

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes  No

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Fast Track Land Use\*

Subdivision

Consent under National Environmental Standard  
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

S348 LGA

Discharge

Change of Consent Notice (s.221(3))

Extension of time (s.125)

\*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?

Te Uri Taniwha

Who else have you consulted with?

Heritage New Zealand Pouhere Taonga

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

## 5. Applicant details

**Name/s:**

Hewitt Family Trust

**Email:**

**Phone number:**

**Postal address:**

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

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

If yes, please provide details.

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## 6. Address for correspondence

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

**Name/s:**

Northland Planning and Development Limited 2020 c/o Rochelle Jacobs

**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.

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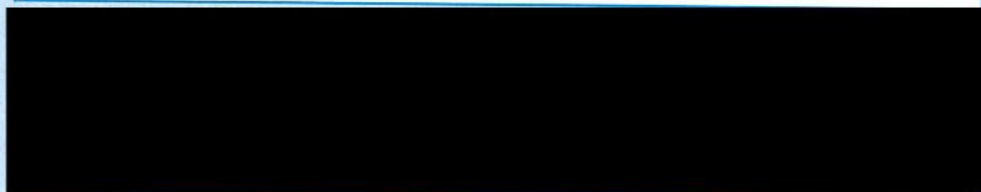
## 7. Details of property owner/s and occupier/s

*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:**

John Mark Hewitt, Georgina Robin Hewitt & Roger George Low

Property address/  
location:


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## 8. Application site details

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

Name/s:	Hewitt Family Trust		
Site address/ location:	946 Kerikeri Inlet Road, Kerikeri		
	_____		
	_____		Postcode
Legal description:	Lots 1 & 3 DP 314387	Val Number:	_____
Certificate of title:	ROT - 57025 & 57023		

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

_____
_____
_____

## 9. Description of the proposal

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

Combined Subdivision, Landuse, Cancellation of Consent Notice and s348 application.
Refer to AEE for details.
_____

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

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

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

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Postal address:

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

### Fees Information

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

## 15. Billing details continued...

### Declaration concerning Payment of Fees

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

**Name:** (please write in full)

JOHN MARK HIGWITT

**Signature:**

(signature of bill payer)

Date 23/3/26

MANDATORY

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

Rochelle Jacobs

**Signature**

Date 12-Mar-2026

*Red if the application is made by electronic means*

See overleaf for a checklist of your information...

## Checklist

*Please tick if information is provided*

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

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

## Subdivision Resource Consent Proposal

### Hewitt Family Trust

### 946 Kerikeri Inlet Road, Kerikeri

Date: 7/04/2026

Attention: Jo Graham & Liz Searle, Team Leaders (Resource Consents)

Please find attached:

- an application for a combined subdivision and landuse resource consent, and a change to an existing consent notice condition under the Resource Management Act;
- an application to create ROWs under s348 of the Local Government Act; and
- an Assessment of Environmental Effects of the proposal on the environment.

The site is zoned '*Coastal Living*' under the Operative Far North District Plan. The proposed zoning under the Proposed Far North District Plan is '*Rural Lifestyle*'. The proposed subdivision activity requires a resource consent under the Operative District Plan for a **Discretionary Activity**. The activity status arises from the proposed lot sizes. The proposed subdivision is currently a **Permitted Activity** under the Proposed District Plan.

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

Regards,



Rochelle Jacobs

Senior Planner / Director

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**



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## Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Titles (Sec 39 & 40 Blk XII Kerikeri SD & Lots 1 & 3 DP 314387) – LINZ**



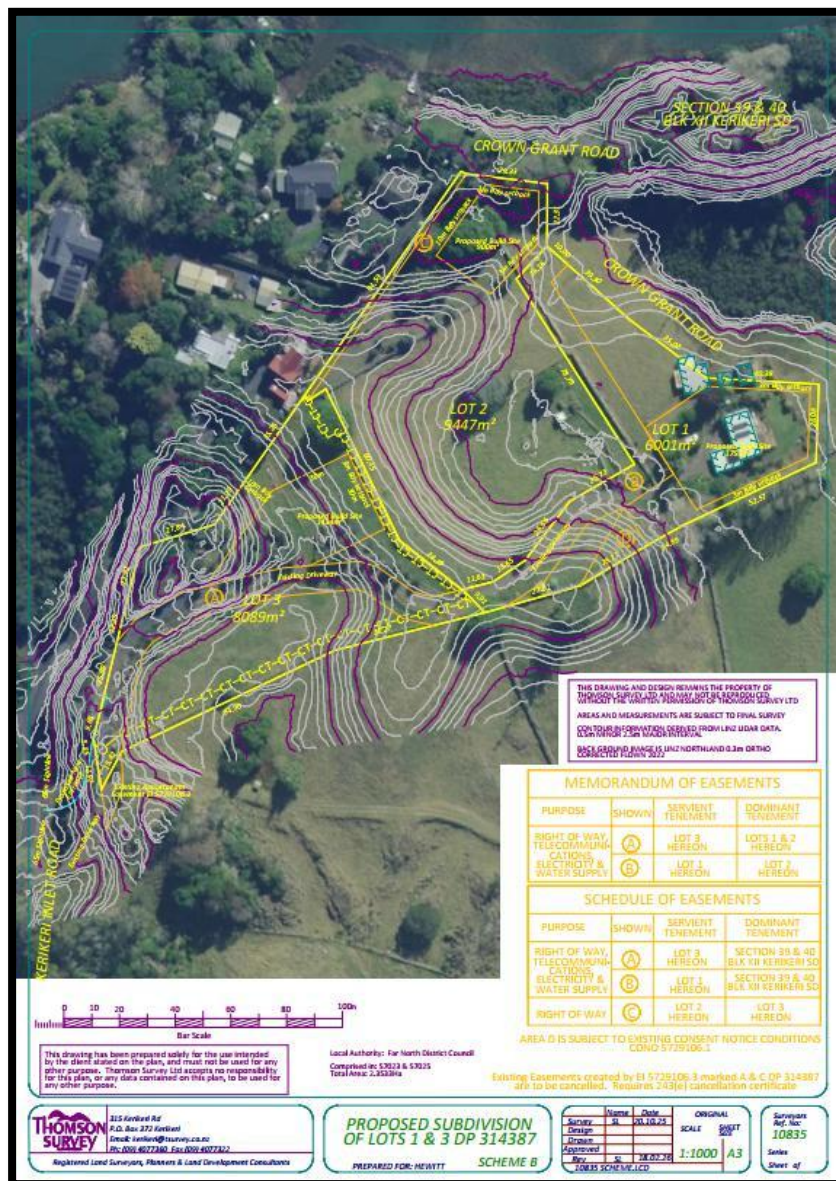
- 3. Consent Notice 5729106.1 - LINZ**
- 4. Subdivision Plan – Thomson Survey**
- 5. Engineering Site Suitability Report – Geologix**
- 6. Archaeological Report – Context Archaeology**
- 7. Site Damage Report – Context Archaeology**
- 8. Correspondence – Heritage New Zealand Pouhere Taonga**
- 9. Correspondence – Te Uri Taniwha**
- 10. Letter of Supply - Top Energy**
- 11. ODP Relevant Objectives and Policies – Northland Planning and Development 2020 Ltd**
- 12. PDP Relevant Objectives and Policies – Northland Planning and Development 2020 Ltd**
- 13. Email to FNDC Rooding - Northland Planning and Development 2020**



# Assessment of Environment Effects Report

## 1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The Applicant (Mark Hewitt) is seeking a resource consent to subdivide an existing site at 946 Kerikeri Inlet Road, Kerikeri that is currently comprised in two existing titles that are Lot 1 and Lot 3 DP 314387. The proposed subdivision would create three fee simple lots. A copy of the subdivision scheme plan prepared by Thompson Survey is attached at **Appendix 3**. The subdivision layout plan is illustrated in **Figure 1** below.



**Figure 1– Subdivision Plan – 946 Kerikeri Inlet Road, Kerikeri**



### Subdivision

- 1.2. The proposed subdivision would create three fee simple lots comprising the following site areas:
  - Lot 1 – 6,001m<sup>2</sup>
  - Lot 2 – 9,447m<sup>2</sup>
  - Lot 3 – 8,089m<sup>2</sup>
- 1.3. Each allotment has a dedicated building envelope which will contain above ground structures. Underground structures such as wastewater disposal can sit outside of the allocated building envelopes.

### Vehicle Access

- 1.4. Vehicle access to the lots is proposed to continue from Kerikeri Inlet Road. This current situation utilises an existing easement over the neighbouring property at 944 Kerikeri Inlet Road. In discussions with this neighbour, he has considered vesting this land in Council. Councils Roding Manager has been contacted regarding this application; however, no response had been received at time of lodgement. In the event Council does not wish to take this land there are two options, either ROW over the neighbouring property or form the access outside of the neighbouring land. All options are being provided for as part of this application.
- 1.5. Physical upgrade conditions to the existing driveway are offered as part of the resource consent package. The existing driveway within the parent allotments will be established as a ROW providing legal access through Lots 1 & 3 in favour of Lots 1 & 2 by way of easements A & B.
- 1.6. Easements A & B will also service Secs 39 & 40 Blk XII Kerikeri SD which will require a separate resolution under the Local Government Act as part of this consent. As noted above, one option for providing access to the development includes the use of the ROW over the neighbouring site. This will also need to be covered under the separate resolution. We request that these be stated separately in the event only one activity is required.
- 1.7. Works are proposed to upgrade Easement A and B in accordance with current engineering standards. Fill is proposed within an existing dip on Easement A to reduce the crest and improve visibility along the ROW.



- 1.8. Some physical works have already been undertaken including the construction of a driveway within Easement B through the crown grant road connecting to Secs 39 & 40 Blk XII Kerikeri SD. The proposed Lot 2 residential building platform has also been constructed.
- 1.9. As part of the construction works for the driveway, partial demolition of a short section of 19<sup>th</sup> century stone wall has been undertaken to accommodate vehicle access and manoeuvring.
- 1.10. Existing and proposed entrance crossings to each site will need to be constructed and / or upgraded to meet FNDC Engineering Standards. In accordance with the engineer's recommendation, this work should be undertaken at the time of subdivision and prior to s224c approval.

#### Buildings and Infrastructure Services

- 1.11. There are existing telecom and electricity services located in the ROW that would be available to the proposed lots. A copy of the Top Energy acknowledgement of servicing capability is attached at **Appendix 11**.
- 1.12. With the exception of Lot 1 which houses existing development, both Lots 2 and 3 can accommodate the required 30m x 30m building envelope that is outside of the required Coastal Living boundary 10 metres setback from external boundary requirement (for sites greater than 5,000m<sup>2</sup>). While this is the case, on site investigations and topography have determined specified building envelopes to house future built development. These proposed building envelopes result in the following setback infringements:
  - Lot 1 – 3m setback to the Crown Grant Road and Lot 2 Deposited Plan 314387;
  - Lot 2 – 3m setback to Crown Grant Road and Lot 1; and
  - Lot 3 – 3m setback to Lot 2.

Geologix Engineers have assessed the suitability of the site to provide for stormwater and wastewater disposal and concluded that these can be provided for within the boundary of each lot as required by ODP Subdivision Rule 13.7.2.1(ix). A copy of the Geologix Site Suitability Report is attached at **Appendix 5**.



1.13. The site sits outside the area of most natural hazards with the exception of Tsunami. The impact of this hazard on Lots 1 & 2 has been assessed as medium as per the hazard matrix.

New Access arrangements to neighbouring allotments

1.14. As detailed above, the neighbouring sites Secs 39 & 40 BLK XII Kerikeri SD are currently subject to ROW Easements on Deposited Plan 62786. New Easements will be created providing for alternative access to these sites. This includes provision of access over the neighbouring site at 944 Kerikeri Inlet Road.

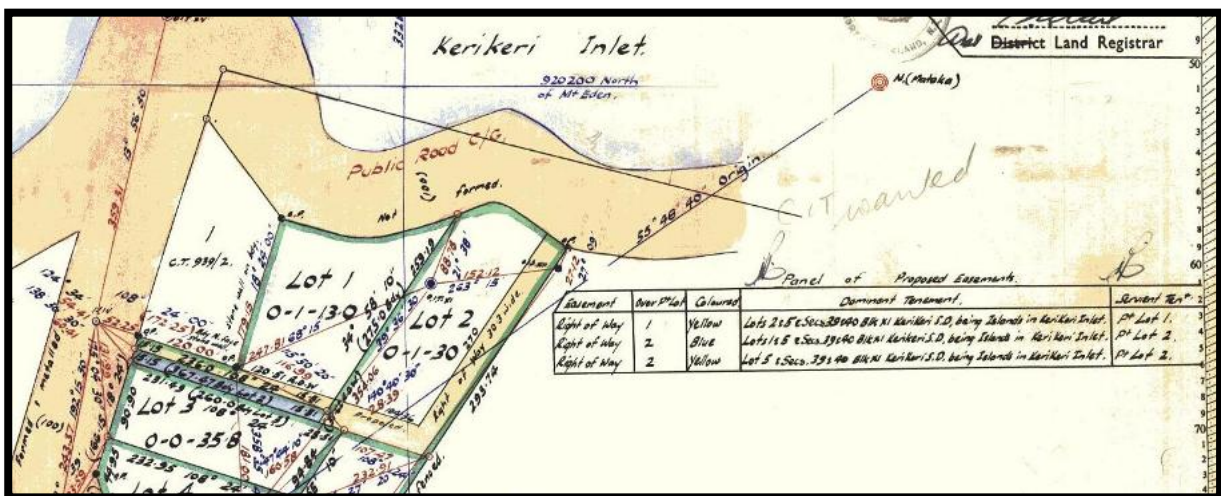
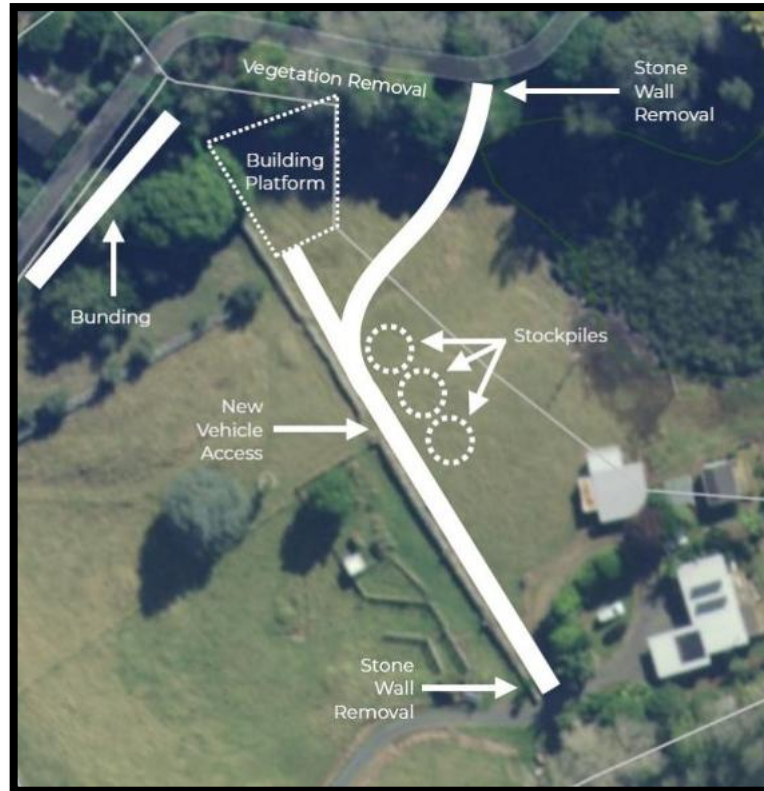


Figure 2 - DP 62786

Variation to Consent Notice 5729106.1

1.15. Item 3 of consent notice 5729106.1 requires addressing to retrospectively cover the partial removal of a stone wall on the allotment for access. The Site Damage Report prepared by Context Archaeology (**Appendix 7**) provides pictures and additional details of the works that have been completed. Refer image below.





*Figure 3 - Location of works covered by recent site damage report*

- 1.16. There has been a significant amount of correspondence with Heritage New Zealand on this project. Both verbal and written correspondence to date is somewhat accepting of the partial removal of the stone wall to provide for access.
- 1.17. No changes to points 1 or 2 on the consent notice are sought, however, for clarification purposes, and to reflect discussions with HNZPT and also avoid multiple notices on subsequent titles, we seek to cancel the notice in full and re-impose amended notices on the applicable titles.



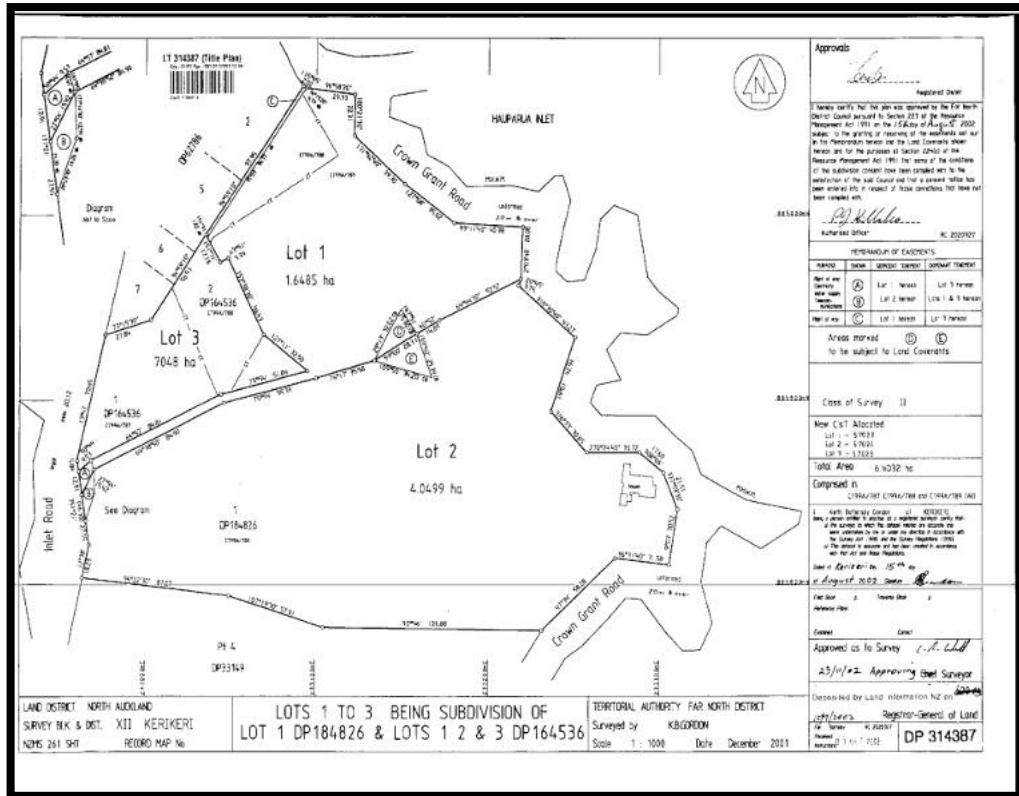


Figure 4 – Deposited Plan 314397 depicting areas D & E referenced in the Consent Notice

Landuse

1.18. Landuse consent is triggered to provide for the retrospective earthworks and driveway formation which has recently occurred on the site. Retrospective consent is triggered for the following:

- Stormwater Management
- Earthworks
- Setback from Lakes, Rivers, Wetlands and the Coastal Marine Area

1.19. Landuse consent is also triggered for future works associated with giving effect to the subdivision and future development. The following rule infringements are as follows:

- Stormwater Management
- Setback from Boundaries
- Earthworks
- Setback from Lakes, Rivers, Wetlands and the Coastal Marine Area
- Frontage to existing Roads.



## 2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The application site is located at 946 Kerikeri Inlet Road, Kerikeri. The 'site' is currently comprised in two fee simple lots that are legally described as Lot 1 and 3 DP 314387.



*Figure 5 – Application site – 946 Kerikeri Inlet Road – source Prover*

- 2.2. The site is located at the northern end of Kerikeri Inlet Road. The rapid number '946' is assigned to Lot 1 DP 314387. The public formed extent of this road terminates at 966 Kerikeri Inlet Road, after which vehicle access to properties at the end of the inlet have access via a ROW belonging to 968B.
- 2.3. As illustrated on the subdivision plan, there is an existing dwelling and minor dwelling on proposed Lot 1 and a small 'lean to' farm style shed on proposed Lot 2. The site has several stonewalls that will delineate proposed boundaries.
- 2.4. NZAA mapping indicates that there are two identified archaeological sites that are partially within the property boundary (PO5/113 and PO5/100). Doug Gaylard of Context Archaeology has undertaken an archaeological assessment of the site. During the site survey, PO5/100 near the southern boundary of proposed Lot 1 and the existing driveway that is protected by the consent notice area 'D' was unable to be located. Based on test pit results, PO5/113 is a shell midden and is located within the vicinity of the building envelope and driveway access (within proposed easement 'B' on Lot 1) for Lot 2. Mr Gaylard has recommended in his initial report



that if the building platform on Lot 2 is to remain, that an archaeological authority be sought. The recent survey identified a new unrecorded marine midden archaeological site located within an eroding volcanic scarp that is adjacent to the existing driveway. A formal record of this site PO/1137 has been lodged with Heritage NZ.

- 2.5. At some point between the archaeological report being finalised and the engineering site visit, some earthworks were undertaken on site. These works have involved the creation of the building platform on Lot 2, the formation of the driveway within proposed Easement B and the connection to the driveway from the parent title to Secs 39 & 40 BLK XII Kerikeri SD. The works undertaken were within the vicinity of the identified archaeological site PO5/113. As a result, a site damage report has been prepared by Context Archaeology and additional correspondence with Heritage New Zealand has taken place.
- 2.6. Contact has been made with Ngati Rehia via the applicant and consultation has been undertaken with Te Uri Taniwha through this process. Te Uri Taniwha undertook a site visit with Context Archaeology, Northland Planning and the applicant. During the site visit the representatives of Te Uri Taniwha did not identify any cultural features of interest within the development areas. Specific mention was made of the fish traps within the wider area and their significance. Discussions were also had at length regarding the previous use of the site and its development over time. The meeting concluded with Te Uri Taniwha not raising any concerns with the proposed subdivision and development of the site for residential purposes. Further correspondence, post the meeting continues to be undertaken. Some email correspondence is included at **Appendix 9** which details Te Uri Taniwha are seeking to be present during any further earthworks. This condition is offered as part of the application.
- 2.7. Lot 1 and the northern part of Lot 3 is within the mapped PDP coastal environment. The Lot 1 site is visible from the coastal marine area and is adjacent to the Crown Grant Road that is administered by FNDC. Existing buildings within the Crown Grant Road are to be removed. Future new residential buildings will be subject to the proposed Coastal Environment overlay provisions.
- 2.8. The site is not a Council mapped HAIL site and is not within the PDP mapped 'Coastal Flood Hazard' zones (1 & 2). A very small portion of the site is within zone 3.



2.9. The site is not located within an area of kiwi present by DoC and is not subject to any other mapped protected areas. It has one registered bore referenced BOR 209206.

2.10. The site is not within any Treaty Settlement Statutory Acknowledgement area.

2.11. The surrounding environment comprises a variety of pastoral and vegetated rural-residential properties of various sizes located on the southern side of the Kerikeri Inlet. The site is screened from Kerikeri Inlet Road.

*Figure 6 - Stone wall representing the boundary between Lot 2 & 3 looking south*



*Figure 7 - ROW A driveway with dip proposed to be filled to improve sight visibility on the driveway*



*Figure 8 - Easement B recently constructed*



*Figure 9 - Part of stone wall removed to improve manoeuvring*



*Figure 10 – View of buildings on Lot 1 from Lot 2 building platform*



*Figure 11 - Lot 2 Building Platform looking towards crown grant road where driveway has been formed*



*Figure 12 - Lot 2 Building platform and new driveway*



*Figure 13 - Dwelling and accessory buildings on Lot 1*





*Figure 14 - Lot 3 building location viewed from driveway*



*Figure 15 - Site entrance off Kerikeri Inlet Road*



*Figure 16 - Driveway down to Kerikeri Inlet Road, shared with neighbour*



*Figure 17 - Existing Easement area A*



*Figure 18 - Site visibility from current crossing looking South towards Kerikeri*



*Figure 19 - Site visibility from current crossing looking North towards the Inlet*



### 3. REASONS FOR CONSENT

#### Operative Far North District Plan (ODP)

3.1. The site is zoned 'Coastal Living' under the ODP. There are no resource layers that apply to the site.

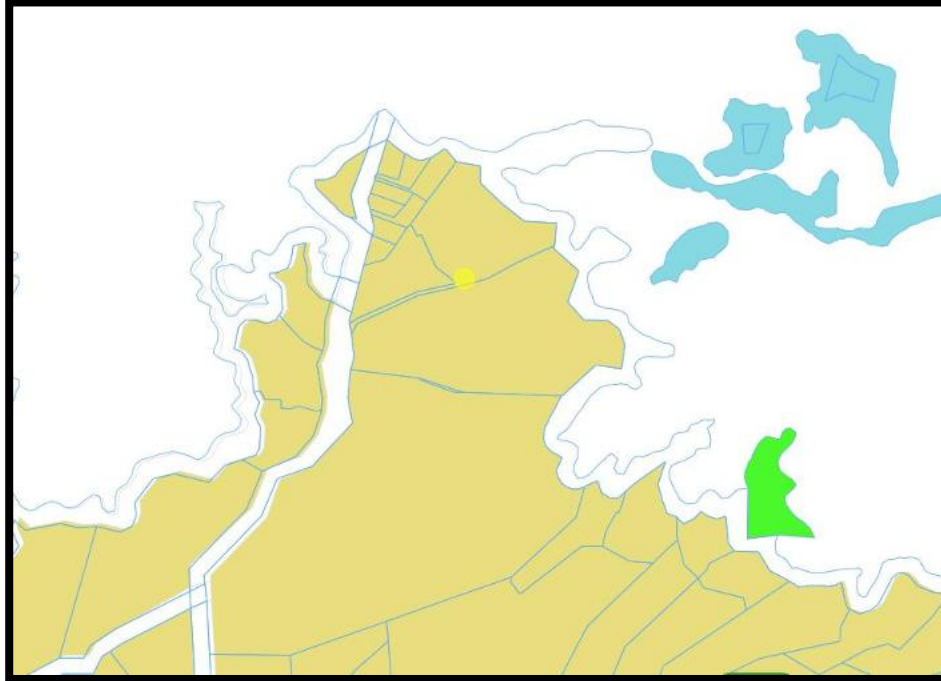


Figure 20 – Site Zoning – Coastal Living - ODP

3.2. An assessment of the applicable ODP subdivision, zone and district wide rule standards is set out in Tables 1-3 below:

#### **SUBDIVISION**

<b>TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT WIDE SUBDIVISION RULES</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>13.7.1</b>	<b>BOUNDARY ADJUSTMENTS</b>	<b>Not applicable.</b>



<b>13.7.2.1</b>  <b>(ix)</b>	<b>MINIMUM LOT SIZES</b>	<p><b>Discretionary Activity.</b></p> <p>The proposed lot sizes are as follows:</p> <ul style="list-style-type: none"> <li>• Lot 1 – 6,001m<sup>2</sup></li> <li>• Lot 2 – 9,447m<sup>2</sup></li> <li>• Lot 3 – 8,089m<sup>2</sup></li> </ul> <p>The minimum DA lot size requirement (Rule 13.7.2.1 (ix)(1)) is 5,000m<sup>2</sup> with provision for stormwater and wastewater disposal as a necessary part of the application. Proposed Lot 1 is able to meet the Discretionary standard.</p>
<b>13.7.2.2</b>	<b>ALLOTMENT DIMENSIONS</b>	<p><b>Discretionary Activity</b></p> <p>The minimum dimension is 30m x 30m taking into account the 10m boundary setback from external boundaries. Lots 2 &amp; 3 have sufficient space to accommodate a 30m x 30m building envelope. Lot 1 is of an irregular shape such that this cannot be achieved with 10m setbacks being applied.</p> <p>Specified building areas have been included for each allotment.</p>
<b>13.7.2.3 - 13.7.2.9</b>	Not Applicable for this application.	
<b>13.7.3.1</b>	<b>Property Access</b>	<p><b>Complies</b></p> <p>Refer to Assessment of Chapter 15 below for detail.</p>
<b>13.7.3.2</b>	<b>Natural and Other Hazards</b>	<p><b>Complies</b></p> <p>Geologix Engineers have assessed the suitability of the site relative to the potential natural hazards, including the identified coastal hazard. The report concludes that the subdivision can be designed and undertaken in a manner that avoids any potential hazards.</p>
<b>13.7.3.3</b>	<b>Water Supply</b>	<p><b>Complies</b></p>



		Each site can be provided with on-site tank water supply.
<b>13.7.3.4</b>	<b>Stormwater Disposal</b>	<b>Complies</b>  Each site can accommodate onsite stormwater disposal.
<b>13.7.3.5</b>	<b>Sanitary Sewage Disposal</b>	<b>Complies</b>  The site is not within the FNDC reticulated area of benefit.  As assessed by Geologix engineers, each site can accommodate a separate on-site wastewater treatment and disposal system as a permitted activity.
<b>13.7.3.6</b>	<b>Energy Supply</b>	<b>Not applicable</b>  This rule does not apply to a Coastal Living zoned site.
<b>13.7.3.7</b>	<b>Telecommunications</b>	<b>Not applicable</b>  This rule does not apply to a Coastal Living zoned site.
<b>13.7.3.8</b>	<b>Easements</b>	<b>Complies</b>  Easement 'A' would be created for vehicle ROW access over Lot 3 in favour of Lots 1, 2 & Secs 39 & 40 Blk XII Kerikeri SD.  Easement 'B' will be created over Lot 1 in favour of Lot 2 & Secs 39 & 40 Blk XII Kerikeri SD.  Easement 'C' will be created over Lot 2 in favour of Lot 3 to provide access to the coast.
<b>13.7.3.9</b>	<b>Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes</b>	<b>Complies</b>  No listed heritage resources, protected vegetation, fauna or land set aside for conservation purposes would be affected by the proposed subdivision and development.



