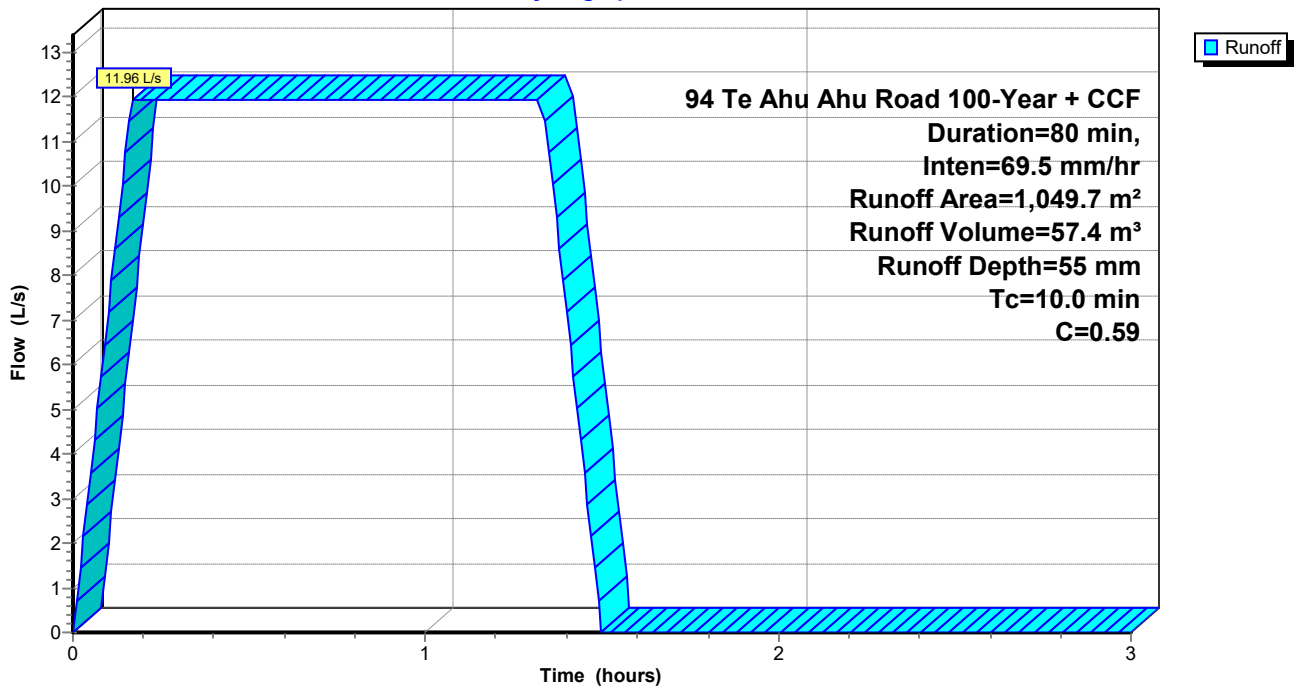
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 94 Te Ahu Ahu Road 100-Year + CCF Duration=80 min, Inten=69.5 mm/hr

Area (m ²)	C	Description
1,049.7	0.59	Grass
1,049.7		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 21S: Grassed Catchment Area (85%)

Hydrograph



Summary for Subcatchment 22S: Impermeable Catchment Area (15%)

