



Cable Bay Consulting Ltd
11 Bush Point Road
Cable Bay 0420
Phone 021 2929226

15 September 2025

Resource Consents Department
Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

By Email Only

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION : 409 DANGEN ROAD, PERIA

- 1.0 Ged & Emma Price (the Applicant) has instructed us to lodge a subdivision resource consent application for their captioned property.
- 1.1 A full AEE in accordance with the requirements of the RMA 1991 is attached. The requisite FNDC Application form is included in the appendices.
- 1.2 If you could kindly advise a reference number, we will arrange for the Client to make the necessary deposit payment to the FNDC by bank transfer.

Yours sincerely,

Neil Mumby
Director
Cable Bay Consulting



**APPLICATION FOR RESOURCE CONSENT TO THE FAR
NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF
THE RESOURCE MANAGEMENT ACT 1991**

**Restricted Discretionary Activity resource consent for a
Three Lot Subdivision in the Rural Production Zone.**

409 Dangen Road, Peria, Northland

Assessment of Environmental Effects

September 2025



INTRODUCTION AND PROPOSAL

- 1.1 Ged & Emma Price “(the Applicant)” seek resource consent under the Resource Management Act 1991 and the Far North District Council District (“FNDC”) Operative District Plan (“ODP”) for a three lot subdivision in the Rural Production Zone. This will comprise one lot around their existing farm dwellings, and two additional vacant lots.

DOCUMENTATION

- 1.2 This application is accompanied by the following documents;
- i. Register of Title (**Attachment 1**)
 - ii. Adjacent Land Analysis (**Attachment 2**)
 - iii. Scheme Plan (**Attachment 3**)
 - iv. Engineering Report (**Attachment 4**)
 - v. Section 86B of the RMA 1991 Check (**Attachment 5**)
 - vi. Operative District Plan Development Control Check (**Attachment 6**)
 - vii. Relevant ODP Assessment Criteria (**Attachment 7**)
 - viii. Fourth Schedule Compliance Assessment (**Attachment 8**)
 - ix. NRPS : Relevant Objectives & Policies (**Attachment 9**)
 - x. ODP : Relevant Objectives & Policies (**Attachment 10**)
 - xi. PDP : Relevant Objectives & Policies (**Attachment 11**)
 - xii. Service Provider Correspondence (**Attachment 12**)
 - xiii. Application Form & Checklist (**Attachment 13**).

DESCRIPTION OF SITE AND SURROUNDS

- 1.3 The site has a land area of approximately 40 hectares, and has been owned by the Applicants since 2000. The Register of Title is appended in **Attachment 1** for ease of reference. The Register of Title information is summarised in Table 1 below;

Existing Titles	Existing Area
Eastern Portion Allotment 4 Parish of Waitarau. Title created in 1935. Limited as to Parcels	40.47 ha

Table 1 :

Register of Title Information

- 1.4 The topography of the site is steep to rolling, and is predominantly covered in regenerating vegetation, with areas of pasture on the eastern boundary of the site in the vicinity of the proposed vacant Lot 1 & Lot 2. There are two existing dwellings and associated farm infrastructure located centrally within proposed Lot 3. The existing dwelling locations and vegetated areas can be seen in the image in Figure 1 below.



Figure 1 : Aerial Imagery

Source NRC GIS as at 14/03/25.

- 1.5 In general terms, the site is located some three kilometres east of Oruru, in elevated bush-clad hill country. As a consequence, adjacent land uses are primarily rural with the occasional countryside living lot interspersed. The main exception to this being the land to the west which is zoned for reserve purposes. Adjacent land analysis is contained in **Attachment 2**.
- 1.6 The subject site is zoned Rural Production under the ODP, with no limitations listed in the Resource Maps as illustrated in Figures 2 & 3 below.

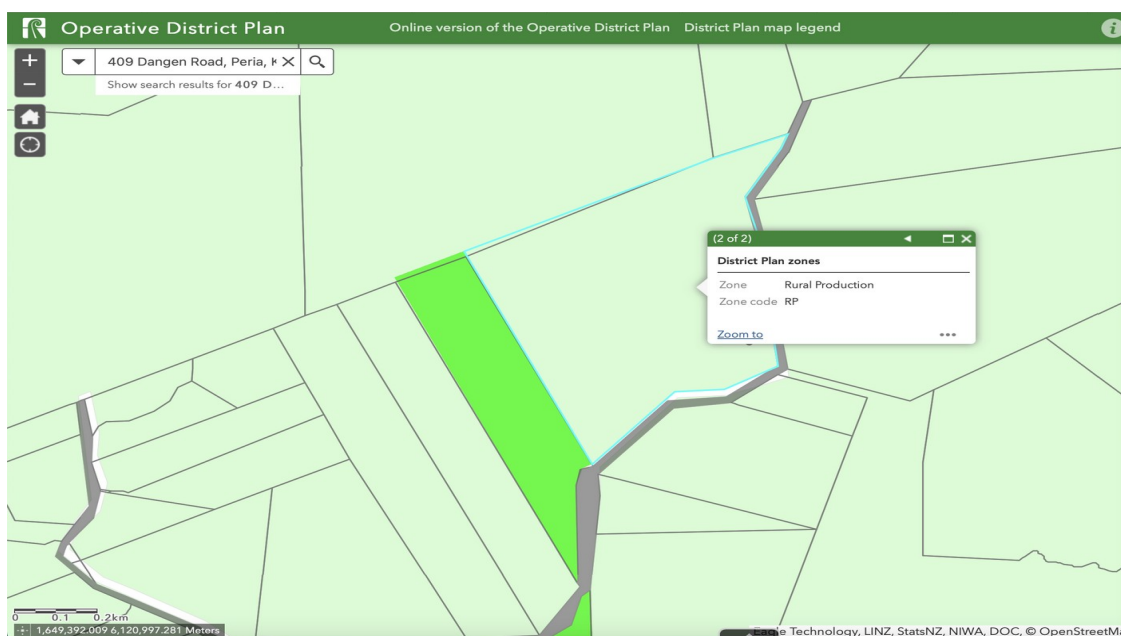


Figure 2 : FNDC ODP Zoning Maps

Source FNDC GIS March 2025

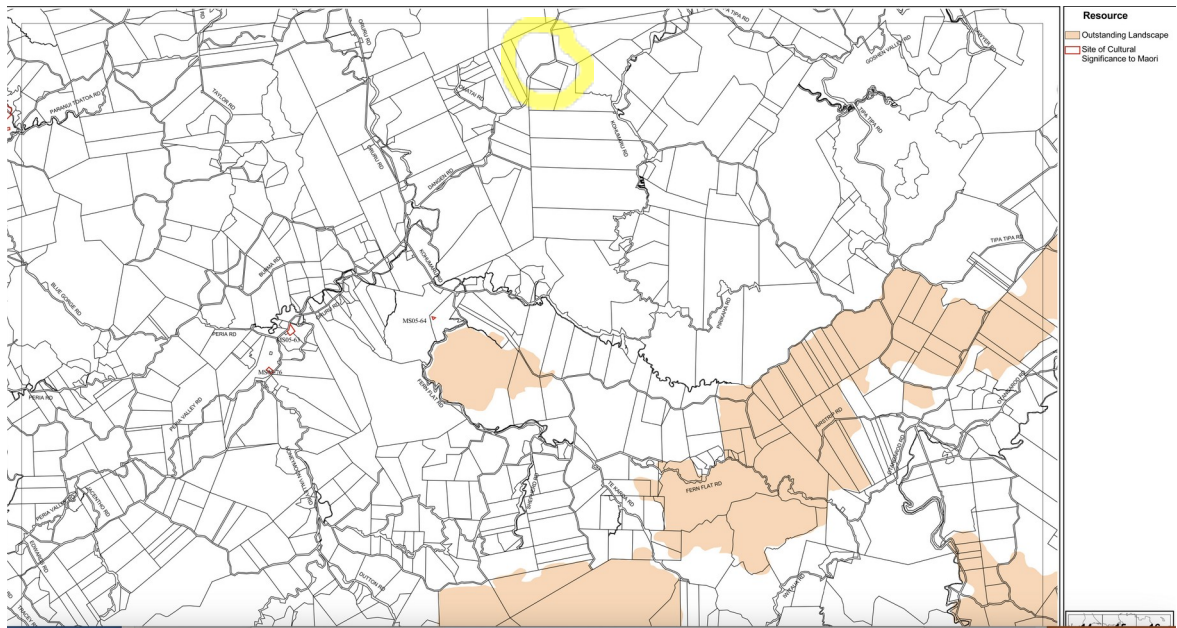


Figure 3 : FNDC Resource Maps

Source FNDC ODP Map 20

1.7 No HAIL sites are present as shown in Figure 4 below;

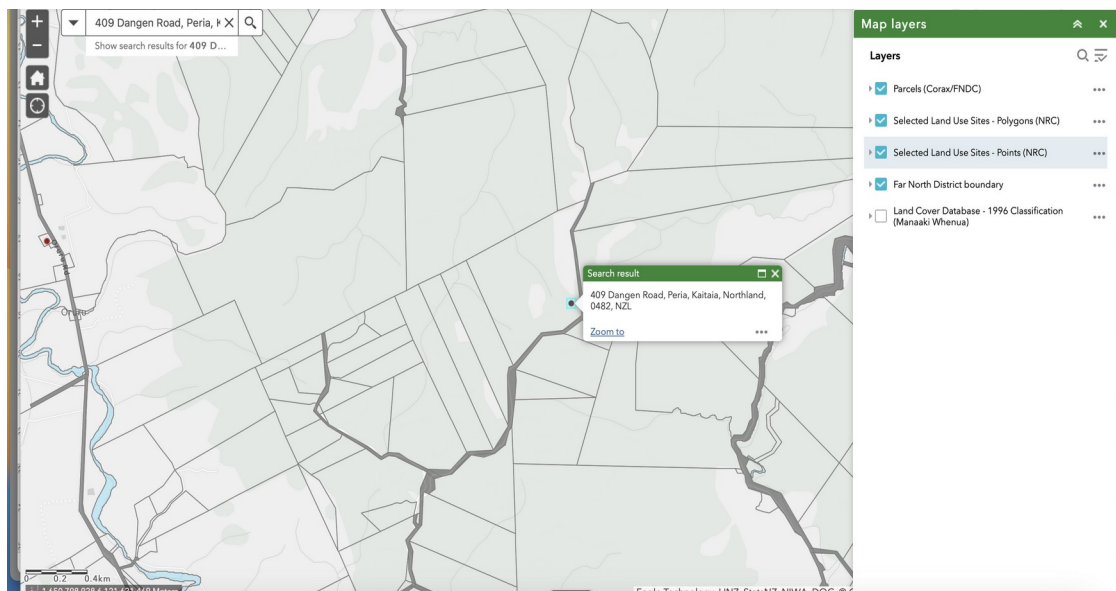


Figure 4 : HAIL Map

Source FNDC GIS 16/12/24

1.8 No recorded Archaeological sites are shown on the site in Councils GIS but there are archaeological sites shown on other sites in the broader vicinity. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan sites of Significance to Māori.

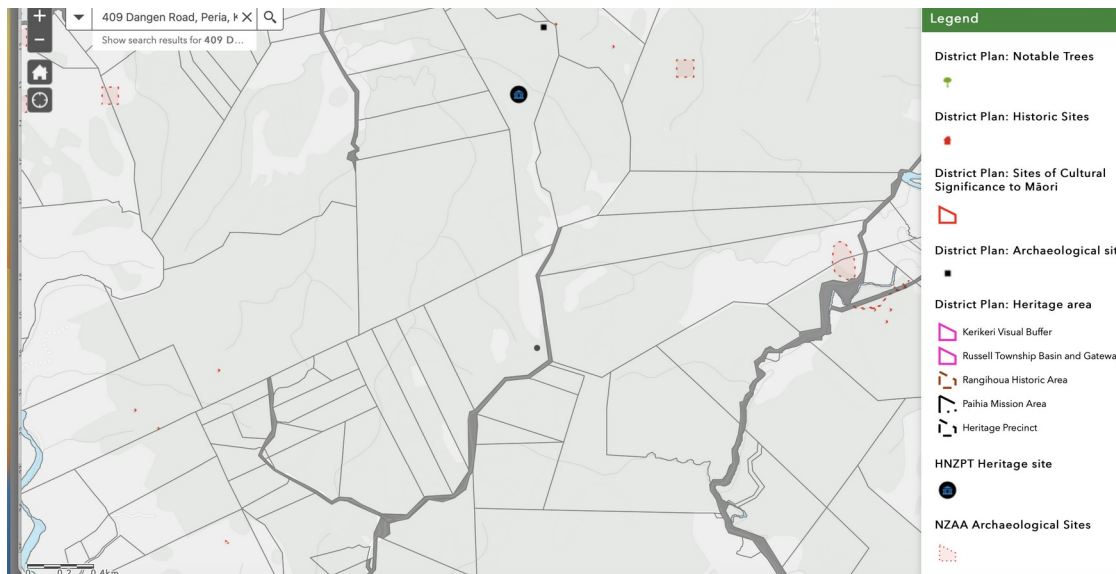


Figure 5: NZAA Archaeological Sites

Source FNDC GIS 16/12/24

1.9 The site is located within a Kiwi Present area as shown in Figure 6 below.

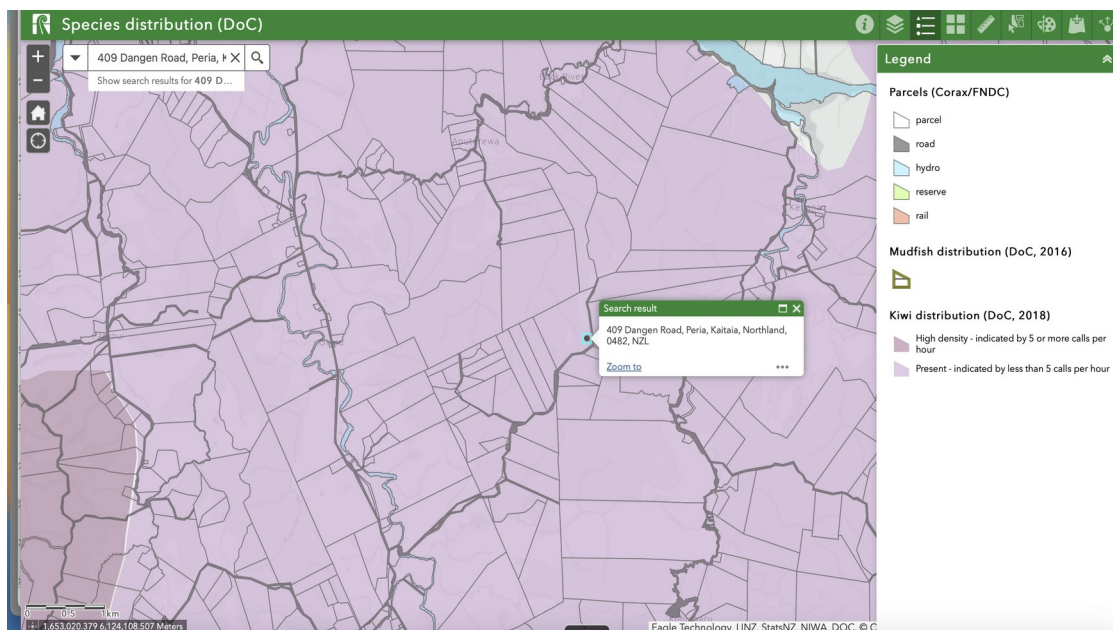


Figure 6 : Kiwi Present Zone

Source FNDC GIS March 2025

1.10 The site does not contain any Highly Productive Land and is identified as containing Class 6 soils in the LRIS Portal and as shown in figure 7 below.

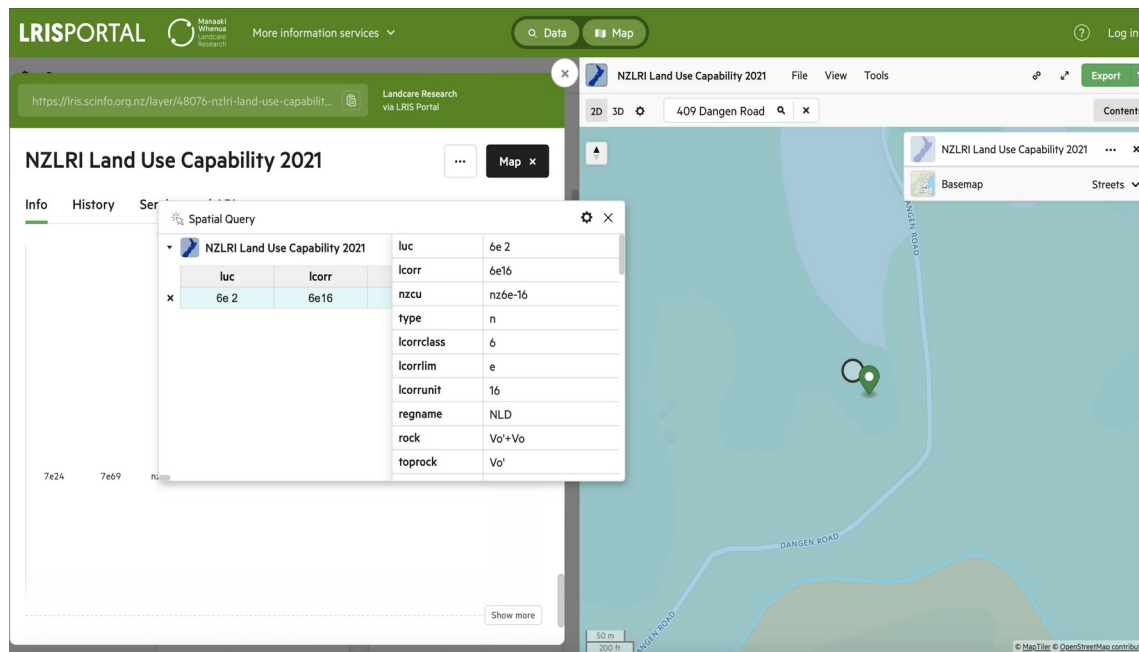


Figure 7 : Soil Quality Map
2025

Source LRIS Soils Database April

- 1.11 The site is identified as being partially within SNA 004-186. The building platforms for the additional lots are however, located on pasture on the eastern margins outside of the SNA boundary. This can be seen in figure 8 below.

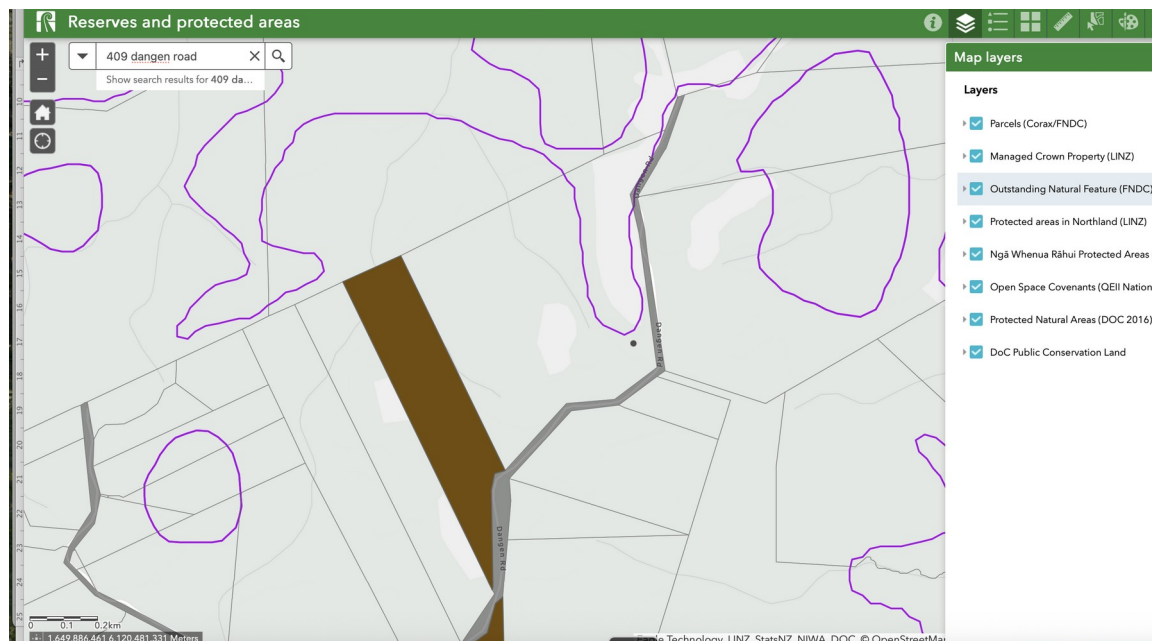


Figure 8 : SNA Map

Source FNDC GIS 28/08/25

- 1.12 The site as a whole is also zoned “Rural Production” under the Proposed District Plan (“PDP”). The site is however notated as being partially affected by flooding. This can



be seen in Figure 9 below.