<b>13.7.3.10</b>	<b>Access to Reserves and Waterways</b>	<b>Complies</b>  There are no public reserves, waterways or reserves that are adjacent to the site or that could be accessed from the site.
<b>13.7.3.12</b>	<b>Proximity to Airports</b>	<b>Not applicable</b>

3.3. The subdivision proposal is a **Discretionary Activity** in accordance with Rule 13.7.2.1(ix)(1).

### **LAND USE – COASTAL LIVING ZONE**

<b>TABLE 2 - ASSESSMENT AGAINST THE COASTAL LIVING ZONE RULES</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>10.7.5.1.1</b>	<b>Visual Amenity</b>	<b>Complies</b>  There is an existing dwelling on Lot 1.  There are no other proposed buildings.
<b>10.7.5.1.2</b>	<b>RESIDENTIAL INTENSITY</b>	<b>Complies</b>  The subdivision will enable a dwelling to be constructed on each allotment.
<b>10.7.5.1.3</b>	<b>SCALE OF ACTIVITIES</b>	<b>Not applicable</b>  The proposal is for residential use of the proposed lots.
<b>10.7.5.1.4</b>	<b>BUILDING HEIGHT</b>	<b>Permitted</b>  There are no proposed buildings
<b>10.7.5.1.5</b>	<b>SUNLIGHT</b>	<b>Permitted</b>  There are no proposed buildings



<b>10.7.5.1.6</b>	<b>STORMWATER MANAGEMENT</b>	<p><b>Discretionary Activity</b></p> <p><u>Retrospective Works</u></p> <p>With the introduction of the new driveway, impermeable surfaces on one of the parent titles now exceed the permitted standard of 600m<sup>2</sup>. Geologix Engineers have assessed these at Lot 1 DP 314387 – 958.4m<sup>2</sup> <b>(Restricted Discretionary Activity)</b></p> <p>Lot 3 DP 314387 – 525.6m<sup>2</sup> <b>(Permitted)</b></p> <p><u>Proposed Works</u></p> <p>The engineers have anticipated that each allotment will have the following site coverage:</p> <p>Lot 1 – 1674m<sup>2</sup> or 27.9% <b>(Discretionary Activity)</b></p> <p>Lot 2 – 500m<sup>2</sup> or 5.29% <b>(Permitted Activity)</b></p> <p>Lot 3 – 1376m<sup>2</sup> or 17.01% <b>(Discretionary Activity)</b></p> <p>As such, consent is sought to enable the recommended site coverages.</p>
<b>10.7.5.1.7</b>	<b>SETBACK FROM BOUNDARIES</b>	<p><b>Restricted Discretionary</b></p> <p>All existing buildings comply with setback distances from proposed boundaries. While this is the case some existing buildings are located over the existing boundary onto the Crown Grant Road. It is proposed that these be removed to address the existing non-compliance matter.</p> <p>Each new allotment includes a proposed building area to accommodate future built development. Each envelope infringes setback to either an internal or external boundary triggering the need for consent.</p>
<b>10.7.5.1.8</b>	<b>SCREENING FOR NEIGHBOURS</b>	<p><b>Not applicable.</b></p>



10.7.5.1.9	TRANSPORTATION	See section below
10.7.5.1.10	HOURS OF OPERATION – NON-RESIDENTIAL ACTIVITIES	Not applicable
10.7.5.1.11	KEEPING OF ANIMALS	Not applicable
10.7.5.1.12	NOISE	Permitted  The proposal is for a residential type subdivision. No infringement is anticipated.
10.7.5.1.12	HELICOPTER LANDING AREA	Not applicable

### DISTRICT WIDE STANDARDS

TABLE 3 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT WIDE RULES		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
<b>NATURAL &amp; PHYSICAL RESOURCES</b>		
12.1	LANDSCAPES AND NATURAL FEATURES	Not applicable
12.2	INDIGENOUS FLOR AND FAUNA	Permitted Activity  The proposed subdivision does not require any vegetation clearance.
12.3	SOILS & MINERALS	<b>Discretionary Activity Overall</b>  <u>Retrospective Works</u>  Some earthworks have been undertaken prior to the lodging of this application to create a driveway within proposed easement area B through the crown grant road.  Lot 1 DP 314387 – Approx. 450m <sup>3</sup> with fill up to 1m.  <b>(Restricted Discretionary)</b>



		<p>Crown Grant Road – Approx. 450m<sup>3</sup> with fill up to 3.5m. <b>(Discretionary)</b></p> <p><b>Discretionary Activity Overall</b></p> <p><u>Proposed works</u></p> <p>Additional earthworks will be required to give effect to the subdivision. These generally will involve works to widen the access to 5m to accommodate the 3 additional sites, and building up the access and platform on proposed Lot 3. These works are estimated at – Lot 1 DP 314387 – 865m<sup>3</sup> (Roading) <b>(Restricted Discretionary)</b></p> <p>Lot 3 DP 314387 – 1,175m<sup>3</sup> (Roading) and 1,076m<sup>3</sup> (Building site) Total – 2251m<sup>3</sup> <b>(Discretionary)</b></p> <p>The maximum cut and fill volumes are less than 1.5m (1.041m cut and 1.39m fill) <b>(Permitted)</b></p> <p>Some earthworks will be required outside the boundary of the site on legal road. These are estimated around 25m<sup>2</sup> in area involving around 8m<sup>3</sup> of works.</p>
<b>12.4</b>	<b>NATURAL HAZARDS</b>	<b>Permitted</b>
<b>12.5</b>	<b>HERITAGE</b>	<p><b>Permitted</b></p> <p>There are no notable trees or any listed historic sites, buildings or objects on site.</p> <p>The site is not located within a Heritage Precinct.</p>
<b>12.6</b>	<b>AIR</b>	<b>Not applicable</b>
<b>12.7</b>	<b>LAKES, RIVERS, WETLANDS AND THE COASTLINE</b>	
	<b>Rules 12.7.6.1.1</b>	<p><b>Discretionary Activity</b></p> <p><u>Retrospective Works</u></p> <p>A new driveway has been formed within proposed Easement B which extends into the Crown Grant Road. The gravel surface of this is defined as impermeable</p>



		<p>such that consent is triggered for the activity being within the 30m setback.</p> <p>The new building site on Lot 2 has been formed with a gravel surface. This sits approx. 22m from the Coastal Marine Area.</p> <p>The existing buildings which currently straddle the boundary between the site, and the crown grant road will be removed such that consent is no longer triggered.</p> <p><b>Discretionary Activity</b></p> <p><u>Proposed Works</u></p> <p>Future built development within Lots 1 &amp; 2's building envelopes will result in buildings, structures and impermeable surfaces (most of which will be captured by the definition of a structure in the PDP) within 30m of the coastal marine area.</p> <p>Consent is sought to cover future development within these approved areas.</p> <p>The site does not contain any lakes or rivers.</p>
	<b>12.7.6.1.4</b>	<p><b>Permitted</b></p> <p>All existing and proposed wastewater disposal areas are located beyond the 30m setback from the CMA.</p>
<b>12.8</b>	<b>HAZARDOUS SUBSTANCES</b>	<b>Not applicable</b>
<b>12.9</b>	<b>RENEWABLE ENERGY AND ENERGY EFFICIENCY</b>	<b>Not applicable</b>
<b>TRANSPORTATION</b>		
<b>15.1.6A</b>	<b>TRAFFIC INTENSITY</b>	<p><b>Permitted</b></p> <p>Each allotment is being created to cater for a single residential unit which is within the permitted threshold.</p>



<b>15.1.6B</b>	<b>PARKING</b>	<b>Permitted Activity</b> Each site has ample area to provide sufficient carparking spaces for future residential activities.
<b>15.1.6C.1.1</b>	<b>PRIVATE ACCESSWAY IN ALL ZONES</b>	<b>Permitted</b> The private accessway will service a total of 5 household equivalents. The existing driveway will be upgraded to a 5m width for the entire length of easements A & B. There is an existing crossing which provides access to the 3 existing sites.
<b>15.1.6C.1.2</b>	<b>PRIVATE ACCESSWAYS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.3</b>	<b>PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES</b>	<b>Permitted</b> The entire driveway will be upgraded to a 5m width such that no passing bays are necessary.
<b>15.1.6C.1.4</b>	<b>ACCESS OVER FOOTPATHS</b>	<b>Not applicable.</b>
<b>15.1.6C.1.5</b>	<b>VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES</b>	<b>Permitted Activity</b> The crossing will be upgraded to Councils Engineering standards including sealing to the boundary of Lot 3.
<b>15.1.6C.1.6</b>	<b>VEHICLE CROSSING STANDARDS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.7</b>	<b>GENERAL ACCESS STANDARDS</b>	<b>Permitted</b> No reversing off site is anticipated. The driveway will be upgraded to a double width such that heavy rigid vehicles are able to utilise the access. Surplus easement areas will be landscaped in grass or other vegetation.
<b>15.1.6C.1.8</b>	<b>FRONTAGE TO EXISTING ROADS</b>	<b>Discretionary Activity</b> The legal road width where it adjoins the site is of standard.



		<p>The formed road where it adjoins the site is not up to standard. While this is the case, the subdivision proposal is reducing the traffic numbers which utilise the Council Road beyond the crossing point such that the effects of this are positive.</p> <p>The subdivision and neighbouring sites will gain access from the ROW which has lessor traffic movements in comparison to the Council Road.</p>
<b>15.1.6C.1.9</b>	<b>NEW ROADS</b>	<p><b>Permitted Activity</b></p> <p>A new driveway has been established on crown grant road, to provide access to 2 neighbouring dwellings. The construction of a driveway while on crown grant road is not considered to be a ‘new public road’ such that this standard is not infringed.</p>
<b>15.1.6C.1.10 – 11</b>	<b>SERVICE LANES, CYCLE AND PEDESTRIAN ACCESSWAYS &amp; ROAD DESIGNATIONS</b>	<b>Not applicable.</b>

3.4. Overall, these activities are assessed to be a **Discretionary Activity** under the ODP Coastal Living Zone and District-wide land use rules.

### Proposed District Plan (PDP)

3.5. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27<sup>th</sup> of July 2022. The submission and further submission periods have closed. PDP hearings are underway. As no decisions on submissions have been made, little weight may be attributed to the provisions.

3.6. The proposed site zone is ‘Rural Lifestyle’. The site is within the Coastal Environment overlay. Applicable rules that have current legal effect are limited to the management of earthworks activities.



<b>TABLE 4 - ASSESSMENT AGAINST THE RULES IN THE PDP THAT HAVE LEGAL EFFECT</b>		
<b>Chapter</b>	<b>Rule Reference</b>	<b>Compliance of Proposal</b>
<b>Hazardous Substances</b>	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p> <p>HS-R9 relates to a hazardous facility within a scheduled heritage resource.</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
<b>Heritage Area Overlays</b>	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p><b>Not applicable.</b></p> <p>The site is not located within a Heritage Area Overlay.</p>
<b>Historic Heritage</b>	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any areas of recorded historic heritage.</p>
<b>Notable Trees</b>	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any notable trees.</p>
<b>Sites and Areas of Significance to Māori</b>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect.</p>	<p><b>Not applicable.</b></p>



		The site does not contain any scheduled sites or areas of significance to Māori.
<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b> The proposal does not include any indigenous vegetation pruning, trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
<b>Subdivision</b>	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	<b>Not applicable.</b> The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<b>Not applicable.</b> The proposal does not involve activities on the surface of water.



<b>Earthworks</b>	<p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p> <p>As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.</p>	<p><b>Permitted.</b></p> <p>Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p> <p>Minimal earthworks are required to construct driveway areas.</p>
<b>Signs</b>	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p><b>Not applicable.</b></p> <p>No signs are proposed as part of this application.</p>
<b>Orongo Bay Zone</b>	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	<p><b>Not applicable.</b></p> <p>The site is not located in the Orongo Bay Zone.</p>

3.7. The proposed activity is currently Permitted under PDP rules that have current legal effect.

### Proposed Regional Plan for Northland (PRP)

3.8. Some retrospective earthworks activities have occurred on site. These are assessed under the provisions of the PRP for Northland.



<b>TABLE 5 – ASSESSMENT OF RELEVANT RULES IN THE REGIONAL PLAN FOR NORTHLAND            (FEBRUARY 2024 VERSION)</b>			
<b>Proposed Plan (Air, Land, Water and Coastal)</b>			
<b>Consent Type</b>	<b>Activity</b>	<b>Regional Rule</b>	<b>Activity Status</b>
<b>Earthworks</b>	Approx. 300m <sup>2</sup> of earthworks have been undertaken within the coastal riparian and foredune management area. This exceeds the standards listed in Table 15 of rule C.8.3.1.	<b>C.8.3.1</b>	<b>Discretionary</b> (C.8.3.4)  Proposal is unable to meet rule C.8.3.2 as works are within coastal riparian and foredune management area.

3.9. Overall, the proposal is assessed as **Discretionary Activity** under the PRPN (2024).

3.10. Consent will be sought from the regional council and will run parallel with this application.

## 4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT (RMA)

### Section 104B of the Act

4.1. Section 104B governs the determination of applications for Discretionary activities. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108.



## Section 104(1) of the Act

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

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

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

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

*(b) Any relevant provisions of –*

*(i) A national environmental standard*

*(ii) Other regulations*

*(iii) A national policy statement.*

*(iv) A New Zealand Coastal Policy Statement*

*(v) A regional policy statement or proposed regional policy statement.*

*(vi) A plan or proposed plan; and*

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

4.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal for subdivision will result in positive effects associated with the provision of additional housing in the Kerikeri township surrounds.

4.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the provision of residential lifestyle opportunities in the ODP Coastal Living zone and the PDP Rural Lifestyle zone.



- 4.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.
- 4.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

### Environmental Effects Assessment

- 4.7. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are assessed as part of this application.
- 4.8. The combined land use and subdivision proposal is a Discretionary activity. Potential effects on the environment arising from the proposal are assessed as follows:

#### Subdivision

- 4.8.1. The proposal involves the creation of three residential lifestyle lots of a size that is provided for in the CLZ as a Discretionary activity. The subdivision layout has been designed to accommodate residential buildings, driveways and the existing stonewalls.
- 4.8.2. Having reviewed the relevant ODP subdivision provisions and considering the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the primary activity to be assessed for appropriateness is the size and clustered nature of the proposed residential lots that results in its Discretionary Activity status.
- 4.8.3. The site is located in the CLZ. The CLZ is a land use environment which provides an area of transition between residential settlement on the coast and the General Coastal Zone. The difference is expressed mainly in residential intensity and lot sizes. The CLZ has been



applied to those areas of the coastal environment which have already been developed but which still maintain a high level of amenity associated with the coast. These areas have been identified as having an ability to absorb further low density, mainly rural residential development, without detriment to their overall coastal character. The zone therefore allows rural residential development to occur and thereby reduces pressure for development in the General Coastal Zone whilst retaining, as far as possible, the character, features and landscapes of this part of the coastal environment. As an activity that is regulated by District-wide provisions, subdivision of land must be consistent with the purpose of the zone and promote sustainable management of natural and physical resources. Activities impacting the District's transport network including the state highway must also be considered.

#### Allotment sizes and Dimensions

- 4.8.4. The proposal is to create 1 additional allotment from two existing titles. Lots 2 and 3 are both larger than 8000m<sup>2</sup> such that these allotments meet the restricted discretionary allotment size for subdivision. Lot 1 sits at 6001m<sup>2</sup> which results in the activity becoming Discretionary overall. Lot 1 is developed with an existing dwelling and Lots 2 & 3 are vacant.
- 4.8.5. Currently, the number of lots proposed is envisaged by the ODP and provided for in the zone. Other than Lot 1 that would contain the existing house, the lots provide a buffer between the more intensive development zoned Coastal Residential and the larger farming / lifestyle units further afield. Each allotment has sufficient area and dimensions available for future lifestyle development and future operational and maintenance requirements. Access to the sites will be upgraded and improved.
- 4.8.6. Cumulative effects of development are no more than minor. The Coastal Environment will continue to be preserved with small scale rural lifestyle activities being enabled.

#### Natural and Other Hazards

- 4.8.7. A site Suitability Assessment has been completed by Geologix Engineers which has completed a full assessment in terms of natural hazards. The building envelopes on Lots 1



& 2 are subject to Tsunami hazard which places them within the medium category for risk within the new NPS for Natural Hazards (**refer Appendix G of the Geologix Report**). Tsunami hazard is a hazard which is Rare, where it is estimated to occur once every 2,500 years. Providing a means of escape in this instance is considered a suitable mitigation method.

4.8.8. Geologix have also identified coastal inundation as a hazard impacting the property. The building platforms and egress routes have been suitably located above these areas of risk, such that they are avoided.

4.8.9. Geologix have also touched on flooding and overland flow paths. Attenuation of roof runoff on Lot 3 has been provided to address the future impervious area which has a low risk of contributing to overland flow through a downstream property. Concentrated runoff shall be discharged to outlet devices that incorporate soakage to exposed fractured rock. Any remaining, overland flow with Lots 1 and 2, have been assessed as low risk, and will discharge direct to the CMA.

#### Water Supply

4.8.10. The sites are not within an area which is serviced by reticulated water supply and therefore water supply will be via harvesting of rainwater to water tanks on site.

4.8.11. The dwelling on Lot 1 has approved provisions for water supply which will remain unchanged as part of this proposal.

4.8.12. For Lots 2 & 3 provision for water supply will be provided at time of built development.

4.8.13. The following consent notice condition is offered in terms of water supply for firefighting purposes for Lots 2 & 3:

*'Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with current Council's engineer standards and more particularly with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008'. An alternative*



*means or volume of water storage will require written approval from Fire and Emergency NZ.'*

**[Lots 1 & 3]**

#### Stormwater Disposal

- 4.8.14. Councils' infrastructure is not available to this site. Geologix have recommended that on each allotment roof runoff be collected in water tanks with overflow being dispersed via a level spreader or soakage pit. Indicative locations of water tanks and dispersal devices have been shown on the engineering drawings. Actual locations of these devices will be provided for at time of development.
- 4.8.15. Geologix have recommended that attenuation be provided for future development on Lot 3. This is offered as a consent notice condition. For Lots 1 & 2 given their proximity to the coast no attenuation is required.

#### Sanitary Sewage Disposal

- 4.8.16. Councils' infrastructure is not available to the sites. Geologix have completed a wastewater assessment within the SSR.
- 4.8.17. An existing effluent system services the dwelling on Lot 1, which will remain unchanged as part of this proposal. This system has assessed to be in good working order.
- 4.8.18. Lots 2 & 3 are vacant, with no existing wastewater management system present. As such, a new site-specific design will be required for future development within these lots. Geologix have completed a concept design for the lots, which found that they would be suitable for a future onsite wastewater management system. Refer to the Geologix report for specific details.

#### Energy Supply, Top Energy Transmission Lines, & Telecommunications

- 4.8.19. Energy supply and telecommunications are not a requirement for the Coastal Living zone.



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

Easements for any Purpose

4.8.21. The scheme plan details the proposed and existing easements. New easements will be included to provide access, telecommunications, electricity supply and water supply.

4.8.22. Easements A & B shown on the scheme plan will also service Secs 39 & 40 Blk XII Kerikeri SD which requires a separate resolution under the Local Government Act. Existing Easement B on 944 Kerikeri Inlet Road has been offered as road to vest by the neighbour and existing Easement A has been offered by the applicant. In the event this is not taken easement over existing easement B will be required in favour of Secs 39 & 40. Feedback from Councils Roading department would be beneficial as part of this process.

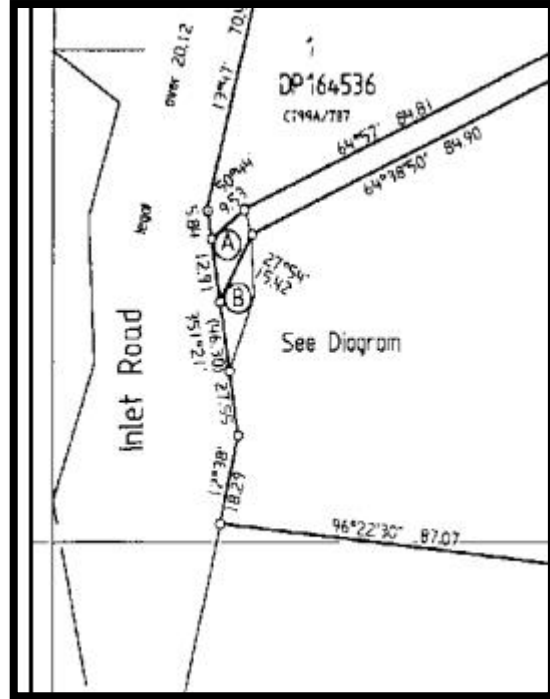


Figure 21 - Location of existing easements

Provision of Access

4.8.23. Access to all 3 allotments will be via the existing crossing off Kerikeri Inlet Road. This will be upgraded with sealing and widening to accommodate the additional allotment, Secs 39 & 40 Blk XII Kerikeri SD and the neighbouring site at 944 Kerikeri Inlet Road.

4.8.24. Easements A & B will be formed with a 5m wide metalled carriageway as part of this subdivision. Easement C is also provided for as ROW, however no formation is sought as part of this application.



### Effect of Earthworks and Utilities

- 4.8.25. Retrospective earthworks have been undertaken pre-lodgement of this application to provide access to Secs 39 & 40 Blk XII Kerikeri SD as well as provide for a building platform for Lot 2. These works exceed the permitted standards for volume and cut / fill face. Recommendations within the Geologix report request that erosion and sediment control methods remain in place.
- 4.8.26. Additional works are still required to give effect to this consent. These include works to widen the driveway and fill the dip and building platform within Lot 3. Conditions of consent relating to erosion and sediment control and archaeology are anticipated as part of this application.

### Building Locations

- 4.8.27. There are nominated building envelopes on each lot. Each lot has been designed to accommodate a single dwelling and the necessary on-site wastewater services and water supply (including fire-fighting). The building envelopes have been located such that they provide privacy from each other, minimise any impact on the coastal environment through siting, taking into account clustering of development where possible, and minimising the impact on archaeology. Each allotment triggers consent for setback.
- Lot 1 – External boundaries with the crown grant road and neighbour;
  - Lot 2 – External boundary with crown grant road, and internal to Lot 1; and
  - Lot 3 – Internal boundary with Lot 2.
- 4.8.28. All building envelopes are somewhat screened from the open ocean, with Lot 1 & 2 having views of the mangrove areas to the rear of Secs 39 & 40 Blk XIII Kerikeri SD. Lot 2 will have some views to the coast. These are broken up by vegetation within the crown grant road which will provide a filtered look. Lot 2's building envelope has been deliberately sited adjacent to the more intensive housing located next door. This clusters-built development in the one area rather than spreading this throughout the coastal margin or placing it within a more prominent location on the site which is more elevated. Lot 3 building envelope is



located to the rear of the allotment within a depression area such that any future development will be largely screened.

- 4.8.29. The building envelopes have been deliberate in setting aside specified areas for development which are visually restrictive or involve clustering of development, but are also considerate of archaeology and recommendations made through consultation with iwi, Heritage New Zealand and neighbours.

*Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes*

- 4.8.30. There are no areas of significant vegetation on site, indigenous fauna or landscape features which are of significant value where specific protections are warranted through the subdivision process. There are three recorded archaeological sites within or in proximity to the application site boundary. Doug Gaylard from Context Archaeology has confirmed in initial reporting that the site has archaeological value and that the house building development on Lot 2 and the construction of the driveway to Secs 39 & 40 BLK XIII may result in the disturbance of the recorded site PO/113.