Runoff = 3.43 L/s @ 0.17 hrs, Volume= 16.5 m³, Depth= 89 mm

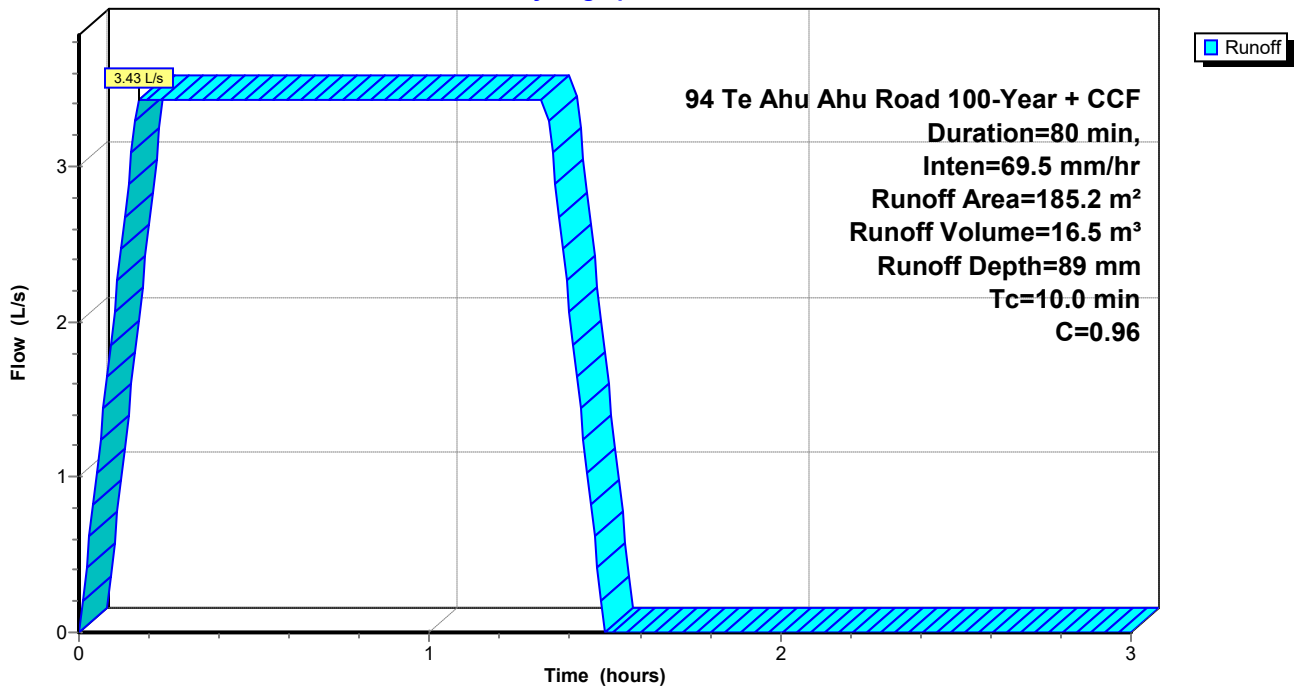
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 94 Te Ahu Ahu Road 100-Year + CCF Duration=80 min, Inten=69.5 mm/hr

Area (m ²)	C	Description
185.2	0.96	Impermeable
185.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 22S: Impermeable Catchment Area (15%)

Hydrograph



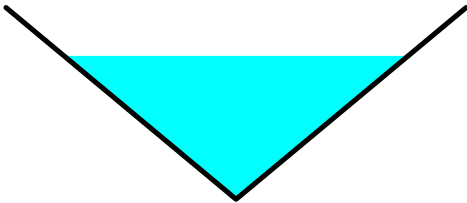
Summary for Reach 23R: Grassed Swale

Inflow Area = 1,411.9 m², 13.12% Impervious, Inflow Depth = 62 mm for 100-Year + CCF event
 Inflow = 18.12 L/s @ 0.17 hrs, Volume= 87.0 m³
 Outflow = 18.12 L/s @ 0.81 hrs, Volume= 87.0 m³, Atten= 0%, Lag= 38.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Max. Velocity= 0.68 m/s, Min. Travel Time= 1.5 min
 Avg. Velocity = 0.56 m/s, Avg. Travel Time= 1.8 min