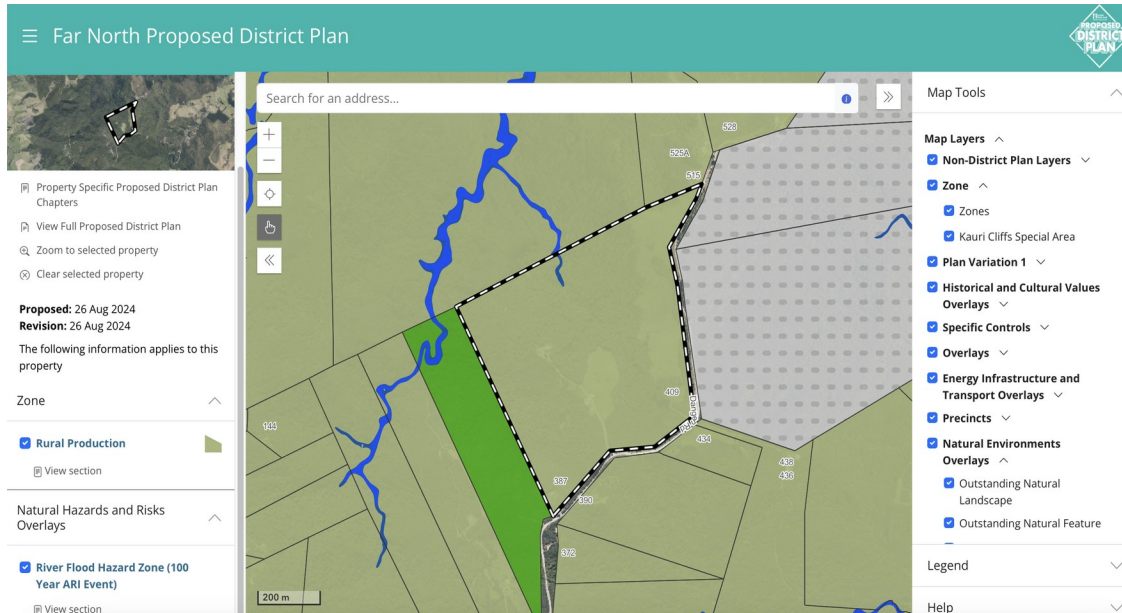


Figure 9 : FNDC PDP Zoning Maps

Source FNDC GIS 21/11/24

- 1.13 No heritage matters, notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the relevant PDP maps.

Site History

- 1.14 A review of the FNDC property files shows a series of building permits and building consents issued on the property since the 1980's, the earlier of which reference unconsented structures that appear to have been subsequently legalised by way of the building permit process (see BP10052928). There are also building consents for the construction of a hayshed (BP 34532), and the construction of a two storey dwelling in 1986 (BP 32760). Council records indicate a total of two consented dwellings on the property - and these are both within the boundaries of proposed Lot 3.



Subdivision Concept Design

- 2.1 The proposed subdivision layout is shown below, with a further full detailed plan set in **Attachment 3** for ease of reference.

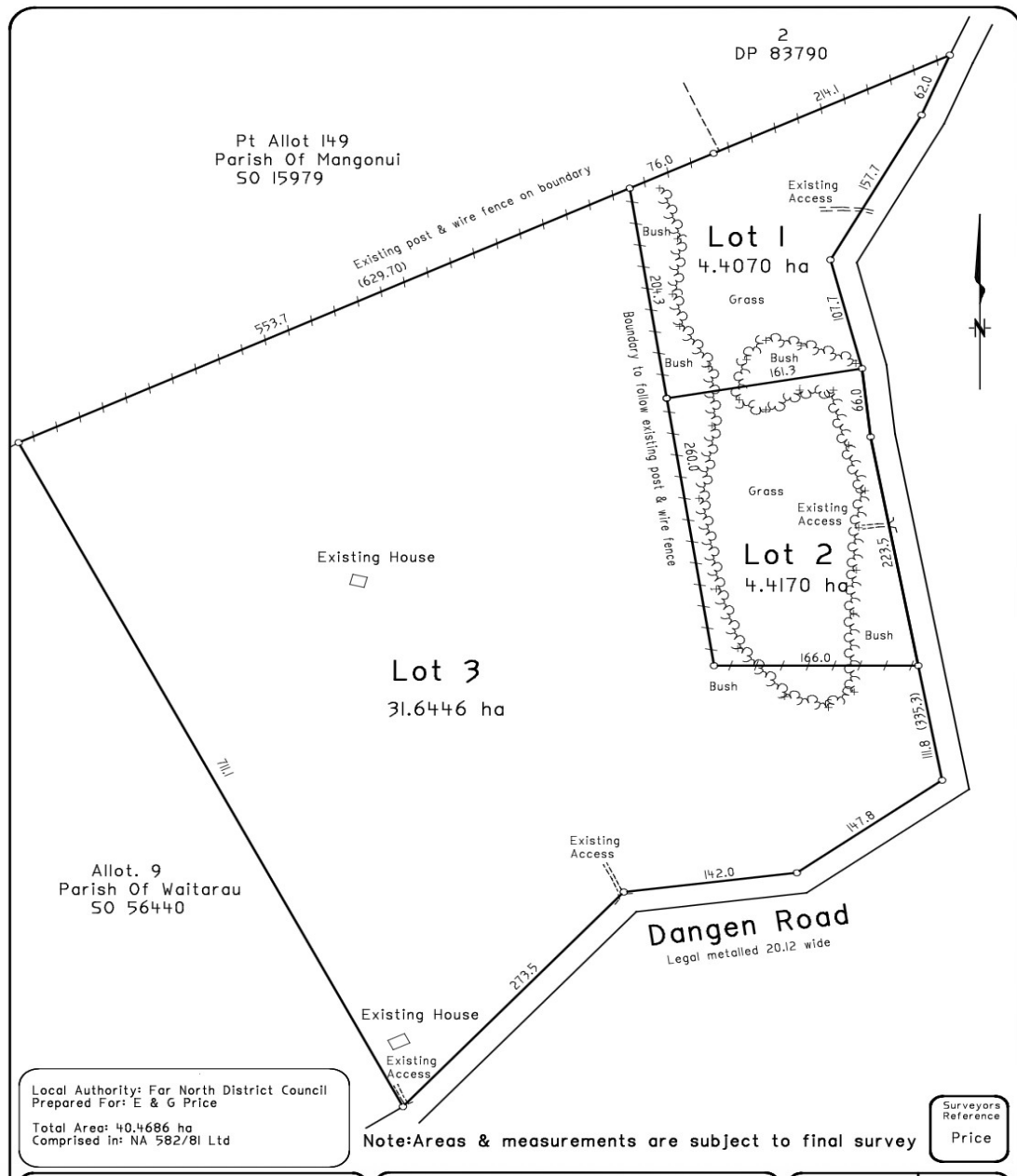


Figure 10 : Overall Scheme Plan

Source R Neave, Surveyor

- 2.2 The subdivision is made straight forward by the extensive road frontage that provides for direct access for each of the proposed sites. This design has been informed by engineering assessment as well as the ecological values of the site.



- 2.3 Photographs of the building areas for Lots 1 and 2 are shown in figure 11 and 12 below.



Figure 11 : Lot 1 Building Platform (in foreground)

Source Site Visit 08/09/2025



Figure 12 : Lot 2 Building Platform (in foreground)

Source Site Visit 08/09/2025

Engineering Design Considerations

- 2.4 The proposed building platforms have all been subject to an engineering assessment.



This has confirmed the building platforms are located on stable ground. The access is for each lot is sited to ensure adequate sight distances and to minimise land form modification. A copy of the engineering report is contained in **Attachment 4**. Note that there is a minor omission within the engineering report. Specifically, the engineering report does not show the location of the other existing centrally located access that will serve the building platform on proposed Lot 1. The location of this access is as shown on the plan of subdivision.

Ecological Design Considerations

- 2.5 As already started, the site is predominantly in regenerating native vegetation, is within a kiwi present area, and is also subject to an SNA. As a consequence the additional lots are to be created on the eastern side of the property, outside of the SNA with no site works of any significance being necessary for access or building platforms. The Applicant will accept a consent condition requiring the areas of bush to be protected on the site as a consequence of this subdivision proposal, together with standard conditions on kiwi matters. Flexibility via any imposed consent conditions is sought so that the boundaries of these protected areas follow existing fence lines which have been previously constructed to protect the areas of sensitive native bush.

DISTRICT PLANNING FRAMEWORK

- 3.1 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

Proposed District Plan

- 3.2 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.
- 3.3 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply.
- 3.4 In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, historic heritage or aquaculture activities that require additional resource consent with this subdivision application.
- 3.5 Tabulated analysis of the PDP provisions are contained in **Attachment 5**. As there are no relevant rules within the PDP with immediate legal effect that affect the proposed subdivisions activity status, the activity status of this application is prescribed by the current ODP.



- 3.6 The objectives and policies of the PDP are however relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraphs 5.16 to 5.28 of this report.

Operative District Plan

- 3.7 As already stated, the ODP is the dominant planning document in considering this subdivision proposal. Tabulated analysis of the ODP standards are contained in **Attachment 6**. The analysis confirms that consent is required under the following rules of the ODP;

- *Restricted Discretionary Activity subdivision under Rule 13.7.2.1 (3) for “... A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000...”*

- 3.8 Overall the proposal is to be considered as a restricted discretionary activity.

Section 104 & 106 of The RMA 1991 - Matters Of Discretion

- 3.9 As a restricted discretionary activity subdivision, and in addition to s.106 matters, Council is only able to consider specific matters in deciding whether to approve or decline a consent application. Then in the instance of the ODP, additional specific matters for the purposes of imposing conditions. These are set out in **Attachment 7**.

- 3.10 Rule 13.8.1 of the ODP identifies the matters of discretion that are able to be considered in deciding whether or not to grant consent. The only listed matters of relevance to this application are;

- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
- *effects of the subdivision... within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
- *the mitigation of fire hazards for health and safety of residents.*

- 3.11 We briefly comment that the effects on the natural character of the coastal environment are irrelevant due to the distance from the coast line. Moreover, the mitigation of fire hazards is typically addressed by conditions requiring onsite storage (via water tanks) for firefighting purposes.

- 3.12 This leaves “*the effects on areas of significant indigenous flora and significant habitats of indigenous fauna*” together with the effects on Department of Conservation land within 500 metres of the site, as the two remaining issues. It is under these



provision that Council may consider ecological matters further.

- 3.13 Council may consult with the Department of Conservation on this proposal during the processing of this consent, and if they consider it appropriate, and noting the conditions of consent that are offered with respect to the protection of native vegetation on the site, and the standard conditions dealing with kiwi habitat.
- 3.14 Conditions are able to then be granted on the matters as already identified above, and on those additional matters specifically listed under Rule 13.7.3 of the ODP. These are;
- *Access and Transportation*
 - *Natural and Other Hazards*
 - *Water Supply*
 - *Stormwater Disposal*
 - *Wastewater Disposal*
 - *Energy Supply*
 - *Telecommunications*
 - *Easements*
 - *Preservation of Heritage Resources, Vegetation, Fauna and Landscape*
 - *Access to Reserves and Waterways (Esplanade Reserves)*
 - *Land Use Compatibility*
 - *Proximity to Airports*
- 3.15 The supporting engineering report as well as this AEE have considered these matters and made recommendations where appropriate. Advice notes in the instance of the archaeological matters for accidental discovery protocols are recommended.
- 3.16 We note that whilst the building platform is located clear of the minimum setbacks required by the ODP and there are no intensive land uses on neighbouring properties immediately adjacent the proposed building platforms, a consent notice on the matter of land use compatibility (reverse sensitivity) can be imposed by Council if considered appropriate.

STATUTORY REQUIREMENTS

4.0 Section 5 – Purpose of the RMA

Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing*



and for their health and safety while –

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

Section 104 – Consideration of Applications

- 4.1 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104C requires a consent authority to have regard to the following matters of relevance in this instance:

104C When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

- (a) a discretion is restricted in national environmental standards or other regulations;*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*
- (2) The consent authority may grant or refuse the application.*
- (3) However, if it grants the application, the consent authority may impose conditions under [section 108](#) only for those matters over which—*
 - (a) a discretion is restricted in national environmental standards or other regulations;*
 - (b) it has restricted the exercise of its discretion in its plan or proposed plan.*

- 4.2 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule is contained in **Attachment 8**. The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.

ASSESSMENT OF EFFECTS

- 4.3 As already stated, the extent of environmental effects able to be considered by Council are effectively limited to the matters of discretion set out in Rule 13.8.1 of the ODP and s.106 of the Act. The following assessment of effects is informed by these matters of discretion. The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Permitted Baseline

- 4.4 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. In terms of the subject site, whilst there is no permitted



baseline for subdivision per se, we observe that residential units can be constructed on the site at a density of one dwelling per 12 hectares of land under Rule 8.6.5.1.1 of the ODP, and this would allow an additional single dwelling to be constructed on the site as close as 10 metres from external boundaries as a permitted activity.

Receiving Environment

- 4.5 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.
- 4.6 There are no known consents in the area or that have been recently applied for on adjacent sites that may impact this proposal, noting the subdivision consent issued at 390 Dangen Road back in 2016 (Council Reference 2160250-RMASUB).
- 4.7 However, if the FNDC is aware of any other relevant applications, this AEE can be updated as required to reflect any change in circumstances.

Section 106 Matters

- 4.8 The proposed subdivision appropriately provides for legal access to each of the proposed lots. There are no adverse effects of the nature identified in s.106 of the Act raised in the engineering report that preclude this subdivision from proceeding. Please refer to the attached engineering report in **Attachment 4**.

Effects on Significant Flora & Fauna

- 4.9 The offered conditions for the protection of the SNA will ensure that the effects arising from the subdivision are less than minor.

Water Supply for Fire Fighting

- 4.10 For the purposes of firefighting, the Applicant is agreeable to standard conditions requiring the provision of water supply for firefighting at the time of building consent application. Effects in this respect are less than minor. Please refer to the engineering report in **Attachment 4**.
- 4.11 No further assessment of effects (for example, effects on productive soils, landscape values, etc) for the purposes of approving the consent are necessary, as these matters are outside of the matters of discretion.



PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

National Environmental Standards for Assessing and Managing Contaminated in Soils to Protect Human Health (2011) (NES :CS)

- 5.0 With respect to the NES:CS specifically, the site has been used for standard grazing activities for a long period of time and the Applicants have advised that they are not aware of any HAIL activities present. In addition, the HAIL GIS Maps on Councils website have been reviewed and this also does not indicate any HAIL sites on the property.

National Environmental Standards for Freshwater (2022) (“NES:FW”)

- 5.1 These standards have been assessed in the attached ecological assessment and the proposed subdivision is consistent with the NES FW. In summary form any subdivision site works and any future development involving earthworks or vegetation clearance on either lot can be carried out more than 10 metres from any wet area, therefore not requiring consent pursuant to Clauses 54 (a) and (b) of the NES Freshwater.

- 5.2 Clause 54(c) applies to the taking, use, damming, or diversion of water within a 100m setback from a natural inland wetland and such activities only require consent if there is a hydrological connection between the activity and wetland and where such activity will change water level range or the hydrological functioning of the wetland. There are no wetlands present in the vicinity of the proposed allotments and building platforms.

National Policy Statement for Freshwater Management(2022) (“NPS:FW”)

- 5.3 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is not inconsistent with the objectives of the NPS FW in that the extent of any requisite earthworks for the subdivision are modest and conditions can be imposed to ensure that adverse effects in terms of sedimentation and water quality are appropriately avoided, remedied or mitigated.

NPS Indigenous Biodiversity

- 5.4 The National Policy Statement for Indigenous Biodiversity (NPSIB), came into effect in August 2023, and originally required councils to identify, map, and manage effects on SNAs, including avoiding or mitigating adverse impacts from activities like subdivision (e.g., through vegetation clearance, earthworks, or habitat fragmentation).
- 5.5 However, the provisions have been suspended for a three-year period under the Resource Management (Freshwater and Other Matters) Amendment Act 2024. This suspension, effective from October 2024, means that the FNDC is not obligated to impose new SNA-related requirements during this time.
- 5.6 Nonetheless the assessment criteria within the current ODP do provide for the protection of Significant Natural Areas in an application for subdivision - and



conditions to this effect are offered in this application.

The Northland Regional Policy Statement

- 5.7 The Northland Regional Policy Statement ("NRPS") was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, natural character areas. This can be seen in Figure 13 below.

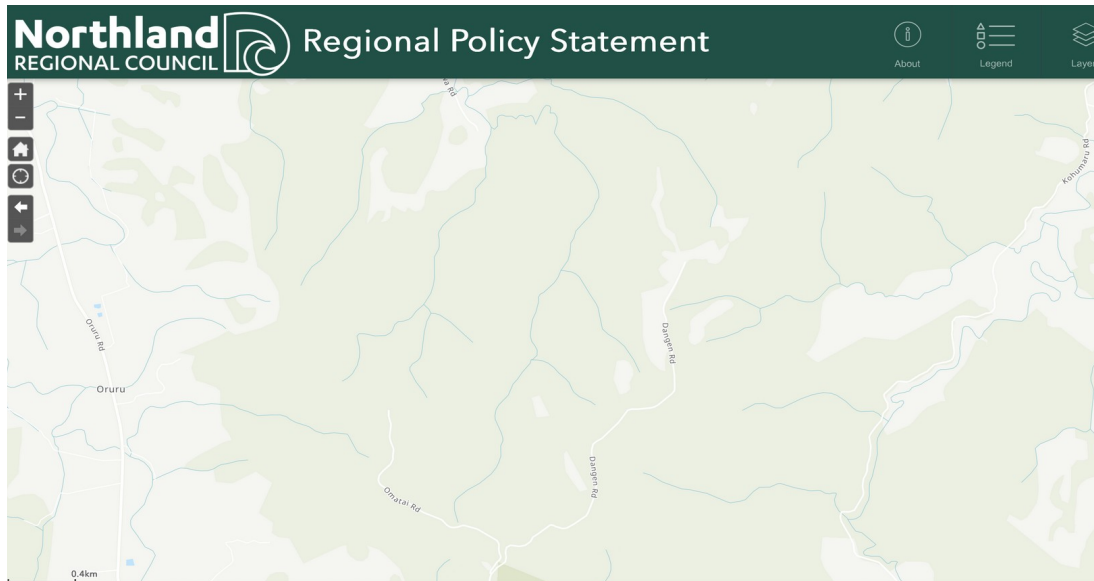


Figure 13: Regional Policy Statement Map

Source NRC GIS 28/08/25

- 5.8 The NRPS contains objectives and policies related to infrastructure and regional form and economic development. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 9**.
- 5.9 As outlined earlier in this report, the building platforms have been sited clear of the modelled flood plain in the lower lying portions of the site. Earthworks volumes will be within permitted activity standards as per the supplied engineering report.
- 5.10 The Applicant is also offering a consent notice condition, if required by Council, to address reverse sensitivity matters. The proposal is consistent with the relevant objectives and policies in the Regional Policy Statement for Northland as a consequence.



FNDC ODP Objectives and Policies

- 5.11 As already stated, the proposal constitutes a restricted discretionary activity under the ODP. The following assessment of the objectives and policies are informed by the matters of discretion specified in Rule 13.8.1 and Rule 13.7.3 of the ODP. The pertinent objectives and policies are contained in **Attachment 10**.

Commentary – Subdivision Objectives and Policies

- 5.12 The proposed subdivision is of a nature specifically envisaged by the zone provisions (13.3.1). The lot sizes, dimensions and location of the allotments have been designed so as to take into ecological matters, as well as existing land uses (13.4.1). This has resulted in the building platforms being located in the less environmentally sensitive portions of the site, clear of flood hazard (13.4.3), and the building platforms have been designed and located so as to be north facing to the most practicable extent, and take into account solar gain to facilitate energy efficient design (13.3.9, 13.4.15 (a)). There are no scheduled heritage resources present on the site (13.3.4), and stormwater management will be in place for the proposed development (13.3.5). The proposal contains suggested resource consent conditions to ensure the protection of the SNA, and also address reverse sensitivity and environmental effects arising from the proposal (13.3.2). Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated. The proposal is in accordance with these objectives and policies.

Commentary – Rural Production Zone Objectives and Policies

- 5.13 The proposed subdivision is of a nature specifically envisaged by the zone provisions (8.4.2). The subdivision has been designed so as to take into account ecological issues (8.3.4), and there are no outstanding natural features or landscapes present on the site (8.3.5). The proposal contains suggested resource consent conditions to address the effects on the SNA present on the site as well as reverse sensitivity and environmental effects arising from the proposal (8.4.5). Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated (8.4.2). The proposal is in accordance with these objectives and policies.



Summary

- 5.14 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the FNDC DP.

PDP Objectives and Policies

- 5.15 Many of the matters flagged in the objectives and policies of the PDP fall outside the matters of discretion able to be considered by Council as a restricted discretionary activity subdivision. They are however addressed below in the interests of completeness. The pertinent objectives and policies are contained in **Attachment 11**.
- 5.16 Whilst the objectives and policies of the Rural Production zone and associated subdivision standards depart significantly from the approach set out in the ODP, this proposal still sits comfortably with the PDP planning framework.
- 5.17 Specifically, subdivision is anticipated in the Rural Production zone in exchange for environmental benefit and this subdivision aligns with that strategic direction via the protection of the SNA present on the site (SUB-02 (b) SUB – P8 (a)). The subdivision also avoids the more environmentally sensitive areas of the site (SUB-P11). Appropriate infrastructure is also provided (RPROZ-03 (b) RPROZ-P3 & (d)).
- 5.18 With respect to natural hazards, the building platforms have been sited clear of the modelled flood plain at the lower extremity of the site. The hazard risk has been assessed in the supplied engineering report and the proposal is consistent with policies regarding flood hazard (NH-01 & NH-02, NH-P2, NH-P5, NH-P6, NH-P8).

Variation 1 to the PDP

- 5.19 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. Changes are sought to the Rural Production Zone specifically, but the variation does not seek changes to the subdivision provisions in this Zone. Submissions for this variation closed in December 2024 so the provision have no effect on activity classification, and little if any weight in the decision making process for this application at the current time.



ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

Weighting of District Planning Documents

- 5.20 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.
- 5.21 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP effectively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received “...a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues...”
- 5.22 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.
- 5.23 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.
- 5.24 As a consequence, the PDP carries less weighting in the decision making process at the present time, than would otherwise be expected. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.
- 5.25 In order to understand the potential for the subdivision provisions of the Rural Production zone to be appealed, we have reviewed the submissions. We note that there are multiple submissions opposing / seeking changes to the provisions of the Rural Production zone and minimum lot sizes. Some relevant examples of these submissions are in S421.207, S373.001, S488.001, S17.001, S40.001, S41.001 and S43.001.
- 5.26 We also note that in parallel with this, Council has recently notified a plan variation to correct errors, including corrections to zoning and other amendments to the PDP. Submissions for this variation closed in December 2024.
- 5.27 In our opinion all of this means that the Operative District Plan remains the dominant document in the weighing up of the objectives and policies of the district planning



documents.