- 4.8.31. Through this process, some works have been undertaken in advance of the subdivision application. As a result, a site damage report was necessitated in conjunction with consultation with local hapu. The site damage report has been submitted to Heritage New Zealand, and some commentary post review of this has been received. Heritage NZ, have requested the following as part of the Authority Process:

- Identification of any areas where development should be restricted
- Any archaeological site remediation works
- Any additional site works which require supervision
- Any further engagement required with iwi

- 4.8.32. To address this as part of the subdivision application, the following condition is offered.

*Prior to undertaking any earthworks associated with this development on Lots 1 & 3 DP 314387, the consent holder shall provide evidence to the resource consents monitoring officer or delegate that an authority has been obtained from Heritage New Zealand Pouhere Taonga.*



4.8.33. Heritage NZ have further requested that the following matters form part of the subdivision application:

- Map any restricted development areas
- Restrict the building platform on Lot 2 to the area created by the recent site works (plus the wastewater disposal area)
- Identify building platform areas on Lots 1 & 3.
- Highlight the possibility of further archaeological values across all sites.

4.8.34. In consultation with Heritage NZ and the consultant archaeologist the following areas have been identified as 'restricted development areas' across the 3 allotments.

- Within 2.5m of any historic stone wall (19<sup>th</sup> century walls);
- Within Area D on DP 314387; and
- Within 5m of P05/1137 as mapped on the Site Record Form within the 'Proposed Subdivision of 946 Kerikeri Inlet Road (DP 314387) Archaeological Assessment prepared by Context Archaeology.

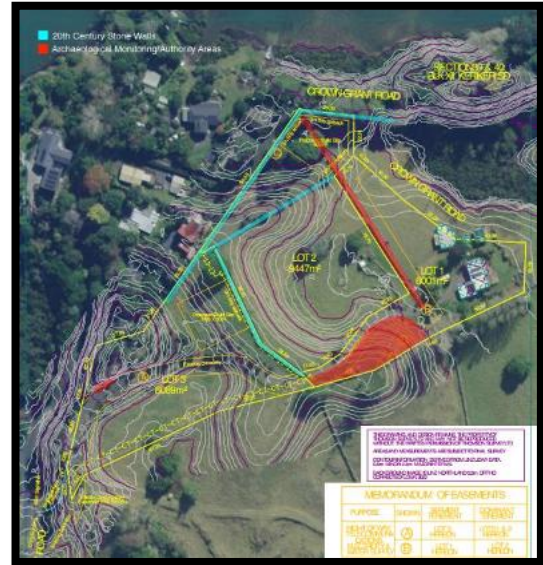
4.8.35. Building platforms have been included for each allotment and the consultant archaeologist has noted that while there is a possibility that further archaeology could be discovered that for the purposes of this application and future residential development, that a general authority will be sought. Outside of this any future works should be addressed through the Accidental Discovery Protocol.

4.8.36. On this basis the following consent notice condition is offered:

*No buildings or structures shall be constructed, nor any earthworks undertaken (except works associated with farming activities and driveway maintenance) in those areas shown as 'Restricted Development Areas' on the scheme plan annotated by Context Archaeology without written correspondence from Heritage New Zealand Pouhere Taonga.*



4.8.37. It is noted that the Restricted Development Areas plan has been sent through to HNZPT for comment. A screenshot of the draft plan is located below, with areas shown as Blue (20<sup>th</sup> Century structures) and Red (19<sup>th</sup> Century structures). The distinction is that the removal of any red structure may require an authority, whereas a blue structure may just require written confirmation.



4.8.38. An alternative, if preferred by Council, would be to show these areas on the survey plan. It was considered however that this could clutter the scheme plan which is why it is proposed that this document would instead accompany the consent notice.

4.8.39. A further advice note is also offered regarding Heritage New Zealand’s Accidental Discovery Protocol. Specific reference should be made within this to Te Uri Taniwha as the local hapu.

4.8.40. As noted above, this process has also included consultation with local hapu Te Uri Taniwha. Email correspondence has been received stating that they would like to be invited to the property when subdivision earthworks are being undertaken. The following condition is offered:

*At least 10 working days prior to any earthworks being undertaken the applicant shall advise Te Uri Taniwha (Ian Mitchell & Esther Horton) and invite them to have a representative on site while the earthworks are being undertaken.*

Soil

4.8.41. The subdivision will create a total of one additional lifestyle allotment. The soils within the sites are not considered to be highly versatile under the RPS and NPS for HPL. The site is zoned Coastal Living and proposed to be rezoned as Rural Lifestyle. As such, assessment of the proposal against the NPS for HPL is not considered a requirement.



- 4.8.42. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

#### Access to Waterbodies

- 4.8.43. The subdivision does not change the access arrangements to the Coastal Marine Area.

#### Land Use Incompatibility

- 4.8.44. The proposed allotments are being created in an area where there is already a number of residential and rural lifestyle allotments. These proposed allotments are consistent with other lifestyle allotments created on the periphery or residential allotments. No reverse sensitivity effects are anticipated as the proposed allotments are of sufficient size to accommodate a residential dwelling while maintaining a 10m setback from those neighbouring residential sites. Given the spatial separation between the proposed dwelling locations and adjoining properties, cumulative effects are considered to be less than minor.

- 4.8.45. The proposal will see opportunity for activities within each of the lots which is consistent with other activities in the surrounding environment. Each lot has a suitable building area which enables built development to comply with the permitted bulk scale and location rules for the underlying zone. As has been discussed within this report, the proposed allotments are considered to be consistent with existing subdivision patterns and land use activities in the area.

#### Proximity to Airports

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

#### Natural Character of the Coastal Environment

- 4.8.47. The proposal is considered to preserve the natural character of the coastal environment by restricting the areas of the site in which development can take place. All building platforms are generally screened from open coastal views via topography or coastal vegetation.



4.8.48. The proposed subdivision is not considered to be objectional within the surrounding environment and is not considered to result in adverse effects on the character of the Coastal Environment. An assessment of the objectives and policies within the New Zealand Coastal Policy Statement will be undertaken further in this report.

#### Energy Efficiency and Renewable Energy Development/Use

4.8.49. The proposal promotes energy efficiency and renewable energy, which can be accommodated on the sites. This is achieved through the siting of the future dwellings.

#### National Grid Corridor

4.8.50. The site is not located within the national grid corridor.

#### Landuse

4.9. As detailed in the assessment above, landuse consent is triggered for the following infringements.

- 10.7.5.1.6 Stormwater Management
- 10.7.5.1.7 Setback from Boundaries
- 12.3.6.1.2 Excavation and/or Filling, including obtaining roading material but excluding mining and quarrying, in the ... Coastal Living ... zones.
- 12.7.6.1.1 Setback from Lakes, Rivers, and the Coastal Marine Area
- 15.1.6C.1.8 Frontage to Existing Roads

Each of these will be addressed under their respective headings.

#### Stormwater Management

4.10. The following assessment is based on the criteria contained within section 11.3 of the Operative Plan.

*(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.*

*(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.*

*(c) Any cumulative effects on total catchment impermeability.*

*(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.*



- (e) The physical qualities of the soil type.*
- (f) Any adverse effects on the life supporting capacity of soils.*
- (g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.*
- (h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.*
- (i) The extent to which landscaping may reduce adverse effects of run-off.*
- (j) Any recognised standards promulgated by industry groups.*
- (k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.*
- (l) The extent to which the proposal has considered and provided for climate change.*
- (m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.*

- 4.10.1. This assessment covers both the retrospective works associated with the construction of the driveway on Lot 1 DP 314387 which when combined with existing development exceeds 600m<sup>2</sup>, and future site development which will exceed permitted standards. This should be read in conjunction with the engineering SSR.
- 4.10.2. Given the site's proximity to the coast, no attenuation is required for proposed Lots 1 & 2. Conservatively some attenuation is offered for future Lot 3 given the overland flow path passes through a neighbouring site.
- 4.10.3. Given the location of the existing development no attenuation, or works are required to offset the impacts of the impermeable surfaces established on site to date.
- 4.10.4. Retrospective and future impermeable surfaces are not considered to alter natural drainage patterns on the site where the effects will be more than minor on the surrounding environment.
- 4.10.5. It is not anticipated that there will be any adverse impact on the life supporting capacity of soils. The sites will retain sufficient land to operate as Rural Lifestyle allotments.



- 4.10.6. Sufficient land is available for the disposal of stormwater and wastewater.
- 4.10.7. The majority of development on the sites are driveway which provides access to the sites and neighbouring properties. Actual built development on the allotments enables standard residential dwellings and infrastructure to be provided for.
- 4.10.8. No specific landscaping to reduce stormwater effects is required.
- 4.10.9. Attenuation back to predevelopment levels, or permitted standards is not a requirement of this subdivision given its proximity to the coast. Some attenuation as a conservative measure has been offered for future Lot 3.
- 4.10.10. Climate change has been provided for.
- 4.10.11. No engineered stormwater devices are necessary for this development.

Setback from Boundaries

4.11. The following assessment is based on the criteria contained within section 11.6 of the Operative Plan.

*(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.*

*(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.*

*(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.*

*(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.*

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



4.11.1. The proposal includes provision for future building development to be located within set building envelopes. These envelopes have been located either around existing built development or in areas where visual amenity effects are lesser or to mitigate effects on archaeology. As a result, some of these envelopes encroach upon the permitted 10m setback requirements.

- Lot 1 – 3m setback to the Crown Grant Road and Lot 2 Deposited Plan 314387;
- Lot 2 – 3m setback to Crown Grant Road and Lot 1; and
- Lot 3 – 3m setback to Lot 2.

4.11.2. The proposed setbacks to the crown grant road are in keeping with existing development patterns in the area. Many other dwellings in the immediate vicinity are located within 10m of the site boundary. This includes sites zoned Coastal Residential, Coastal Living and General Coastal.



*Figure 23 - Aerial depicting houses in the area and proximity to crown grant road boundaries*

4.11.3. The setbacks to the crown grant road are not anticipated to impact upon outlook and privacy. The development on Lot 1 is existing. As part of this application, we are enabling future development of this site to occur within a specified area. Those buildings which are located over the boundary will be removed from the site such that there will be no non-compliance. This is offered as a condition of consent at time of 224c. The Lot 2 building envelope is in line with the immediate neighbouring houses, and must be located in this space to avoid disturbance elsewhere on the site.

4.11.4. The internal setbacks from the building envelope on Lot 2, to Lot 1 is setback far enough from the development area on Lot 1 such that any effects on privacy and outlook are less



than minor. The internal setback between Lot 3 building envelope and Lot 2 is similar, in that the separation distance and topography between the buildings areas is such that any setback effects will be less than minor on outlook and privacy.

- 4.11.5. There will be no impact on manoeuvrability either within the sites or externally.
- 4.11.6. Lot 3 is already well screened from the coast and from wider views such that any planting is not considered necessary to mitigate any adverse effects. Future development on Lot 1 is also well screened from the open coast through existing topography and mangroves within the CMA. Lot 2 will have some views to the coast. These are broken up by vegetation within the crown grant road which could be considered as street planting. Lot 2's building envelope has been deliberately sited adjacent to the more intensive housing located next door. This clusters built development in the one area rather than spreading this throughout the coastal margin or placing it within a more prominent location which is more elevated. No street planting is considered necessary to accommodate this future building development either.
- 4.11.7. The building envelopes are at a minimum 900m<sup>2</sup> in area to ensure all building maintenance and construction activities can be located within the site boundaries.

#### Earthworks

4.12. The following assessment is based on the criteria contained within section 12.3.7 of the Operative Plan.

*(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;*

*(b) any effects on the life supporting capacity of the soil;*

*(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;*

*(d) any reduction in water quality;*

*(e) any loss of visual amenity or loss of natural character of the coastal environment;*

*(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to*



**Appendices 1A and 1B in Part 4, and Resource Maps);**

*(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;*

*(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;*

*(i) the extent to which the activity may adversely affect the cultural and spiritual values of Māori, especially Sites of Cultural Significance to Māori and waahi tapu (as listed in **Appendix 1F in Part 4, and shown on the Resource Maps);***

*(j) any cumulative adverse effects on the environment arising from the activity;*

*(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;*

*(l) the ability to monitor the activity and to take remedial action if necessary;*

*(m) the criteria in **Section 11.20 Development Plans in Part 2.***

*(n) the criteria (p) in **Section 17.2.7 National Grid Yard.***

- 4.12.1. This assessment covers both retrospective works associated with the creation of the driveway and building platform, and also future works associated with giving effect to the subdivision activity.
- 4.12.2. The impact of natural hazards on the retrospective works is considered no more than minor. Erosion and sediment control measures should remain in place to ensure there is minimal runoff in the event of a storm surge. Future works will be setback from the coast outside of hazard areas. No impact on flood hazard is anticipated.
- 4.12.3. Soils on site are mapped as 6s1 which is considered of low versatility. The earthworks undertaken and proposed are in direct association with the subdivision activity which seeks to create one additional lifestyle allotment. Existing lifestyle living and low scale farming activities will continue post development such that there will be very little change.
- 4.12.4. For the retrospective works the ground has been increased a maximum of 3.5m in height. While this is the case, it is not anticipated that stormwater flows will change. Stormwater will continue to flow to the coastal marine via the crown grant road.



- 4.12.5. Building up the access and increasing the height of the Lot 3 building platform is again unlikely to have any adverse impacts on neighbouring sites.
- 4.12.6. Erosion and sediment controls have been put in place and are recommended to ensure there is no reductio in water quality.
- 4.12.7. The existing earthworks area is generally screened from view as it is at a lower elevation than the crown grant road. Future earthworks are situated around upgrading the driveway and filling a depression on Lot 3. These are located behind the ridgeline between Lot 2 and 3 which fully screens these works from view. As such there will be no loss of amenity of natural character.
- 4.12.8. The existing earthworks areas have come into contact with a recorded archaeological site. A site damage report has been provided by Context Archaeology in conjunction with consultation with Heritage New Zealand and local hapu. Refer to discussion in section 4.8.30 - 4.8.40 above. Consent conditions regarding obtaining an authority have been offered as part of this consent package.
- 4.12.9. No cumulative adverse effects are anticipated as part of this proposal.
- 4.12.10. The earthworks activity will be monitored by both Council and local hapu which will ensure erosion and sediment controls are effective.

Setback from Lakes, Rivers, Wetlands and the Coastal Marine Area

4.13. The following assessment is based on the criteria contained within section 12.7.7 of the Operative Plan.

- (a) the extent to which the activity may adversely affect cultural and spiritual values;*
- (b) the extent to which the activity may adversely affect wetlands;*
- (c) the extent to which the activity may exacerbate or be adversely affected by natural hazards;*
- (d) the potential effects of the activity on the natural character and amenity values of lakes,*



*rivers, wetlands and their margins or the coastal environment;*

*(e) the history of the site and the extent to which it has been modified by human intervention;*

*(f) the potential effects on the biodiversity and life supporting capacity of the water body or coastal marine area or riparian margins;*

*(g) the potential and cumulative effects on water quality and quantity, and in particular, whether the activity is within a water catchment that serves a public water supply;*

*(h) the extent to which any proposed measures will mitigate adverse effects on water quality or on vegetation on riparian margins;*

*(i) whether there are better alternatives for effluent disposal;*

*(j) the extent to which the activity has a functional need to establish adjacent to a water body;*

*(k) whether there is a need to restrict public access or the type of public access in situations where adverse safety or operational considerations could result if an esplanade reserve or strip were to vest.*

- 4.13.1. This assessment covers both retrospective works associated with the creation of a driveway and formation of a building envelope on Lot 2, as well as enabling buildings, impermeable surfaces and structures within the dedicated building envelopes on Lots 1 & 2.
- 4.13.2. A site visit with local hapu, the consultant archaeologist, the applicant and Northland Planning was held. Follow up discussions and communications with local hapu have also taken place. Local hapu confirmed that the site had been well disturbed by past practices and as such there would be no adverse impacts on cultural and spiritual values. Any future earthworks associated with the subdivision development will require local hapu to be invited to the site.
- 4.13.3. There are no wetlands within the vicinity of the works.



4.13.4. The new formed driveway and future development within the building envelopes are located outside of mapped areas of coastal hazard. Refer Figure 24 adjacent.



*Figure 24 - Mapped Coastal hazard areas outside of development areas*

4.13.5. Retrospective consent is triggered for the formed driveway and formation of the future building envelope for Lot 2. These areas are largely screened from the open coast by topography and existing development within the crown grant road. The new driveway will connect into an existing driveway to the properties at the end of the spit. It is not considered that this activity will change the character of the area nor negatively impact on amenity values. The formation of the building envelope within Lot 2 is also not considered to adversely impact on the coastal margin. The envelope is setback some 23m from the CMA which provides sufficient separation distance between the coast and site development. The setback will be similar to neighbouring sites within the immediate vicinity.

4.13.6. The site has an extensive Māori history, as detailed within the Archaeological report provided by Context Archaeology. It also has more recent European history where the site has been farmed which has resulted in a high level of modification.

4.13.7. A driveway has been formed within the crown grant road, which is an activity that has been provided for. The impacts on biodiversity and life supporting capacity of the water body was considered at the time this land was set aside for this purpose. The building envelopes are set back a minimum of 23m placing them outside of the Regional Council Riparian Management Area.

4.13.8. Impacts on water quality and quantity are considered no more than minor. Erosion and sediment controls have been installed to address the retrospective earthworks activity. Future works within the dedicated building platforms will be setback a sufficient distance



to ensure there will be no adverse effects from building or structure development. There is no public water supply within the vicinity of the site.

- 4.13.9. Erosion and sediment control measures, detailed within the engineering report ensure that the retrospective works to create the driveway and building platform are adequate. Future works will be setback at least 23m such that they sit outside of the Riparian Management Area.
- 4.13.10. There will be no disposal of wastewater within 30m of the CMA.
- 4.13.11. The driveway has a functional need to provide safe and efficient access to sites that are surrounded by the coastal marine area. The future buildings and structures may have a functional need if they house boats or water devices.
- 4.13.12. The proposal does not seek to restrict public access to the coast.

#### Frontage to Existing Roads

- 4.14. The following assessment is based on the criteria contained within section 15.1.6C.4.2 of the Operative Plan.

*(a) Measures to avoid, remedy or mitigate the effects of not complying with the Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).*

- 4.14.1. Consent is triggered as the formed Council Road is not double width. This is generally attributed to the topography. While this is the case more recently the Council gained approval for a new public boat ramp which has substantially increased traffic movements along this section of road. Through this consent the impacts on traffic movements on this portion of road were considered to be no more than minor. This consent rather than further increasing traffic movements will reduce them beyond the site access as the main access to the houses at Secs 39 & 40 will change. The situation is considered improved by this application.



### **Variation / Cancellation of Consent Notice**

4.15. The proposal is to cancel the existing consent notice as it applies to the site and re-impose and update the notice as part of this subdivision application. This reduces the number of instruments on the title and also reflects the most up to date information.

#### **Lot 1:**

**No Building or earthworks shall occur within area D, which is an area of historic record.**

#### **Lot 2:**

**No Building or earthworks shall occur within area E, which is an area of historic record.**

#### **Lots 1 – 3**

**There shall be no development or landscaping within 2.5 metres of any historic stone wall. Any removal of walls or parts of walls requires an authority from the New Zealand Historic Places Trust.**

**In the event that any objects of historical or cultural significance are discovered during any site development works, those works shall cease immediately and a representative from the New Zealand Historic Places Trust be contacted to determine what action is necessary.**

4.16. The current consent notice points 1 and 3 apply to this development. Area D remains relevant along with other identified areas on the site. These will be combined into one notice and be illustrated on either the Context Archaeology plan attached to the consent notice or on the title (depending on how Council wishes for this to be shown). It is noted that in the event the annotated Context Archaeology plan is used that Area D should be removed from the scheme plan to avoid any confusion. In consultation with Heritage New Zealand, there may be some cases where an authority is not required, and this has been reflected in the updated notice.

*No buildings or structures shall be constructed, nor any earthworks undertaken (except works associated with farming activities and driveway maintenance) in those areas shown as 'Restricted Development Areas' on the scheme plan annotated by Context Archaeology without written correspondence from Heritage New Zealand Pouhere Taonga.*

4.17. Amending this notice will address the current non-compliance relating to the small removal of part of the stone wall adjacent to the dwelling on Lot 1 and the water tank within Area D.

### **S348 Local Government Act (ROW)**

4.18. An additional separate application is required under the local government act to create a ROW to neighbouring sites S39 & 40 Blk XII Kerikeri SD. ROW to these sites will be created over



proposed Easements A & B and over existing easement B. As these sites sit outside of the subdivision application site a separate resolution for this is required. As the requirement for ROW over existing easement B may not be required (i.e. if the land is vested in council or if the accessway avoids this easement) we request that the decision cover this off as a separate activity.

4.19. The formation requirements for the easements have accounted for servicing those additional allotments. The legal width and the formation width will be permitted.

### **Section 104(1)(b) – Relevant provisions of any statutory document**

#### **National Environmental Standards**

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

4.20. The site is not a HAIL site and is not subject to the provisions of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

*National Environmental Standard for Freshwater Management (NES-FM)*

4.21. There are no natural inland wetlands or streams on the site that would be affected by the proposed subdivision.

4.22. There are no other national environmental standards that apply.

#### **National Policy Statements**

4.23. Current National Policy Statements include:

- New Zealand Coastal Policy Statement
- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.
- National Policy Statement on Electricity Networks



- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Infrastructure
- National Policy Statement for Natural Hazards

4.24. With the exception of the National Policy Statement for Natural Hazards and the Coastal Policy Statement the above NPS are not relevant to the proposed subdivision activity.

#### *New Zealand Coastal Policy Statement*

4.25. The site is within the mapped Coastal Environment and is subject to the higher order NZCPS provisions reflected in the RPSN and ODP and PDP. These have been given effect to as part of this overall subdivision proposal.

#### *National Policy Statement for Natural Hazards*

4.26. The new National Policy Statement for Natural Hazards is applicable to this site given the small area of flood hazard present on the property and Tsunami hazard. As detailed within the Geologix report the potential building envelopes are located outside of the coastal flood hazard area but building areas on Lots 1 & 2 are mapped within the Blue Tsunami Evacuation zone. Geologix have utilised the risk factor matrix and concluded that the consequence level of Tsunami will result in Major damage, however that the likelihood of the hazard occurring is Rare. This places the risk factor at a medium category risk. Medium category risk is considered to have a significant natural hazard risk.

4.27. Applicable policy for this development is **(Policy 4)** which requires any subdivision where natural hazard risk is increased to either be avoided or mitigated. For Lot 1, development on this allotment is existing such that the risk is not increased as a result of the subdivision activity. As such no action is required for this site. Future development on Lot 2 will involve the introduction of a new dwelling which increases the risk, as such avoidance or mitigation is required to achieve this policy.



4.28. Given the very rare occasion that a Tsunami will occur the provision of safe evacuation routes is considered an acceptable mitigation measure. The rear of the allotment sits outside of the evacuation zone providing a suitable location to evacuate to. Tsunami warning sirens and widespread text alerts also ensure early warning signs are enabled. These mitigation measures ensure this policy can be achieved.

### **Regional Policy Statement for Northland (2016)(RPSN)**

4.29. The RPSN is the governing regional statutory document, which includes the application site. The small-scale nature of the proposed subdivision and land use activity is such that any potential effects are adequately assessed and regulated under the ODP.

4.30. The proposed activity would not be contrary to the objectives and policies of the RPSN.

### **Far North Operative District Plan**

4.31. The proposed activity is subject to an assessment against the relevant objectives and policies of the ODP. These include the Coastal Environment and CLZ, and the district-wide subdivision, soils and minerals, lakes rivers wetlands and the coastline and transportation. As assessed, the proposed subdivision and residential development activity would generate potential adverse effects that are no more than minor and consistent the environmental outcomes sought for the CLZ. A list of all objectives and policies considered relevant to this assessment is included within **Appendix 12**.

4.32. The application site is within the coastal environment and is zoned Coastal Living. The CLZ is a land use zone that provides for low density, rural-residential type living in a coastal location. The combined land use and subdivision proposal for an additional lot will result in an intensity of residential development that is anticipated in the zone and potential adverse effects on the environment that can be mitigated to a no more than minor extent. This includes potential effects on site features and the existing transport environment.



- 4.33. The site does not contain any significant indigenous vegetation or habitats of indigenous fauna that would be affected by the proposal. The site is not within any outstanding landscapes, nor does it contain any outstanding natural features. The site has no rural production value, nor is it zoned for such purposes.
- 4.34. The proposal would not adversely affect Māori and their relationship with their culture and traditions.
- 4.35. The proposed subdivision is consistent with the character of the surrounding environment and the expected environmental outcomes for the Coastal Living zone. Residential buildings can be located to avoid adverse effects on natural character of the coastal environment.
- 4.36. The application site is located adjacent to the coastal marine area. It is within the mapped NRC coastal environment.
- 4.37. On-site wastewater and water supply (including fire-fighting) services can be provided on site. The activity will not increase runoff from the site in a manner that would exacerbate erosion or flooding within the immediate area.
- 4.38. The activity would not generate adverse effects on the environment or the safety and efficiency of the roading network.
- 4.39. The proposed subdivision would establish three residential lots from two parent titles. The size and layout of lots is a Discretionary activity in the zone, where there is a minimum lot size of 5,000m<sup>2</sup>. All other subdivision provisions are complied with.
- 4.40. The proposed subdivision will result in a development pattern that is consistent with the rural-residential character of the surrounding area and the environmental outcomes anticipated in the CLZ. The subdivision will not affect the life-supporting capacity of soils, water or ecosystems. There are no outstanding natural features or landscapes that would be impacted. The subdivision will not impact Māori relationship with the land or affect cultural values.



- 4.41. The subdivision will provide for on-site infrastructure including water supply and wastewater disposal.
- 4.42. The life supporting capacity of soils will be maintained and adverse effects relating to both retrospective and proposed earthworks are addressed via recommended conditions of consent.
- 4.43. Impacts of the development on the riparian margins will continue to be mitigated through erosion and sediment control. Both Heritage New Zealand and Iwi have been actively consulted and involved with this development to ensure cultural, heritage and spiritual values are upheld. Landscape values have been addressed through the siting of future development.
- 4.44. Public Access is not impacted. Existing public access around the coast will remain. Future landuse activities will be separated from the coast by a minimum of 23m. both the retrospective and future development is not anticipated to impact upon the natural character or functioning of the riparian margin. Impervious surfaces and development are limited to defined building enveloped except for specific infrastructure such as wastewater disposal areas.
- 4.45. No adverse traffic effects are anticipated. The development will in fact reduce the number of traffic movements moving past the site. Adequate carparking and internal access will be provided for.

### **Proposed District Plan (PDP)**

- 4.46. The proposed zoning of the site under the PDP is 'Rural Lifestyle'. The Rural Lifestyle zone is a lower density equivalent to the Coastal Living zone. References to the coastal environment have been removed unless sites are within the coastal environment overlay, which is an alternative proposed method for managing effects on coastal values.
- 4.47. The proposed subdivision and associated residential land use development are not subject to any proposed rules that have current legal effect, other than earthworks. However, for



completeness and because the application is a Discretionary Activity overall, the proposal is assessed against the RLZ objectives and policies and commented on in the paragraphs below.