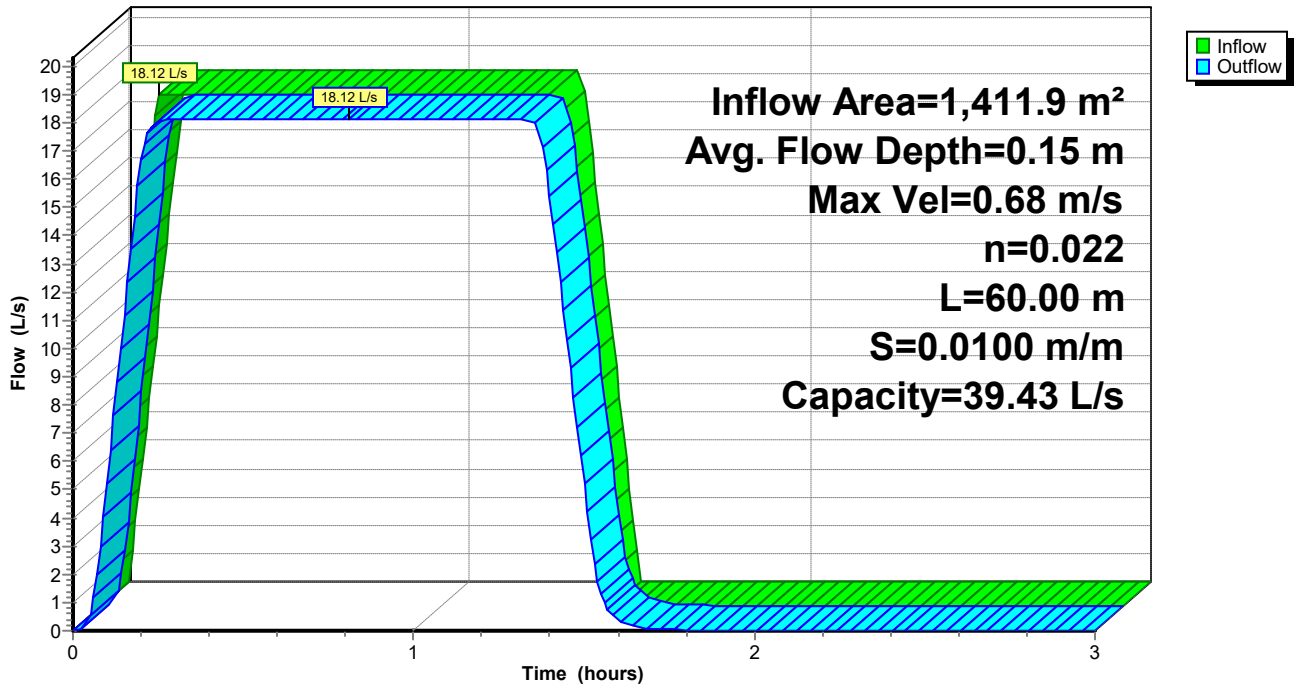
Peak Storage= 1.6 m³ @ 0.78 hrs
 Average Depth at Peak Storage= 0.15 m
 Bank-Full Depth= 0.20 m Flow Area= 0.05 m², Capacity= 39.43 L/s

0.00 m x 0.20 m deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 1.2 m/m Top Width= 0.48 m
 Length= 60.00 m Slope= 0.0100 m/m
 Inlet Invert= 0.000 m, Outlet Invert= -0.600 m



Reach 23R: Grassed Swale

Hydrograph



Alex Billot

From: Andrew Jones | NTA <Andrew.Jones@nta.govt.nz>
Sent: Tuesday, 21 November 2023 11:01 am
To: Alex Billot
Cc: Rinku Mishra
Subject: RE: CDM-2024-1 - 94 Te Ahu Ahu Road, Ohaeawai - access

Follow Up Flag: Follow up
Flag Status: Flagged

Alex,

Sorry, this slipped my mind, generally we would prefer that both entrances come off a single entrance.

Andrew Jones

Traffic Engineer | Northland Transportation Alliance

Far North | Kaipara | Whangarei

DDI +6494070406 | M 0273219644

NORTHLAND TRANSPORTATION ALLIANCE



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Therefore, if you have received this in error, you should delete it immediately and advise the sender noting that information contained within this communication should not be used or transmitted in any format.

From: Rinku Mishra <Rinku.Mishra@fndc.govt.nz>
Sent: Tuesday, November 21, 2023 8:59 AM
To: Andrew Jones | NTA <Andrew.Jones@nta.govt.nz>
Subject: FW: CDM-2024-1 - 94 Te Ahu Ahu Road, Ohaeawai - access

Morning Andrew
Can you please be able to reply below email.