PART 2 OF THE RMA

- 6.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.
- 6.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.
- 6.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.
- 6.3 The site does not contain any identified outstanding landscape or features or any known archaeologically significant or heritage items. The effects of the proposal on the Significant Natural Area present on the site have been appropriately addressed by way of the offered conditions.
- 6.4 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, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.
- The development has been designed to take into account the surrounding land uses, and will not result in any adverse impacts on adjacent sites.
 - The proposal will enable an efficient use of natural and physical resources as it will utilise land for countryside living and rural purposes.
- 6.5 Section 8 requires all persons exercising functions and powers under the RMA to ‘take into account’ the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.
- 6.6 Overall, the application is consistent with Part 2 of the RMA for the following reasons:
- The proposal provides for the wellbeing of people within the FNDC District by providing for the efficient utilisation of land suitable for development.



- The proposal appropriately mitigates adverse effects on the environment.

WRITTEN APPROVALS / CONSULTATION

- 7.0 The Applicant has consulted with Chorus and Top Energy on service provider matters, and the results of that consultation is contained in **Attachment 12**.
- 7.1 No other written approvals have been sought or other consultation undertaken with this application as the nature of the subdivision is specifically provided for in the zone, and no other parties are adversely affected.
- 7.2 Moreover, careful consideration has been given to the subdivision layout and location of the building platform. This layout will ensure that the proposed subdivision will not result in adverse effects on adjacent / other parties, and operations on adjacent sites can operate without reverse sensitivity effects arising.
- 7.3 With respect to adjacent land uses, the building platforms are sited outside of the required setbacks from adjacent sites. Regardless, the Applicant is agreeable to a consent notice precluding future occupants complaining about lawfully established or permitted rural activities on adjacent properties if required by Council.
- 7.4 It is anticipated that the FNDC will consult with the Department of Conservation and also make this application available to local iwi during the processing of this application.



SECTION 95 NOTIFICATION

- 8.0 Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

- 8.1 No mandatory notification is required as:
- the applicant has not requested that the application is publicly notified (s95A(3)(a))
 - there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
 - the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

- 8.2 The application is not precluded from public notification as:
- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
 - the application does not involve one or more of the activities specified in s95A(5)(b).

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

- 8.3 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)). An adjacent land assessment for the purposes of s95D (a) (ii) has been provided in **Attachment 2**.

Step 4: public notification in special circumstances

- 8.4 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.



- 8.5 Special circumstances” have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (*Peninsula Watchdog Group (Inc) v Minister of Energy* [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in *Bayley v Manukau CC* [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.
- 8.6 In *Murray v Whakatane DC* [1997] NZRMA 433, Elias J stated that circumstances which are “special” will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to “special circumstances” it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.
- 8.7 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision in the Rural Production zone.

Public notification conclusion

- 8.8 Having undertaken the s95A public notification tests, the following conclusions are reached:
- Under step 1, public notification is not mandatory.
 - Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
 - Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
 - Under step 4, there are no special circumstances that warrant the application being publicly notified.
- 8.9 It is therefore recommended that this application be processed without public notification.

Limited notification assessment (sections 95B, 95E-95G)

- 8.10 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified.

- 8.11 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).



- 8.12 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- 8.13 The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified.

- 8.14 As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

Adversely affected persons assessment (sections 95B(8) and 95E)

- 8.15 As already stated, and as illustrated earlier in this AEE, there are less than minor effects on persons arising from this application.

Step 4: further notification in special circumstances

- 8.16 In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:



- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

8.17 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

8.18 Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

8.19 It is therefore recommended that this application be processed without limited notification.



CONCLUSION

- 9.0 Under the FNDC ODP the application site is zoned Rural Production. The proposal seeks restricted discretionary subdivision consent which is consistent with the matters for discretion and objectives and policies of the zone.
- 9.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP.
- 9.2 In my opinion the proposal accords with Section 104 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
September 2025

LIMITATION: *This report has been prepared on behalf of, and for, the exclusive use of a Client of Cable Bay Consulting Ltd. This report is subject to, and is issued in connection with, the provisions of a written agreement between Cable Bay Consulting Ltd and its Client. Cable Bay Consulting Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of or reliance upon this report by any third party.*

Attachment 1



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy




R.W. Muir
Registrar-General
of Land

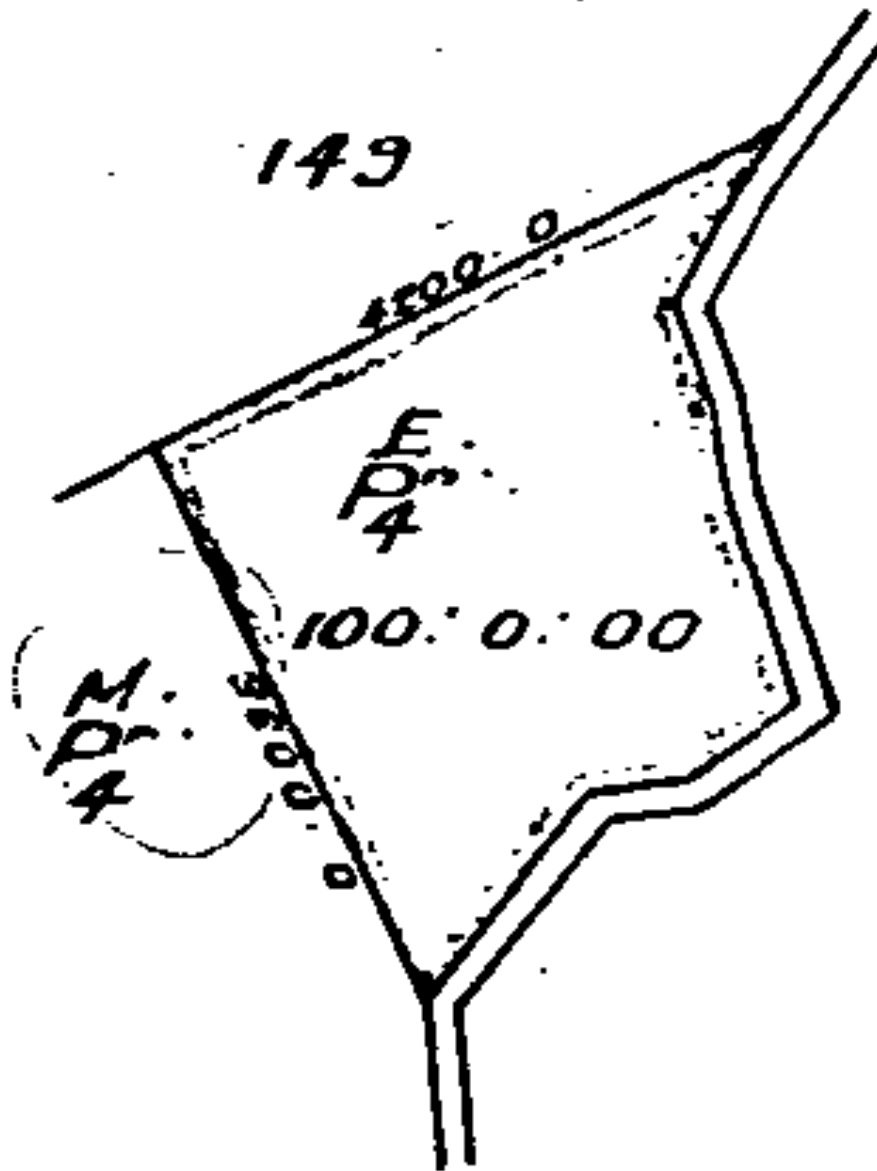
Identifier **NA582/81**
Land Registration District **North Auckland**
Date Issued 19 June 1935

Prior References
DI 1H.182

Estate Fee Simple
Area 40.4686 hectares more or less
Legal Description Eastern Portion Allotment 4 Parish of
Waitarau

Registered Owners
Gerard Robert Price and Emma Alexandria Price

Interests
D490966.5 Mortgage to ANZ Banking Group (New Zealand) Limited - 27.3.2000 at 11.13 am



Attachment 2

Adjacent Land Assessment

409 Dangen Road – Ged & Emma Price

- 1.1 Adjacent land uses are both rural and countryside living in nature. A table identifying the street address and legal descriptions of adjacent land (where available) and associated land uses is contained in Table 1 below;

Street Address	Legal Description	Property Description
Aputerewa Road	Part Allotment 149 Parish of Mangonui	Regenerating Bush Block comprising 86.78 ha, zoned Rural Production.
515 Dangen Road	Lot 2 Deposited Plan 83790	Regenerating Bush Block, with dwelling present comprising 43.34 ha, and zoned Rural Production.
551 Kohumaru Road	Kohumaru B 1B Block	Regenerating Bush Block, comprising 89.26 ha and zoned Rural Production.
Kohumaru Road	Kohumaru B1A1B	Regenerating Bush Block, comprising 41 ha and zoned Rural Production.
436 dangen road	Lot 2 DP 83074	Regenerating Bush Block, with dwelling present comprising 40.78 ha and zoned Rural Production.
430 dangen road	Lot 1 Deposited Plan 461493	Vacant lifestyle block comprising 3.128 ha and zoned Rural Production.
390 Dangen Road	Lot 2 Deposited Plan 461493	Lifestyle block with dwelling present, comprising 14.0 ha, and zoned Rural Production.
Kohumaru Road	NA	Vacant Forestry Block comprising 34 ha, and zoned Reserve.

- 1.2 An image showing the location of the adjacent land is below in Figure 2 below;

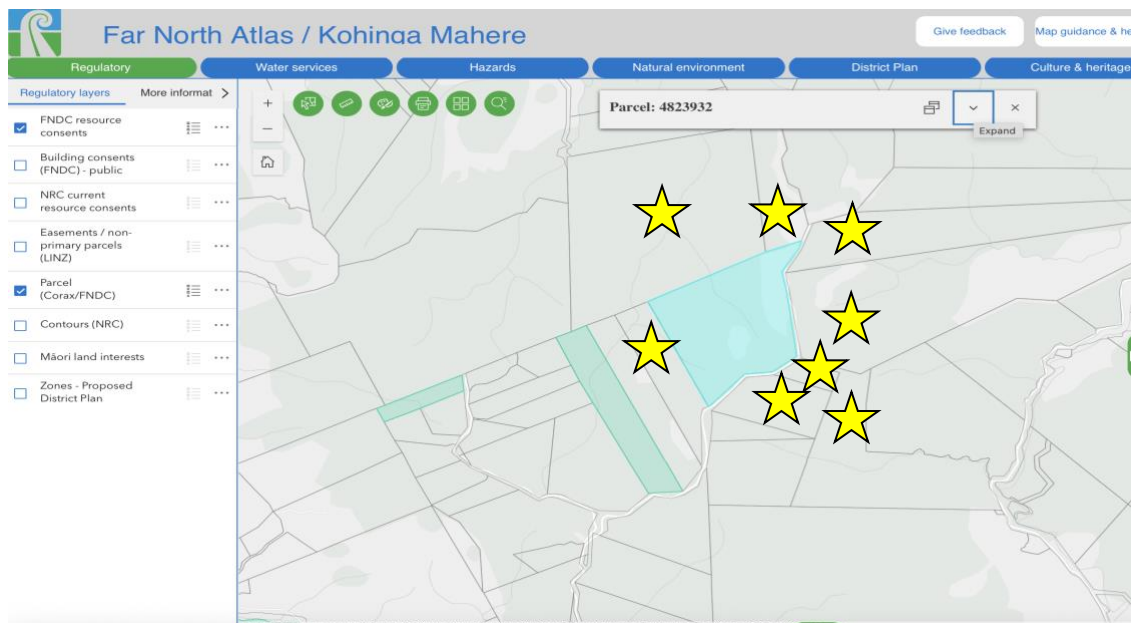


Figure 2 : Adjacent Land Assessment

Key

★ = Adjacent Land

Attachment 3

Attachment 4



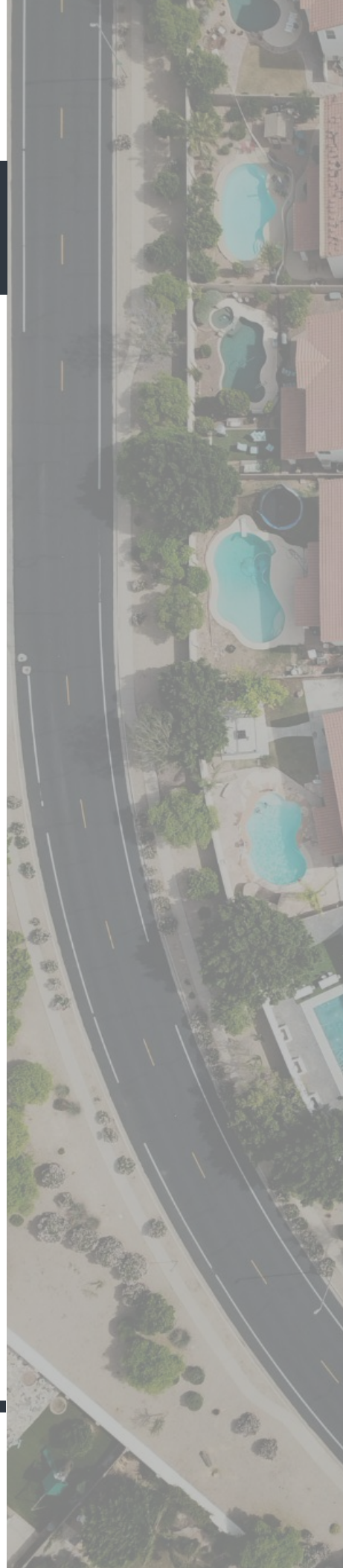
geologix
consulting engineers

SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

409 DANGEN ROAD, PERIA,
KAITAIA



G & E PRICE

**C0660N-S-01
AUGUST 2025
REVISION 2**





DOCUMENT MANAGEMENT

Document Title	Subdivision Site Suitability Engineering Report
Site Reference	409 Dangen Road, Peria, Kaitia
Client	Ged & Emma Price
Geologix Reference	C0660N-S-01
Issue Date	August 2025
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Prepared	Fred Sennoga Civil Design Engineer, BScEng Civil, MEngNZ 
Reviewed	Sebastian Hicks Principal Civil Engineer, CPEng Reg. 1168062, CMEngNZ, IntPE(NZ) /APEC Engineer 
Approved	Edward Collings Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ
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REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
August 2025	First Issue – For Consent	FS	SH	EC
August 2025	Second issue – Updated for Consent			



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1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Ged & Emma Price as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with Resource Consent application in relation to the proposed subdivision of a rural property (Allotment E4 Parish of Waitarau SO 77 Dangen Road) at address 409 Dangen Road, Peria, Kaitia, the 'site'. Specifically, this assessment addresses engineering elements of natural hazards, wastewater, stormwater, potable water and firefighting, site access and associated earthwork requirements to provide safe and stable building platforms with less than minor effects on the environment as a result of the proposed activities outlined in Section 1.1.

1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by R Neave¹ and reproduced within Appendix A as Drawing Nos 101. It is understood the Client proposes to subdivide the site to create two new residential lots with individual vehicle crossings to facilitate access directly from Dangen Road, suitably sized to accommodate the proposed development and a remaining balance lot, which includes the existing dwelling. The above is outlined in Table 1. Amendments to the referenced scheme plan may require an update to the recommendations of this report which are based on conservative, typical rural residential development concepts.

Table 1: Summary of Proposed Scheme

Proposed Lots	Size Range	Purpose
Lot 1	4.4070 ha	New residential
Lot 2	4.4170 ha	New residential
Lot 3	31.6446 ha	Balance Lot

Site access will be provided from Dangen Road at the eastern boundary to both properties from separate, new vehicle crossings. A specific Traffic Impact Assessment (TIA) is outside the scope of this report. Input by a suitably qualified traffic engineer may be required as part of Resource Consent application.

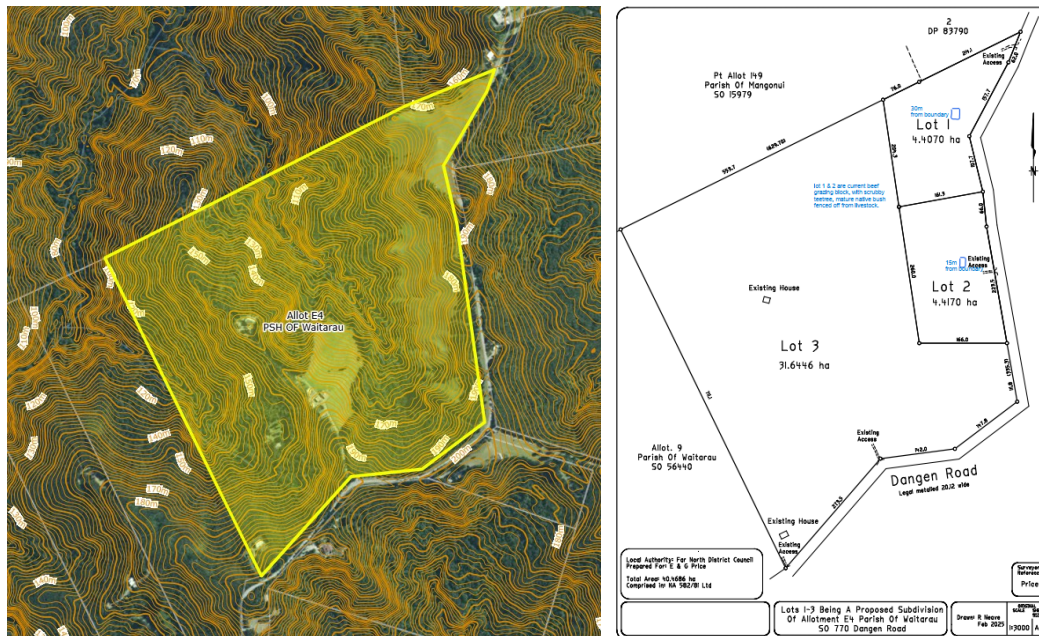
2 DESKTOP APPRAISAL

The site is located to the western face of Dangen Road which has a generally straight alignment to define the eastern boundary and an irregular alignment to define the southern boundary. Topographically the site area has a central stream traversing from the southeast corner to the north-western boundary. Dangen Road forms a ridge line on the eastern side of the site. Between Dangen Road and the aforementioned stream there are multiple gulleys trending westward on steep falling ground. The western section of the site has a ridge line with ground sloping eastwards to the stream and westwards to

¹ R Neave, *Scheme Plan Ref. Price*, dated February 2025.

the upper reaches of an unnamed stream. The central stream flows northwards towards the Tokatoka Stream and its associated larger catchment.

Figure 1: Site setting



The entire site area is currently covered with natural forest and grassland pasture. Site areas within the proposed Lot 1 and 2 are covered predominantly by grassland pasture with some scrubby tea tree and mature native bush. Two existing dwellings and farm infrastructure are present within the site boundaries of the future balanced lot 3. No such dwellings/structures are present in the vicinity of the proposed new Lots 1 & 2. A detailed review of existing watercourses and overland flow paths is presented as Section 3.

In brief, the site is intersected by multiple small ditches, draining from the eastern upstream reaches towards the downstream central stream that runs downstream towards and beyond the north-western boundary. These water courses ultimately discharge downstream towards Tokatoka stream.

2.1 Existing Reticulated Networks

Far North District Council (FNDC) GIS mapping indicates that no existing 3 water infrastructure or reticulated networks are present within Dangen Road or the site boundaries. This report has been prepared with the goal of the subdivision being self-sufficient for the purpose of wastewater, stormwater, and potable water management.

2.2 Geological Setting

Available geological mapping² indicates the site to be immediately underlain by the Tangihua complex in North Allochthon described as mainly basalt pillow lava, with

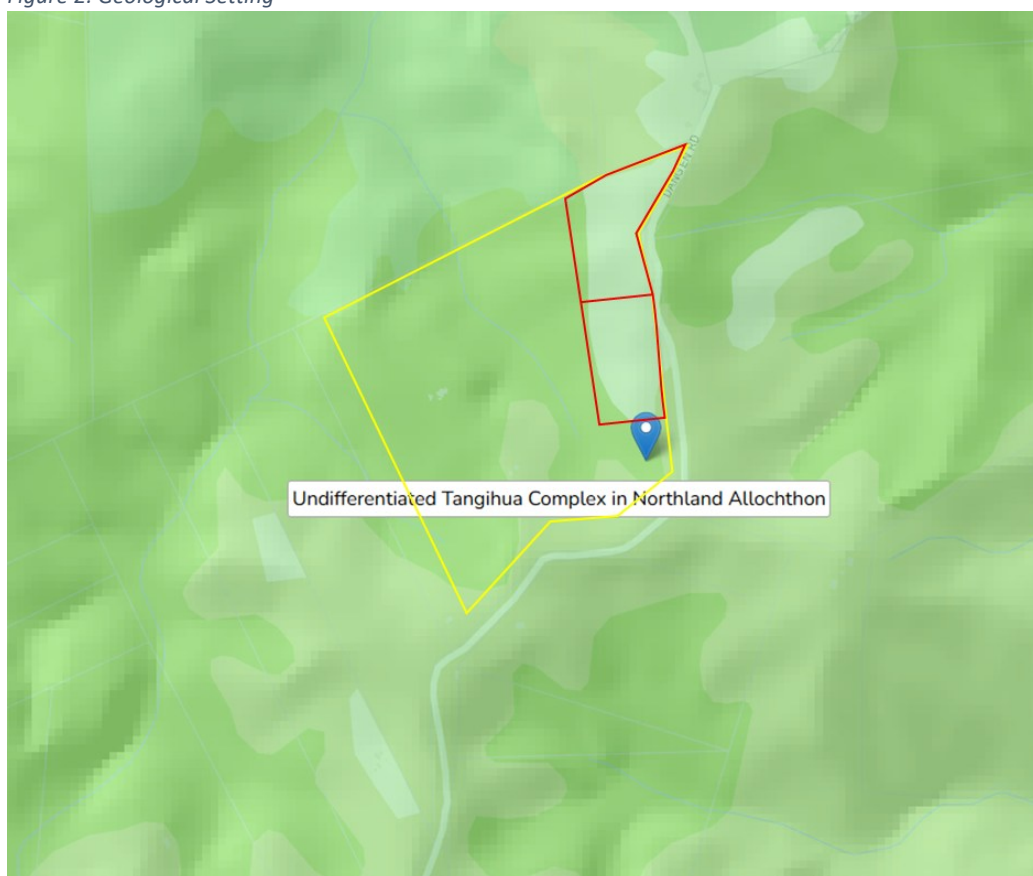
² Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.



subvolcanic intrusives of basalt, dolerite and gabbro; locally incorporating siliceous mudstone. A wider, local scale geology map review of the NRC Managing Northland Soils viewer indicates the site is most likely underlain by mature semi-volcanic soils. These soil deposits generally contain Mangonui clay soils.