- 4.48. The proposed subdivision and residential development would be consistent with the purpose of the RLZ which is low density residential activity. The site is not rural productive land so small-scale farming is unlikely. The size and layout of the subdivision would be consistent with the scale and character of the surrounding rural lifestyle environment. The development would not adversely affect any historic, spiritual or cultural values held by Tangata Whenua (Te Uri Taniwha). Necessary infrastructure services can be established on-site. Overall, it is considered that the proposal will not be contrary to the Rural Lifestyle zone policies.

## 5. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE RMA

- 5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

### Section 95A – Public Notification Assessment

- 5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

#### Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.



**Step 2: If not required by step 1, public notification in certain circumstances**

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

- 5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.
- 5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- <ul style="list-style-type: none"> <li>(i) The land in, on, or over which the activity will occur, or</li> <li>(ii) Any land adjacent to that land</li> </ul>
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.



S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The land adjacent to the application site is set out in **Table A** below. Assessment of effects matters as they potentially impact adjacent landowners and occupiers is set out below.

TABLE 6 – LIST OF ADJACENT SITES		
#	Legal Description	Address
1	Crown Grant Road	N/A
2	Lot 2 DP 314387	944 Kerikeri Inlet Road
3	Lot 7 DP 62786	960B Kerikeri Inlet Road
4	Lot 6 DP 62786	960 Kerikeri Inlet Road
5	Lot 5 DP 62786	962 Kerikeri Inlet Road
6	Lot 2 DP 62786	968B Kerikeri Inlet Road





*Figure 25 – Location of Adjacent Land*

5.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. There are no permitted subdivision activities.

**Step 4: Public notification in special circumstances**

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
--------	---

5.9. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The ODP CLZ has a similar purpose to the RLZ with the distinguishing factor being that it is in the coastal environment. The CLZ is an area of transition between residential settlement and rural land. A residential lifestyle subdivision proposal at the scale proposed is consistent with that purpose and is not an exceptional, abnormal or unusual proposal in the zone.



## Section 95B – Limited Notification Assessment

5.10. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.11. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

5.12. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.



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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.13. The proposed activity is not a boundary activity. The proposed activity is a Discretionary Activity because of the proposed lot sizes and the combination of land use infringements.

5.14. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

**Affected Persons**

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.15. The combined subdivision, landuse and change of consent notice proposal is a Discretionary Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council



may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. There are no permitted activities. The application is supported by an engineering assessment that has determined that the site can be sustainably developed for additional housing and on-site services.

- 5.16. Potentially affected persons include the immediately adjacent site landowners set out in **Table 6** and **Figure 25** above.
- 5.17. The proposal involves landuse consent to reduce the permitted 10m setback down to 3m on both internal and some external boundaries. The two external boundaries impacted by this are the Crown Grant Road and the neighbour at 944 Kerikeri Inlet Road.
- 5.18. In the case of 944 Kerikeri Inlet Road, the dwelling is existing and the building envelope will direct any future development to be located within the same area. The dwelling on this allotment is located some 115m away and is separated by dense vegetation that has been planted along the common boundary. On this basis, the effect on the neighbour is considered to be less than minor from this building platform setback infringement.
- 5.19. The crown grant road will be potentially impacted in two locations. Lot 1 and Lot 2 building envelopes. In the case of Lot 1 the building envelope has been included post discussions with Heritage New Zealand to cover any future redevelopment of the site. Currently there are 3 small buildings which straddle the site boundary. These will be removed and a condition to do so is offered at time of 224c. If necessary, a consent notice condition can be included that in the event of any redevelopment of this site some boundary definition will be required to delineate between the site and public boundary. As the crown grant road is maintained by the applicant any future delineation would need to enable this maintenance to continue. The effect of this future development on the crown grant road is considered to be minor. The Lot 2 building envelope is already well defined through recent works. Future development of the site is anticipated to have similar impacts to those properties located immediately adjacent. The impact of this future proposal on the crown grant road is also considered minor.



- 5.20. Some retrospective works have been undertaken on the crown grant road to form a driveway to Secs 39 & 40 BLK XII Kerikeri SD. These works, while provided for given the designation of the land as road, have involved substantial earthworks to form the driveway. The impact of this development on the crown grant road necessitates discussions with Council. Initial contact with council was made on the 3<sup>rd</sup> February 2026, however no response was received at time of lodgement. Refer **Appendix 14**.
- 5.21. The existing driveway from Kerikeri Inlet Road to the site involves crossing a small area of land owned by 944 Kerikeri Inlet Road. Lots 1 – 3 are covered by existing easements and the upgrading of this driveway to Council standards ensures any adverse impact on this party is less than minor. Formal approval through the latter processes will be required to amend the neighbours title to include ROW for Secs 39 & 40.
- 5.22. For sites numbered 3- 6 (960 – 968 Kerikeri Inlet Road), the proposal ensures that a 10m setback will remain such that any future development along their boundaries is in accordance with current and proposed standards. The allotment sizes are provided for as a Restricted Discretionary Activity. Erosion and sediment controls will be undertaken to ensure effects on their sites are no more than minor and infrastructure including stormwater will be managed so as to not adversely impact on their sites. Therefore, it is considered that these neighbouring allotments will not be adversely affected by this proposal.
- 5.23. For all of the reasons stated above, and having regard to the future PDP policy direction for this location which is to consolidate rural-residential development around the periphery of Kerikeri, the Applicant requests that the application be processed on a limited-notified basis to the Far North District Council Roading Department.

## 6. CONCLUSION

- 6.1. The Applicant Mark Hewitt is seeking resource consent to subdivide an existing site at 946 Kerikeri Inlet Road. The subdivision would create three lots from two parent lot titles.



- 6.2. The assessment of effects on the environment concludes that any potential adverse effects will be no more than minor. The proposed rural-residential type subdivision is consistent with the character of the surrounding area and the purpose of both the operative Coastal Living and proposed Rural Lifestyle zones.
- 6.3. The proposal would not be contrary to the objectives and policies of the ODP or PDP.
- 6.4. Limited Notification to the FNDC Roading Department is sought.

## 7. LIMITATIONS

- 7.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 7.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 7.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 7.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA742/241**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 April 1941

**Prior References**  
NA697/367

---

**Estate** Fee Simple  
**Area** 3415 square metres more or less  
**Legal Description** Section 39-40 Block XII Kerikeri Survey  
District

**Registered Owners**  
John Mark Hewitt, Georgina Robin Hewitt and Roger George Low

---

**Interests**  
Appurtenant hereto are rights of way specified in Easement Certificate A485610 - 4.8.1970 at 1.35 pm  
Land Covenant in Easement Instrument 10411708.1 - 13.6.2016 at 3:32 pm



# FAR NORTH DISTRICT COUNCIL



## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 - CONSENT NOTICE

**CONO 5729106.1 Cons**

Cpy - 01/01, Pgs - 001, 15/09/03, 07:58



DocID: 311056189

**REGARDING RC 2020327**

The subdivision of Lot 1 DP 184826 &  
Lots 1, 2, & 3 DP 164536

North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the new titles as follows.

### SCHEDULE

Lot 1:

No Building or earthworks shall occur within area D, which is an area of historic record.

Lot 2:

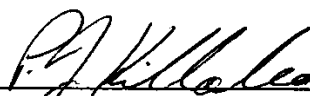
No Building or earthworks shall occur within area E, which is an area of historic record.

Lots 1 - 3

There shall be no development or landscaping within 2.5 metres of any historic stone wall. Any removal of walls or parts of walls requires an authority from the New Zealand Historic Places Trust.

In the event that any objects of historical or cultural significance are discovered during any site development works, those works shall cease immediately and a representative from the New Zealand Historic Places Trust be contacted to determine what action is necessary.

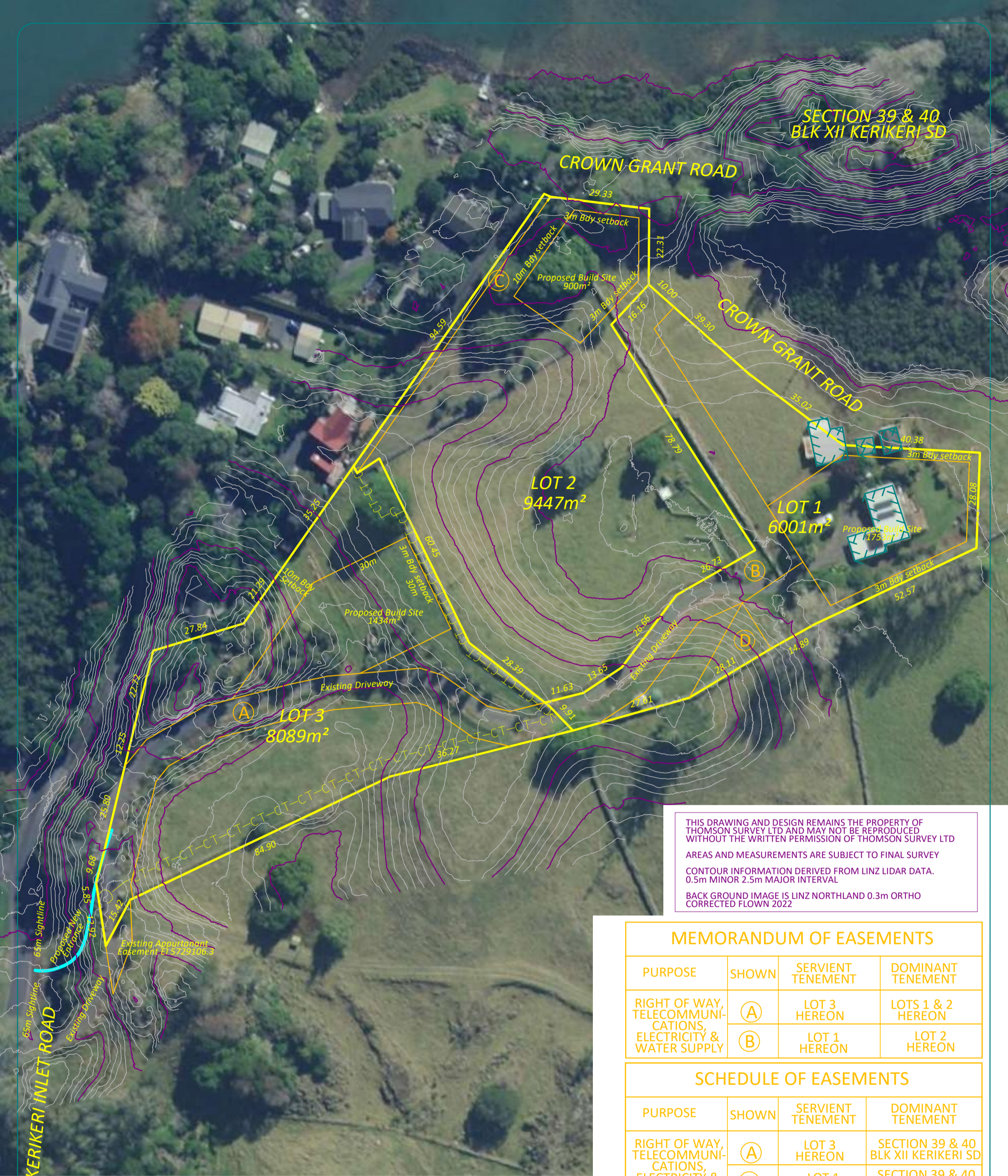
SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 15<sup>th</sup> day of August 2002

M:\Environmental\SRM\CERTS\3Barnaby221.doc

SECTION 39 & 40  
BLK XII KERIKERI SD



THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD  
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY  
 CONTOUR INFORMATION DERIVED FROM LINZ LIDAR DATA. 0.5m MINOR 2.5m MAJOR INTERVAL  
 BACK GROUND IMAGE IS LINZ NORTHLAND 0.3m ORTHO CORRECTED FLOWN 2022

MEMORANDUM OF EASEMENTS

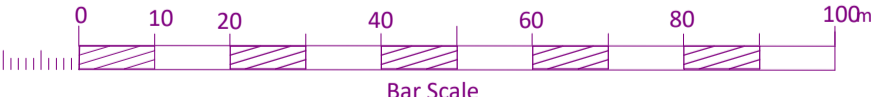
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 3 HEREON	LOTS 1 & 2 HEREON
	(B)	LOT 1 HEREON	LOT 2 HEREON

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 3 HEREON	SECTION 39 & 40 BLK XII KERIKERI SD
	(B)	LOT 1 HEREON	SECTION 39 & 40 BLK XII KERIKERI SD
RIGHT OF WAY	(C)	LOT 2 HEREON	LOT 3 HEREON

AREA D IS SUBJECT TO EXISTING CONSENT NOTICE CONDITIONS CONO 5729106.1

Existing Easements created by EI 5729106.3 marked A & C DP 314387 are to be cancelled. Requires 243(e) cancellation certificate



This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

Local Authority: Far North District Council  
 Comprised in: 57023 & 57025  
 Total Area: 2.3533Ha

**THOMSON SURVEY LIMITED**  
 315 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@tsurvey.co.nz  
 Ph: (09) 4077360 Fax: (09) 4077322  
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF LOTS 1 & 3 DP 314387**  
 PREPARED FOR: HEWITT **SCHEME B**

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey SL	20.10.25	1:1000	A3
Design			
Drawn			
Approved			
Rev SL	18.02.26		
10835 SCHEME.LCD			

Surveyors Ref. No: **10835**  
 Series Sheet of



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consulting engineers

# SUBDIVISION SITE SUITABILITY ENGINEERING REPORT


946 KERIKERI INLET ROAD, KERIKERI  
HEWITT FAMILY TRUST

**C0748N-S-01  
MARCH 2026  
REVISION 1**





## DOCUMENT MANAGEMENT

<b>Document Title</b>	Subdivision Site Suitability Engineering Report
<b>Site Reference</b>	946 Kerikeri Inlet Road, Kerikeri
<b>Client</b>	Hewitt Family Trust
<b>Geologix Reference</b>	C0748N-S-01
<b>Issue Date</b>	March 2026
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<b>Prepared</b>	Fred Sennoga Civil Engineer, CMEngNZ 
<b>Approved</b>	Sebastian Hicks Principal Civil Engineer, CPEng Reg. 1168062, CMEngNZ, IntPE(NZ) /APEC Engineer
<b>File Reference</b>	C:\Users\SebastianHicks\SynologyDrive\Projects\C0700-C0799\C0748N - 946 Kerikeri Inlet Road, Kerikeri\06 - Reports\C0748N-S-01-SH.docx

## REVISION HISTORY

Date	Issue	Prepared	Approved
March 2026	First Issue	FS	SH



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## 1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Hewitt Family Trust 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 the Resource Consent application in relation to the proposed subdivision of 946 Kerikeri Inlet Road, Kerikeri, the 'site', to create one new residential lot (Lot 2), a balance lot (Lot 1) and incorporating an existing lot (Lot 3).

This assessment addresses preliminary engineering elements of wastewater, stormwater, water supply, firefighting, access and associated earthworks 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. This report is purposed to support the Resource Consent application and guide the requirements of future detailed design and/ or engineering plan approval processes. This report should be read in conjunction with other reports and documents prepared in support of the application.

### 1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Thomson Survey Ltd and has been reproduced within Appendix A as Drawing No 100.

It is understood from the scheme plan that the proposed Lot 3 will comprise a conceptual building coverage of 300m<sup>2</sup> maximum within building envelope of 1434m<sup>2</sup>. The proposed lot 2 will encompass a conceptual building coverage of 300m<sup>2</sup> within building envelope of 900m<sup>2</sup>. The existing development is intended to remain within proposed lot 1, however the proposal includes a conceptual building coverage of 300m<sup>2</sup> within building envelope of 900m<sup>2</sup>.

The existing vehicle crossing off Kerikeri Inlet Road shall be upgraded and remain in use for site access. This shall include a short section of driveway to the Lot 3 boundary that shall be vested to Council with neighbour's consent.

The existing driveway will provide access to the proposed lots, situated within a proposed ROW A and ROW B through Lot 3 and 1 respectively. The existing driveway is proposed to be widened to 5m with option to be sealed.

The future lot developments are proposed to be serviced for water supply through on-site sources and wastewater will be treated and disposed of on-site. Stormwater mitigation shall be managed through the use of rainwater tanks and controlled discharge devices. Utility services such as power and telecoms will connect with new connections from the existing public networks. The above is summarised in Table 1 and detailed further within this report, with reference to the Preliminary Engineering Design Plans enclosed within Appendix A. Any

amendments to the referenced scheme plan may require an update to the recommendations of this report.

*Table 1: Summary of Proposed Subdivision*

Proposed Lot No.	Size	Purpose
1	0.6001 ha	Existing residential
2	0.9477 ha	New residential
3	0.8089ha	Existing residential

## 1.2 Site Description and Existing Infrastructure

The site is legally described as Lots 1 & 3 DP 314387 with a total site area of 2.3533 ha and designated by the FNDC Operative District Plan as within the Coastal Living zone. The current titles comprise an existing main dwelling with associated garage, metal driveway, shed, cabin, greenhouse and parking. The balance of the site forms pasture with some bush and scattered trees. The site features prominent natural basalt rock outcrops and constructed rock walls which are understood to have historic significance. There are also terraces within area D in Lot 1. Shell middens are noted within the Lot 3 boundary, along the northern edge of the existing accessway.

Available LiDAR data does not indicate any obvious overland flow paths through the site and the property is next to the Coastal Marine Area with mapped coastal inundation hazard nearby. There are no mapped downstream flooding hazards or known downstream restrictions that may cause flooding.

The property is surrounded by similar, single-dwelling residential sites, some developed and some vacant with pasture and or natural bush cover. Existing infrastructure within this area includes roads, grassed swale drains, vehicle crossing culverts and utility networks. The site slopes over undulating topography from west to east over a range of 15m to 3 m RL.

No existing public networks are located within the site boundaries. The public utility networks are located within the Kerikeri Inlet Road corridor to the west, the northern Crown Grant Road and the lot immediately south of the proposed subdivision. Wastewater from the existing dwelling is currently serviced by an on-site wastewater treatment system and disposal field. The system was observed on-site and contained within the proposed lot 1 boundaries.

There are existing water tanks located along the southern boundary of lot 1 consisting of a plastic water tank and a dilapidated concrete tank. A further set of 2 concrete tanks are located approximately 5m south of the main dwelling that are fed by a borehole water pump supply. Existing FNDC borehole records indicate an active borehole along the lot 3 eastern boundary (Asset No.: BOR209206). However, the visual survey revealed that there was only an existing bore pump along the southern boundary of Lot 1.

The site includes underground power supply from an existing power pillar (Asset No.: 809434) supplied from an overhead powerline near the northeast site boundary. Existing features are marked on Drawing No. 100 within Appendix A.

### 1.3 Mapped Flood Hazard

There is no mapped river flood hazard over the property. However, there is a mapped coastal inundation hazard that is located northeast of the site. This encroaches into the Lot 1 site about 6m over a 15m length of the site's northeast boundary. This encroachment occurs approximately at elevation level 3.5m. This flood levels are approximately at least 1.5m below the elevation of existing and proposed development areas. Furthermore, the Tsunami Inundation zone extends over Lot 1 and approximately 70% of proposed Lot 2. An NPS risk assessment can be found in Appendix G.

## 2 WASTEWATER ASSESSMENT

As detailed above, wastewater from the existing dwelling is currently serviced by an on-site wastewater treatment system and disposal field to the southeast of the existing southern dwelling. Approximately 5m south of the main dwelling there is an onsite aerated wastewater treatment system and wastewater dripper field located towards the northeast corner boundary of Lot 1. The system appeared to be in good working order and contained within the proposed lot 1 boundaries with the dripper field located 1.5m parallel to the site boundary as measured from the existing rock boundary wall. The system is identified on Drawing No. 100 within Appendix A.

### 2.1 Wastewater Volume and Treatment

It is proposed that the new lot is also serviced by an on-site wastewater treatment system and disposal field. A preliminary design is presented in this section and on Drawing No. 100 to demonstrate the proposed new lot can support on-site wastewater management. In lieu of specific development plans, the preliminary design assumes that the proposed new lot may support up to a five-bedroom dwelling with a peak occupancy of eight people<sup>1</sup>.

The design water volume for reticulated water supply is estimated at 160 litres/ person/ day<sup>2</sup> based upon standard water saving fixtures<sup>3</sup> being installed within the future development. This results in a total daily wastewater generation of 1,280 litres/ day per proposed lot.

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<sup>1</sup> TP58 Table 6.1.

<sup>2</sup> TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.

<sup>3</sup> Low water consumption dishwashers and no garbage grinders.



No specific treatment system design restrictions and manufacturers are currently in place. Future developers will be required to elect a treatment system and provide system specifications at Building Consent. It is recommended that secondary treatment systems are accounted for within future developments. However, primary treatment systems may be suitable, provided the developer can demonstrate suitable treatment quality, disposal area and compliance with the NRC Proposed Regional Plan.

## 2.2 Wastewater Discharge

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

Available geological mapping<sup>4</sup> indicates the site to be directly underlain by Kerikeri Volcanic Group Pleistocene basalt of Kaikohe - Bay of Islands Volcanic Field. These Pleistocene igneous rocks (basalt) can be expected to contain Basalt lava material, volcanic plugs and minor tuff material.

A site walkover survey and intrusive ground investigation was undertaken by Geologix on 13 February 2026. Three hand auger boreholes were formed to refusal to depths of 0.3 m ~0.4m bgl, in the locations recorded on Drawing No. 100 and engineering logs presented as Appendix C. Refusal is determined to be on shallow natural basalt rock surfaces. A qualified engineering geologist recorded the recovered arisings as brown silt with trace gravel with depth, moist and of low plasticity. Groundwater was not encountered during the ground investigation.

The shallow soils are generally inferred to meet the drainage characteristics of TP58 Category 2/ NZS1547 Category 1. For a typical PCDI discharge system, a Soil Loading Rate (SLR) of 5mm/ day has been adopted from NZS1547 Table 5.2.

The proposed PCDI system may be surface laid, covered with minimum 150 mm mulch and planted with specific evapotranspiration species to provide a minimum of 80 % species canopy cover. Alternatively, lines could be subsurface laid to topsoil with minimum 200 mm thickness and planted with lawn grass. Clean, inert site-won topsoil sourced during development from building and/ or driveways footprints may be used in the land disposal system to increase minimum thicknesses.

To satisfy the preliminary design, primary and reserve disposal fields are required as follows, as presented on Drawing No. 500.

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<sup>4</sup> Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.



- **Preliminary Primary Disposal Field.** A minimum PCDI primary disposal field of 256 m<sup>2</sup> laid parallel to the natural contours.
- **Preliminary 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. It is recommended each proposed lot provides a 77 m<sup>2</sup> reserve disposal area.

### 2.3 Summary and Assessment of Environmental Effects

Based on the above concept design assumptions a summary of the concept wastewater design is presented as Table 2. It is recommended that each lot is subject to Building Consent specific review and design amendment according to final development plans by a suitably qualified professional. This is typically applied as a condition of consent.

*Table 2: Concept Wastewater Design Summary*

Design Element	Specification
Concept development	Five-bedroom, peak occupancy of 8 (per lot)
Concept design generation volume	160 litres/ person/ day – 1,280 litres/ day/ lot
Water saving measures	Standard. Combined use of 11 litre flush cisterns, automatic washing machine & dishwasher, no garbage grinder <sup>1</sup>
Water meter required?	No
Recommended treatment quality	Secondary
Soil drainage category	TP58 Category 2, NZS1547 Category 1
Soil loading rate	5 mm/ day
Concept primary disposal field size	Surface/ subsurface laid PCDI. Min. 256 m <sup>2</sup>
Concept reserve disposal field size	Surface/ subsurface laid PCDI. Min. 30 %, or 77 m <sup>2</sup>
Concept disposal field level	Sited above 5 % AEP event. No specific site requirements.
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. Contour drains not required. Stormwater management discharges downslope of all disposal fields.
NRC Proposed Regional Plan Activity Status	Permitted.

A preliminary site-specific Assessment of Environmental Effects (AEE) is presented as Appendix D to demonstrate the proposed wastewater disposal concept will have a less than minor effect on the environment. 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.

### 3 STORMWATER ASSESSMENT

To comply with permitted activity standards for the Coastal Living zone, Section 10.7.5.1.6, the maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10 % or 600 m<sup>2</sup>, whichever the lesser. Restricted Discretionary activity standards raise these areas to 15 % or 1,500m<sup>2</sup>, whichever the lesser. Furthermore, any new impervious area shall be managed such that its effective runoff is mitigated in accordance with the Operative Plan and FNDC Engineering Standards 2023 for Flood and Flow Control.

#### 3.1 Impervious Surfaces

Existing impervious surface covering are summarised within Table 3 .

Table 3: Summary of Existing Surface Covering

Parameter		Ex. Lot 1 (16,485 m <sup>2</sup> )	Ex. Lot 3 (7,048m <sup>2</sup> )
Roof (including dwelling, garage, shed & cabin)	m <sup>2</sup>	380	0
	%	2.46%	0.00%
Localised Parking	m <sup>2</sup>	330	0
	%	2.14%	0.00%
Ex.Driveway (metal surface~3m wide) excl. VX	m <sup>2</sup>	248.4	525.6
	%	1.61%	7.45%
Pervious	m <sup>2</sup>	15526.6	6522.4
	%	93.80%	92.55%
Total Impervious	m <sup>2</sup>	<b>958.4</b>	<b>525.6</b>
(as a percentage of total existing lot area m <sup>2</sup> )	%	<b>5.81%</b>	<b>7.45%</b>
Threshold (lesser of 10% or 600m <sup>2</sup> )	10 %	1,649	705
Meets Permitted Activity Pre-Activity		No (< 1500m <sup>2</sup> ) ; Restricted Discretionary	Yes (< 600m <sup>2</sup> )

The proposed activity will increase impervious surfaces across the site. The preliminary design accounts for the following impervious surfaces.