Regards
Millie

 **Rinku Millie Mishra**
Resource Consents Engineer - Resource Consents - Engineering
M 64273649266 | P 09 401 5408 | Rinku.Mishra@fndc.govt.nz
Te Kaunihera o Tai Tokerau ki te Raki | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



From: Northland Planning Development <info@northplanner.co.nz>

Sent: Monday, 20 November 2023 9:33 AM

To: Rinku Mishra <Rinku.Mishra@fndc.govt.nz>

Subject: CDM-2024-1 - 94 Te Ahu Ahu Road, Ohaeawai - access

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Rinku,

I am emailing you in regards to a CDM you had with Rochelle back in August for the proposed subdivision at 94 Te Ahu Ahu Road, Ohaeawai (CDM-2024-1).

I have seen that you emailed Andrew from NTA in August regarding the proposed access arrangements, however I cannot find any response in our files. I have attached the initial correspondence for your reference.

Can you please advise if you received a response?

Since then, we have had a scheme plan finalised as well as a Site Suitability Report which also makes an assessment of the proposed access.

I can send these through if you like.

Thanks.

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

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Northland Planning Development

From: [REDACTED]
Sent: Friday, 18 August 2023 4:21 pm
To: Northland Planning Development
Subject: Property 94 Te AhuAhu Road.

This area was originally part of a farm and was purchased by the 1st owners after subdivision about 1995. A dwelling was built and a tunnel house in which the neighbours advise was used in an attempt to grow pineapples however the venture proved unsuccessful and the tunnel house was abandoned.

Over the next 10 to 12 year period the grounds were landscaped into a park like setting and a 2nd dwelling built. Also over this time a variety of fruit trees were planted for the purpose of selling at the local farmers market.

All the fruit was organically grown with no sprays used and nothing was grown on a commercial scale.

In 2008 the present owners purchased the property.

On taking over the property they had the tunnel house demolished as it had degraded over the time it had been left unused which left the 2 existing dwellings, the rear dwelling having been built in 1997 and the front in 2006 and in 2011 built a garage by the rear dwelling.

A large portion of the property which had already been landscaped in grass in a park like setting remains and parts of the property which had fruit trees planted have now been turned into several small grazing paddocks for a lifestyle block.

Again no sprays have been used by the present owners.

Northland Planning Development

From: Tania Pene <taniam.pene@ngapuhi.org>
Sent: Friday, 8 December 2023 1:18 pm
To: Northland Planning Development
Subject: IMPORTANT Re: Request for comments on subdivision - 94 Te Ahu Ahu Road, Ohaeawai

Tena koe
Thank you for your email.
I am currently on Leave.
If urgent, contact our Front Desk on 09 401 5530

--

Nāku noa, nā

Tania Pene

Natural Resources Manager
Te Rūnanga-Ā-Iwi O Ngāpuhi
M 027 703 2893
P 09 401 5530
W www.ngapuhi.iwi.nz
FB <https://www.facebook.com/ngapuhirunanga>

Office: 16 Mangakahia Road, Kaikohe, Northland, New Zealand.
Postal: P.O. Box 263, Kaikohe 0440, Northland, New Zealand.

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Alex Billot

From: Hannah Kane <Hannah.Kane@fndc.govt.nz>
Sent: Monday, 14 August 2023 1:57 pm
To: Rochelle
Cc: Gio Alagao; Rinku Mishra
Subject: Notes from Concept Development Meeting 14/08/2023

Good afternoon,

Thank you for your time this afternoon. Please find below the notes from our conversation. Feel free to add anything if I have missed it out!

Planning:

- Given the current status of the Proposed District Plan, a thorough Objectives and Policies assessment will be required.
- Heritage New Zealand and DOC should be contacted for consultation prior to lodgement to make sure they have no requirements or concerns.
- Written approvals are not required, but are beneficial.
- The site is within an area of Kiwi Density, and in proximity to PNAs, so restrictions on cats/dogs should be considered.

Engineering:

- A Site Suitability Report which covers wastewater (working order and within property boundaries) and stormwater (percentage coverage on both Lots and how it is/will be managed).
- NTA has been contacted for comment on the proposed access arrangements.
- No Geotech will be required as there is existing development on site.