Proposed building envelopes are expected to include these soil deposits. Typically, these soils are known for generally poor drainage performance for wastewater disposal.

Figure 2: Geological Setting



2.3 Existing Geotechnical Information

Existing subdivision and/or Building Consent ground investigations were not made available to Geologix at the time of writing. Additionally, a review of available GIS databases, including the New Zealand Geotechnical Database³ did not indicate borehole records within 500 m of the site.

3 SURFACE WATER FEATURES AND OVERLAND FLOWPATHS

During our site walkover and desktop appraisal of the supplied topographic data, Geologix have developed an understanding of the surface water features and overland flow paths influencing the site. The developed understanding summarised in the

³ <https://www.nzgd.org.nz/>

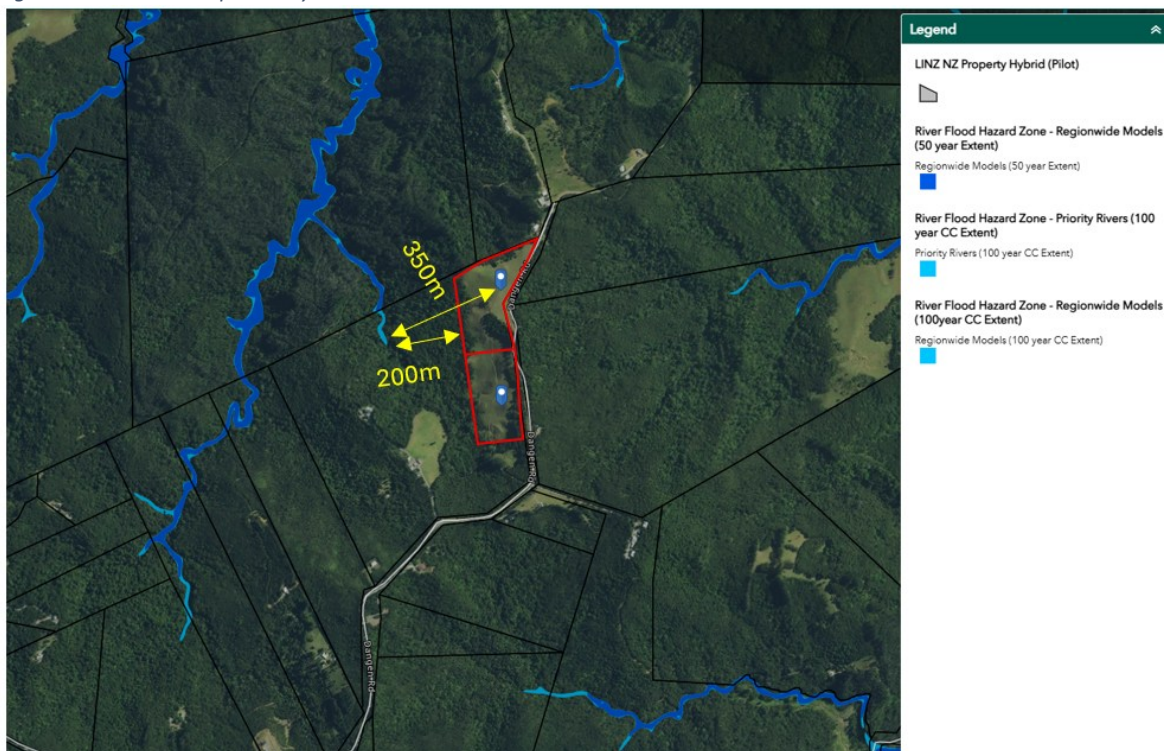
following sections is shown schematically on Drawing No. 100 with associated off-set requirements.

3.1 Surface Water Features

The site is at the upper elevations of a larger catchment that extends to the northwest of the proposed future subdivision and some of the adjacent properties. This includes a network of streams that are fed from small valley and erosion gully catchments. These are drawn down through the site forming two unnamed watercourses at the north-western and south-eastern boundaries of the site where they discharge to the main stream running through the site south to north.

The Northland regional hazard maps show this stream is identified as a river flood hazard zone, for the 10, 50 and 100yr extent. This flood hazard has been identified within the site at the northwestern boundary for the 100yr extent. The flood hazard is mapped at the northwestern boundary's intersection with an unnamed central stream, approximately 200 m from the Lot 1 site boundary. This river flood hazard continues downstream into the Tokatoka stream that drains through to a main outlet draining downstream into the Mangōnui Harbour inlet.

Figure 3: Flood hazard proximity



3.2 Sensitive Receptors

Based on GIS data, national topographic maps and survey data provided at the time of writing we understand there to be no sensitive receptors such as wetlands at the site. However, we have not been engaged to provide an ecological assessment of the site or surface water features.



3.3 Overland Flow Paths

Clearly defined flow paths are evident within the proposed site boundaries upon relatively medium to steep sloping land, generally fed from minor overland flow paths sourced near the eastern site boundaries of Lots 1 & 2. The minor overland flow paths are approximately 100 to 130 m in length discharging to a stream located west of these lots, and as discussed earlier, trends northwest.

The adjacent Dangen Road runs along a ridge line. Water draining along the road runs on the western swale drain before going into a road pipe culvert drains into the eastern swale drain and towards an eastern catchment beyond the site.

Our walkover survey was undertaken in July and noted no significant flows through the overland flow paths. The existing overland flow paths that flow from east to west of Lot 1 and Lot 2 are clear of the proposed building platforms.

4 GROUND INVESTIGATION

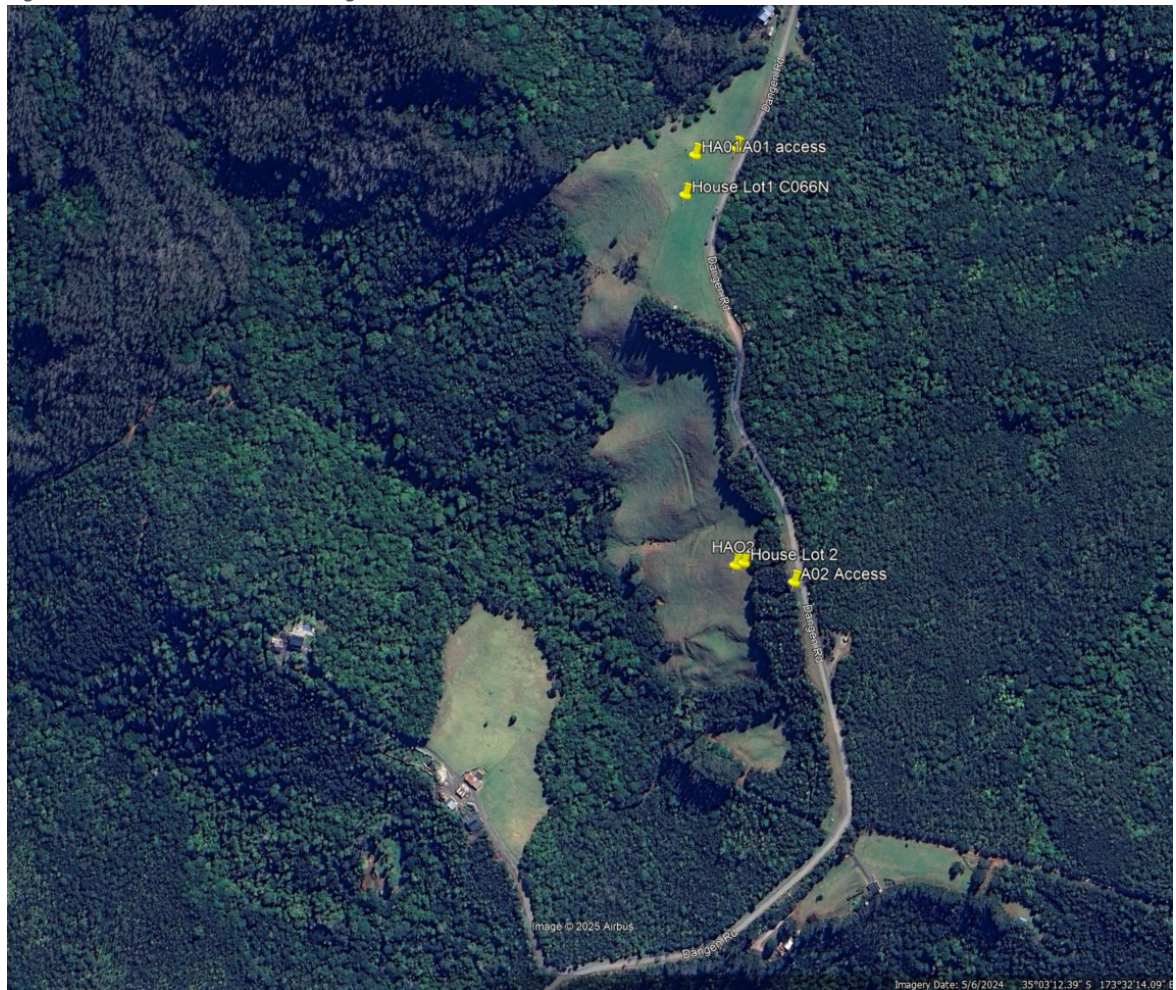
A site-specific walkover survey and intrusive ground investigation was undertaken by Geologix on 2 July 2025. The ground investigation was scoped to confirm the findings of the above information and to provide parameters for wastewater assessment. The ground investigation comprised:

- Two hand augered boreholes designated HA01 and HA02, formed within suitable areas of wastewater disposal fields on each proposed residential lot with a target depth of 1.2 m below ground level (bgl). See Figure 5 for location of the boreholes.

It is noted that a separate geotechnical investigation was also conducted to acquire more details of the ground conditions. Please refer to Geologix *Geotechnical Report Ref: C0660N-G-01-R01*.



Figure 5: Site Feature and Hand Auger Locations



4.1 Site Walkover Survey

A visual walkover survey of the property confirmed:

- Topography data supplied is in general accordance with that outlined in Section 2 and observed site conditions. Suitable building envelope⁴ can be formed on gently sloping land (5 ° to 10 ° slope) on proposed lot 1. A similar envelope can be formed on steeper land (10 ° to 20 ° slope) on proposed lot 2.
- The site is bound in all directions by natural forestry or rural lifestyle block properties. Proposed future subdivision is proposed on the adjacent blocks bordering the site to the east which is currently in pasture with sporadic areas of natural forest.
- Dangen Road defines the eastern boundary. The road does include grassed swale drains which are largely overgrown and require maintenance to clean out. Two

⁴ Measuring 30 m x 30 m according to FNDC District Plan Rule 13.7.2.2.



300mm pipe culverts running under Dangen Road were identified and require maintenance. These culverts drain water off and along Dangen Road.

- No structures or suitably formed roads are present within the proposed lot 1 & 2 site boundaries. Within the balanced lot, Lot 3 there are two dwelling structures and separate farmhouse structures. The dwellings are located at the southern corner and central area of the lot, and the farmhouse structures are located 170m southeast of the main dwelling and accessed via existing metal road. The existing Lot 3 access road has a metal vehicle crossing from Dangen Road and is in fair to good condition. This existing access has suitable sight lines.

4.2 Ground Conditions

Arisings recovered from the exploratory hand auger boreholes were logged by a suitably qualified geotechnical engineering professional in general accordance with New Zealand Geotechnical Society guidelines⁵. Engineering borehole logs are presented as Appendix B to this report and approximate borehole positions recorded on Drawing No. 1 within Appendix A. Strata identified during the ground investigation can be summarised as follows:

- **Topsoil encountered ranging to 0.2 m bgl.** Described as generally dark brown silty loam, low plasticity, dry to moist.
- **Tangihua complex in North Allochthon soil to depths between 0.2m < 1.2 m bgl.** The cohesive soils were generally described as orange silty clay, medium to high plasticity clay leading into dense red clay, high plasticity and dry to moist.

Based on the above shallow ground profile, the North Allochthon soils were determined to be equivalent to slow draining soils for the wastewater appraisal.

A summary of the above strata horizons and wastewater properties is presented as Table 2.

Table 2: Summary of Ground Investigation

Hole ID	Proposed Lot	Hole Depth	Topsoil Depth	Groundwater	Wastewater Category
HA01	1	1.2 m	0.2 m	NE	6
HA02	2	1.2 m	0.2 m	NE	6

5 WASTEWATER ASSESSMENT

The scope of this wastewater assessment comprised a ground investigation to ascertain a lot-specific wastewater disposal classification for concept design of suitable systems for a probable future rural residential development. Relevant design guideline documents adopted include:

⁵ New Zealand Geotechnical Society, *Field Description of Soil and Rock*, 2005.



- Auckland Council, Technical Publication 58, On-site Wastewater Systems: Design and Management Manual, 2004.
- NZS1547:2012, On-site Domestic Wastewater Management.

The concept rural residential developments within this report assume that the proposed new lot may comprise up to a five-bedroom dwelling with a peak occupancy of eight people⁶. This considers the uncertainty of potential future Building Consent designs. The number of usable bedrooms within a residential dwelling must consider that proposed offices, studies, gyms or other similar spaces maybe considered a potential bedroom by the Consent Authority.

5.1 Existing Wastewater Systems

Two existing dwellings located within the Balance Lot 3 each have a septic tank and associated wastewater field dispersion. These dwellings are located west and southwest of the proposed Lot 1 and Lot 2. It is anticipated that these existing systems are positioned well inside the balance Lot 3 as the nearest dwelling is located approximately 270m to the nearest boundary of Lot 1 & 2.

5.2 Wastewater Generation Volume

In lieu of potable water infrastructure servicing the site, roof rainwater collection within on-lot tanks has been assumed for this assessment. The design water volume for roof water tank supply is estimated at 160 litres/ person/ day⁷. This assumes standard water saving fixtures⁸ being installed within the proposed future developments. This should be reviewed for each proposed lot at the Building Consent stage.

For the concept wastewater design this provides a total daily wastewater generation of 1,280litres/ day per proposed lot.

5.3 Treatment System

Selection of a wastewater treatment system will be provided by future developers at Building Consent stage. This will be a function of a refined design peak occupancy.

It is recommended within the concept solution provided that to meet suitable minimum treated effluent output, secondary treatment systems are accounted for across the site. The concept solution is detailed further in the following sections.

In the Building Consent design phase, a higher treated effluent output standard such as UV disinfection to tertiary quality may be required should specifically controlled zones such as the prescribed offsets of this report are encroached upon. Moreover, a primary treatment solution may also be considered for the Lot development, provided that the system complies with the proposed Northland Regional Plan. Specifically, controlling rules include:

⁶ TP58 Table 6.1.

⁷ TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.

⁸ Low water consumption dishwashers and no garbage grinders.



- Rule C.6.1.3 (6), discharge of wastewater from primary systems is to slopes less than 10°.
- Rule C.6.1.3 (9.a), 100 % reserve disposal area where the wastewater has received primary treatment.
- Table 9, exclusion areas and setback distances for primary treated domestic type wastewater.

No specific treatment system design restrictions and manufacturers are currently in place. However, the developer will be required to specify the treatment system proposed at Building Consent.

5.4 Land Disposal System

To provide even distribution, evapotranspiration assistance and to minimise effluent runoff it is recommended that treated effluent is conveyed to land disposal via Pressure Compensating Dripper Irrigation (PCDI) systems, a commonplace method of wastewater disposal.

The proposed PCDI systems may be surface laid and covered with minimum 150 mm mulch and planted with specific evapotranspiration species with a minimum of 80 % species canopy cover or subsurface laid to topsoil with minimum 200 mm thickness and planted with lawn grass. Site-won topsoil during development from building and/ or driveways footprints may be used in the area of land disposal systems to increase minimum thicknesses. Specific requirements of the land disposal system include the following which have been complied with for this report.

Table 3: Disposal Field Design Criteria

Design Criteria	Site Conditions
Topography at the disposal areas shall not exceed 25°. Exceedances will require a Discharge Consent.	Concept design complies
On shallower slopes >10 ° compliance with Northland Regional Plan (NRP) rule C.6.1.3(6) is required.	Concept design complies, Lot 1 disposal field sited on slopes <10 °. Lot 2 disposal field sited on slopes >10 ° slopes <20 °.
On all terrain irrigation lines should be laid along contours.	Concept design complies
Disposal system situated no closer than 600 mm (vertically) from the winter groundwater table (secondary treated effluent).	Concept design complies
Separation from surface water features such as stormwater flow paths (including road and kerb channels), rivers, lakes, ponds, dams, and natural wetlands according to Table 9, Appendix B of the NRP.	Concept design complies

5.4.1 Soil Loading Rate

Based on the results of the ground investigation, conservatively the shallow soils are inferred to meet the drainage characteristics of TP58 Category 6, sandy clay, non-swelling clay and silty clay – slowly draining. This correlates to NZS1547 Category 5, poorly drained described as light clays. For a typical PCDI system, a soil loading rate of 3 mm/ day is recommended within NZS1547 Table 5.2 and TP58 Table 9.2.



To achieve the above SLR, technical guidance documents require the following compliance within the final design.

- 100 to 150 mm minimum depth of good quality topsoil (NZS1547 Table M1, note 1) to slow the soakage and assist with nutrient reduction.
- Minimum 30 % reserve disposal field area (NRP rule C.6.1.3(9)(b) for secondary or tertiary treatment systems). The proposed concept design adopts 3.0mm /day SLR, utilising a 30% reserve disposal field area.

5.4.2 Disposal Areas

The sizing of wastewater system disposal areas is a function of soil drainage, the loading rate and topographic relief. For each proposed lot a primary and reserve disposal field is required as follows. The recommendations below are presented on Drawing No 100.

- **Primary Disposal Field.** A minimum PCDI primary disposal field of 427 m² laid parallel to the natural contours.
- **Reserve Disposal Field.** A minimum reserve disposal field equivalent to 30 % of the primary disposal field is required under NRP rule C.6.1.3(9)(b) for secondary or tertiary treatment systems. This concept design therefore allows for a 129 m² reserve disposal area to be laid parallel to the natural contours.
- Disposal fields discharging secondary treated effluent are to be set above the 20-year ARI (5 % AEP) flood inundation height to comply with the above NRP rule. Flood hazard potential has only been identified outside the north-western border of the site, around height level 5m and 350m west of the closest proposed WW field at height level 180m. As such the site/s can provide freeboard well above the 1 % AEP (and 5% AEP) flood height to comply with this rule.

Topography at the proposed wastewater disposal fields has been measured as ranging from gentle sloping to <20 °. Surface water cut-off drains are considered necessary for slopes >10 ° to meet the provisions of NRP rule C.6.1.3. to prevent overland stormwater flow flushing through the proposed wastewater field. In addition, no Discharge Consent is required. These requirements should be reviewed at the Building Consent stage.

5.5 Summary of Concept Wastewater Design

Based on the above design assumptions a concept wastewater design is presented as Table 4 and presented schematically upon Drawing No 100. It is recommended that each lot is subject to Building Consent specific review and design amendment according to final development plans.

Table 4: Concept Wastewater Design Summary

Design Element	Specification
Concept development	Five-bedroom, peak occupancy of 8 (per lot)
Design generation volume	160 litres/ person/ day
Water saving measures	Standard. Combined use of 11 litre flush cisterns, automatic washing machine & dishwasher, no garbage grinder ¹
Water meter required?	No
Min. Treatment Quality	Secondary
Soil Drainage Category	TP58 Category 6, NZS1547 Category 5



Soil Loading Rate	3 mm/ day
Primary disposal field	Surface/ subsurface laid PCDI, min. 427 m ²
Reserve disposal field	Surface/ subsurface laid PCDI, min. 30 % or 129 m ²
Dosing Method	Pump with high water level visual and audible alarm. Minimum 24-hour emergency storage volume.
Stormwater Control	Divert surface/ stormwater drains away from disposal fields. Cut off drain required for Lot 2 (>10°), not for Lot 1. Stormwater management discharges downslope of all disposal fields.

1. Unless further water saving measures are included.

5.6 Assessment of Environmental Effects

An Assessment of Environmental Effects (AEE) is required to address two aspects of wastewater disposal. These include the effect of treated wastewater disposal for an individual lot and the cumulative or combined effect of multiple lots discharging treated wastewater to land as a result of subdivision.

The scale of final development is unknown at the time of writing and building areas, impervious areas including driveways, ancillary buildings, landscaped gardens, and swimming pools may reduce the overall area for on-site wastewater disposal. For the purpose of this report the above features are likely to be included within a designated 30 x 30 m square building site area as required by FNDC District Plan Rule 13.7.2.2.