Table 4: Summary of Proposed (Preliminary) Surface Covering

Parameter		Proposed Lot 1 (6,001m <sup>2</sup> )	Proposed Lot 2 (9,447m <sup>2</sup> )	Proposed Lot 3 (8,089m <sup>2</sup> )
Roof	m <sup>2</sup>	380	300	300
	%	6.33%	3.18%	3.71%
Driveway/ Parking	m <sup>2</sup>	330	200	200
	%	5.50%	2.12%	2.47%
ROW (~5m wide)	m <sup>2</sup>	964	0	876
	%	16.06%	0.00%	10.83%
Pervious	m <sup>2</sup>	4327	8947	6713

	%	72.10%	94.71%	82.99%
Total Impervious	m <sup>2</sup>	<b>1674</b>	<b>500</b>	<b>1376</b>
	%	<b>27.90</b> (of 6001m <sup>2</sup> )	<b>5.29</b> (of 9447m <sup>2</sup> )	<b>17.01</b> (of 8089m <sup>2</sup> )
Activity Threshold (least area)		RDA<15% (900.15 m <sup>2</sup> ) or 1500m <sup>2</sup>	PA<10% (944.70 m <sup>2</sup> ) or 600m <sup>2</sup>	RDA<15% (1213.35 m <sup>2</sup> ) or 1500m <sup>2</sup>
Activity		Discretionary Activity (> 15%)	Permitted Activity (< 600 m <sup>2</sup> )	Discretionary Activity (> 15%)

### 3.2 Stormwater Management Concept

A preliminary design has been prepared to account for a typical residential development scale to demonstrate the proposed lots can support the intended use. However, the preliminary design must be finalised at Building Consent stage by the future developer.

All on-lot development roof runoff shall be conveyed and collect to roof rainwater storage tanks.

Tank overflow will be dispersed by means of a suitably designed above-ground or in-trench level spreader device, or soakage pit. This shall be finalised to suit final development plans at building consent stage. It is recommended that soakage pit designs are verified through site-specific soakage/percolation tests by a qualified person.

Runoff from other impervious surfaces such as driveways, car parks or hard landscaping must be suitably drained as to not cause nuisance or flood hazard to downstream properties. Lot specific stormwater management is discussed further in the following sections.

#### 3.2.1 Lot 3 Proposal

It is proposed for lot 3 that additional/ future impervious surfaces will be mitigated by attenuation within roof water tanks to 80 % of pre-development peak flows in accordance with FNDC Engineering Standards 2023 Table 4-1 and Operative Plan Section 12.7.3.4(a).

This is provided on the basis that Lot 3's topography suggests that any rainfall not soaking to ground may discharge as overland flow to a single southern downstream property before discharging into the CMA. Although the effect of runoff from the proposed impervious area to the downstream property is considered to less than minor – refer Section 3.2.4 for detailed explanation - attenuation of roof runoff is recommended to be provided out of an abundance of caution as a practical measure to manage peak flow of large storm events.

### 3.2.2 Lot 2 Proposal

Lot 2 is next to the CMA and therefore poses no risk of hazard or nuisance effects to downstream property. Therefore, no stormwater attenuation is required for Lot 2.

### 3.2.3 Lot 1 Proposal (existing development and future development)

Although impervious surfaces of the existing development are not anticipated to increase, as the parent title becomes smaller due to the subdivision, the proportion of impervious surfaces to gross lot area increases which triggers for activity status thresholds to be breached.

As indicated in Table 3, the existing impervious surface area of Lot 1 exceeds the Permitted Activity threshold. However, runoff from Lot 1 discharges directly to soakage or to the CMA at its boundary and therefore there is no downstream flooding consequences for nearby properties and no required mitigation of any effects.

This application also includes a conceptual future development for Lot 1, which would effectively replace the existing development in the future. Similarly in this scenario, the stormwater runoff from the proposal poses no considerable effect that requires mitigation. Roof water can be collected for domestic use in tanks and overflow may be discharged to a soakage pit (primary system) and as overland flow to the CMA (secondary system).

### 3.2.4 Accessway (ROW)

Access to the lots from Kerikeri Inlet Road will be established via the existing metal vehicle crossing and metal accessway. These are proposed to be upgraded with widening and a new unsealed or sealed surface. The applicant intends to have flexibility as to the final surface selection, however, for purposes of assessment of effects, the widened accessway shall be assessed as *concrete sealed* as this poses the worst-case post-development runoff effect.

The proposed accessway shall generally encompass a widened (5m) impervious accessway, with a central crossfall, that drains to roadside swales on each side where indicated on the drawings (Appendix A). This includes the common accessway from the vehicle crossing to the site boundary which is proposed to be vested to FNDC, as well as the private accessway within the site (comprised in ROW A and B).

As the accessway traverses through the proposed lots, runoff will be conveyed along roadside swales and through culverts, where necessary for continuity, with rip-rap aprons at discharge points. Most of the accessway flows will generally be drained to the CMA where they will cause no nuisance downstream flooding effects.

An existing swale outlet was observed at approximately Ch300m (refer to Drawing 600),



discharging directly into exposed fractured basalt. This demonstrates the site's high natural infiltration capacity. It is recommended that proposed swale outlets along the widened accessway replicate this approach. These should be excavated to the rock interface and backfilled with rip-rap to stabilize the discharge point, manage pit depth, and mitigate potential safety hazards.

*Figure 1: Existing swale outlet (soakage) to fractured basalt, near Ch300m of accessway*



A localized low point within Lot 3 (ROW A) directs stormwater runoff toward the southern boundary. This runoff shall be similarly dispersed to the fractured basalt prior to the boundary. Although not likely, it is worth noting that any runoff that may otherwise occur as overland flow, shall flow beyond the boundary into the undulating topography and infiltrate through a series of natural depressions that occur throughout the neighbouring site. The underlying basalt geology provides high inherent soakage capacity, effectively soaking runoff and preventing downstream nuisance or flood hazards. Consequently, no formal attenuation of the runoff is required for the added impervious area to manage effects. Discharge from the swale and culvert outlet will include energy dissipation measures to prevent localized surface erosion. The considered flow path and the series of topographic depressions are presented in Figure 2.



Figure 2: Potential overland flow path into neighbouring lot, showing undulating topography with multiple depressions (elevation indicated in AMSL), suggesting naturally attenuated discharge with good ground infiltration (soakage) to the underlying basalt



### 3.3 Design Storm Event

FNDC Engineering Standards 2023 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. Furthermore, the concept design has also considered the 10% AEP pre-development requirement to comply with NRP Rule C6.4.2(2) and with the Operative District Plan 13.10.4.

Primary system flows shall provide capacity for at least the 20% AEP storm event, while secondary system (overland flow paths) shall provide capacity for the 1% AEP storm event.

Relevant design rainfall intensity and depths have been ascertained for the site location from the NIWA HIRDS meteorological model<sup>5</sup>. Provision for climate change has been adopted by

<sup>5</sup> NIWA High Intensity Rainfall Data System, <https://hirds.niwa.co.nz>.

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

### 3.4 Preliminary Stormwater Attenuation (Lot 3 only)

The rational method has been adopted by Geologix with run-off coefficients as published by FNDC Engineering Standards<sup>6</sup> to provide a suitable preliminary attenuation design by installing specifically sized low-flow orifices into attenuation tanks. Stormwater from the proposed lot 3 roof area (300m<sup>2</sup>) is to be attenuated. Additionally, runoff from a portion of the lot’s proposed impervious driveways/parking area (limited to up to 130m<sup>2</sup> only, of the conceptually proposed 200sqm driveway area) is accounted for as an offset attenuation within the tanks, whereby roof runoff is “over-attenuated” in the tanks to this effect.

Calculations to support the preliminary design are presented as Appendix E to this report. A summary of the probable future development attenuation concept design is presented as Table 5 and a typical schematic retention/ detention tank arrangement detail is presented as Drawing No. 401 within Appendix A. As above, it is recommended that this concept design is refined at the Building Consent stage, as a requirement of Consent Notice.

*Table 5: Probable Future Development Attenuation Concept*

Design Parameter	Flow Attenuation: 50 % AEP (80% of pre-dev)	Flow Attenuation: 20 % AEP (80% of pre-dev)	Flood Control: 10 % AEP
<b>Lot 3 Preliminary Design (300m<sup>2</sup> roof, 200 m<sup>2</sup> driveway)</b>			
Regulatory Compliance	FNDC Engineering Standards Table 4-1	FNDC Engineering Standards Table 4-1	NRC Proposed Regional Plan
Pre-development peak flow	4.15 l/s	5.38 l/s	6.29 l/s
80 % pre-development peak flow	3.32 l/s	4.31 l/s	N/A
Post-development peak flow	10.04/s	13.03 l/s	15.23 l/s
Total Storage Volume Req.	11,083 litres	14,745 litres	7,764 litres
Concept Summary:	-- Attenuation storage calculation considers that the roof area of the dwelling will be routed to the proposed new tank and also accounts for offset flow from up to 130sqm driveway. Refer Appendix E for calcs in full.		

<sup>6</sup> FNDC Engineering Standards 2023, Version 0.6, Issued May 2023.



- 
- Attenuation for 20 % AEP + CC represents maximum storage requirement and is adopted for the concept design tank storage.
  - A proposed 2 x 25,000 litre tank provides sufficient storage for attenuation + domestic water storage (32,398 l).
  - 20 % AEP attenuation (in isolation) requires a 22 mm orifice 0.77m below overflow and (bottom 150mm reserved for sediment retention). However regulatory requirements are to consider an additional orifice/s to control the 50 % & 20 % AEP events specifically. We note this may vary the concept orifice indicated above. Generally, this results in slightly larger volume requirements but shall remain well within the capacity of the 2 x 25000l tank concept.
- 

### 3.5 Stormwater Quality

The key contaminant risks of the site 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 stormwater attenuation roof runoff tanks as dead storage volume.
- Soakage pits shall have a primary filtration device installed prior to discharge to ground.

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

## 4 POTABLE WATER & FIRE FIGHTING

In the absence of potable water infrastructure within Kerikeri Inlet 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. Consideration to any stormwater attenuation volumes must also be given when selecting the volume of potable water in Building Consent.

Furthermore, the absence of potable water infrastructure and fire hydrants within Kerikeri Inlet Road requires provision of the on-lot roof water supply tanks to be used for firefighting



purposes. 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.

## 5 POWER AND TELECOM

Existing services within the vicinity of the proposed lots are demonstrated by BeforeUDig plans within Appendix F. Proposed lot 1's existing power utility services appear to be provided by underground connections to the site via power pillar (Asset No.: 809434). The lot-developments may opt to have proposed power and telecommunication extended to the proposed lot 2 & 3 boundary from the existing networks, and in accordance with appropriate standards (and subject to network operator approval). Alternatively, services may be sourced through renewable energy sources and alternative telecommunication service providers.

## 6 EARTHWORKS

The following earthworks provisions are anticipated to form the subdivision:

- **Upgrade vehicle crossing at Kerikeri Inlet Rd.** Vehicle crossing to be constructed at subdivision stage to form concrete apron 5m wide at the road boundary and 13.0 m wide at the carriageway intersection. Rip 300mm depth, replace/reinstate with suitable layerworks and concrete wearing course. Earthworks area < 25m<sup>2</sup> ; volume < 8m<sup>3</sup>.
- **Existing accessway to be widened to 5m:** The existing accessway from the vehicle crossing up to the site boundary and further into ROW A and ROW B is to be widened to 5m exclusive of road drainage swales. Earthworks is required to prepare new subgrade/formation level, then install suitable layerworks and wearing course. Approximate earthworks cut & fill volumes to Lot 3 ROW A = 1,175m<sup>3</sup> and Lot 1 ROW B = 865m<sup>3</sup> respectively. This equates to accessway roading cut & fill volumes of approximately 2,040 m<sup>3</sup>.

Roading site plan details are detailed in Drawing series No. 600-602 within Appendix A. Earthworks cut fill volumes for accessway roading are detailed on Drawing No. 620 within Appendix A.

- **Lot 3 earthworks.** Raise the proposed 300m<sup>2</sup> building platform level (RL) by approximately 1m and tie into surrounding lot across the 1434m<sup>2</sup> building envelope, and into a raised portion of ROW A accessway. The average depth of earthworks is conservatively estimated to be 0.75m. Earthworks lot area = 1434m<sup>2</sup> ; volume = 1,076m<sup>3</sup>.

**Total proposed cut and fill earthwork volumes is approximately < 3,116m<sup>3</sup> . This exceeds the Restricted Discretionary Activity volume limit (2000m<sup>3</sup>) outlined by FNDC**



*District Plan Rule 12.3.6.2.1(a) . However, the maximum cut and fill height of <3.0 m combined cut and fill is in compliance with 12.3.6.2.1(b).*

- **Earthworks completed to date:** Upon recent site inspection (January 2026) it was observed that recent earthworks had been undertaken to raise the Lot 2 building envelope and form an accessway to intersect the existing roadway within the Crown Grant Road, to the north of the site.

Estimated cut fill area within the Lot 2 site was approximately 450m<sup>2</sup>, with an estimated average depth not greater than 1m. The estimated volume is considered to be less than 450m<sup>3</sup>.

The new accessway is formed to an approximate elevation of 3.5m RL, determined according to the contours presented on the scheme plan (*Thomson Survey Plan 10835*). The estimated length of accessway within the Crown Grant Road area is 33m and the earthworks footprint is about 300m<sup>2</sup>. The earthworks is in the elevation range of 1m - 4.5m RL, and conservatively estimated to be on average 1.5m depth. The estimated volume is considered to be less than 450m<sup>3</sup>.

It is also estimated that approximately 50m x 2.5m width (125m<sup>2</sup>) of the riparian management area has been disturbed by these earthworks.

Due to the proximity to the CMA, it is recommended that erosion and sediment control measures continue to be implemented around the earthworks until such a time that the surface is stabilised with grass.

Measures should include silt fencing around the toe of the fill area. It was noted that existing rock boulders were placed near the CMA to mitigate against overland flow erosion effects.

Figure 3: Photograph showing recent earthworks within Lot 2 (left of picture) and raised accessway to join Crown Grant Road (right of picture)



## 7 INTERNAL ACCESS

### 7.1 Vehicle Crossings

The existing functional metal-surfaced vehicle crossing off Kerikeri Inlet Road that links to the existing accessway (and to the proposed ROW A of the subject development) is to be upgraded to a sealed (concrete) crossing with dimensions in keeping with FNDC/S/6B - Domestic crossing layout for rural or unkerbed roads - with provision for double width entrance.

The upgraded vehicle crossing will provide access to proposed lots 1, 2, 3 and the neighbouring southern lot.

The existing accessway up to the neighbour's property entrance and ROW A of the subject development has a metal width measured 3m. This length of accessway is proposed to be widened and sealed in concrete and vested to FNDC.

Lot 3 and 2 - These lots have proposed vehicle crossing off the proposed ROW A and ROW B respectively and are recommended to have new sealed or unsealed crossings with dimensions as per the FNDC/S/6 crossing for residential crossing on unkerbed roads.

Lot 1 has an existing metal access point (crossing) from the proposed ROW. The vehicle crossing will remain and function in its current condition.

It is recommended that the crossings are constructed at subdivision formation.

## 7.2 Right of Ways

An existing accessway runs through Lots 1 & 3 DP 314387. It comprises an existing metal surface finish with a width of approximately 3m.

Proposed ROW A and ROW B are positioned over this existing accessway.

ROW A is accessed off Kerikeri Inlet Road via an existing crossing place including a short common accessway which also serves the neighbour to the south. It provides access to Lot 3's proposed building envelope.

The accessway then extends into ROW B to provide access to proposed lot 2 and the balance Lot 1.

ROW B extends further north into the site on a constructed metal surface road towards the existing Crown Grant Road boundary.

The existing ROW A and B accessway is functional, however, it is proposed to be upgraded and widened to 5m for anticipated increased traffic use. For the purpose of this application, it is proposed that the 5m wide accessway have either a sealed concrete surface finish or unsealed metal surface. Roading is detailed on Drawing series No. 600-602 within Appendix A.

## 8 LIMITATIONS

This report has been prepared for Hewitt Family Trust 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



**geologix**  
consulting engineers

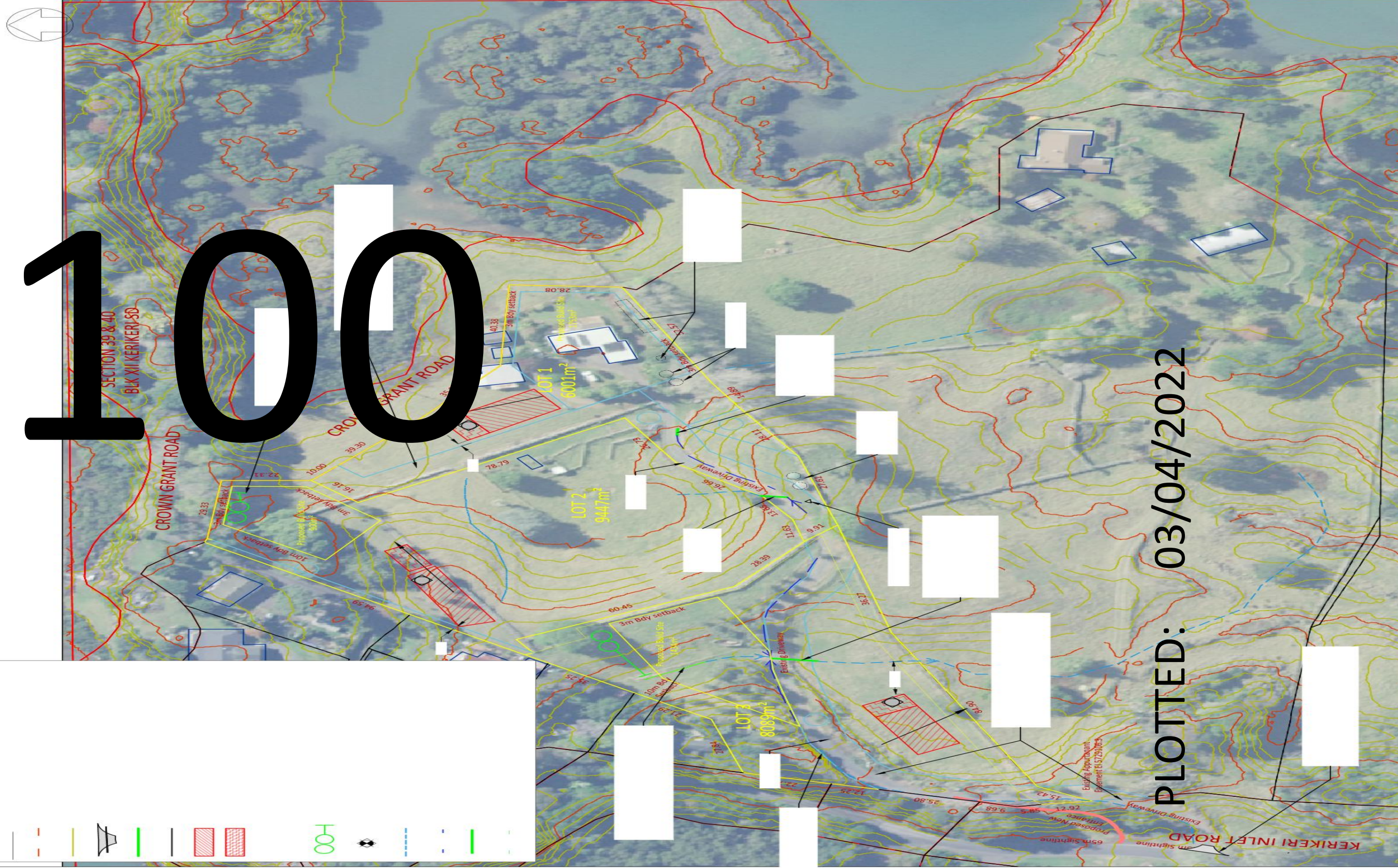
appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.



## APPENDIX A

### Drawings

# RING LAYOUT



1000

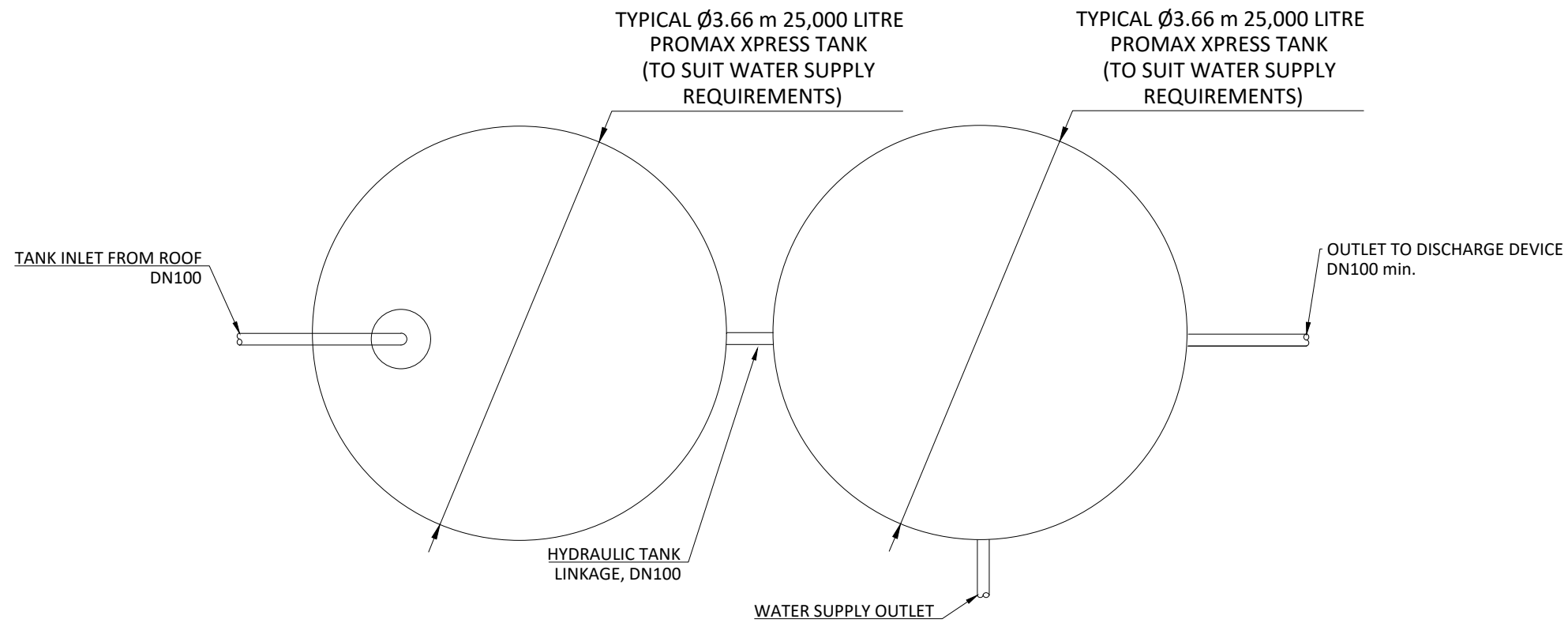
PLOTTED: 03/04/2022

The legend defines the following symbols:

- Red dashed line: 3m Body setback
- Yellow dashed line: 10m Body setback
- Green dashed line: Proposed Driveway
- Blue dashed line: Proposed Driveway
- Red hatched area: Proposed Structure
- Green hatched area: Proposed Structure
- Green circle with 'H': Proposed Structure
- Black circle with 'H': Proposed Structure
- Blue dashed line: Proposed Driveway
- Red dashed line: 3m Body setback
- Yellow dashed line: 10m Body setback
- Green dashed line: Proposed Driveway
- Blue dashed line: Proposed Driveway
- Red hatched area: Proposed Structure
- Green hatched area: Proposed Structure
- Green circle with 'H': Proposed Structure
- Black circle with 'H': Proposed Structure

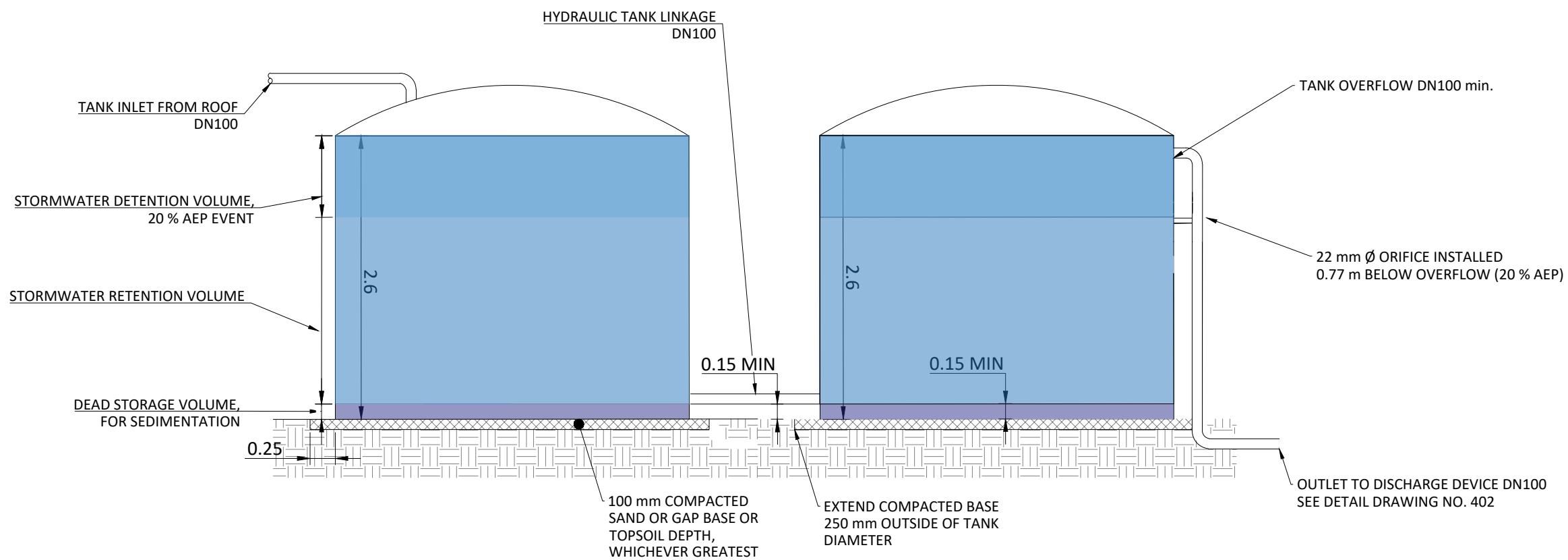
**PROPOSED TANK PLAN VIEW**

1:50, A3



**PROPOSED TANK SIDE VIEW**

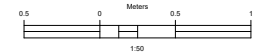
1:50, A3



**GENERAL NOTES**

FOR PROPOSED LOT 3  
FUTURE DEVELOPMENT  
CONCEPT ONLY

TO BE FINALISED AT  
BUILDING CONSENT  
STAGE (RECOMMENDED  
AS CONSENT NOTICE)



A	FOR CONSENT	16/03/2026
Revision	Issue	Date



Project Name and Address  
C0748N  
946 KERIKERI INLET ROAD  
KERIKERI  
PROP. SUBDIVISION OF LOT 1 & 3 DP 314387

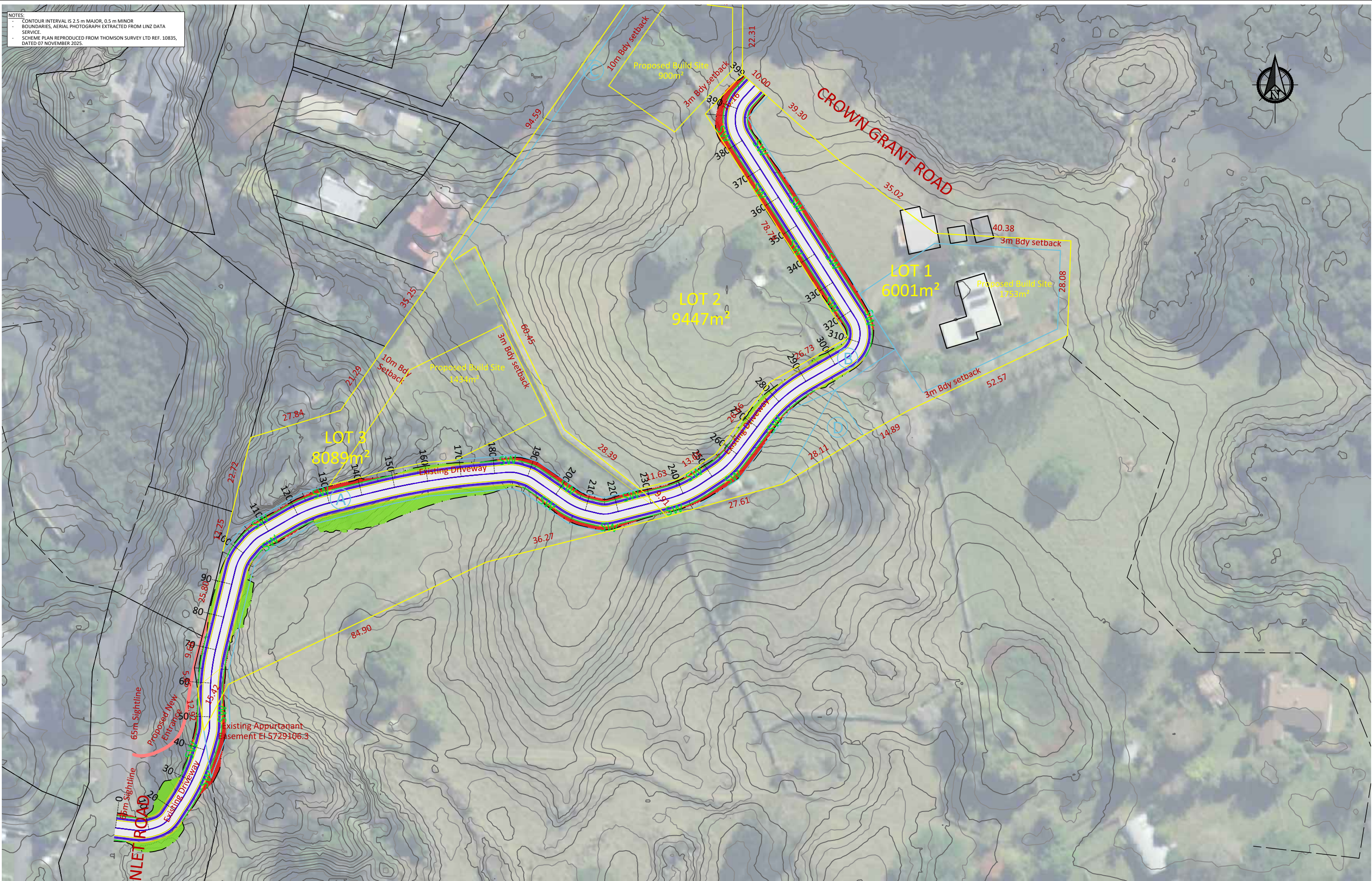
Project C0748N	Drawn By FS
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Client  
**HEWITT TRUST**

Sheet Title  
**STORMWATER TANK DETAILS**

Sheet  
**400**

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.