Kind regards,



Hannah Kane

Intermediate Resource Planner

Delivery and Operations, Far North District Council | **24-hour Contact Centre** 0800 920 029

DDI 6494015309 | **M** 64273275721 | Hannah.Kane@fndc.govt.nz

[Website](#) | [Facebook](#) | [LinkedIn](#) | [Careers](#)

Northland Planning Development

From: RMA <RMA@doc.govt.nz>
Sent: Friday, 8 December 2023 2:49 pm
To: Northland Planning Development
Subject: RE: Request for comments - proposed subdivision 94 Te Ahu Ahu Road, Ohaeawai

Kia ora Sheryl,

Thank you for sending your information to the Department of Conservation. I have lodged your request into our system for response. Your request has been assigned the reference number **RC3153**, so please refer to this in any future correspondence.

What happens next

Your request will firstly be assessed to see what interest DOC has, and how conservation values could be affected. If the result is that DOC has no concerns, we will let you know (this usually takes about a week).

If there are concerns that need to be considered further, your application will be forwarded to the local DOC office for assessment, and they will let you know the outcome (that process usually takes 4-6 weeks).

Note that if the outcome is that DOC does not support your request, you will be able to discuss this further with staff to see whether concerns can be addressed in some way.

If you have any further queries, or there are any changes to your proposal in the interim, please contact RMA@doc.govt.nz.

Reminder: The days from 20 December to 10 January are not considered working days under the Resource Management Act.

Ngā mihi

Trix Heigan
Statutory Process Support Officer - RMA
Department of Conservation | Te Papa Atawhai

www.doc.govt.nz



From: Northland Planning Development <info@northplanner.co.nz>
Sent: Friday, December 8, 2023 11:23 AM
To: RMA <RMA@doc.govt.nz>
Subject: RE: Request for comments - proposed subdivision 94 Te Ahu Ahu Road, Ohaeawai

Hi,
The applicants names are [REDACTED] & [REDACTED]

Regards,



Sheryl Hansford

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 021 498 813

Northland Planning & Development 2020 Limited

From: RMA <RMA@doc.govt.nz>

Sent: Friday, December 8, 2023 9:57 AM

To: Northland Planning Development <info@northplanner.co.nz>

Subject: RE: Request for comments - proposed subdivision 94 Te Ahu Ahu Road, Ohaeawai

Kia ora Alex,

Can you please tell me who the applicant is. I need it for capturing.

Ngā mihi

Trix Heigan

Statutory Process Team - RMA

Department of Conservation | Te Papa Atawhai

www.doc.govt.nz



Reminder: The days from 20 December to 10 January are not considered working days under the Resource Management Act.

From: Northland Planning Development <info@northplanner.co.nz>

Sent: Thursday, December 7, 2023 9:53 AM

To: RMA <RMA@doc.govt.nz>

Subject: Request for comments - proposed subdivision 94 Te Ahu Ahu Road, Ohaeawai

Morena,

We have been engaged by our client to complete the proposed subdivision at 94 Te Ahu Ahu Road, Ohaeawai. The proposal will involve subdividing the site to create one additional allotment. Proposed Lots 1 & 2 will contain existing built development as shown on the scheme plan.

The site is not known to contain any areas of significant vegetation, however is located within an area of kiwi high density. The site consists of existing built development, landscaped gardens and small paddocks utilised for grazing of animals.

Can you please provide comment on the proposal, which we can include with our application.

Thanks in advance.

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

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Northland Planning Development

From: Northland Planning Development
Sent: Thursday, 7 December 2023 10:05 am
To: James Robinson
Cc: Alice Morris; Bill Edwards
Subject: RE: Proposed subdivision - 94 Te Ahu Ahu Road, Ohaeawai

Morena,

Just following up on the request for comments for the proposed subdivision at 94 Te Ahu Ahu Road, Ohaeawai. We are nearly ready to lodge the application so would appreciate if you could provide comments to include.

If you would like me to send through some site photos, please let me know. As mentioned, both lots will contain existing dwellings with the remainder of the sites being landscaped gardens and small paddocks utilised for grazing purposes.

Thanks in advance.

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020 Limited

From: Northland Planning Development
Sent: Monday, November 20, 2023 1:33 PM
To: James Robinson <jrobinson@heritage.org.nz>
Cc: Alice Morris <AMorris@heritage.org.nz>; Bill Edwards <BEdwards@heritage.org.nz>
Subject: RE: Proposed subdivision - 94 Te Ahu Ahu Road, Ohaeawai

Thanks James.
Will make note for future correspondence.