It is recommended that the AEE is reviewed at the time of Building Consent once specific development plans, final disposal field locations and treatment systems are established. The TP58 guideline document provides a detailed AEE for Building Consent application. Based on the proposed scheme, ground investigation, walkover inspection and Drawing No 100, a site-specific AEE is presented as Appendix C to demonstrate the proposed wastewater disposal concept will have a less than minor effect on the environment.

6 STORMWATER ASSESSMENT

Considering the nature of rural subdivision and residential development, increased storm water runoff occurs as pervious surfaces such as pasture are converted to impervious features such as roads or future on-lot buildings and driveways.

6.1 Impervious Surfaces and Activity Status

A summary of the impervious areas of the proposed lots is provided as Table 5 below which has been developed from our observations and the provided Scheme Plan. For the proposed lots, this has been taken as conceptual maximum probable development of typical rural residential scenarios. Refer Section 6.2.

The activity status reflected in Table 5 is with respect to Operative FNDC Plan Section 8.6.5.1.3 only. Considering this, both proposed Lot 1 and Lot 2 are considered **Permitted Activity**.



Table 5: Summary of Impervious Surfaces

Surface	Proposed Lot 1		Proposed Lot 2		Proposed Lot 3	
Existing Condition					(404,686 m²)	
Roof	0 m ²	0 %	0 m ²	0 %	445 m ²	0.11 %
Driveway + Parking	0 m ²	0 %	0 m ²	0 %	1536m ²	0.38 %
Right of Way	0 m ²	0 %	0 m ²	0 %	0 m ²	0 %
Total impervious	0 m ²	0 %	0m ²	0 %	1981m ²	0.49 %
Proposed Condition	(44,070m²)		(44,170 m²)		(316,446 m²)	
Roof	300 m ² (Concept)	0.68 %	300 m ²	0.68 %	445m ²	0.14 %
Driveway + Parking	200 m ² (Concept)	0.45 %	200m ²	0.45 %	1536 m ²	0.49 %
Right of Way	0 m ²	0 %	0m ²	0 %	0 m ²	0 %
Total impervious	500 m ²	1.13 %	500 m ²	1.13%	1981 m ²	0.63 % (< PA = 15%)
Activity Status	Permitted		Permitted		Permitted	

6.2 Stormwater Management Concept

The stormwater management concept considered in this report has been prepared to meet the requirements of the local and regional consent authorities considering the design storm event as follows:

- **Probable Future Development (Lot 1 & 2).** The proposed application includes subdivision formation only and no lot-specific residential development at this stage. However, a conservative model of probable future on-lot development for proposed Lots 1& 2 has been developed for this assessment considering variation of scale in typical rural residential development. The probable future on-lot development concept for Lots 1&2 includes up to 300 m² potential roof area and up to 200 m² potential driveway or parking areas within the lot boundary.
- **Existing Development (Lot 3).** Lot 3 consists of existing impervious areas and existing dwellings only, no additional development has been considered, and no stormwater management has been considered.

6.3 Design Storm Event

Relevant design rainfall intensity and depths have been ascertained for the site location from the NIWA HIRDS meteorological model⁹. The NIWA HIRDS rainfall data is presented in full within Appendix D. Provision for climate change has been adopted by means of

⁹ NIWA High Intensity Rainfall Data System, <https://hirds.niwa.co.nz>.



applying a factor of 20 % to rainfall intensities, in accordance with FNDC Engineering Standards 2023.

Noting the risk of flood hazard downstream of the site as discussed in Section 3, this assessment has been modelled to provide stormwater attenuation up to and including 80 % of the pre-development condition for the 1 % AEP storm event which is recommended for the site including any future activities to comply with FNDC Engineering Standard Table 4-1.

This provides additional conservatism over the 10 % AEP pre-development requirement to comply with NRP Rule C6.4.2(2) and also with the Operative District Plan 13.7.3.4 (a). Attenuation modelling under this scenario avoids exacerbating downstream flooding and provides for sufficient flood control as presented in the FNDC Engineering Standards.

Furthermore, the Table 4-1 stipulates that flow attenuation controls reduce the post-development peak discharge to 80 % of the pre-development condition for the 50 % and 20 % AEP storm event. To be compliant with the above rules, the attenuation modelling within this report has been undertaken for all of the above storm events. The results are summarised in Table 6, with calculations provided in full in Appendix D.

Outlet dispersion devices have been designed to manage the 1% AEP event to reduce scour and erosion at discharge locations. These are detailed further in Section 6.4.1.

6.4 Concept Stormwater Attenuation

Based on the design storm events indicated above and the corresponding modelling results (in **Error! Reference source not found.**) an attenuation concept to suit the maximum storage requirement has been provided. In this case the concept limits the post-development peak discharge to 80% of the pre-development condition for the 1% AEP storm event. This is achievable by installing specifically sized low-flow orifices into the attenuation devices.

The rational method has been adopted by Geologix with run-off coefficients as published by FNDC Engineering Standards¹⁰ to provide a suitable concept attenuation design to limit post-development peak flows to 80% of pre-development conditions. The proposed devices with the concept design are listed below:

- Roof Runoff Tanks

Conceptual storage and outlet requirements within the tanks are included in Table 7 and a typical schematic retention/ detention tank arrangement detail is presented as Drawing No. 400 within Appendix A.

¹⁰ FNDC Engineering Standards 2023, Version 0.6, Issued May 2023.



Table 6: Summary of Concept Stormwater Attenuation

Item	Pre-development Impervious Area	Post-development Impervious Area	Proposed Concept Attenuation Method
Future Concept Development (Lot 1, 2)			
Potential buildings	0 m ²	300 m ²	Detention within roof water tanks
Potential driveways	0 m ²	200 m ²	Off-set detention in roof water tanks
Total	0 m²	500 m²	

Calculations to support the concept design are presented within Appendix D to this report. A summary of the probable future development attenuation concept design is presented as Table 6. As above, it is recommended that this concept design is refined at the Building Consent stage once final development plans are available.

Table 7: Probable Future Development Attenuation Concept - Tanks

Design Parameter	Flow Attenuation: 50 % AEP (80 % of pre dev)	Flow Attenuation: 20 % AEP (80 % of pre dev)	Flood Control: 10 % AEP	Flood Control: 1 % AEP (80 % of pre dev)
Proposed Lot 1,2				
Regulatory Compliance	FNDC Engineering Standards Table 4-1	FNDC Engineering Standards Table 4-1	NRC Proposed Regional Plan	FNDC Engineering Standards Table 4-1
Pre- development peak flow	5.33 l/s	6.91 l/s	8.09 l/s	12.28 l/s
80 % pre- development peak flow	4.27 l/s	5.53 l/s	NA	9.83 l/s
Post- development peak flow	8.67 l/s	11.24 l/s	13.15 l/s	19.98 l/s
Total Storage Volume Required	5,456 litres	7,195 litres	3,828 litres	13,079 litres
Concept Summary:	<ul style="list-style-type: none"> - Attenuation storage calculation accounts for offset flow from 200 m² driveway (not indicated explicitly indicated in summary above. Refer Appendix D for calcs in full) - Attenuation to 80 % of pre-development condition for 1 % AEP storm represents maximum storage requirement and is adopted for the concept design tank storage. - 2 x 25,000 litre tanks is sufficient for attenuation (13,079 l) + domestic water storage (13,031 l) - 1 % AEP attenuation (in isolation) requires a 45 mm orifice 0.65 m below overflow. However regulatory requirements are to consider an additional orifice/s to control the 50 %, 20 % and 1 % AEP events specifically. We note this may vary the concept orifice indicated above. This should be provided with detailed design for building consent approval. 			

6.4.1 On-Lot Discharge

The direct discharge of water tank overflow in a concentrated manner can cause scour and erosion in addition to excessive saturation of shallow soils. Roof water will be captured in detention tanks and used for drinking supply needs. It is recommended that overflow from rainwater detention tanks is conveyed in sealed pipes to a designated discharge point downslope of proposed building footprints and wastewater disposal fields. A concept design accommodating this is presented within Appendix A on Drawing No 401.



It is recommended that the conceptually sized dispersion devices are subject to specific assessment at the Building Consent stage to limit scour and erosion from tank overflows.

Typical rural residential developments construct either above or below ground discharge dispersion pipes. Feeding pipes can be either buried or pinned to the surface as desired. It is recommended that all pipes are designed to accommodate the design storm event peak flows from the attenuation tank and including minimum 100 mm dia. PVC piping. A concept dispersion pipe or trench length is presented as Table 8. Calculations to derive this are presented within Appendix D, based on the NIWA HIRDS Depth-Duration data. Typical details of these options are presented within Appendix A as Drawing No. 152.

Table 8: Summary of Concept Dispersion Devices

Concept Impervious Area to Tank	Velocity at single spreader orifices	Tank outlet pipe diameter	Spreader pipe diameter	Dispersion Pipe/ Trench Length	Spreader orifice size	Concept
Proposed Lot 1,2						
300 m ² (exc. 200m ² offset)	0.92 m/s	0.1 m	0.15 m	6 m	20 mm, spaced at 100 mm intervals	Above ground dispersion device or in-ground dispersion trench.

6.5 Subdivision Development Management

A 375mm dia. RCP culvert will need to be installed for the proposed vehicle crossing for Lot 1 at subdivision formation. This will provide continuity of the roadside swale drain, and must be installed in accordance with the requirements in the 2009 FNDC Engineering Standards – Sheet FNDC S/6.

6.6 Stormwater Quality

The proposed application is for a rural residential subdivision and considers future development. The key contaminant risks in this setting include:

- Sediments and minor contaminants washed from impervious surfaces.
- Leaf matter, grass, and other organic debris.

Stormwater treatment requirements are minor to maintain good quality stormwater discharge. Stormwater quality will be provided by:

- Leaf guards on roof guttering/ first flush devices on roof guttering and downpipes.
- Rainwater tank for potable use onsite only to be filled by roof runoff.
- Room for sedimentation (minimum 150 mm recommended as per Auckland Council GD01) within the base of the roof runoff tanks as dead storage volume.
- Stormwater discharges directed towards roading swale drains or existing OLFP where possible with suitable consideration for controlled discharge and erosion protection.
- Grassed swale drains from rainwater inception (road surfaces) to discharge points, where required.



The risk of other contaminants being discharged out of the site boundaries (hydrocarbons, metals etc.) as a result of the proposed activities once stormwater has been processed through the above measures that will affect the downstream water quality is considered low.

7 POTABLE WATER & FIRE FIGHTING

In the absence of potable water infrastructure within Dangen Road or within the site it is recommended that roof runoff water tanks are adopted for potable water supply with appropriate filtration and UV disinfection at point of use. The volume of potable water supply on each lot should consider the required stormwater detention volume identified within Table 7 for proposed Lots 1 and 2. On these properties a second tank may be required for sufficient potable water volumes.

Furthermore, the absence of potable water infrastructure and fire hydrants within Dangen Road require provision of the on-lot roof water supply tanks to be used for firefighting purposes, if required. Specific analysis and calculation for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.

8 EARTHWORKS

The following earthworks provisions are anticipated for subdivision formation only:

- **Vehicle crossings (from Dangen Road to access Lot 1& 2).** Required at subdivision formation.

Proposed earthwork volumes are well within a 5,000 m³ Permitted Activity volume limit outlined by FNDC District Plan Rule 12.3.6.1.1(a) and the maximum cut and fill height is <3 m to comply with 12.3.6.1.1(b).

Rule C.8.3.1, Table 15 of the Proposed Regional Plan outlines a Permitted Activity as 5,000 m² of exposed earth at any time for 'other areas'. Proposed earthwork areas to form the subdivision, are anticipated to comply with the Permitted Activity standard for other areas.

8.1 General Recommendations

Bulk fill with site-won earth can be moderately sensitive to disturbance when exposed to rain or runoff which may cause saturation or vehicle movements and trafficking during earthworks. Accordingly, care should be taken during construction, including probable future developments to minimise degradation of any earth fill due to construction traffic and to minimise machinery on site.

Any areas of proposed bulk fill which are required to meet specific subgrade requirements within should be subject to a specific earthwork specification prepared by a professional Engineer such as Geologix.

Due to the topography of the site, significant excavations are not anticipated. However, to reduce the risk of instability of excavations during construction, it is recommended that **temporary** unsupported excavations have a maximum vertical height of 1.0 m. Excavations >1.0 m should be battered at 1V:1H or 45 °. Permanent batter slopes may



require a shallower angle to maintain long term stability and if proposed these should be assessed at the Building Consent stage within a specific geotechnical investigation report.

Temporary batters should be covered with polythene sheets secured to the surface with pins or batons to prevent saturation. All works within close proximity to excavations should be undertaken in accordance with Occupational Safety and Health regulations.

All earthworks should be carried out in periods of fine weather within the typical October to April earthwork season. Consent conditions commonly prescribe working restrictions.

8.2 Erosion and Sediment Control

Specific erosion and sediment control measures are required to control sediment runoff from areas of proposed earthworks within the scope of this application. It is recommended that specific on-lot development is assessed at the time of Building Consent by the future developer. To form the subdivision the following erosion and sediment control measures are recommended:

- Silt fence around the downslope face of the proposed vehicle crossing construction.
- Clean water diversion channel and bund upstream of the proposed vehicle crossing to divert potential overland flows away and around construction works zones.

9 NATURAL HAZARD ASSESSMENT

To satisfy the Resource Management Act, 1991 the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor. Regulatory assessment of natural hazards at the site location are managed under the jurisdiction of the FNDC District Plan¹¹, Northland Regional Council (NRC) Proposed Regional Plan for Northland¹² and Regional Water and Soil Plan for Northland. Following our ground investigation and considering the measures presented in this report, a summary of the proposed activities against defined natural hazards is presented as Table 9.

Table 9: Summary of Natural Hazards

Natural Hazard	Applicability	Mitigation & Effect on Environment
Erosion	Yes	Mitigation provided by means of stormwater dispersion control and erosion and sediment control measures; resultant effects are less than minor.
Overland flow paths, flooding, inundation	Yes	Resultant effects are less than minor. No mitigation required.
Landslip	NA	Refer accompanying Geotech report (Ref: C0660N-G-01-R01).
Rockfall	NA	No mitigation required, less than minor.
Alluvion	NA	No mitigation required, less than minor.
Avulsion	NA	No mitigation required, less than minor.
Unconsolidated fill	NA	No mitigation required, less than minor.
Soil contamination	NA	No mitigation required, less than minor.
Subsidence	NA	No mitigation required, less than minor.

¹¹ Operative District Plan Rule 13.7.3.2.

¹² Proposed Regional Plan for Northland, Appeals Version, July 2021, Chapter D.6.



Fire hazard	NA	No mitigation required, less than minor.
Sea level rise	NA	No mitigation required, less than minor.
<i>NA – Not Applicable.</i>		

10 ACCESS - VEHICLE CROSSINGS

It should be noted that Geologix are not traffic engineers, and no specific Traffic Impact Assessment is included within the scope of these works. If required, it is recommended that advice is sought from a Chartered Traffic Engineer.

10.1 Vehicle Crossings

Access to the proposed subdivision and to each of the proposed lots is recommended by standard domestic crossings according to current FNDC Engineering Standards. The access points to proposed lots may be determined at the Building Consent Stage according to NZS4404 Clause 3.3.17.2. A summary of proposed vehicle crossings is presented as Table 10.

It is recommended that the vehicle crossings be formed during the subdivision application process. If required, these crossings can be adjusted or reformed later at the development stage through appropriate mechanisms to satisfy FNDC requirements.

Table 10: Summary of Proposed Vehicle Crossings

Location	Type	Detail	Formation
Site entrance Lot 1 Allot E4 PSH OF Waitarau SO 770 Dangen Road	Domestic crossing, rural/ un-kerbed.	FNDC/S/6B single width with minimum 375 mm dia. RCP culvert.	At subdivision formation
Site entrance Lot 2 Allot E4 PSH OF Waitarau SO 770 Dangen Road	Domestic crossing, rural/ un-kerbed.	FNDC/S/6B single width with minimum 375 mm dia. RCP culvert. No culvert required at this crossing.	At subdivision formation
<i>RCP – Reinforced Concrete Pipe</i>			

10.2 Sight Distances

Sight lines from the proposed vehicle crossing access locations to Dangen Road are approximately a minimum horizontal distance of 80m, which is in line with those laid out in FNDC/S/6 for operating speeds of up to 60km/hr. This is considered to be a reasonable determination of operational speed for this section of Dangen Road which is prescribed a default speed limit of 100km/h. At the location of the proposed access crossings the vertical alignment of Dangen Road does not obstruct visibility.

11 LIMITATIONS

This report has been prepared for G & E Price as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd



and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

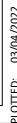
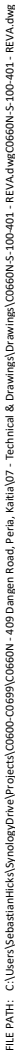
The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.



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APPENDIX A

Drawings



1. DRAWING REPRODUCED FROM PROPOSED
- SCHEME PLAN REF PRICE, DATED FEBRUARY 2025.
3. HORIZONTAL CO ORDINATE SYSTEM = MT EDEN
- 2000
4. VERTICAL DATUM = NZVD.
5. MAJOR INTERVALS 25.0 m.
6. MINOR INTERVALS 5.0 m.
7. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.

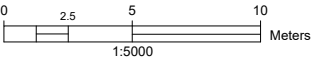
CONCEPT DEVELOPMENT	5 BEDROOM
CONCEPT NO. OF OCCUPANTS	8 PERSONS
DAILY WASTEWATER GEN.	160 LITRES/PERSON/ DAY
TOTAL WASTEWATER GEN.	1,280 LITRES/ DAY