DRAWN	SIGNED	DATE							
EC	EC	23/02/26							
VERIFIED	SIGNED	DATE							
-	-	-							
APPROVED	SIGNED	DATE							
-	-	-							
A		23/02/26	CONCEPT						
REV.	DATE		REVISION DETAILS						

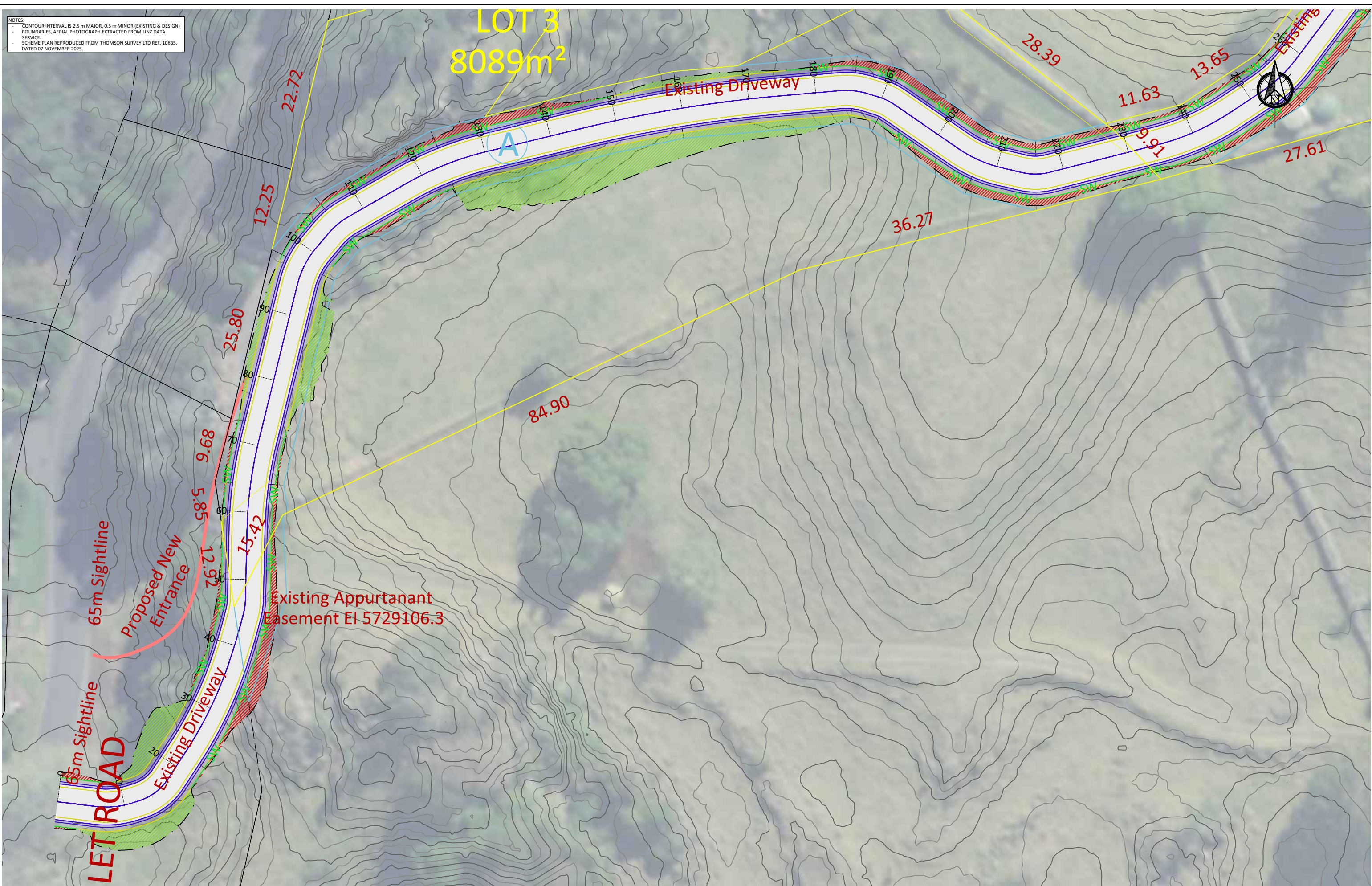
CLIENT:  
**HEWITT FAMILY TRUST**

PROJECT:  
**946 KERIKERI INLET ROAD  
 KERIKERI  
 FAR NORTH  
 LOTS 1 & 3 DP 314387**

DRAWING TITLE:  
**ROADING SITE PLAN  
 FOR  
 SUBDIVISION RESOURCE CONSENT**

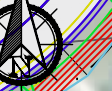
STATUS: <b>CONCEPT</b> NOT FOR CONSTRUCTION				
SCALE: 1:1000		SHEET SIZE: A3		
PROJECT NO. C0748N	TYPE RC	CLASS. S	SHEET NO. 600	REV. A

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR (EXISTING & DESIGN)  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.



LOT 3  
8089m<sup>2</sup>

Existing Driveway



65m Sightline

Proposed New Entrance

Existing Appurtenant Easement EI 5729106.3

LET ROAD

Existing Driveway



DRAWN	SIGNED	DATE	REV.	DATE	REVISION DETAILS	BY	APP.
EC	EC	23/02/26	A	23/02/26	CONCEPT	EC	-
VERIFIED	SIGNED	DATE					
-	-	-					
APPROVED	SIGNED	DATE					
-	-	-					

CLIENT:  
**HEWITT FAMILY TRUST**

PROJECT:  
**946 KERIKERI INLET ROAD  
KERIKERI  
FAR NORTH  
LOTS 1 & 3 DP 314387**

DRAWING TITLE:  
**ROADING LAYOUT PLAN  
FOR  
SUBDIVISION RESOURCE CONSENT**

STATUS: CONCEPT				
NOT FOR CONSTRUCTION				
SCALE	SHEET SIZE:			
1:500	A3			
PROJECT NO.	TYPE	CLASS.	SHEET NO.	REV.
C0748N	RC	S	601	A

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR (EXISTING & DESIGN)  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.



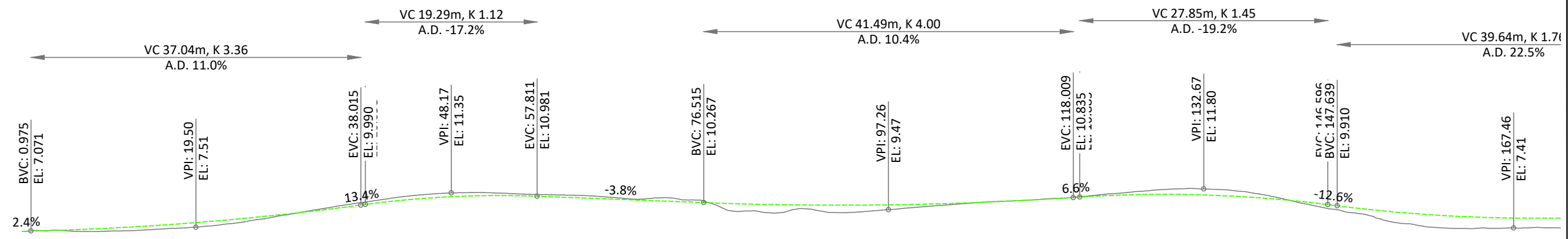
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EC	EC	23/02/26					
VERIFIED	SIGNED	DATE					
-	-	-					
APPROVED	SIGNED	DATE					
-	-	-					
A		23/02/26	CONCEPT			EC	-
REV.	DATE		REVISION DETAILS			BY	APP.

CLIENT: HEWITT FAMILY TRUST

PROJECT: 946 KERIKERI INLET ROAD  
 KERIKERI  
 FAR NORTH  
 LOTS 1 & 3 DP 314387

DRAWING TITLE: ROADING LAYOUT PLAN  
 FOR  
 SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT				
NOT FOR CONSTRUCTION				
SCALE	SHEET SIZE:			
1:500	A3			
PROJECT NO.	TYPE	CLASS.	SHEET NO.	REV.
C0748N	RC	S	602	A



DATUM R.L 0.0

DESIGN LEVELS	7.048	7.406	8.061	9.012	10.246	11.007	10.897	10.515	10.149	9.979	10.060	10.390	10.960	11.185	10.723	9.628	8.785	8.510
EXISTING LEVELS	7.048	7.071	7.551	8.943	10.546	11.388	11.133	10.690	9.289	9.264	9.709	10.415	11.040	11.822	11.031	9.046	7.396	7.482
DEPTH	0.000	0.335	0.509	0.070	-0.301	-0.381	-0.235	-0.175	0.860	0.715	0.351	-0.025	-0.080	-0.637	-0.308	0.582	1.390	1.028
CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000

PROPOSED ROW LONG SECTION

LONGITUDINAL SECTION - Proposed RoW  
SCALE - HORIZ 1:1250.000, VERT. 1:1250.000



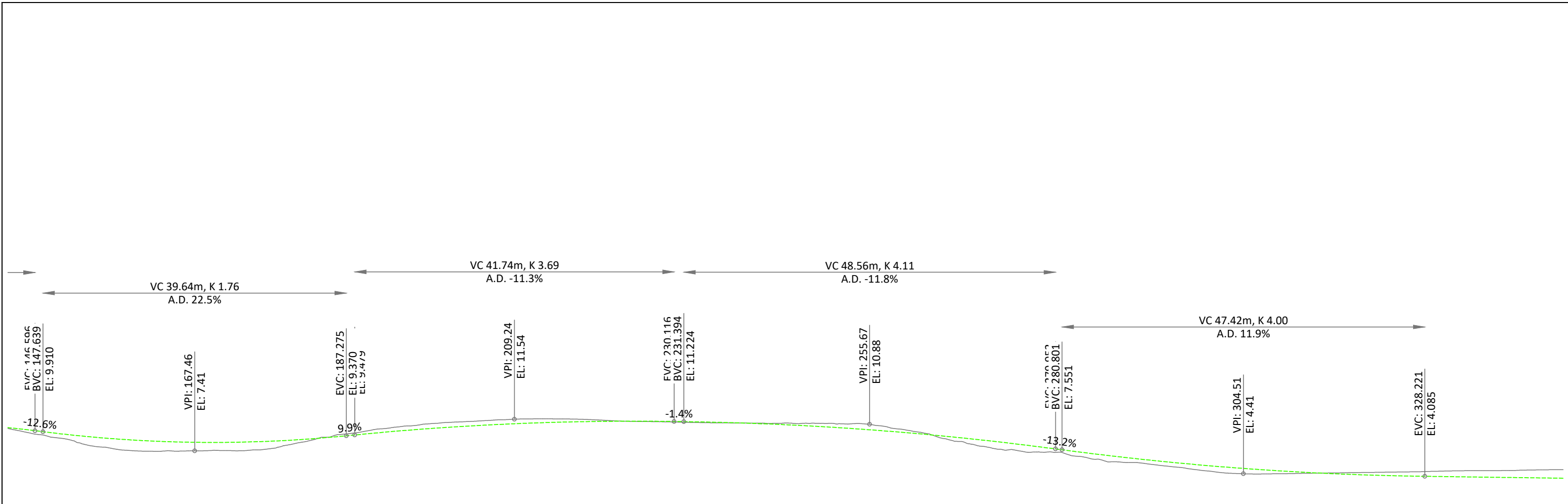
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VERIFIED	SIGNED	DATE																		
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APPROVED	SIGNED	DATE																		
-	-	-																		
REV.	DATE	DESCRIPTION	BY	APP.																
A	23/02/26	CONCEPT	EC	-																
		REVISION DETAILS																		

CLIENT: HEWITT FAMILY TRUST

PROJECT: 946 KERIKERI INLET ROAD  
KERIKERI  
FAR NORTH  
LOTS 1 & 3 DP 314387

DRAWING TITLE: ROADING LONG SECTION  
FOR  
SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT				
NOT FOR CONSTRUCTION				
SCALE: 1:500		SHEET SIZE: A3		
PROJECT NO. C0748N	TYPE: RC	CLASS: S	SHEET NO. 610	REV. A



150.000	0.582	9.046	9.628
160.000	1.390	7.396	8.785
170.000	1.028	7.482	8.510
180.000	0.567	8.235	8.802
190.000	-0.386	10.022	9.636
200.000	-0.649	11.093	10.444
210.000	-0.587	11.568	10.982
220.000	-0.205	11.453	11.248
230.000	0.065	11.179	11.244
240.000	-0.021	11.031	11.011
250.000	-0.451	10.988	10.537
260.000	-0.384	10.204	9.820
270.000	0.819	8.041	8.860
280.000	0.444	7.213	7.657
290.000	0.552	5.887	6.439
300.000	0.702	4.768	5.470
310.000	0.325	4.426	4.751
320.000	-0.301	4.584	4.283
330.000	-0.689	4.749	4.060
340.000	-0.928	4.850	3.922



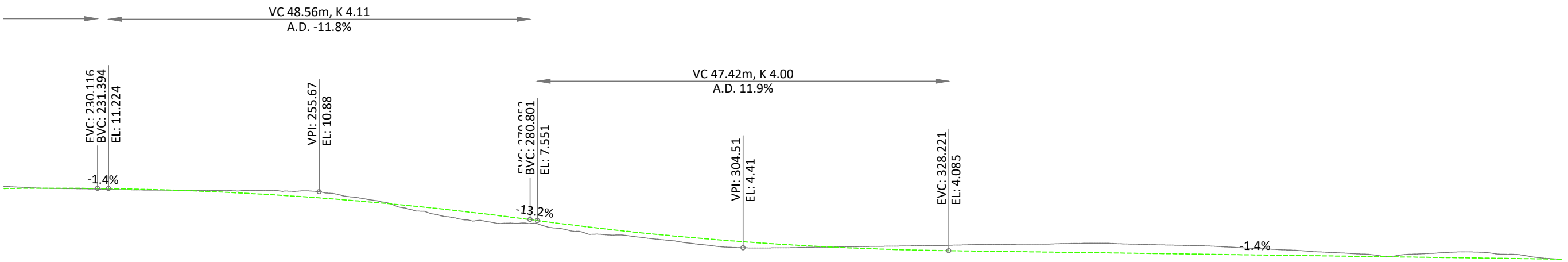
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APPROVED	SIGNED	DATE							
-	-	-							
REV.	DATE	CONCEPT							
A	23/02/26	CONCEPT							
BY	APP.								
EC	-								

CLIENT: HEWITT FAMILY TRUST

PROJECT: 946 KERIKERI INLET ROAD  
KERIKERI  
FAR NORTH  
LOTS 1 & 3 DP 314387

DRAWING TITLE: ROADING LONG SECTION  
FOR  
SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT				
NOT FOR CONSTRUCTION				
SCALE: 1:500		SHEET SIZE: A3		
PROJECT NO. C0748N	TYPE: RC	CLASS: S	SHEET NO. 611	REV. A



230.000	0.065	11.179	11.244
240.000	-0.021	11.031	11.011
250.000	-0.451	10.988	10.537
260.000	-0.384	10.204	9.820
270.000	0.819	8.041	8.860
280.000	0.444	7.213	7.657
290.000	0.552	5.887	6.439
300.000	0.702	4.768	5.470
310.000	0.325	4.426	4.751
320.000	-0.301	4.584	4.283
330.000	-0.689	4.749	4.060
340.000	-0.928	4.850	3.922
350.000	-1.041	4.825	3.784
360.000	-0.881	4.527	3.646
370.000	-0.486	3.993	3.507
380.000	-0.180	3.550	3.369
390.000	-0.653	3.884	3.231
398.779	0.000	3.110	3.110



DRAWN	SIGNED	DATE							
EC	EC	23/02/26							
VERIFIED	SIGNED	DATE							
-	-	-							
APPROVED	SIGNED	DATE							
-	-	-							
REV.	DATE	REVISION DETAILS							
A	23/02/26	CONCEPT							
BY	APP.								
EC	-								

CLIENT: HEWITT FAMILY TRUST

PROJECT: 946 KERIKERI INLET ROAD  
KERIKERI  
FAR NORTH  
LOTS 1 & 3 DP 314387

DRAWING TITLE: ROADING LONG SECTION  
FOR  
SUBDIVISION RESOURCE CONSENT

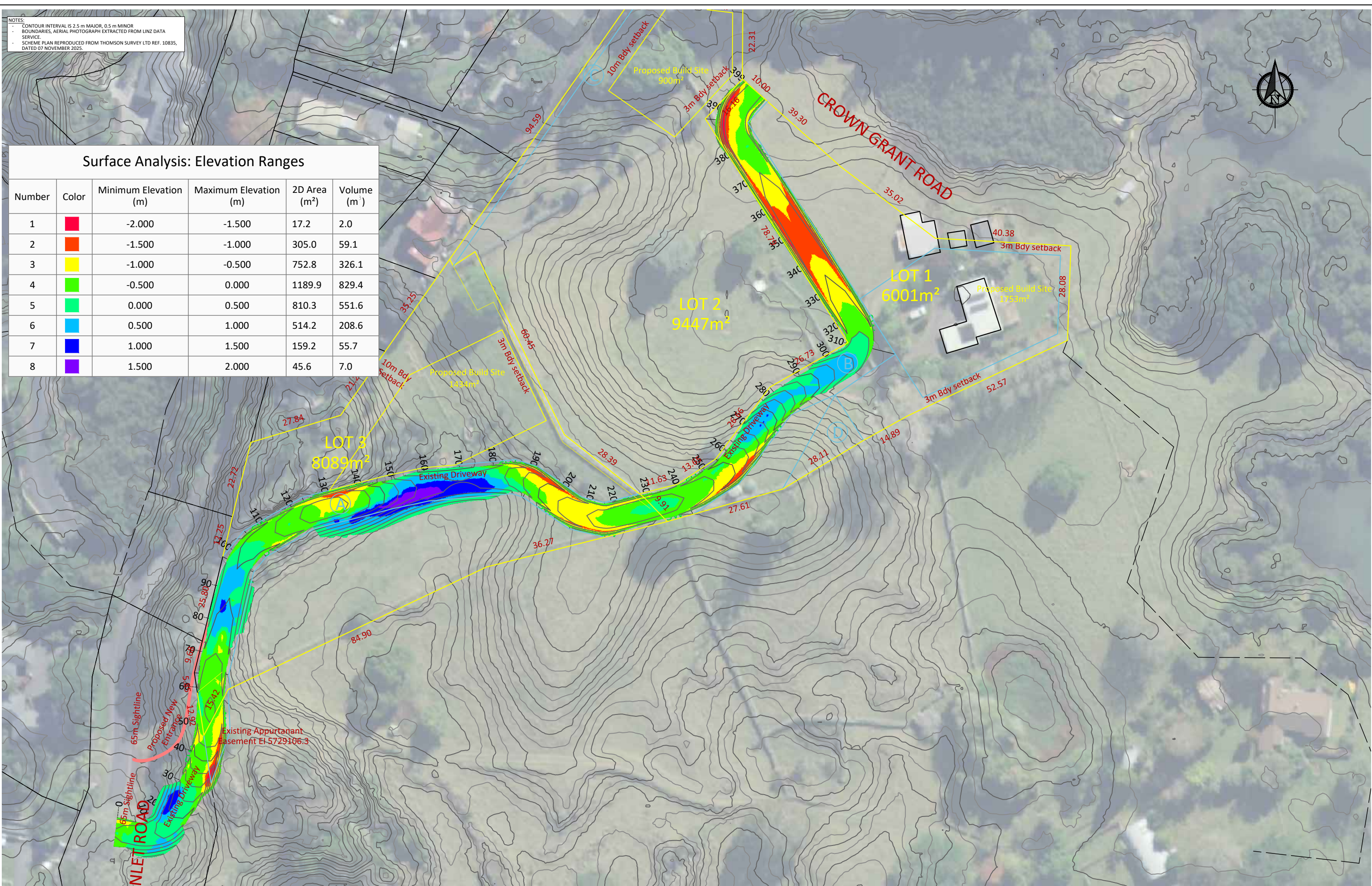
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SCALE: 1:500		SHEET SIZE: A3		
PROJECT NO. C0748N	TYPE: RC	CLASS: S	SHEET NO. 612	REV. A

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.



**Surface Analysis: Elevation Ranges**

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
1	Red	-2.000	-1.500	17.2	2.0
2	Orange	-1.500	-1.000	305.0	59.1
3	Yellow	-1.000	-0.500	752.8	326.1
4	Light Green	-0.500	0.000	1189.9	829.4
5	Green	0.000	0.500	810.3	551.6
6	Cyan	0.500	1.000	514.2	208.6
7	Blue	1.000	1.500	159.2	55.7
8	Purple	1.500	2.000	45.6	7.0



DRAWN	SIGNED	DATE	REV.	DATE	DESCRIPTION	BY	APP.
EC	EC	23/02/26	A	23/02/26	CONCEPT	EC	-
VERIFIED	SIGNED	DATE					
-	-	-					
APPROVED	SIGNED	DATE					
-	-	-					

CLIENT: HEWITT FAMILY TRUST

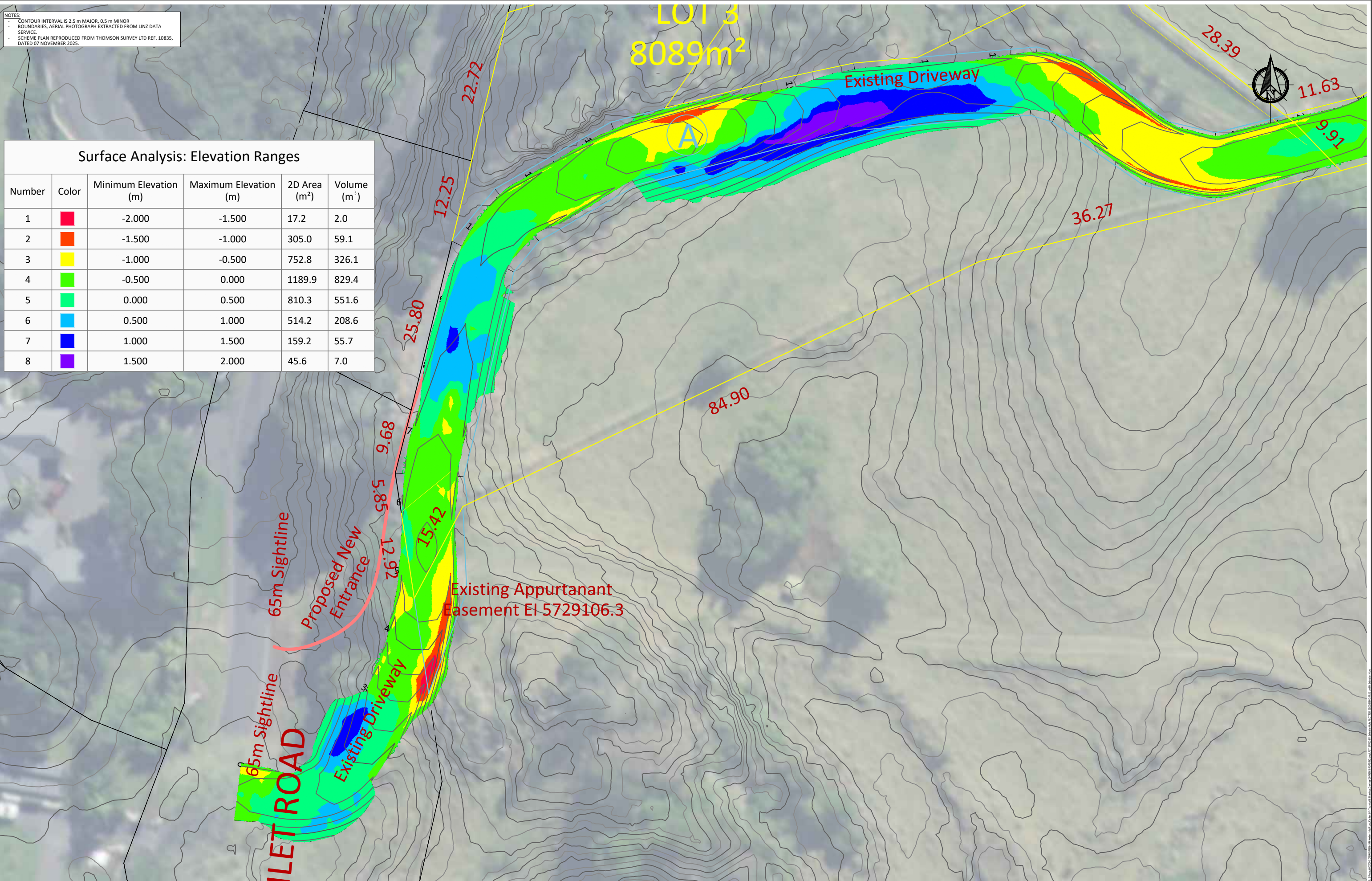
PROJECT: 946 KERIKERI INLET ROAD  
 KERIKERI  
 FAR NORTH  
 LOTS 1 & 3 DP 314387

DRAWING TITLE: EARTHWORKS SITE PLAN  
 FOR  
 SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT NOT FOR CONSTRUCTION				
SCALE	SHEET SIZE:			
1:1000	A3			
PROJECT NO.	TYPE	CLASS.	SHEET NO.	REV.
C0748N	RC	S	620	A

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.

Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
1	Red	-2.000	-1.500	17.2	2.0
2	Orange	-1.500	-1.000	305.0	59.1
3	Yellow	-1.000	-0.500	752.8	326.1
4	Light Green	-0.500	0.000	1189.9	829.4
5	Green	0.000	0.500	810.3	551.6
6	Cyan	0.500	1.000	514.2	208.6
7	Blue	1.000	1.500	159.2	55.7
8	Purple	1.500	2.000	45.6	7.0



DRAWN	SIGNED	DATE	CLIENT
EC	EC	23/02/26	HEWITT FAMILY TRUST
VERIFIED	SIGNED	DATE	
-	-	-	
APPROVED	SIGNED	DATE	
-	-	-	
REV.	DATE	CONCEPT	BY
A	23/02/26	CONCEPT	EC
		REVISION DETAILS	APP.

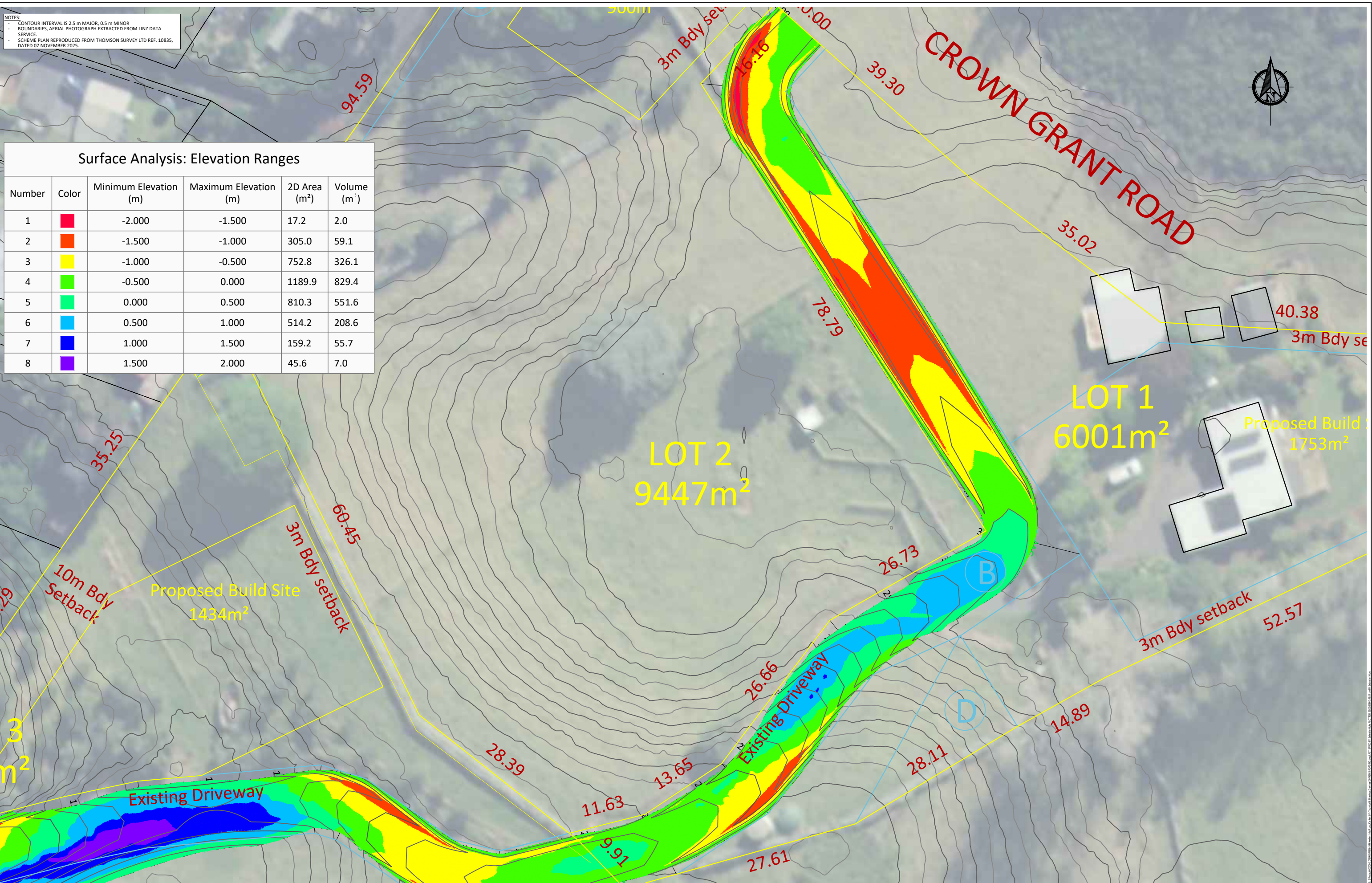
PROJECT: 946 KERIKERI INLET ROAD  
 KERIKERI  
 FAR NORTH  
 LOTS 1 & 3 DP 314387

DRAWING TITLE:  
 EARTHWORKS LAYOUT PLAN  
 FOR  
 SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT  
 NOT FOR CONSTRUCTION  
 SCALE: 1:500  
 SHEET SIZE: A3  
 PROJECT NO: C0748N  
 TYPE: RC  
 CLASS: S  
 SHEET NO: 621  
 REV: A

NOTES:  
 - CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR  
 - BOUNDARIES, AERIAL PHOTOGRAPH EXTRACTED FROM LINZ DATA SERVICE  
 - SCHEME PLAN REPRODUCED FROM THOMSON SURVEY LTD REF. 10835, DATED 07 NOVEMBER 2025.

Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
1	Red	-2.000	-1.500	17.2	2.0
2	Orange	-1.500	-1.000	305.0	59.1
3	Yellow	-1.000	-0.500	752.8	326.1
4	Light Green	-0.500	0.000	1189.9	829.4
5	Green	0.000	0.500	810.3	551.6
6	Cyan	0.500	1.000	514.2	208.6
7	Blue	1.000	1.500	159.2	55.7
8	Purple	1.500	2.000	45.6	7.0



DRAWN	SIGNED	DATE	REV.	DATE	REVISION DETAILS	BY	APP.
EC	EC	23/02/26	A	23/02/26	CONCEPT	EC	-
VERIFIED	SIGNED	DATE					
-	-	-					
APPROVED	SIGNED	DATE					
-	-	-					

CLIENT: HEWITT FAMILY TRUST

PROJECT: 946 KERIKERI INLET ROAD  
 KERIKERI  
 FAR NORTH  
 LOTS 1 & 3 DP 314387

DRAWING TITLE: EARTHWORKS LAYOUT PLAN  
 FOR  
 SUBDIVISION RESOURCE CONSENT

STATUS: CONCEPT NOT FOR CONSTRUCTION				
SCALE	SHEET SIZE:			
1:500	A3			
PROJECT NO.	TYPE	CLASS.	SHEET NO.	REV.
C0748N	RC	S	622	A



**geologix**  
consulting engineers

APPENDIX B

Site Photographs (None included)



## APPENDIX C

### Engineering Borehole Records



# WASTEWATER LOG

Project Ref: C0748N

Client: Mark Hewitt

Project Name: 946 Kerikeri Inlet Road, Kerikeri

Hole ID: **HA01**

Project Location: 946 Kerikeri Inlet Road, Kerikeri

Date: 13-02-2026

Hole Position: 1,693,645.57 mE    6,103,255.11 mN    2 m

Logged By: CA    Approved: AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	WASTEWATER CATEGORY (NZS1547)	WASTEWATER ASSESSMENT		GROUND WATER
				MOISTURE	COLOR	
0	<p style="text-align: right; margin-right: 20px;">EL 2 m</p> <p>SILT, with trace rootlets; dark brown; moist; low plasticity; [TOPSOIL].</p> <hr/> <p>SILT, with trace rootlets; brown; moist; low plasticity; [RESIDUAL SOIL].</p> <p>...0.39m; GRAVEL is fine; light grey.</p>					0
1						1
2	<p>Terminated at 0.4 m</p>					2

- Remarks:
1. Hand Auger terminated at 0.40m bgl due to hard strata.
  2. Groundwater not encountered during drilling.



# WASTEWATER LOG

Project Ref: C0748N

Client: Mark Hewitt

Project Name: 946 Kerikeri Inlet Road, Kerikeri

Hole ID: **HA02**

Project Location: 946 Kerikeri Inlet Road, Kerikeri

Date: 13-02-2026

Hole Position: 1,693,713.29 mE 6,103,371.7 mN

Logged By: CA Approved: AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	WASTEWATER CATEGORY (NZS1547)	WASTEWATER ASSESSMENT		GROUND WATER
				MOISTURE	COLOR	
0	SILT, with trace rootlets; dark brown; moist; friable. [TOPSOIL].					0
	SILT; brown; moist; friable; [RESIDUAL SOIL].					
	...0:29m; GRAVEL is fine, light grey.					
	Terminated at 0.3 m					
1						1
2						2

**Remarks:**

1. Hand Auger terminated at 0.30m bgl due to hard strata.
2. Groundwater not encountered during drilling.



APPENDIX D

**Wastewater Assessment of Effects**

*Table 6: Wastewater Assessment of Environmental Effects*

Item	NRC Separation Requirement <sup>2</sup>	FNDC Separation Requirement	Site Assessment <sup>3</sup>
<b>Individual System Effects</b>			
Flood plains	Above 5 % AEP	NR	Complies. Disposal field well above mapped flood hazard.
Stormwater flowpath <sup>4</sup>	5 m	NR	Complies, see annotations on Drawing No. 100.
Surface water feature <sup>5</sup>	15 m	15 – 30 m	Complies.
Coastal Marine Area	15 m	30 m	Complies.
Existing water supply bore.	20 m	NR	Complies.
Property boundary	1.5 m	1.5m	Complies. Including proposed subdivision boundaries.
Winter groundwater table	0.6 m	0.6 m	Complies.
Topography			Complies, <10 °.
Cut off drain required?			No.
Discharge Consent Required?			No.
	TP58	NZS1547	
<b>Cumulative Effects</b>			
Biological Oxygen Demand		≤20 g/m <sup>3</sup>	Complies – secondary treatment.



---

Total Suspended Solids		$\leq 30 \text{ g/m}^3$	Complies – secondary treatment.
Total Nitrogen	10 – 30 g/m <sup>3</sup>	15 – 75 g/m <sup>3</sup>	Complies – secondary treatment.
Phosphorous	NR	4 – 10 g/m <sup>3</sup>	Complies – secondary treatment.
Ammonia	NR	Negligible	Complies – secondary treatment.
Nitrites/ Nitrates	NR	15 – 45 g/m <sup>3</sup>	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. 500.
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.

---



## APPENDIX E

### Stormwater Calculations

Project Ref:	IC0748N	<b>STORMWATER ATTENUATION TANK DESIGN</b>	
Project Address:	1946 Kerikeri Inlet Road, Kerikeri		
Design Case:	CONCEPT Future Lot 3		
Date:	23 February 2026 REV 1		
<b>50 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT</b>			

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.

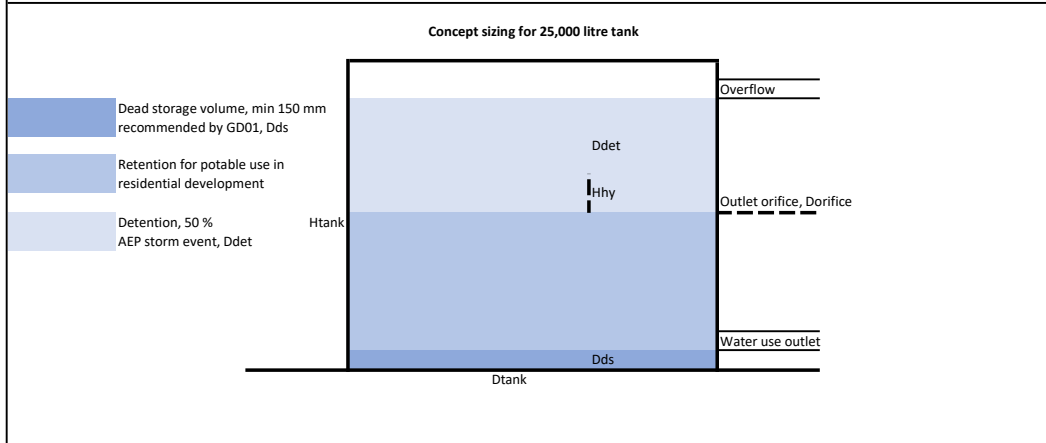
PRE DEVELOPMENT CATCHMENT PARAMETERS				POST DEVELOPMENT CATCHMENT PARAMETERS			
ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0.8		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	130	0.96	DRIVEWAY
IMPERVIOUS C	0	0		PERVIOUS	70	0.44	
EX. PERVIOUS	500	0.44	PASTURE	EX. CONSENTED	0	0	
<b>TOTAL</b>	<b>500</b>	<b>TYPE B</b>		<b>TOTAL</b>	<b>500</b>	<b>TYPE B</b>	

RAINFALL INTENSITY, 50% AEP, 10MIN DURATION			
50 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	67.9	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	%	
50 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	81.48	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 <sub>post</sub> , l/s	PRE DEV RUNOFF, Q <sub>pre</sub> , l/s	80% of PRE DEV RUNOFF, Q <sub>pre(80%)</sub> , l/s	COMMENTS
10	67.90	1.2	81.48	10.04	4.15	3.32	Critical duration (time of concentration) for the catchments is 10min
20	48.90	1.2	58.68	7.23	2.99	2.39	
30	40.20	1.2	48.24	5.94	2.46	1.97	
60	28.40	1.2	34.08	4.20	1.74	1.39	Pre-dev calculated an Intensity without CC factor
120	19.80	1.2	23.76	2.93	1.21	0.97	
360	10.50	1.2	12.60	1.55	0.64	0.51	
720	6.80	1.2	8.16	1.01	0.42	0.33	
1440	4.22	1.2	5.06	0.62	0.26	0.21	
2880	2.50	1.2	3.00	0.37	0.15	0.12	
4320	1.80	1.2	2.16	0.27	0.11	0.09	


ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Q <sub>off</sub> , l/s	TANK INFLOW, Q <sub>in</sub> , l/s	ALLOWABLE TANK OUTFLOW, Q <sub>pre(80%)</sub> , l/s	SELECTED TANK OUTFLOW, Q <sub>out</sub> , l/s	DIFFERENCE (Q <sub>in</sub> - Q <sub>out</sub> ), l/s	Required Storage, litres	COMMENTS
10	2.82	6.52	0.49	0.49	6.02	3614	Selected Tank Outflow is selected for critical duration (time of concentration).
20	2.03	4.69	0.36	0.49	4.20	5039	
30	1.67	3.86	0.29	0.49	3.36	6056	
60	1.18	2.73	0.21	0.49	2.23	8033	select largest required storage, regardless of duration, to avoid overflow for event of any duration
120	0.82	1.90	0.14	0.49	1.41	10122	
360	0.44	1.01	0.08	0.49	0.51	11083	
720	0.28	0.65	0.05	0.49	0.16	6821	
1440	0.18	0.41	0.03	0.49	No Att. Req.	0	
2880	0.10	0.24	0.02	0.49	No Att. Req.	0	
4320	0.07	0.17	0.01	0.49	No Att. Req.	0	

**ATTENUATION TANK DESIGN OUTPUT**



**SPECIFICATION**

TOTAL STORAGE REQUIRED	11.083 m <sup>3</sup>	Select largest storage as per analysis
TANK HEIGHT, $H_{tank}$	2.6 m	Concept sizing for 25,000 litre tank
TANK DIAMETER, $D_{tank}$	3.5 m	No. of Tanks 2
TANK AREA, $A_{tank}$	19.24 m <sup>2</sup>	Area of two tanks hydraulically linked
TANK MAX STORAGE VOLUME, $V_{tank}$	50030 litres	
REQUIRED STORAGE HEIGHT, $D_{det}$	0.58 m	Below overflow
DEAD STORAGE VOLUME, $D_{ds}$	0.15 m	GD01 recommended minimum
TOTAL WATER DEPTH REQUIRED	0.73 m	
SELECTED TANK OUTFLOW, $Q_{out}$ , l/s	0.00049 m <sup>3</sup> /s	Selected tank outflow
AVERAGE HYDRAULIC HEAD, $H_{hy}$	0.29 m	
AREA OF ORIFICE, $A_{orifice}$	3.36E-04 m <sup>2</sup>	
ORIFICE DIAMETER, $D_{orifice}$	21 mm	
VELOCITY AT ORIFICE	3.36 m/s	At max. head level

Project Ref:	IC0748N	<b>STORMWATER ATTENUATION TANK DESIGN</b>	
Project Address:	1946 Kerikeri Inlet Road, Kerikeri		
Design Case:	CONCEPT Future Lot 3		
Date:	23 February 2026	REV 1	20 % AEP STORM EVENT, 80 % OF PRE DEVELOPMENT

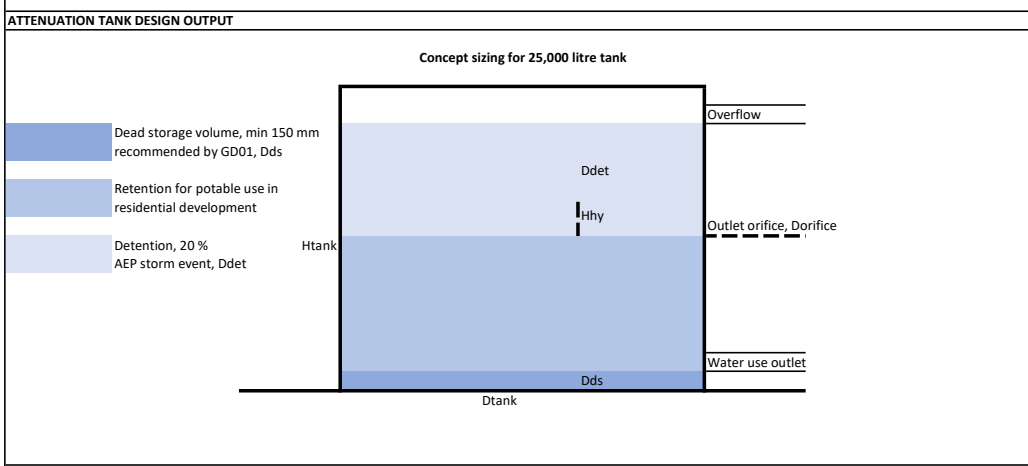
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS).  
 PRE-DEVELOPMENT RUNOFF IS FACTORED BY 80% TO SUIT FNDC STANDARDS  
 RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.

PRE DEVELOPMENT CATCHMENT PARAMETERS				POST DEVELOPMENT CATCHMENT PARAMETERS			
ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0.8		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	130	0.96	DRIVEWAY
IMPERVIOUS C	0	0		PERVIOUS	70	0.44	
EX. PERVIOUS	500	0.44	PASTURE	EX. CONSENTED	0	0	
<b>TOTAL</b>	<b>500</b>	<b>TYPE B</b>		<b>TOTAL</b>	<b>500</b>	<b>TYPE B</b>	


RAINFALL INTENSITY, 20% AEP, 10MIN DURATION			
20 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	88.1	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	105.7	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	88.10	1.2	105.72	13.03	5.38	4.31	Critical duration (time of concentration) for the catchments is 10min
20	63.50	1.2	76.20	9.39	3.88	3.10	
30	52.20	1.2	62.64	7.72	3.19	2.55	
60	37.00	1.2	44.40	5.47	2.26	1.81	Pre-dev calculated on Intensity without CC factor
120	25.80	1.2	30.96	3.81	1.58	1.26	
360	13.80	1.2	16.56	2.04	0.84	0.67	
720	8.92	1.2	10.70	1.32	0.55	0.44	
1440	5.54	1.2	6.65	0.82	0.34	0.27	
2880	3.29	1.2	3.95	0.49	0.20	0.16	
4320	2.37	1.2	2.84	0.35	0.14	0.12	

ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Q <sub>off</sub> , l/s	TANK INFLOW, Q <sub>in</sub> , l/s	ALLOWABLE TANK OUTFLOW, Q <sub>pre</sub> (80%), - Q <sub>off</sub> , l/s	SELECTED TANK OUTFLOW, Q <sub>out</sub> , l/s	DIFFERENCE (Q <sub>in</sub> - Q <sub>out</sub> ), l/s	Required Storage, litres	COMMENTS
10	3.66	8.46	0.64	0.64	7.82	4689	Selected Tank Outflow is selected for critical duration (time of concentration).
20	2.64	6.10	1.24	0.64	5.45	6545	
30	2.17	5.01	1.02	0.64	4.37	7864	
60	1.54	3.55	0.72	0.64	2.91	10475	select largest required storage, regardless of duration, to avoid overflow for event of any duration
120	1.07	2.48	0.50	0.64	1.83	13209	
360	0.57	1.32	0.27	0.64	0.68	14745	
720	0.37	0.86	0.17	0.64	0.21	9252	
1440	0.23	0.53	0.11	0.64	No Att. Req.	0	
2880	0.14	0.32	0.06	0.64	No Att. Req.	0	
4320	0.10	0.23	0.05	0.64	No Att. Req.	0	



SPECIFICATION		
TOTAL STORAGE REQUIRED	14.745 m <sup>3</sup>	Select largest storage as per analysis
TANK HEIGHT, H <sub>tank</sub>	2.6 m	Concept sizing for 25,000 litre tank
TANK DIAMETER, D <sub>tank</sub>	3.5 m	No. of Tanks 2
TANK AREA, A <sub>tank</sub>	19.24 m <sup>2</sup>	Area of two tanks hydraulically linked
TANK MAX STORAGE VOLUME, V <sub>tank</sub>	50030 litres	
REQUIRED STORAGE HEIGHT, D <sub>det</sub>	0.77 m	Below overflow
DEAD STORAGE VOLUME, D <sub>ds</sub>	0.15 m	GD01 recommended minimum
TOTAL WATER DEPTH REQUIRED	0.92 m	
SELECTED TANK OUTFLOW, Q <sub>out</sub> , l/s	0.00064 m <sup>3</sup> /s	Selected tank outflow
AVERAGE HYDRAULIC HEAD, H <sub>hy</sub>	0.38 m	
AREA OF ORIFICE, A <sub>orifice</sub>	3.78E-04 m <sup>2</sup>	
ORIFICE DIAMETER, D <sub>orifice</sub>	22 mm	
VELOCITY AT ORIFICE	3.88 m/s	At max. head level
Retention height, H <sub>ret</sub>	1.68 m	(H <sub>tank</sub> -D <sub>det</sub> -D <sub>ds</sub> )
Retention Storage	32398 litres	for Potable use

Project Ref:	IC0748N	<b>STORMWATER ATTENUATION TANK DESIGN</b>	
Project Address:	1946 Kerikeri Inlet Road, Kerikeri		
Design Case:	CONCEPT Future Lot 3		
Date:	23 February 2026	REV 1	<b>10 % AEP STORM EVENT, TO PRE-DEVELOPMENT FLOW</b>

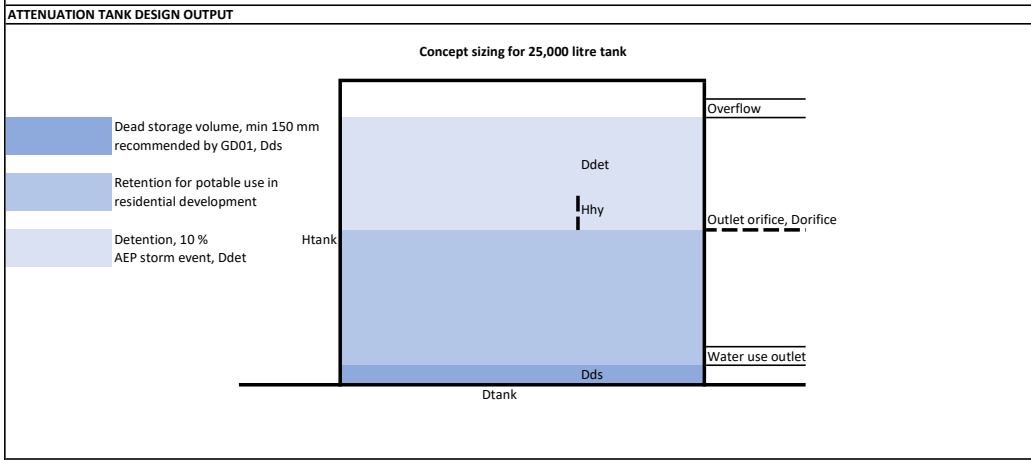
ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS). THE 10% AEP SCENARIO IS PROVIDED TO SATISFY FNDC DISTRICT PLAN RULE 13.7.3.4 (FOR CONTROLLED ACTIVITY). 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, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION	ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	DESCRIPTION
IMPERVIOUS A	0	0.8		TO TANK	300	0.96	ROOF
IMPERVIOUS B	0	0		OFFSET	130	0.96	DRIVEWAY
IMPERVIOUS C	0	0		PERVIOUS	70	0.44	
EX. PERVIOUS	500	0.44	PASTURE	EX. CONSENTED	0	0	
	0	0			0	0	
<b>TOTAL</b>	<b>500</b>		<b>TYPE B</b>	<b>TOTAL</b>	<b>500</b>		<b>TYPE B</b>