Kind regards,

Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866

From: James Robinson <jrobinson@heritage.org.nz>
Sent: Monday, November 20, 2023 10:05 AM
To: Northland Planning Development <info@northplanner.co.nz>
Cc: Alice Morris <AMorris@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>
Subject: RE: Proposed subdivision - 94 Te Ahu Ahu Road, Ohaeawai

Good morning Alex

I have cced our planner into my reply. Heritage New Zealand will review this consent.

Please ensure that all future correspondence regarding consents are sent to myself, Alice Morris and Bill Edwards. I have added their email addresses into this email.

Sincerely

James Robinson

Dr James Robinson | Northland Regional Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 836, Kerikeri 0245 |
PH: (64 9) 407 0470 | DDI: (64 9) 407 0473 | Cell: 027 2490864
Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Northland Planning Development <info@northplanner.co.nz>
Sent: Monday, November 20, 2023 9:41 AM
To: James Robinson <jrobinson@heritage.org.nz>
Subject: Proposed subdivision - 94 Te Ahu Ahu Road, Ohaeawai

Good morning James,

We are preparing a resource consent application on behalf of our clients, for a subdivision at 94 Te Ahu Ahu Road, Ohaeawai. The proposal will involve the addition of one lot. Both Proposed Lots 1 & 2 will contain existing development, as shown on the attached scheme plan.

If you could please provide comments on the proposal on behalf of Heritage NZ Pouhere Taonga, that would be greatly appreciated.

Let me know if you require any further information.

Thanks in advance.

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020 Limited



NOTICE OF WRITTEN APPROVAL

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



PART A – To be completed by Applicant

Applicant/s Name:	<input type="text"/>
Address of proposed activity:	94 Te Ahu Ahu Road, Ohaeawai
Legal description:	Lot 2 DP172429
Description of the proposal (including why you need resource consent):	Proposal to subdivide the site to create one additional allotment. Each allotment will contain existing built development.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none">1. Scheme Plan2. _____3. _____4. _____5. _____6. _____

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

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address:

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

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

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

Signature: Date:

Signature: Date:

Signature: Date:

Signature: Date:

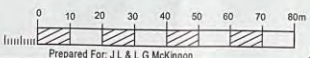


PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO CONVEY ELECTRICITY AND TELECOMMUNICATIONS	A	LOT 2 HEREON	LOT 1 HEREON
	B	LOT 1 HEREON	LOT 2 HEREON

Local Authority: Far North District Council
 Zone: Rural Production
 Total Area: 2.8071ha
 Comprised in: NA105CI478

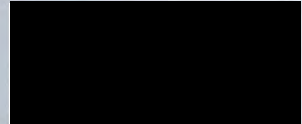
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING
 AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
 This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 407 6030 27 Hobson St

**Proposed Subdivision of
 Lot 2 DP 172420**

Survey	Name	Date	ORIGINAL SCALE	SHEET	FILE
Design	WK	Aug 2023	1:1000	A2	24184



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

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- Notes to Applicant:**
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 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

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Contact Phone Number/s and email address:

I am/~~we~~ are the OWNER / OCCUPIER of the property (circle which is applicable)
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Signature: Date:

Signature: Date:



PROPOSED MEMORANDUM OF EASEMENTS

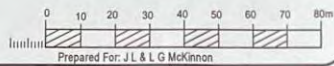
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO CONVEY ELECTRICITY AND TELECOMMUNICATIONS	A	LOT 2 HEREON	LOT 1 HEREON
	B	LOT 1 HEREON	LOT 2 HEREON

Local Authority: Far North District Council
 Zone: Rural Production
 Total Area: 2.8071ha
 Comprised in: NA105C478

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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants
 P/O: (09) 407 6030 27 Hobson Ave, Kaitiaki
 Email: Karikeri@saps.co.nz PO Box 937, Kaitiaki

**Proposed Subdivision of
 Lot 2 DP 172429**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE	FILE
Drawn	WK	Aug 2023	1:1000	A3	24184
Ver 1					