SOIL CATEGORY (TP58)	CATEGORY 6
SOIL CATEGORY (NZS1547)	CATEGORY 5
SOIL LOADING RATE	3.0 mm/ DAY

TREATMENT SYSTEM NO - SUBJECT TO BUILDING
CONSENT DESIGN

PRIMARY DISPOSAL AREA	427 m ²
RESERVE DISPOSAL AREA	129 m ² (30 %)
FINAL DESIGN	NO - SUBJECT TO BUILDING CONSENT DESIGN

CUT OFF DRAINS LOT 1	NO
CUT OFF DRAINS LOT 2	YES
DISCHARGE CONSENT	NO



A	FIRST ISSUE	22/07/25
Revision	Issue	Date



AUCKLAND | NORTHLAND

Project Name and Address

C0660N
DANGEN ROAD
PERIA
ALLOT E4 PSH OF WAITARAU

Project	Drawn By
C0660N	B.NEL

Client

G & E PRICE

Sheet Title

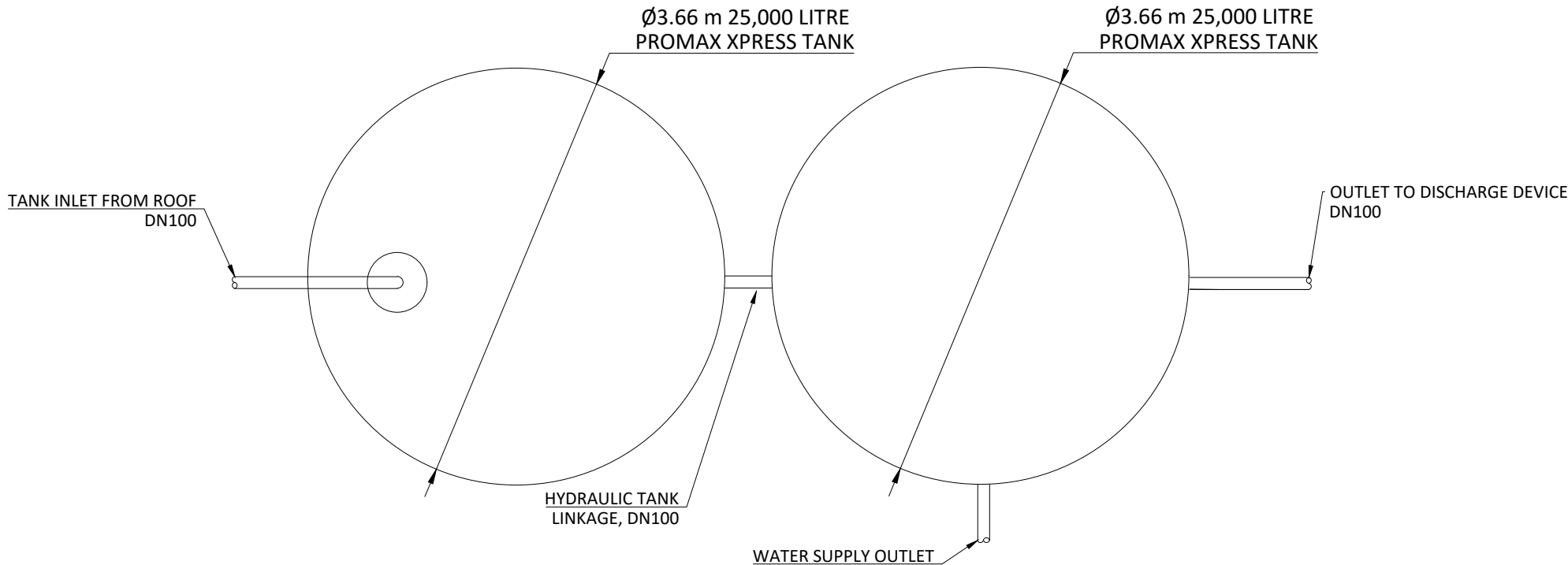
SITE SUITABILITY LAYOUT

Sheet

100

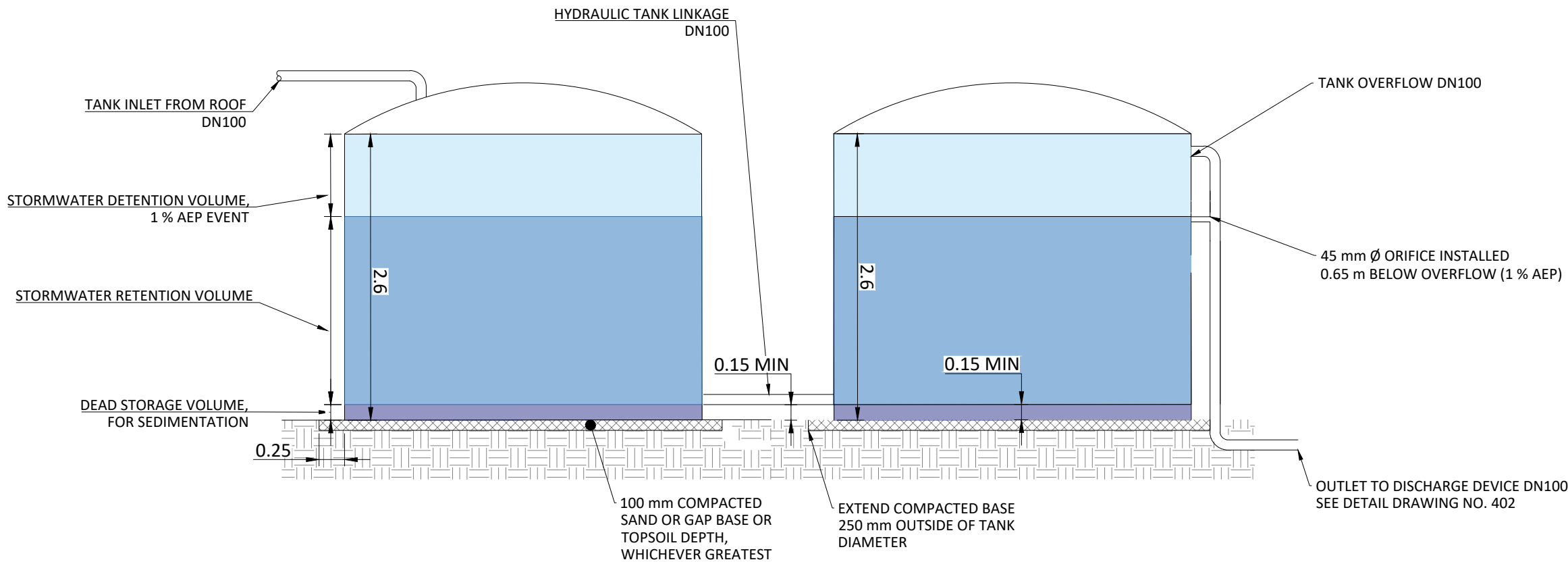
PROPOSED TANK PLAN VIEW

1:50, A3

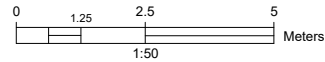


PROPOSED TANK SIDE VIEW

1:50, A3



GENERAL NOTES



AUCKLAND | NORTHLAND

Project Name and Address

C0660N
DANGEN ROAD
PERIA
ALLOT E4 PSH OF WAITARAU

Project

C0660N

Drawn By

B.NEL

Client

G & E PRICE

Sheet Title

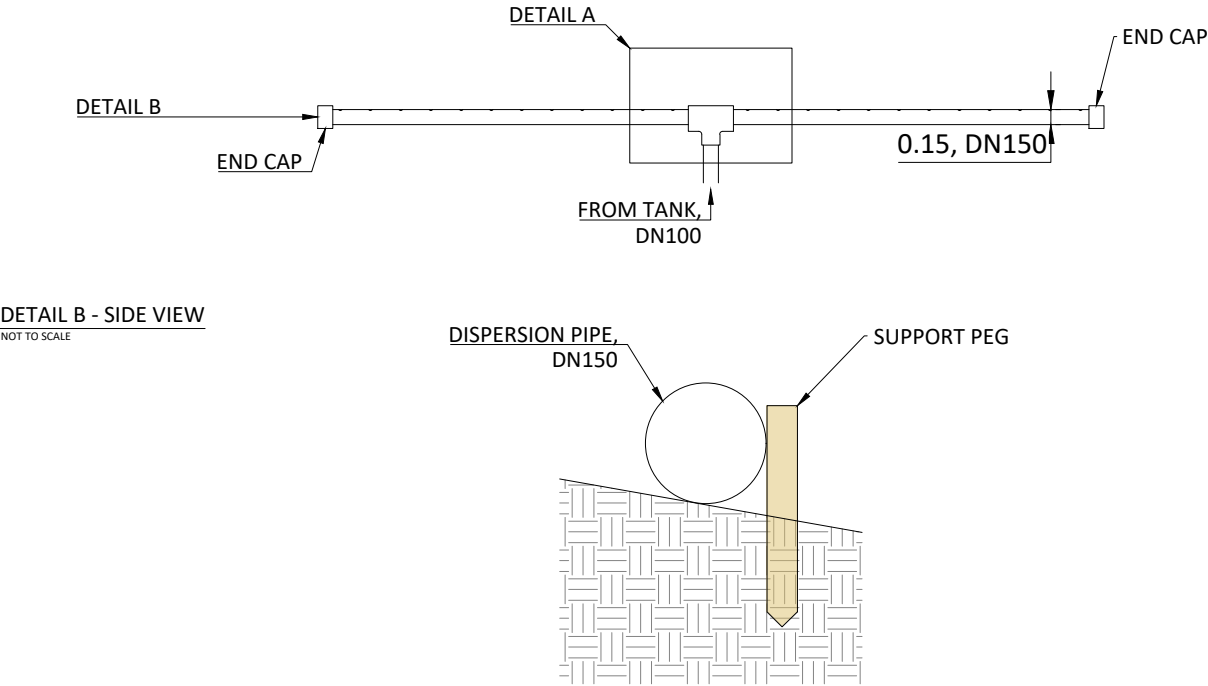
STORMWATER TANK DETAILS

Sheet

400

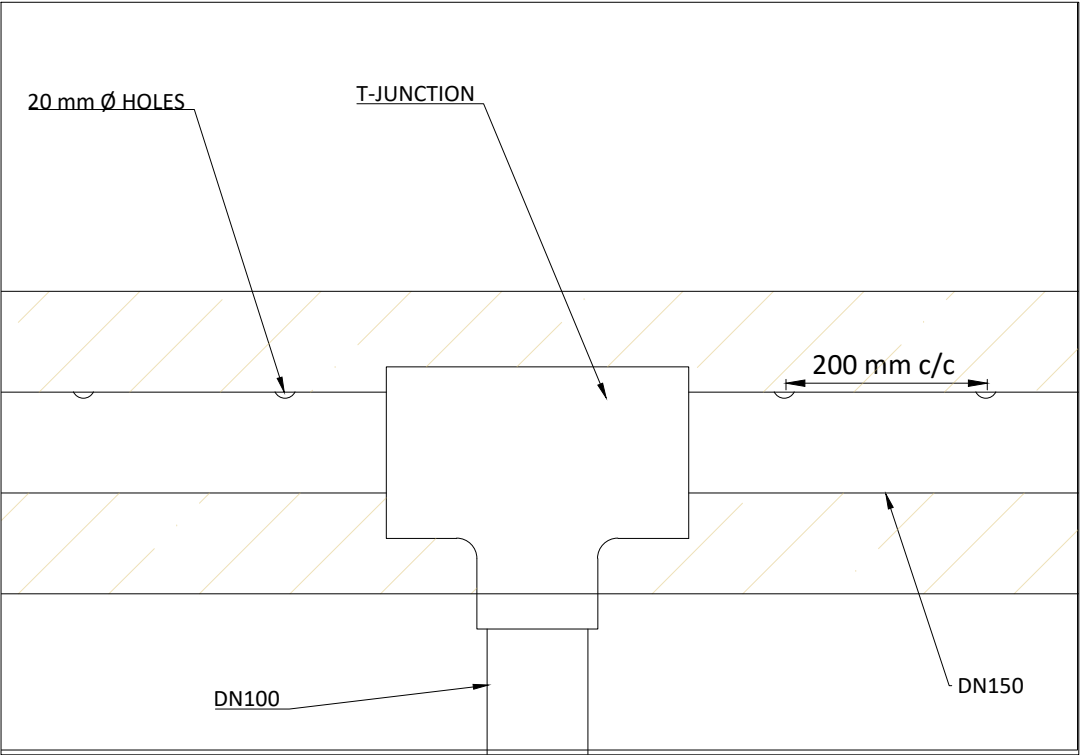
OPTION 1: DISPERSION VIA ABOVE GROUND PIPE

NOT TO SCALE



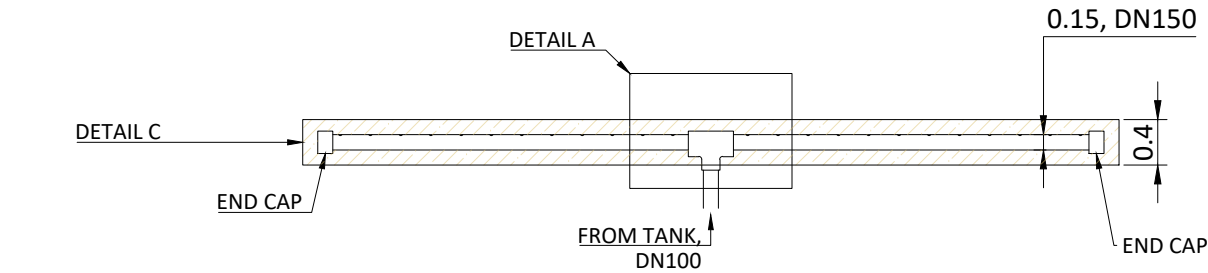
DETAIL B - SIDE VIEW
NOT TO SCALE

DETAIL A - T JUNCTION AND PERFORATIONS
NOT TO SCALE

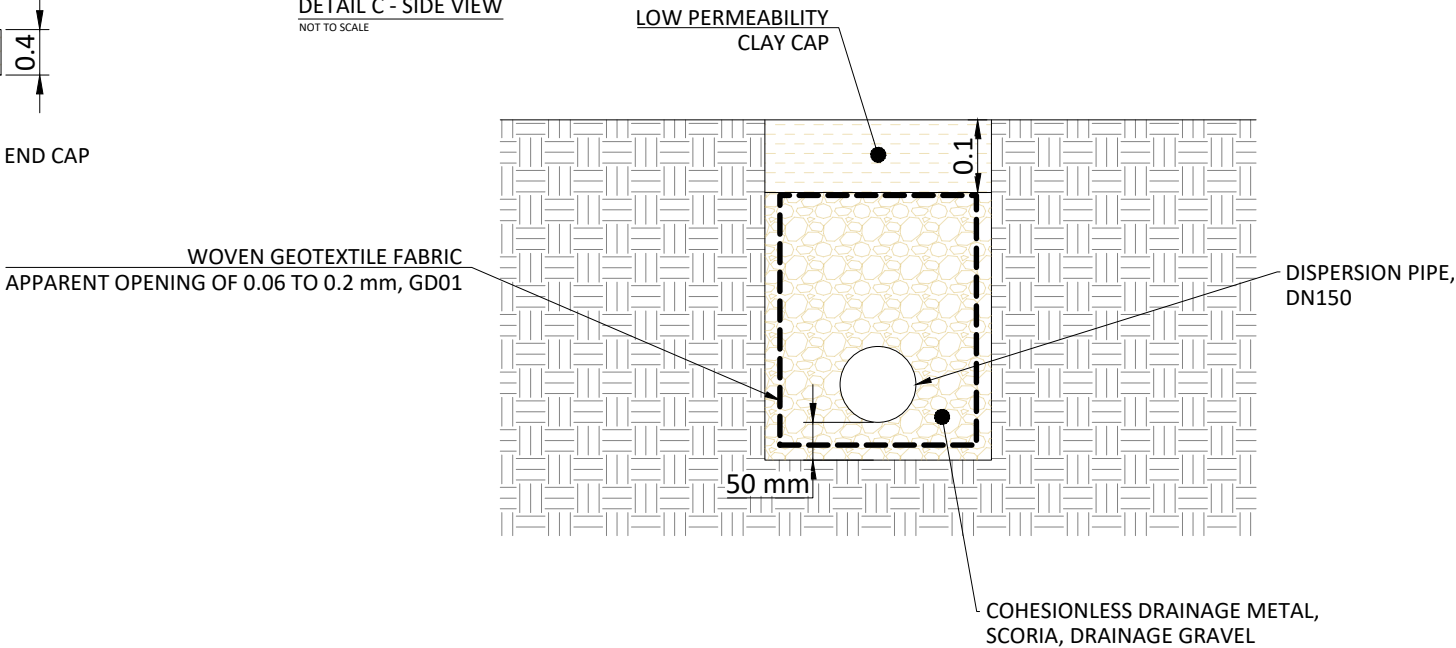


OPTION 2: DISPERSION VIA BELOW GROUND TRENCH

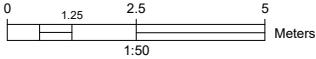
NOT TO SCALE



DETAIL C - SIDE VIEW
NOT TO SCALE



GENERAL NOTES



A	FIRST ISSUE	15/08/25
Revision	Issue	Date



AUCKLAND | NORTHLAND

Project Name and Address

C0660N
DANGEN ROAD
PERIA
ALLOT E4 PSH OF WAITARAU

Project C0660N	Drawn By B.NEL
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Client
G & E PRICE

Sheet Title
STORMWATER TANK DETAILS

Sheet
401

FILE PATH: C:\Users\SebastianHicks\SynologyDrive\Projects\0600-C0660N\409 Dangen Road, Peria, Kaitiaki\07 - Technical & Drawings\Drawings\0660N-5-100-401 - REV A.dwg

PLOTTED: 03/04/2022



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APPENDIX B

Engineering Borehole Records



INVESTIGATION LOG

HOLE NO.:
HA01

CLIENT: Ged & Emma Price
PROJECT: 409 Dangen Road, Peria, Kaitia

JOB NO.:
C0660 N

SITE LOCATION: 409 Dangen Road, Peria, Kaitia

START DATE: 02/07/2025

CO-ORDINATES:

END DATE: 02/07/2025

CONTRACTOR: Internal

RIG: 50 mm Auger

ELEVATION: Ground

DRILLER: FS

LOGGED BY: FS

MATERIAL DESCRIPTION <div>(See Classification & Symbology sheet for details)</div>	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER <div>(Blows / 0mm)</div>																VANE SHEAR STRENGTH (kPa)				WATER
																				Vane:				
				2	4	6	8	10	12	14	16	18	50	100	150	200	Values							
TOPSOIL; dark brown. Moist.		0.0	TS																					
Silty CLAY; orange brown. Moist; low plasticity; [Northland Allochthon - Residual Soils]. 0.6m - 0.9m: Becoming reddish brown.		0.2	TS																					
		0.4																						
		0.6																						
		0.8																						
Clayey SILT; orange brown. Moist; low plasticity; [Northland Allochthon - Residual Soils].		1.0																						
End Of Hole: 1.20m		1.2																						
		1.4																						
		1.6																						
		1.8																						
		2.0																						
		2.2																						
		2.4																						
		2.6																						
		2.8																						
		3.0																						
		3.2																						
		3.4																						
		3.6																						
		3.8																						
		4.0																						
		4.2																						
		4.4																						
	4.6																							
	4.8																							

PHOTO(S)



REMARKS

- Hand auger drilled to target depth of 1.2 m bgl.
- Groundwater not encountered during drilling.

WATER

- ▼ Standing Water Level
▷ Out flow
◁ In flow

INVESTIGATION TYPE

- ☒ Hand Auger
☐ Test Pit

INVESTIGATION LOG

HOLE NO.:
HA02

CLIENT: Ged & Emma Price
PROJECT: 409 Dangen Road, Peria, Kaitia

JOB NO.:
C0660 N

SITE LOCATION: 409 Dangen Road, Peria, Kaitia

START DATE: 02/07/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 02/07/2025

CONTRACTOR: Internal

RIG: 50 mm Auger

DRILLER: FS

LOGGED BY: FS

MATERIAL DESCRIPTION <div>(See Classification & Symbology sheet for details)</div>	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER <div>(Blows / 0mm)</div>												VANE SHEAR STRENGTH <div>(kPa)</div>				WATER
																Vane:				
				2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TOPSOIL; dark brown. Moist.		0.0	TS																	Groundwater Not Encountered
Silty CLAY; orange brown with dark brown specks. Moist; low plasticity; [Northland Allochthon - Residual Soils].		0.2	TS																	
		0.4																		
		0.6																		
		0.8																		
0.8m - 1.2m: Becoming reddish brown.		1.0																		
		1.2																		
End Of Hole: 1.20m		1.4																		
		1.6																		
		1.8																		
		2.0																		
		2.2																		
		2.4																		
		2.6																		
		2.8																		
		3.0																		
		3.2																		
		3.4																		
		3.6																		
		3.8																		
		4.0																		
		4.2																		
		4.4																		
		4.6																		
		4.8																		

PHOTO(S)



REMARKS

- Hand auger drilled to target depth of 1.2 m bgl.
- Groundwater not encountered during drilling.

WATER

- ☒ Standing Water Level
- ☐ Out flow
- ☐ In flow

INVESTIGATION TYPE

- ☒ Hand Auger
- ☐ Test Pit

APPENDIX C

Assessment of Environmental Effects and Assessment Criteria



Table 11: Wastewater Assessment of Environmental Effects


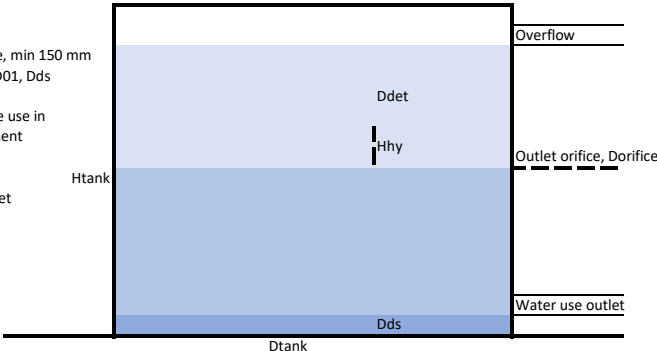
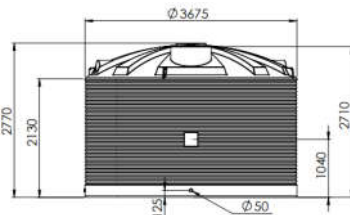
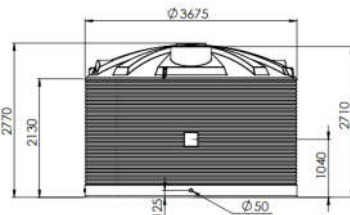
Item	NRC Separation Requirement ²	FNDC Separation Requirement	Site Assessment ³
Individual System Effects			
Flood Plains	Above 5 % AEP	NR	Complies according to available GIS data and visual assessment.
Stormwater Flowpath ⁴	5 m	NR	Complies, see annotations on Drawing Nos 131 and 132.
Surface water feature ⁵	15 m	15 m (3x feature area in ha)	Complies.
Coastal Marine Area	15 m	30 m	Complies, see annotations on Drawing Nos 131 and 132.
Existing water supply bore.	20 m	NR	Complies. None recorded within or within 20 m of the site boundaries.
Property boundary	1.5 m	1.5	Complies. Including proposed subdivision boundaries.
Winter groundwater table	0.6 m	0.6 m	Complies.
Topography			Ok – chosen disposal areas are flat and level to <5 °.
Cut off drain required?			No.
Discharge Consent Required?			No.
	TP58	NZS1547	
Cumulative Effects			
Biological Oxygen Demand		≤20 g/m ³	Complies – secondary treatment.
Total Suspended Solids		≤30 g/m ³	Complies – secondary treatment.
Total Nitrogen	10 – 30 g/m ³	15 – 75 g/m ³	Complies – secondary treatment.
Phosphorous	NR	4 – 10 g/m ³	Complies – secondary treatment.
Ammonia	NR	Negligible	Complies – secondary treatment.
Nitrites/ Nitrates	NR	15 – 45 g/m ³	Complies – secondary treatment.
Conclusion: Effects are less than minor on the environment.			
1. AEE based on proposed secondary treated effluent.			
2. Northland Regional Plan Table 9.			
3. Based on the recommendations of this report and Drawing No. 130.			
4. Including any formed road with kerb and channel, and water-table drain that is down-slope of the disposal area.			
5. River, lake, stream, pond, dam, or natural wetland.			
AEP Annual Exceedance Probability.			
NR No Requirement.			


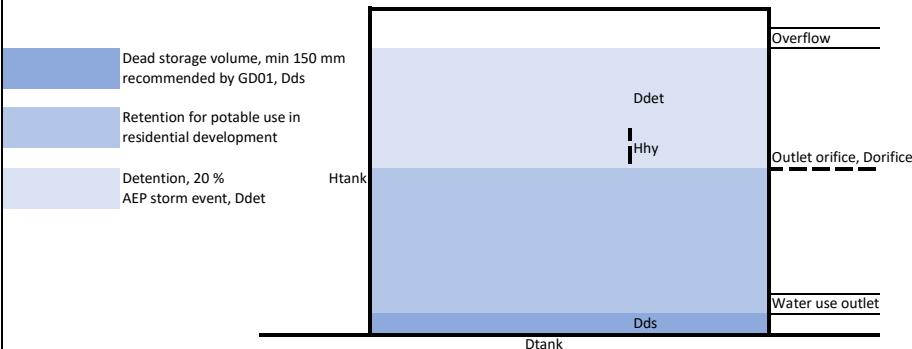
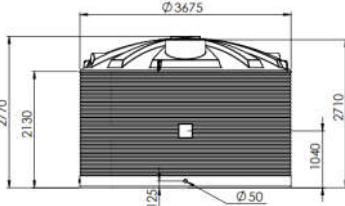



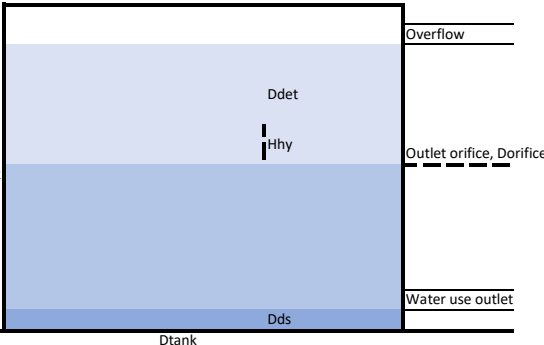
geologix
consulting engineers


APPENDIX D


Stormwater Calculations

Project Ref: C0660N		STORMWATER ATTENUATION TANK DESIGN							
Project Address: 1409 Dangen Road, Peria									
Design Case: CONCEPT FUTURE DEVELOPMENT		50 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT							
Date: 20 July 2025		REV 01							
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS).									
PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS									
RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.									
PRE DEVELOPMENT CATCHMENT PARAMETERS				POST DEVELOPMENT CATCHMENT PARAMETERS					
ITEM	AREA, A, m ²	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m ²	COEFFICIENT, C	DESCRIPTION		
IMPERVIOUS A				TO TANK	300	0.96	ROOF		
IMPERVIOUS B	0	0		OFFSET	200	0.83	DRIVEWAY - METAL		
IMPERVIOUS C	0	0		PERVIOUS	0	0			
EX. PERVIOUS	500	0.67	PASTURE	EX. CONSENTED	0	0			
TOTAL	500	TYPE C		TOTAL	500	TYPE C			
RAINFALL INTENSITY, 50% AEP, 10MIN DURATION									
50 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr			57.3	mm/hr	* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.				
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN			20	%					
50 % AEP RAINFALL INTENSITY, 10 MIN WITH CC			68.76	mm/hr					
PRE AND POST-DEVELOPMENT RUNOFF, 50%AEP, VARIOUS DURATIONS									
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Q _{post} , l/s	PRE DEV RUNOFF, Q _{pre} , l/s	80% of PRE DEV RUNOFF, Q _{pre(80%)} , l/s	COMMENTS		
10	57.30	1.2	68.76	8.67	5.33	4.27	Critical duration (time of concentration) for the catchments is 10min		
20	43.80	1.2	52.56	6.63	4.08	3.26			
30	37.00	1.2	44.40	5.60	3.44	2.75			
60	27.10	1.2	32.52	4.10	2.52	2.02			
120	19.30	1.2	23.16	2.92	1.80	1.44			
360	10.60	1.2	12.72	1.60	0.99	0.79	Pre-dev calculated on Intensity without CC factor		
720	6.90	1.2	8.28	1.04	0.64	0.51			
1440	4.34	1.2	5.21	0.66	0.40	0.32			
2880	2.61	1.2	3.13	0.39	0.24	0.19			
4320	1.90	1.2	2.28	0.29	0.18	0.14			
ATTENUATION ANALYSIS, VARIOUS DURATIONS									
DURATION, min	OFFSET FLOW, Q _{off} , l/s	TANK INFLOW, Q _{in} , l/s	ALLOWABLE TANK OUTFLOW, Q _{pre(80%)} - Q _{off} , l/s	SELECTED TANK OUTFLOW, Q _{out} , l/s	DIFFERENCE (Q _{in} - Q _{out}), l/s	Required Storage, litres			
10	3.17	5.50	1.10	1.10	4.41	2643	Selected Tank Outflow is selected for critical duration (time of concentration).		
20	2.42	4.20	0.84	1.10	3.11	3732			
30	2.05	3.55	0.71	1.10	2.46	4422			
60	1.50	2.60	0.52	1.10	1.51	5424			
120	1.07	1.85	0.37	1.10	0.76	5456			
360	0.59	1.02	0.20	1.10	No Att. Req.	0	select largest required storage , regardless of duration, to avoid overflow for event of any duration		
720	0.38	0.66	0.13	1.10	No Att. Req.	0			
1440	0.24	0.42	0.08	1.10	No Att. Req.	0			
2880	0.14	0.25	0.05	1.10	No Att. Req.	0			
4320	0.11	0.18	0.04	1.10	No Att. Req.	0			
ATTENUATION TANK DESIGN OUTPUT									
Concept sizing for 25,000 litre tank									
Dead storage volume, min 150 mm recommended by GD01, D _{ds}				Overflow					
Retention for potable use in residential development				Outlet orifice, Dorifice					
Detention, 50 % AEP storm event, D _{det}				Water use outlet					
H _{tank}				Dtank					
SPECIFICATION									
TOTAL STORAGE REQUIRED	5.456 m ³	Select largest storage as per analysis							
TANK HEIGHT, H _{tank}	2.5 m	Concept sizing for 25,000 litre tank							
TANK DIAMETER, Dt _{tank}	3.57 m	No. of Tanks							
TANK AREA, A _{tank}	20.02 m ²	Area of 2 tanks							
TANK MAX STORAGE VOLUME, V _{tank}	50049 litres	Below overflow							
REQUIRED STORAGE HEIGHT, D _{det}	0.27 m	GD01 recommended minimum							
DEAD STORAGE VOLUME, D _{ds}	0.15 m	Selected tank outflow							
TOTAL WATER DEPTH REQUIRED	0.42 m								
SELECTED TANK OUTFLOW, Q _{out} , l/s	0.00110 m ³ /s								
AVERAGE HYDRAULIC HEAD, H _{hy}	0.14 m								
AREA OF ORIFICE, A _{orifice}	1.08E-03 m ²								
ORIFICE DIAMETER, Dorifice	37 mm								
VELOCITY AT ORIFICE	2.31 m/s	At max. head level							

Project Ref:	C0660N	STORMWATER ATTENUATION TANK DESIGN					
Project Address:	409 Dangen Road, Peria						
Design Case:	CONCEPT FUTURE DEVELOPMENT						
Date:	20 July 2025	REV 01	20 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT				
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS).							
PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS							
RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.							
PRE DEVELOPMENT CATCHMENT PARAMETERS				POST DEVELOPMENT CATCHMENT PARAMETERS			
ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	200	0.83	DRIVEWAY - METAL
IMPERVIOUS C	0	0		PERVIOUS	0	0	
EX. PERVIOUS	500	0.67	PASTURE	EX. CONSENTED	0	0	
					0	0	
TOTAL	500	TYPE C		TOTAL	500	TYPE C	
RAINFALL INTENSITY, 20% AEP, 10MIN DURATION							
20 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr			74.3	mm/hr	* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.		
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*			20	%			
20 % AEP RAINFALL INTENSITY, 10 MIN WITH CC			89.2	mm/hr			
PRE AND POST-DEVELOPMENT RUNOFF, 20%AEP, VARIOUS DURATIONS							
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Qpost, l/s	PRE DEV RUNOFF, Qpre, l/s	80% of PRE DEV RUNOFF, Qpre(80%), l/s	COMMENTS
10	74.30	1.2	89.16	11.24	6.91	5.53	Critical duration (time of concentration) for the catchments is 10min
20	56.80	1.2	68.16	8.60	5.29	4.23	
30	48.10	1.2	57.72	7.28	4.48	3.58	
60	35.30	1.2	42.36	5.34	3.28	2.63	Pre-dev calculated on Intensity without CC factor
120	25.20	1.2	30.24	3.81	2.35	1.88	
360	13.80	1.2	16.56	2.09	1.28	1.03	
720	9.02	1.2	10.82	1.37	0.84	0.67	
1440	5.67	1.2	6.80	0.86	0.53	0.42	
2880	3.42	1.2	4.10	0.52	0.32	0.25	
4320	2.49	1.2	2.99	0.38	0.23	0.19	
ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Qoff, l/s	TANK INFLOW, Qin, l/s	ALLOWABLE TANK OUTFLOW, Qpre(80%) Qoff, l/s	SELECTED TANK OUTFLOW, Qout, l/s	DIFFERENCE (Qin - Qout), l/s	Required Storage, litres	COMMENTS
10	4.11	7.13	1.42	1.42	5.71	3428	Selected Tank Outflow is selected for critical duration (time of concentration).
20	3.14	5.45	2.14	1.42	4.03	4839	
30	2.66	4.62	1.81	1.42	3.20	5756	
60	1.95	3.39	1.33	1.42	1.97	7088	select largest required storage , regardless of duration, to avoid overflow for event of any duration
120	1.39	2.42	0.95	1.42	1.00	7195	
360	0.76	1.32	0.52	1.42	No Att. Req.	0	
720	0.50	0.87	0.34	1.42	No Att. Req.	0	
1440	0.31	0.54	0.21	1.42	No Att. Req.	0	
2880	0.19	0.33	0.13	1.42	No Att. Req.	0	
4320	0.14	0.24	0.09	1.42	No Att. Req.	0	
ATTENUATION TANK DESIGN OUTPUT							
Concept sizing for 25,000 litre tank							
							
SPECIFICATION							
TOTAL STORAGE REQUIRED	7.195 m3	Select largest storage as per analysis					
TANK HEIGHT, Htank	2.5 m	Concept sizing for 25,000 litre tank					
TANK DIAMETER, Dtank	3.57 m	No. of Tanks 2					
TANK AREA, Atank	20.02 m2	Area of 2 tanks					
TANK MAX STORAGE VOLUME, Vtank	50049 litres	Below overflow					
REQUIRED STORAGE HEIGHT, Ddet	0.36 m	GD01 recommended minimum					
DEAD STORAGE VOLUME, Dds	0.15 m	Selected tank outflow					
TOTAL WATER DEPTH REQUIRED	0.51 m						
SELECTED TANK OUTFLOW, Qout, l/s	0.00142 m3/s						
AVERAGE HYDRAULIC HEAD, Hhy	0.18 m						
AREA OF ORIFICE, Aorifice	1.22E-03 m2						
ORIFICE DIAMETER, Dorifice	39 mm						
VELOCITY AT ORIFICE	2.66 m/s	At max. head level					
							

Project Ref:	C0660N	STORMWATER ATTENUATION TANK DESIGN					
Project Address:	409 Dangen Road, Peria						
Design Case:	CONCEPT FUTURE DEVELOPMENT	10 % AEP STORM EVENT, TO PRE-DEVELOPMENT FLOW					
Date:	20 July 2025	REV 01					
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS). THE 10% AEP SCENARIO IS PROVIDED TO SATISFY FNDC DISTRICT PLAN RULE 13.7.3.4 (FOR CONTROLLED ACTIVITY). PRE-DEVELOPMENT RUNOFF REMAINS UNFACTORED IN THIS SCENARIO.							
RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.							
PRE DEVELOPMENT CATCHMENT PARAMETERS			POST DEVELOPMENT CATCHMENT PARAMETERS				
ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	200	0.83	DRIVEWAY - METAL
IMPERVIOUS C	0	0		PERVIOUS	0	0	
EX. PERVIOUS	500	0.67	PASTURE	EX. CONSENTED	0	0	
0	0	0		0	0	0	
TOTAL	500	TYPE C		TOTAL	500	TYPE C	
RAINFALL INTENSITY, 10% AEP, 10MIN DURATION							
10 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	86.9	mm/hr	* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.				
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*	20	%					
10 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	104.3	mm/hr					
PRE AND POST-DEVELOPMENT RUNOFF, 10%AEP, VARIOUS DURATIONS							
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Qpost, l/s	PRE DEV RUNOFF, Qpre, l/s	COMMENTS	
10	86.90	1.2	104.28	13.15	8.09	Critical duration (time of concentration) for the catchments is 10min	
20	66.60	1.2	79.92	10.08	6.20		
30	56.30	1.2	67.56	8.52	5.24		
60	41.40	1.2	49.68	6.27	3.85		
120	29.60	1.2	35.52	4.48	2.75		
360	16.20	1.2	19.44	2.45	1.51	Pre-dev calculated on Intensity without CC factor	
720	10.60	1.2	12.72	1.60	0.99		
1440	6.68	1.2	8.02	1.01	0.62		
2880	4.03	1.2	4.84	0.61	0.38		
4320	2.94	1.2	3.53	0.44	0.27		
ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Qoff, l/s	TANK INFLOW, Qin, l/s	ALLOWABLE TANK OUTFLOW, Qpre - Qoff, l/s	SELECTED TANK OUTFLOW, Qout, l/s	DIFFERENCE (Qin - Qout), l/s	Required Storage, litres	Selected Tank Outflow is selected for critical duration (time of concentration). select largest required storage , regardless of duration, to avoid overflow for event of any duration
10	4.81	8.34	3.28	3.28	5.06	3039	
20	3.69	6.39	2.51	3.28	3.12	3739	
30	3.12	5.40	2.12	3.28	2.13	3828	
60	2.29	3.97	1.56	3.28	0.70	2507	
120	1.64	2.84	1.12	3.28	No Att. Req.	0	
360	0.90	1.56	0.61	3.28	No Att. Req.	0	
720	0.59	1.02	0.40	3.28	No Att. Req.	0	
1440	0.37	0.64	0.25	3.28	No Att. Req.	0	
2880	0.22	0.39	0.15	3.28	No Att. Req.	0	
4320	0.16	0.28	0.11	3.28	No Att. Req.	0	
ATTENUATION TANK DESIGN OUTPUT							
Concept sizing for 25,000 litre tank							
<div>Dead storage volume, min 150 mm recommended by GD01, Dds</div> <div>Retention for potable use in residential development</div> <div>Detention, 10 % AEP storm event, Ddet</div>					Overflow		
					Outlet orifice, Dorifice		
					Water use outlet		
SPECIFICATION							
TOTAL STORAGE REQUIRED	3.828 m3	Select largest storage as per analysis					
TANK HEIGHT, Htank	2.5 m	Concept sizing for 25,000 litre tank					
TANK DIAMETER, Dtank	3.57 m	No. of Tanks 2					
TANK AREA, Atank	20.02 m2	Area of 2 tanks					
TANK MAX STORAGE VOLUME, Vtank	50049 litres	Below overflow					
REQUIRED STORAGE HEIGHT, Ddet	0.19 m	GD01 recommended minimum					
DEAD STORAGE VOLUME, Dds	0.15 m						
TOTAL WATER DEPTH REQUIRED	0.34 m						
SELECTED TANK OUTFLOW, Qout, l/s	0.00328 m3/s	Selected tank outflow					
AVERAGE HYDRAULIC HEAD, Hhy	0.10 m						
AREA OF ORIFICE, Aorifice	3.86E-03 m2						
ORIFICE DIAMETER, Dorifice	70 mm						
VELOCITY AT ORIFICE	1.94 m/s	At max. head level					

Project Ref:	C0660N	STORMWATER ATTENUATION TANK DESIGN					
Project Address:	409 Dangen Road, Peria						
Design Case:	CONCEPT FUTURE DEVELOPMENT		1 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT				
Date:	20 July 2025	REV 01					
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS).							
PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS							
RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.							
PRE DEVELOPMENT CATCHMENT PARAMETERS				POST DEVELOPMENT CATCHMENT PARAMETERS			
ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m2	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	200	0.83	DRIVEWAY - METAL
IMPERVIOUS C	0	0		PERVIOUS	0	0	
EX. PERVIOUS	500	0.67	PASTURE	EX. CONSENTED	0	0	
	0	0			0	0	
TOTAL	500	TYPE C		TOTAL	500	TYPE C	
RAINFALL INTENSITY, 1% AEP, 10MIN DURATION							
1 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr			132.0	mm/hr	* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.		
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*			20	%			
1 % AEP RAINFALL INTENSITY, 10 MIN WITH CC			158.4	mm/hr			
PRE AND POST-DEVELOPMENT RUNOFF, 1%AEP, VARIOUS DURATIONS							
DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Qpost, l/s	PRE DEV RUNOFF, Qpre, l/s	80% of PRE DEV RUNOFF, Qpre(80%), l/s	COMMENTS
10	132.00	1.2	158.40	19.98	12.28	9.83	Critical duration (time of concentration) for the catchments is 10min
20	101.00	1.2	121.20	15.28	11.28	9.02	
30	85.70	1.2	102.84	12.97	9.57	7.66	
60	63.20	1.2	75.84	9.56	7.06	5.65	Pre-dev calculated on Intensity without CC factor
120	45.20	1.2	54.24	6.84	5.05	4.04	
360	24.90	1.2	29.88	3.77	2.78	2.22	
720	16.30	1.2	19.56	2.47	1.82	1.46	
1440	10.30	1.2	12.36	1.56	1.15	0.92	
2880	6.24	1.2	7.49	0.94	0.70	0.56	
4320	4.56	1.2	5.47	0.69	0.51	0.41	
ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Qoff, l/s	TANK INFLOW, Qin, l/s	ALLOWABLE TANK OUTFLOW, Qpre(80%), Qoff, l/s	SELECTED TANK OUTFLOW, Qout, l/s	DIFFERENCE (Qin - Qout), l/s	Required Storage, litres	
10	7.30	12.67	2.52	2.52	10.15	6090	Selected Tank Outflow is selected for critical duration (time of concentration).
20	5.59	9.70	3.43	2.52	7.17	8608	
30	4.74	8.23	2.91	2.52	5.70	10268	
60	3.50	6.07	2.15	2.52	3.54	12760	select largest required storage , regardless of duration, to avoid overflow for event of any duration
120	2.50	4.34	1.54	2.52	1.82	13079	
360	1.38	2.39	0.85	2.52	No Att. Req.	0	
720	0.90	1.56	0.55	2.52	No Att. Req.	0	
1440	0.57	0.99	0.35	2.52	No Att. Req.	0	
2880	0.35	0.60	0.21	2.52	No Att. Req.	0	
4320	0.25	0.44	0.16	2.52	No Att. Req.	0	
ATTENUATION TANK DESIGN OUTPUT							
Concept sizing for 25,000 litre tank							
<div><div><div>Dead storage volume, min 150 mm recommended by GD01, Dds</div><div>Retention for potable use in residential development</div><div>Detention, 1 % AEP storm event, Ddet</div></div><div><div>Htank</div><div>Ddet</div><div>Hhy</div><div>Outlet orifice, Dorifice</div><div>Dds</div><div>Dtank</div></div><div><div>Overflow</div><div>Water use outlet</div></div></div>							
SPECIFICATION							
TOTAL STORAGE REQUIRED	13.079 m3	Select largest storage as per analysis					
TANK HEIGHT, Htank	2.5 m	Concept sizing for 25,000 litre tank					
TANK DIAMETER, Dtank	3.57 m	No. of Tanks 2					
TANK AREA, Atank	20.02 m2	Area of 2 tanks					
TANK MAX STORAGE VOLUME, Vtank	50049 litres						
REQUIRED STORAGE HEIGHT, Ddet	0.65 m	Below overflow					
DEAD STORAGE VOLUME, Dds	0.15 m	GD01 recommended minimum					
TOTAL WATER DEPTH REQUIRED	0.80 m						
SELECTED TANK OUTFLOW, Qout, l/s	0.00252 m3/s	Selected tank outflow					
AVERAGE HYDRAULIC HEAD, Hhy	0.33 m						
AREA OF ORIFICE, Aorifice	1.61E-03 m2						
ORIFICE DIAMETER, Dorifice	45 mm						
VELOCITY AT ORIFICE	3.58 m/s	At max. head level					

Project Ref:	C0660N	STORMWATER DISPERSION PIPE/ TRENCH	
Project Address:	409 Dangen Road, Peria		
Design Case:	CONCEPT FUTURE DEVELOPMENT		
Date:	20 July 2025	REV 01	DISCHARGE DEVICE - LEVEL SPREADER OR TRENCH

DESIGN BASED ON REFERENCED DEVELOPMENT PLANS TO PROVIDE A MINIMUM LENGTH OF ABOVE OR BELOW GROUND STORMWATER TANK OVERFLOW DISCHARGE DISPERSION DEVICE. IN GENERAL ACCORDANCE WITH MODIFIED RATIONAL METHOD AND AUCKLAND COUNCIL TR2013/018.

DESIGN STORM EVENT **1%** AEP EVENT

SLOPE BETWEEN SOURCE & DISPERSION DEVICE

ELEVATION	h	CHAINAGE, x	Δ x	h bar	Δ A
m	m	m	m	m	m ²
185	0	0	0	0	0
180	5	17.9	17.9	2.5	44.75
TOTALS			17.9		44.75
SLOPE, Sc			0.279	m/m	

MANNINGS PIPE FLOW - INCOMING PIPE

Dia. m	d/D	g, rad	P, m	A, m ²	R	1:S	n	V, m/s	Q, m ³ /s	Q, l/s	
0.1	0.000	6.283	0.0000	0.0000	0.000	3.5800	0.009	0.000	0.0000	0.000	0 % full
0.100	0.050	5.381	0.0451	0.0001	0.003	3.5800	0.009	1.290	0.0002	0.189	
0.100	0.100	4.996	0.0644	0.0004	0.006	3.5800	0.009	2.014	0.0008	0.823	
0.100	0.150	4.692	0.0795	0.0007	0.009	3.5800	0.009	2.595	0.0019	1.917	
0.100	0.200	4.429	0.0927	0.0011	0.012	3.5800	0.009	3.088	0.0035	3.453	
0.100	0.250	4.189	0.1047	0.0015	0.015	3.5800	0.009	3.518	0.0054	5.402	
0.100	0.300	3.965	0.1159	0.0020	0.017	3.5800	0.009	3.897	0.0077	7.722	
0.100	0.350	3.751	0.1266	0.0024	0.019	3.5800	0.009	4.232	0.0104	10.369	
0.100	0.400	3.544	0.1369	0.0029	0.021	3.5800	0.009	4.530	0.0133	13.289	
0.100	0.450	3.342	0.1471	0.0034	0.023	3.5800	0.009	4.792	0.0164	16.425	
0.100	0.500	3.142	0.1571	0.0039	0.025	3.5800	0.009	5.021	0.0197	19.717	50 % full
0.100	0.550	2.941	0.1671	0.0044	0.026	3.5800	0.009	5.218	0.0231	23.097	
0.100	0.600	2.739	0.1772	0.0049	0.028	3.5800	0.009	5.384	0.0265	26.493	
0.100	0.650	2.532	0.1875	0.0054	0.029	3.5800	0.009	5.519	0.0298	29.828	
0.100	0.700	2.319	0.1982	0.0059	0.030	3.5800	0.009	5.622	0.0330	33.015	
0.100	0.750	2.094	0.2094	0.0063	0.030	3.5800	0.009	5.691	0.0360	35.959	
0.100	0.800	1.855	0.2214	0.0067	0.030	3.5800	0.009	5.722	0.0385	38.545	
0.100	0.850	1.591	0.2346	0.0071	0.030	3.5800	0.009	5.711	0.0406	40.634	
0.100	0.900	1.287	0.2498	0.0074	0.030	3.5800	0.009	5.645	0.0420	42.028	
0.100	0.950	0.902	0.2691	0.0077	0.029	3.5800	0.009	5.498	0.0424	42.372	
0.100	1.000	0.000	0.3142	0.0079	0.025	3.5800	0.009	5.021	0.0394	39.434	Flowing full

DISPERSION SPECIFICATION

INCOMING PIPE PROPERTIES:

TANK OUTFLOW, 1 % AEP	7.13 l/s
MAXIMUM PIPE FLOW	42.37 l/s
SUFFICIENT CAPACITY IN PIPE	YES
LONGITUDINAL SLOPE	0.279 m/m
DESIGN VELOCITY, Dv	5.722 m/s

LEVEL SPREADER SPECIFICATIONS:

PIPE DIAMETER, m	0.15 m
MANNINGS PIPE ROUGHNESS	0.009
NUMBER OF ORIFICES	41 No.
DIA. OF ORIFICE, D	20 mm
ORIFICE INTERVALS, C/C	150 mm
DISPERSION PIPE LENGTH, L	6 m
Adopt 6m standard pipe length minimum	

ORIFICE DESIGN FLOW CHECK:

AREA OF SINGLE ORIFICE, A	0.00031 m ²		
FLOW OUT OF 1 ORIFICE	0.000272829 m ³ /s	0.27 l/s	
FLOW OUT OF ALL ORIFICES	0.01118600 m ³ /s	11.19 l/s	DESIGN OK
VELOCITY FROM SINGLE ORIFICE	0.87 m/s		

BROAD CRESTED WEIR DESIGN FLOW CHECK:

FLOW DEPTH, h	0.1 m		
BASE WIDTH = L	6 m		
FLOW AREA	0.60 m ²		
WEIR FLOW	0.01120 m ³ /s	11.20 l/s	DESIGN OK
WEIR VELOCITY	0.019 m/s		

INCOMING PIPE & SPREADER SUMMARY:

LOT 1 AND 2	
INCOMING PIPE DIAMETER, m	0.100 m
SPREADER PIPE DIAMETER, m	0.150 m
MANNINGS PIPE ROUGHNESS	0.009
NUMBER OF ORIFICES	41 No.
DIA. OF ORIFICE, D	20 mm
ORIFICE INTERVALS, C/C	150 mm
DISPERSION PIPE LENGTH, L	6 m

DDF Model

Parameters:	c	d	e	f	g	h	i	
Values:	0.00162971	0.53225168	-0.03036221	-0.00134098		0.25160883	-0.01049721	3.2103054
Example:	Duration (hrs)	ARI (yrs)	x	y	Rainfall rate (mm/hr)			
	24	100	3.17805383	4.600149227	10.31090391			

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
	1.58	0.633	52.4	40	33.8	24.8	17.6	9.65	6.29	3.95	2.38	1.73	1.37
	2	0.5	57.3	43.8	37	27.1	19.3	10.6	6.9	4.34	2.61	1.9	1.51
	5	0.2	74.3	56.8	48.1	35.3	25.2	13.8	9.02	5.67	3.42	2.49	1.97
	10	0.1	86.9	66.6	56.3	41.4	29.6	16.2	10.6	6.68	4.03	2.94	2.33
	20	0.05	100	76.6	64.8	47.7	34.1	18.7	12.3	7.72	4.67	3.4	2.7
	30	0.033	108	82.6	70	51.5	36.8	20.3	13.3	8.36	5.05	3.69	2.92
	40	0.025	113	87	73.7	54.2	38.8	21.3	14	8.81	5.33	3.89	3.08
	50	0.02	118	90.4	76.5	56.4	40.3	22.2	14.6	9.17	5.55	4.05	3.21
	60	0.017	121	93.2	78.9	58.2	41.6	22.9	15	9.47	5.73	4.18	3.32
	80	0.013	127	97.7	82.7	61	43.6	24	15.8	9.94	6.02	4.39	3.48
	100	0.01	132	101	85.7	63.2	45.2	24.9	16.3	10.3	6.24	4.56	3.61
	250	0.004	150	115	97.8	72.2	51.7	28.6	18.8	11.8	7.17	5.24	4.16

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	6.9	4.5	3.3	2.4	1.7	1	0.75	0.6	0.37	0.28	0.22	0.19
2	0.5	7.6	4.9	3.6	2.7	1.9	1.1	0.82	0.67	0.42	0.32	0.25	0.21
5	0.2	11	6.9	5.2	3.9	2.7	1.6	1.1	0.91	0.56	0.43	0.34	0.29
10	0.1	14	9	7	5.1	3.6	2	1.4	1.1	0.68	0.51	0.4	0.35
20	0.05	17	12	9.4	6.7	4.7	2.6	1.8	1.3	0.81	0.61	0.48	0.41
30	0.033	20	14	11	8	5.5	3	2.1	1.5	0.89	0.67	0.53	0.45
40	0.025	22	16	13	9	6.2	3.3	2.3	1.6	0.96	0.72	0.57	0.49
50	0.02	24	17	14	9.8	6.8	3.6	2.5	1.7	1	0.76	0.61	0.51
60	0.017	26	18	15	11	7.3	3.9	2.7	1.7	1.1	0.8	0.63	0.54
80	0.013	28	20	17	12	8.2	4.4	3	1.9	1.1	0.85	0.68	0.58
100	0.01	31	22	18	13	9	4.7	3.2	2	1.2	0.9	0.72	0.61
250	0.004	43	31	26	19	13	6.7	4.5	2.5	1.5	1.1	0.91	0.76

Attachment 5

PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991

409 Dangen Road – Ged & Emma Price

Rule	Assessment
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	N/A as none apply to the application site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB-R1 to R5	No indigenous vegetation clearance is proposed.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Heritage Resources, Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area within the PDP. No Environmental Benefit subdivision is proposed.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. These are addressed in the earthworks methodology.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	N/A – No heritage resources are present on the site and signage does not form part of this application.

Attachment 6

OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

409 Dangen Road – Ged & Emma Price

Chapter / Rule	Compliance Statement
Chapter 12.1 - Landscapes and Natural Features	Does not apply as there is no landscape or natural feature overlay identified within the ODP maps applying to the site.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP. There are no recorded archaeological sites as shown on the NZAA Database on the site.
Chapter 12.7 Waterbodies	The subdivision does not include any buildings or other impermeable surfaces, nor on-site wastewater system, breaching the setback requirements specified in this chapter.
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
13.6.5 Legal Road Frontage	The lots all have adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	All necessary calculations and assessment of effects have been provided so that this subdivision consent application is deemed to include consent to excavate and fill land for access and building platforms. No vegetation clearance is proposed. Please refer to the attached engineering report.
13.7.2 Allotment size	Complies with standards for RDA subdivision under Rule 13.7.2.1 (4)
13.7.2.2 Allotment Dimensions	30 metre by 30 metre building platforms are easily able to be accommodated within the four hectare lots proposed.
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	N/A as the ODP does not list any of these items on the site.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A
13.7.2.8 Proximity To Top Energy Transmission Lines	N/A

13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	Complies - and as addressed under the Chapter 15 assessment below. See attached engineering report.
13.7.3.2 Natural And Other Hazards	Complies – see attached engineering report on s.106 matters.
13.7.3.3 Water Supply	Complies - Water supply will be via roof catchment and used for firefighting. See attached engineering report.
13.7.3.4 Stormwater Disposal	Complies – an engineering report from a Chartered Professional Engineer has been supplied.
13.7.3.5 Sanitary Sewage Disposal	Complies - a report from a Chartered Professional Engineer has been supplied.
13.7.3.6 Energy Supply	Complies - see correspondence from Top Energy confirming connections available.
13.7.3.7 Telecommunications	See correspondence from the telecommunications provider confirming connections are available. However, due to costs the Applicant will explore other options.
13.7.3.8 Easements For Any Purpose	N/A none proposed.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	The site as a whole is predominantly within SNA 004-186 (although the new lots are outside of the boundary of this SNA) and the Applicant will accept protection of the bush on the site and as shown on the plan of subdivision as a condition of consent.
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	Conditions of consent are offered to address this issue if required.
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	No esplanade reserve or strip is offered is as part of this subdivision.
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.1.6A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor (“TIF”) Tables in Appendix 3A. These only apply to land use activities so are not relevant to the proposed subdivision.
15.1.6B - Parking Requirements	As above, these rules apply to land use activities and not subdivision.

Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	<p>Dangen Road has had improvements made to the road layout under prior subdivision applications in the local area (See 2160250-RMASUB for example). Crossings can be formed to Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009). General access standards can be complied with. The supplied engineering report addresses the access matters.</p>
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Attachment 7

Operative District Plan – Relevant Assessment Criteria

409 Dangen Road – Ged & Emma Price

Restricted Discretionary Subdivision Consent : Matters for Discretion & Assessment Criteria

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

Subdivision is a restricted discretionary activity where:

- (a) the minimum lot size is 12ha; or alternatively
- (b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m² and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
- (c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

In considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under **13.8.1(a)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under **13.8.1(b)** or **(c)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in **13.7.3**;
- (2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see **Chapter 15 Transportation**)

A controlled (subdivision) activity application must comply with rules for property access in **Chapter 15**, namely **Rules 15.1.6C.1.1 - 15.1.6C.1.11** (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

- (a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:
 - (i) erosion;
 - (ii) overland flow paths, flooding and inundation;
 - (iii) landslip;
 - (iv) rockfall;
 - (v) alluvion (deposition of alluvium);
 - (vi) avulsion (erosion by streams or rivers);
 - (vii) unconsolidated fill;
 - (viii) soil contamination;

- (ix) subsidence;
- (x) fire hazard;
- (xi) sea level rise

Provided that where **Coastal Hazard Maps** show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) adequacy of water supplies, and access for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).
- (b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.
- (d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

Note: Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

13.7.3.6 ENERGY SUPPLY

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

13.7.3.7 TELECOMMUNICATIONS

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings;
 - (v) other utilities.

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

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;
- (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (iii) a conservation covenant with the Department of Conservation or the Council;
- (iv) an open space covenant with the Queen Elizabeth II National Trust;
- (v) a heritage covenant with the Heritage New Zealand Pouhere Taonga.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LAND USE COMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.7.3.12 PROXIMITY TO AIRPORTS

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

Attachment 8

Fourth Schedule Assessment under Resource Management Act 1991

Compliance Check for Information Required

409 Dangen Road – Ged & Emma Price

Clause 2 Information Required in all applications	
<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Paragraphs 2.1 to 2.4 of this Planning Report and attachments.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Paragraphs 4.3 to 4.11 of this Planning Report and attachments.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Paragraphs 1.3 to 1.14 of this report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	The application is for subdivision. No other breaches of the ODP have been identified. Please refer to Attachment 6.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought for subdivision under the ODP only.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Paragraphs 6.0 to 6.6 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(2) The assessment under subclause (1)(g) must include an assessment of the activity against—</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i> <i>(3) An application must also include an assessment of the activity's effects on the environment that—</i> <i>(a) includes the information required by clause 6; and</i> <i>(b) addresses the matters specified in clause 7; and</i> <i>(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</i>	Refer to Paragraphs 5.0 to 5.27 of this Planning Report.

Clause 3. Additional Information Required in Some Applications

An application must also include any of the following that apply:

a. if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under [section 87A\(1\)](#)):

Please refer to Attachment 5 & 6.

b. if the application is affected by [section 124](#) or [165ZH\(1\)\(c\)](#) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of [section 104\(2A\)](#)):

There is no existing resource consent. Not applicable.

c. if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under [section 85](#) of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of [section 104\(2B\)](#)).

The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4 Additional Information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

<p>(a) <i>the position of all new boundaries:</i></p> <p>(b) <i>the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</i></p> <p>(c) <i>the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</i></p> <p>(d) <i>the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</i></p> <p>(e) <i>the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority</i></p> <p>under section 237A:</p> <p>(f) <i>the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):</i></p> <p>(g) <i>the locations and areas of land to be set aside as new roads.</i></p>	<p>Refer to Scheme Plan in Attachment 3.</p>
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Clause 6: Information required in assessment of environmental effects

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

<p>(a) <i>if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i></p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) <i>an assessment of the actual or potential effect on the environment of the activity:</i></p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report.</p>
<p>(c) <i>if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i></p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) <i>if the activity includes the discharge of any contaminant, a description of—</i></p>	<p>The subdivision does not involve any discharge of contaminant.</p>

<p><i>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</i></p> <p><i>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i></p>	
<p><i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i></p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report and attachments.</p>
<p><i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i></p>	<p>Refer to Paragraphs 7.0 to 7.4 of this planning report. No affected persons have been identified.</p>
<p><i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i></p>	<p>No monitoring is required as the scale and significance of the effects do not warrant it.</p>
<p><i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i></p>	<p>No protected customary right is affected.</p>

Clause 7: Matters that must be addressed by assessment of environmental effects	
<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.21.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.27. The site has no high or outstanding landscape or natural character values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Paragraphs 4.3 to 4.11. The subdivision has no effect on ecosystems or habitat as these matters can be addressed by conditions.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Paragraphs 4.3 to 4.11. The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing. SNA values can be protected by conditions of consent
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is contains a mapped flood hazard area in the northern extremity of the site, but development can occur outside of this area.. The proposal does not involve hazardous installations.

Attachment 9

Northland Regional Policy Statement – Objectives and Policies

Objective 3.6 - Economic activities – reverse sensitivity and sterilisation

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

- (a) Reverse sensitivity for existing:*
 - (i) Primary production activities;*
 - (ii) Industrial and commercial activities;*
 - (iii) Mining*; 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 infrastructure.*

**Includes aggregates and other minerals.*

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;*
- (b) Becoming better prepared for the consequences of natural hazard events;*
- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;*
- (d) Not compromising the effectiveness of existing defences (natural and man-made);*
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and*
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.*
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.*

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

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

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned¹³ regionally significant infrastructure¹⁴; and*
- (d) The use and development of regionally significant mineral resources¹⁵.*

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

- (a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;*
- (b) Minimising any increase in vulnerability due to residual risk;*
- (c) Aligning with emergency management approaches (especially risk reduction);*
- (d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and*
- (e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.*

Attachment 10

Operative District Plan - Subdivision Objectives and Policies

Objectives

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

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.

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Operative District Plan – Rural Production Zone Objectives & Policies

Objectives

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 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.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
- 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.

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.
- 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 and significant habitats of indigenous fauna, outstanding natural features and landscapes.
- 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.
- 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).
- 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.
- 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.

Attachment 11

Proposed District Plan – Objectives and Policies

Objectives – Rural Production Zone

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

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

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

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

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

Policies Rural Production Zone

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

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

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

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

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

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

RPROZ-P5 - Avoid land use that:

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

RPROZ-P6 - Avoid subdivision that:

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

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

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

Objectives – Subdivision

SUB-O1

Subdivision results in the efficient use of land, which:

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

SUB-O2

Subdivision provides for the:

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

SUB-O3

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

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

SUB-O4

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

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

Subdivision - 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.

SUB-P2

Enable subdivision 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.

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

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.

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 in accordance with the purpose, characteristics and qualities of the zone.

SUB- P7

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

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.

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.

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.

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.

Objectives - Natural Hazards

NH-O1

The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2

Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

NH-O3

New infrastructure is located outside of identified natural hazard areas unless:
it has a functional or operational need to be located in that area;
it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and
adverse effects resulting from that location on other people, property and the environment are mitigated.

NH-O4

Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies - Natural Hazards

NH-P2

Manage land use and [subdivision](#) so that [natural hazard](#) risk is not increased or is mitigated, giving consideration to the following:

- a. the nature, frequency and scale of the [natural hazard](#);
- b. not increasing [natural hazard](#) risk to other people, property, [infrastructure](#) and the [environment](#) beyond the [site](#);
- c. the location of [building](#) platforms and vehicle access;
- d. the use of the [site](#), including by [vulnerable activities](#);

- e. the location and types of [buildings](#) or [structures](#), their design to mitigate the [effects](#) and risks of [natural hazards](#), and the ability to adapt to long term changes in [natural hazards](#);
- f. [earthworks](#), including excavation and fill;
- g. location and design of [infrastructure](#);
- h. activities that involve the use and storage of hazardous substances;
- i. aligning with emergency management approaches and requirements;
- j. whether mitigation results in transference of [natural hazard](#) risk to other locations or exacerbates the [natural hazard](#); and
- k. reduction of risk relating to existing activities.

NH-P3 Take a precautionary approach to the management of [natural hazard](#) risk associated with land use and [subdivision](#).

NH – P5 Require an assessment of risk prior to land use and [subdivision](#) in areas that are subject to identified [natural hazards](#), including consideration of the following:

- a. the nature, frequency and scale of the [natural hazard](#);
- b. the temporary or permanent nature of any adverse [effect](#);
- c. the type of activity being undertaken and its vulnerability to an event, including the [effects](#) of climate change;
- d. the consequences of a [natural hazard](#) event in relation to the activity;
- e. any potential to increase existing risk or creation of a new risk to people, property, [infrastructure](#) and the [environment](#) within and beyond the [site](#) and how this will be mitigated;
- f. the design, location and construction of [buildings](#), [structures](#) and [infrastructure](#) to manage and mitigate the [effects](#) and risk of [natural hazards](#) including the ability to respond and adapt to changing hazards;
- g. the [subdivision/site](#) layout and management, including ability to access and exit the [site](#) during a [natural hazard](#) event; and .
- h. the use of natural features and natural buffers to manage adverse [effects](#).

NH – P6 Manage land use and [subdivision](#) in [river flood hazard areas](#) to protect the subject [site](#) and its development, and other property, by requiring:

- a. subdivision applications to identify [building](#) platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
- b. a minimum freeboard for all [buildings](#) designed to accommodate [vulnerable activities](#) of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new [buildings](#);
- c. commercial and industrial [buildings](#) to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
- d. [buildings](#) within a 1 in 10 Year [River Flood Hazard Area](#) to be designed to avoid material damage in a 1 in 100 year flood event;

- e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
- f. [earthworks](#) (other than [earthworks](#) associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year [River Flood Hazard area](#);
- g. the capacity and function of [overland flow paths](#) to convey [stormwater](#) flows safely and without causing damage to property or the [environment](#) is retained, unless sufficient capacity is provided by an alternative method; and
- h. the provision of safe vehicle access within the [site](#)

NH P8 - Locate and design [subdivision](#) and land use to avoid [land](#) susceptible to [land](#) instability, or if this is not practicable, mitigate risks and [effects](#) to people, [buildings](#), [structures](#), property and the [environment](#).

Attachment 12



Top Energy Limited

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

10 September 2025

Neil Mumby
Cable Bay Consulting Ltd

Email: neil.mumby@cablebayconsulting.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
E & G Price – 409 Dangen Road, Peria. Allotment E4 Parish of Waitarau SO

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

Top Energy's requirement for this subdivision nil. Top Energy advises that there is an existing power supply at proposed lot 3. Design and costs to provide a power supply to lot 1 and 2 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

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

Yours sincerely

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



Outlook

Chorus 11344718 : We can service your development

From Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>

Date Tue 2/09/2025 2:05 PM

To npdnoreply@chorus.co.nz <npdnoreply@chorus.co.nz>



Hi

Your reference: Ged & Emma Price Subdivision
Development address: 409 Dangen Road , Peria, Far North
District, 0482

This email is to confirm that Chorus can provide our fibre network to your development. An indicative cost for the work we would need to do (noting that this excludes costs for any work you may be required to do inside the site boundary) is presented in the below notes:

A high level estimate to extend our fibre network to your development is in excess of \$100,000 Incl. GST.

Please note: The communications technology available to serve customers in our rural areas is rapidly changing. Copper is no longer the only option for customers, and is in some cases, not the best option.? New Zealand runs on fibre, and the UFB roll-out has gone past 87 per cent of Kiwis. We would like to extend fibre further to enable more Kiwis to receive the best technology available. We will not be investing in extending the copper network further.

If you would like this formalised into a quote, then please [log in to your account](#) and let us know. If you need to amend the connection numbers or provide updated plans, you can also do that via your account.

Chorus New Property Development Team

Please do not reply to this email as this inbox is not monitored. For any follow up queries please visit www.chorus.co.nz/develop-with-chorus or [log in to your account](#). If you do not yet have an account with us, you will need to [create an account](#) to view your job progress and documentation.

This email was sent by: Chorus New Zealand Limited 1 Willis Street Wellington CBD, Wellington 6011 New Zealand. We will deal with your information in accordance with our privacy policy (<https://www.chorus.co.nz/terms-and-conditions/our-privacy-policy>). The content of this email (including any attachments) is intended for the addressee only, is confidential and may be legally privileged. If you've received this email in error, please immediately notify the sender and delete this email. This email is not a designated information system for the purposes of the Contract and Commercial Law Act 2017.

Attachment 13

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Ged & Emma Price

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Cable Bay Consulting Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Ged & Emma Price

**Property Address/
Location:**

409 Dangen Road

Peria

Postcode

0482

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

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)

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.

--

☐ Yes ☐ No

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

(more than one circle can be ticked):

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

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

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

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

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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Ged & Emma Price

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Emma PRICE

Signature:

(signature of bill payer)

Date 14-9-25

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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