RAINFALL INTENSITY, 10% AEP, 10MIN DURATION			
10 % AEP RAINFALL INTENSITY, 10 MIN, I, mm/hr	103.0	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	%	
10 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	123.6	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	103.00	1.2	123.60	15.23	6.29	Critical duration (time of concentration) for the catchments is 10min
20	74.20	1.2	89.04	10.97	4.53	
30	61.10	1.2	73.32	9.03	3.73	
60	43.40	1.2	52.08	6.42	2.65	Pre-dev calculated on Intensity without CC factor
120	30.20	1.2	36.24	4.47	1.85	
360	16.20	1.2	19.44	2.40	0.99	
720	10.50	1.2	12.60	1.55	0.64	
1440	6.53	1.2	7.84	0.97	0.40	
2880	3.88	1.2	4.66	0.57	0.24	
4320	2.79	1.2	3.35	0.41	0.17	

ATTENUATION ANALYSIS, VARIOUS DURATIONS							
DURATION, min	OFFSET FLOW, Q <sub>off</sub> , l/s	TANK INFLOW, Q <sub>in</sub> , l/s	ALLOWABLE TANK OUTFLOW, Q <sub>pre</sub> - Q <sub>off</sub> , l/s	SELECTED TANK OUTFLOW, Q <sub>out</sub> , l/s	DIFFERENCE (Q <sub>in</sub> - Q <sub>out</sub> ), l/s	Required Storage, litres	
10	4.28	9.89	2.01	2.01	7.88	4727	Selected Tank Outflow is selected for critical duration (time of concentration).
20	3.09	7.12	1.45	2.01	5.11	6136	
30	2.54	5.87	1.19	2.01	3.86	6941	
60	1.81	4.17	0.85	2.01	2.16	7764	select largest required storage, regardless of duration, to avoid overflow for event of any duration
120	1.26	2.90	0.59	2.01	0.89	6405	
360	0.67	1.56	0.32	2.01	No Att. Req.	0	
720	0.44	1.01	0.20	2.01	No Att. Req.	0	
1440	0.27	0.63	0.13	2.01	No Att. Req.	0	
2880	0.16	0.37	0.08	2.01	No Att. Req.	0	
4320	0.12	0.27	0.05	2.01	No Att. Req.	0	



SPECIFICATION		
TOTAL STORAGE REQUIRED	7.764 m <sup>3</sup>	Select largest storage as per analysis
TANK HEIGHT, H <sub>tank</sub>	2.6 m	Concept sizing for 25,000 litre tank
TANK DIAMETER, D <sub>tank</sub>	3.5 m	No. of Tanks 2
TANK AREA, A <sub>tank</sub>	19.24 m <sup>2</sup>	Area of two tanks hydraulically linked
TANK MAX STORAGE VOLUME, V <sub>tank</sub>	50030 litres	
REQUIRED STORAGE HEIGHT, D <sub>det</sub>	0.40 m	Below overflow
DEAD STORAGE VOLUME, D <sub>ds</sub>	0.15 m	GD01 recommended minimum
TOTAL WATER DEPTH REQUIRED	0.55 m	
SELECTED TANK OUTFLOW, Q <sub>out</sub> , l/s	0.00201 m <sup>3</sup> /s	Selected tank outflow
AVERAGE HYDRAULIC HEAD, H <sub>hy</sub>	0.20 m	
AREA OF ORIFICE, A <sub>orifice</sub>	1.63E-03 m <sup>2</sup>	
ORIFICE DIAMETER, D <sub>orifice</sub>	46 mm	
VELOCITY AT ORIFICE	2.81 m/s	At max. head level

HIRDS V4 Intensity-Duration-Frequency Results  
 Sitename: 946 Kerikeri Inlet Road  
 Coordinate system: WGS84  
 Longitude: 174.0298  
 Latitude: -35.2091  
 DDF Model

Parameters: c d e f g h i  
 Values: 0.00218094 0.48895049 -0.01868295 -0.0030187 0.25564441 -0.0119159 3.25489063  
 Example: Duration (hrs) ARI (yrs) x y Rainfall Rate (mm/hr)  
 24 100 3.17805383 4.600149227 9.983002576

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	62	44.6	36.6	25.9	18	9.6	6.19	3.84	2.27	1.63	1.28	1.05
2	0.5	67.9	48.9	40.2	28.4	19.8	10.5	6.8	4.22	2.5	1.8	1.41	1.16
5	0.2	88.1	63.5	52.2	37	25.8	13.8	8.92	5.54	3.29	2.37	1.85	1.52
10	0.1	103	74.2	61.1	43.4	30.2	16.2	10.5	6.53	3.88	2.79	2.19	1.8
20	0.05	118	85.2	70.2	49.9	34.8	18.7	12.1	7.54	4.48	3.23	2.53	2.08
30	0.033	127	91.7	75.5	53.7	37.5	20.2	13.1	8.14	4.85	3.5	2.74	2.25
40	0.025	133	96.3	79.4	56.5	39.4	21.2	13.8	8.58	5.11	3.69	2.89	2.38
50	0.02	138	99.9	82.4	58.6	41	22	14.3	8.92	5.31	3.83	3.01	2.47
60	0.017	142	103	84.8	60.4	42.2	22.7	14.7	9.2	5.48	3.96	3.1	2.55
80	0.013	149	108	88.7	63.1	44.2	23.8	15.4	9.64	5.75	4.15	3.25	2.68
100	0.01	154	111	91.7	65.3	45.7	24.6	16	9.98	5.95	4.3	3.37	2.78
250	0.004	173	126	104	73.9	51.8	28	18.2	11.4	6.79	4.91	3.85	3.17

Intensity standard error (mm/hr) :: Historical Data

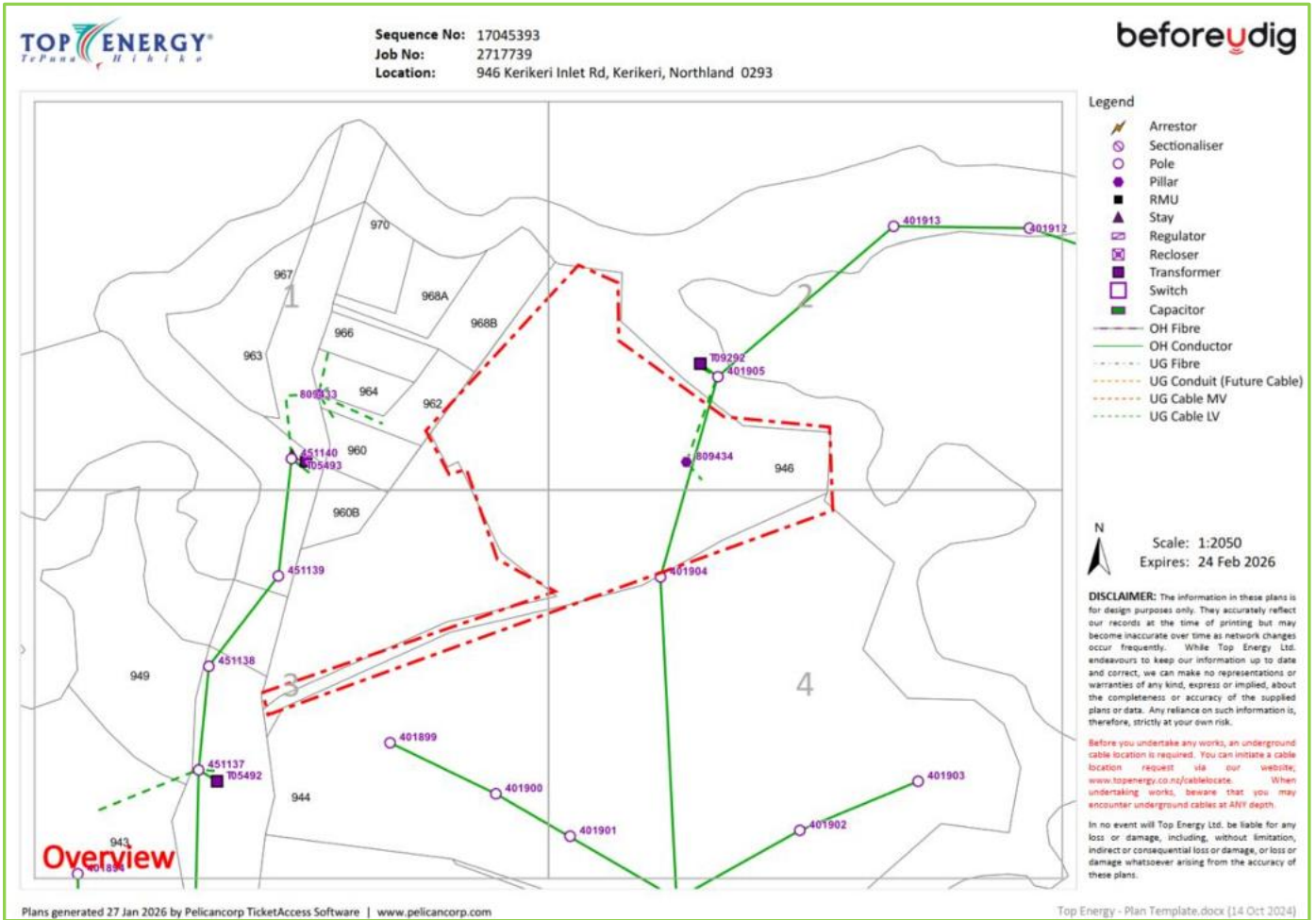
ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	7.7	4.9	3.6	2.4	1.8	1	0.71	0.59	0.36	0.27	0.22	0.19
2	0.5	8.4	5.4	4	2.7	1.9	1.1	0.79	0.65	0.4	0.3	0.24	0.21
5	0.2	12	7.8	5.9	3.8	2.8	1.6	1.1	0.88	0.55	0.4	0.33	0.28
10	0.1	15	10	8	5	3.6	2	1.4	1.1	0.65	0.48	0.4	0.34
20	0.05	19	13	11	6.5	4.8	2.6	1.9	1.3	0.77	0.57	0.47	0.4
30	0.033	22	15	13	7.5	5.6	3.1	2.2	1.4	0.84	0.63	0.52	0.44
40	0.025	25	17	14	8.4	6.3	3.5	2.5	1.5	0.9	0.67	0.55	0.47
50	0.02	27	18	15	9.2	6.9	3.8	2.7	1.6	0.95	0.7	0.58	0.49
60	0.017	28	20	16	9.8	7.4	4.1	2.9	1.7	0.99	0.73	0.61	0.51
80	0.013	31	22	18	11	8.3	4.7	3.2	1.8	1.1	0.78	0.65	0.55
100	0.01	34	23	20	12	9	5.1	3.6	1.9	1.1	0.82	0.68	0.57
250	0.004	46	32	27	17	13	7.4	5.1	2.3	1.4	1	0.84	0.71



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## APPENDIX F

### Beforeudig Plans



## APPENDIX G

### NPS for Natural Hazards Risk Assessment

To satisfy the National Policy Statement for Natural Hazards 2025 (December 2025), the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor.


Following our site investigation and considering the measures presented in this report, a summary of the risk-based assessment of defined natural hazards is presented as *Table 7*.

*Table 7: Summary of Natural Hazards Risk assessment*

Natural Hazard	Likelihood	Consequence	Risk	Mitigation
Overland flow paths, flooding, inundation	Unlikely	Minor damage to land and buildings.	Low	Attenuation offered for Lot 3 future development to mitigate exacerbating any overland flow into downstream property.
Coastal Inundation	Unlikely (nearby but unlikely to encroach onto site property)	Negligible	Low	Ensure safe egress paths are available. Minimum FFL to new developments to be at least 0.5m above expected flood levels
Tsunami	Rare	Major damage to land and building(s)  Lot 1 and 2 in Blue Zone (Evacuation Zone)  Lot 3 in Green Zone – Safe Area	Medium	Safe egress paths are available.
<i>NA – Not Applicable.</i>				



		Likelihood Level						
		Almost Certain	Very Likely	Likely	Possible	Unlikely	Rare	Very Rare
Consequence Level	ARI (years)	up to 10	10-20	20-50	50-100	100-500	500-5000	> 5000
	AEP	10% or more	10% to 5%	5% to 2%	2% to 1%	1% to 0.2%	0.2% to 0.02%	< 0.02%
	Catastrophic	Very High	Very High	Very High	High	Medium	Medium	Medium
	Major	Very High	Very High	High	High	Medium	Medium	Medium
	Moderate	High	High	High	Medium	Medium	Low	Low
	Minor	Medium	Medium	Medium	Medium	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low	



# **Proposed Subdivision of 946 Kerikeri Inlet Road (DP 314387)**

## **Archaeological Assessment**

Prepared for Mark Hewitt

By Doug Gaylard (MA Hons)  
November 2025



4 Poronui Street  
Mount Eden  
Auckland

021 258 4699  
[www.contextarchaeology.co.nz](http://www.contextarchaeology.co.nz)  
[info@contextarchaeology.co.nz](mailto:info@contextarchaeology.co.nz)

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# Introduction

The owner of 946 Kerikeri Inlet Road, Kerikeri (Legal Description DP 314387) (Figure 1, Figure 2), intends to subdivide the property into three new lots. Following subdivision, the owner intends to create two building platforms and associated vehicle access (Figure 3). A detailed earthworks plan for the building platforms and access ways is yet to be developed.

An archaeological and heritage impact assessment was commissioned by Mark Hewitt to establish if building platform and access way earthworks are likely to impact archaeological or heritage values. Recommendations have been made in accordance with the statutory requirements of the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014.

## Methodology

As part of this assessment the New Zealand Archaeological Association's (NZAA) site record database (ArchSite), District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangī Kōrero were searched to determine whether any archaeological sites had been recorded on or near the proposed building platforms and access ways. Relevant literature and archaeological reports were also consulted (see Bibliography). Early survey plans and aerial photographs from the area were checked for information relating to past activities or modifications.

An inspection of the area of proposed subdivision was undertaken on 11 November 2025. This inspection focussed on the proposed building footprints, vehicle access ways and their immediate surrounds. Visual inspection of the area was undertaken, in addition to randomised subsurface probing. Test pits were opened within footprints of the proposed building platforms and access ways, and photographs were taken to record the area.

## Constraints and Limitations

This report does not reflect the perspectives of the iwi concerning the importance of the place to mana whenua. The cultural significance of the place to iwi and the potential presence of wāhi tapu can only be evaluated by mana whenua.

Traditional archaeological survey methods, which rely on visual inspection and limited sub-surface testing, are not always capable of identifying all sub-surface archaeological features. Furthermore, they cannot identify wahi tapu and other sites of traditional importance to Māori, especially if these sites lack physical remains.



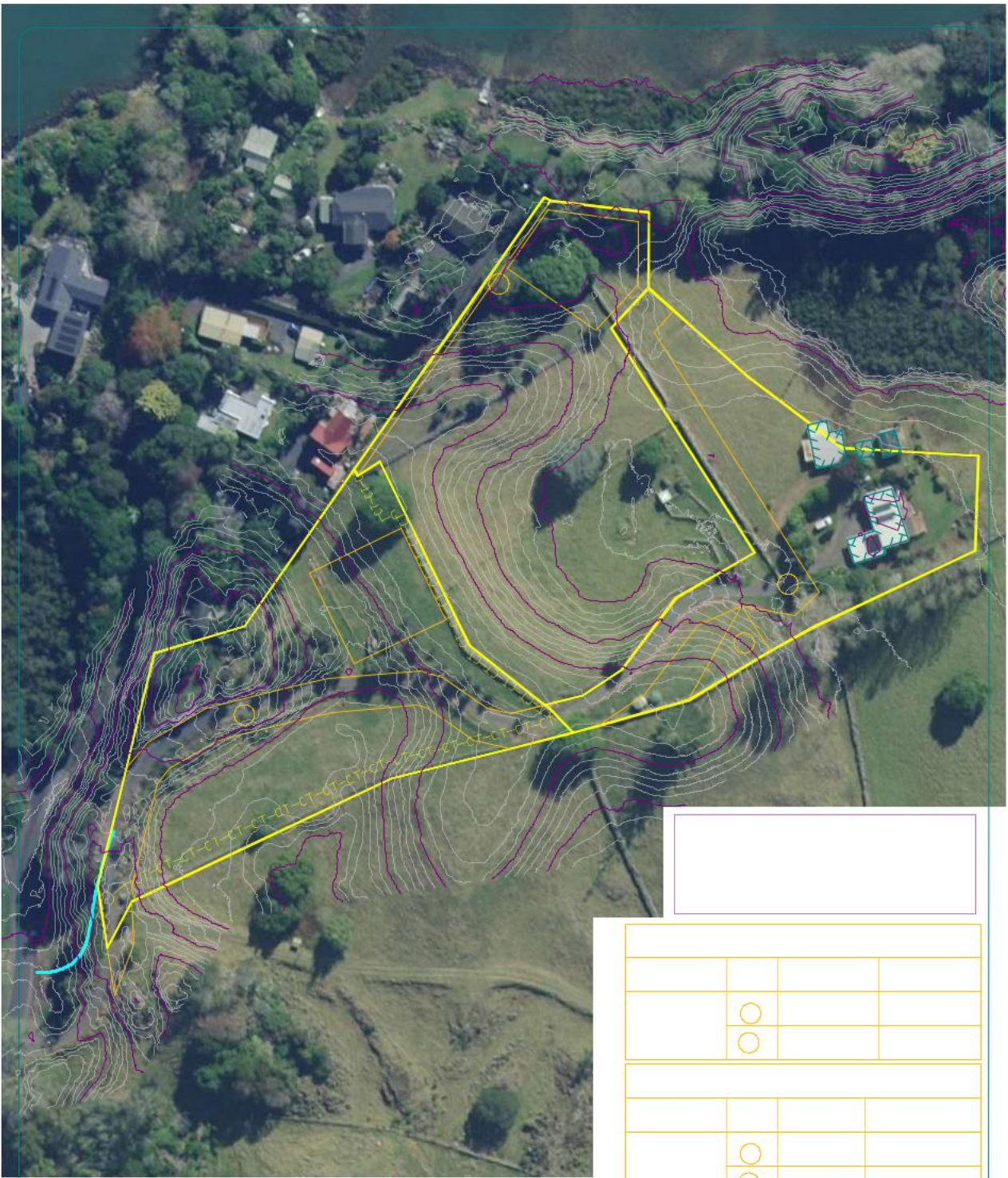
Figure 1. General Location of 946 Kerikeri Inlet Road, Kerikeri (indicated by the white dot).

Source: Northland Regional Council Local Maps 2025.



Figure 2. Detailed Location of 946 Kerikeri Inlet Road, Kerikeri (indicated by the white broken line).

Source: Northland Regional Council Local Maps 2025.



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# Background

## Summary Historical Background

Although this information is drawn from reliable documentary sources, it should not be considered exhaustive or without additional context. Numerous iwi have historical ties to the Northland region, and many other histories are known to tangata whenua.

The Bay of Islands in New Zealand is home to a high concentration of archaeological sites, highlighting its significant role in Māori history. These sites are primarily situated along the coast and waterways, where resources were abundant and accessible by waka. Radiocarbon dating indicates that the Polynesian ancestors of the Māori settled in the Bay of Islands around the mid-12th to early 13th centuries. Before the arrival of Europeans, the Bay of Islands was densely populated by Māori and saw some of the earliest interactions between Māori and Europeans. It was also one of the first locations for European settlement in New Zealand.

Te Uri Taniwha have long-standing and well-documented ties to the Kerikeri Inlet area through ancestry, marriage, seasonal occupation, and use of local resources. In Te Tai Tokerau/Northland, hapū boundaries were often flexible, with family connections and descent being usually more important than strict territorial borders (Ballara 1998). Te Uri Taniwha traces its ancestry to Kahutianui, Te Kupe, and northern Ngāti Kahu ancestors. These ancestors had many descendants who formed hapū groups in Whangaroa. By marrying into Kerikeri-based groups (eg. Ngāti Rēhia, Ngāti Whakaeke, and Ngāi Tawake), Te Uri Taniwha descendants gained and maintained rights to occupy parts of the Kerikeri basin (Ballara 1998). Although specific attributions to Te Uri Taniwha sites require whakapapa corroboration, the archaeological record largely aligns with oral histories describing regular movement between Whangaroa, Takou, and Kerikeri.

Ngāti Rēhia also have long standing ties to the Kerikeri Inlet area, with Rangihoua Pā being their primary settlement prior to the arrival of European settlers. Te Pahi – who led Ngāti Rēhia until his murder in 1810 – initiated contact with Europeans in 1805 by traveling to Norfolk Island and Port Jackson to enhance trading opportunities. His nephew, Ruatara, accompanied him and later joined the crews of various ships, including a voyage to England. Ruatara returned from England to New South Wales with missionary Samuel Marsden in 1809-10. He spent 18 months in Parramatta, learning about European agriculture, and returned to Rangihoua in early 1813, where he successfully introduced wheat cultivation to the Bay of Islands.

The first mission station and permanent European settlement in the country were established in 1814 at Oihi, near Rangihoua Pā, on the nearby Purerua Peninsula. Prior to this, there had been several years of trade between Europeans and Māori in the Bay of Islands, which served as a hub for rest and provisioning for whaling ships and other vessels. Rangihoua Pā was the primary settlement of

Marsden's connection with Ruatara led to the establishment of the mission settlement at Oihi, under the protection of Ruatara and his close relative, Hongi Hika. Following this, other mission stations were set up. The second mission was founded in Kerikeri in 1819 and became the centre of the Church Missionary Society's trade operations. Kemp House, built between 1821 and 1822, is the oldest surviving European building in New Zealand, while the Kerikeri Stone Store, constructed from 1832 to 1836, is the oldest stone building.

Early European settlers, such as James Edmonds, arrived in New Zealand in the early 19th century, seeking to cultivate land, build infrastructure, and engage in trade. By the 1830s, Edmonds had established a farm and like many early European settlers he was involved in the rapidly growing agricultural economy, which was essential for providing food for the settler population and the increasing number of European ships passing through New Zealand waters. Edmonds' farm likely included livestock, crops, and possibly early viticulture, reflecting not only the growing interest in New Zealand's agricultural potential, but also the long-standing terrestrial viability of Kerikeri Inlet area.

# Archaeological Background and Survey

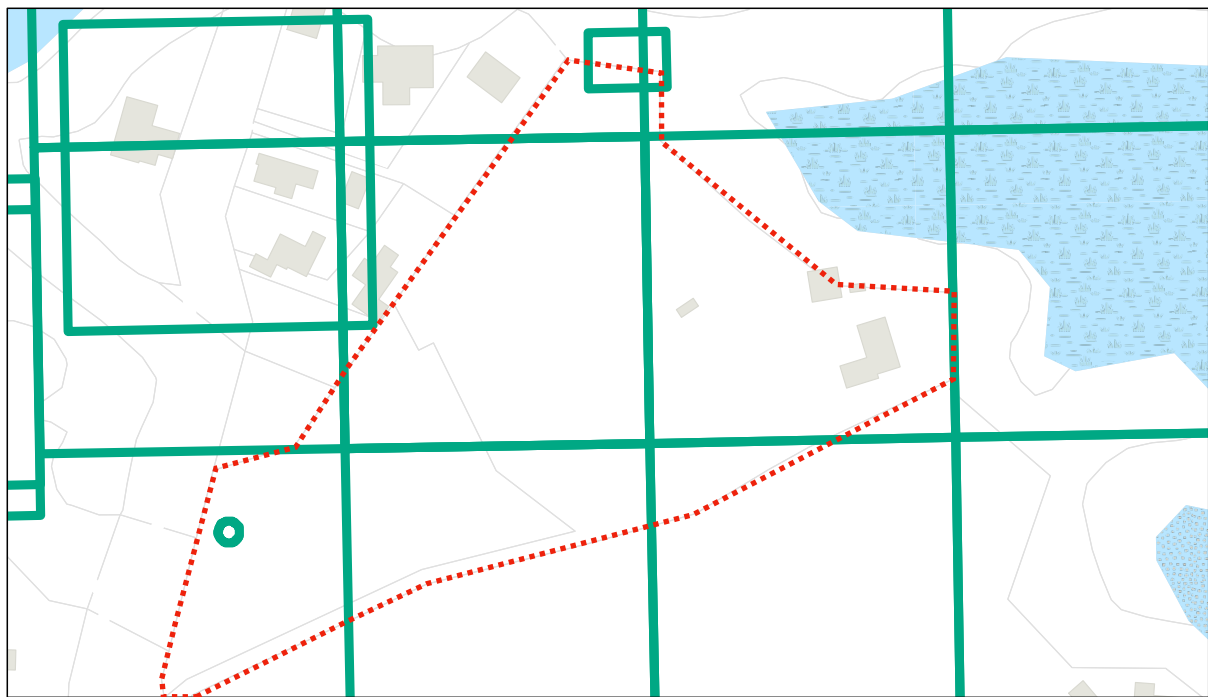
Two key archaeological surveys are known to have been undertaken around, and including, 946 Kerikeri Inlet Road.

The first, undertaken in 1977 by D. And J. Nugent covered an area from Wairoa Bay into a large extent of the Kerikeri Inlet. 150 archaeological sites were identified and recorded during the course of the Nugent survey, and these were typically represented by marine shell midden, pits, terraces, fish traps, and stone walls, in addition to pā and cave burial sites. The Nugent survey also underscored the increasing potential for farming activity to destroy archaeological sites. The authors note that in 1977, much of the survey area was covered in Manuka scrub, which was steadily being cleared at the time. Additionally, the authors describe intensive ploughing and bulldozing of scoria boulders to create grazing farmland, all of which has likely led to the irreparable destruction of many archaeological sites within the Kerikeri Inlet area (Nugent 1977).

A second survey by G. E. Nevin encompassed the coastal regions from Te Tii on the Purerua Peninsula to Tapeka Point in Russell. The survey documented 325 archaeological sites, including pā, burials, marine shell middens, stone features, pits, ditches, and artefact findspots (Nevin 1984). As with the Nugent survey, the Nevin survey notes that the destruction of many archaeological sites within the survey area is attributable to farming, forestry clearance, development of roading, and residential development.

In 2015, D. Nevin monitored excavations at 900 Kerikeri Inlet Road, some 300m to the south of 946 Kerikeri Inlet Road. While there was a possibility of exposing unrecorded archaeological sites during the excavations, none were encountered. It was observed that the area's rocky and uneven terrain made it unsuitable for agriculture and not conducive to the construction of defensible pā sites (Nevin 2015).

An examination of records held in the New Zealand Archaeological Association ArchSite database shows a number of archaeological sites either within or immediately adjacent to the proposed subdivision, building platforms, and vehicle access. Typically, sites within the immediate area are represented by marine shell midden, pits, terraces, fish traps, and stone walls associated with pre-European cultivation. Many of the recorded sites either within or adjacent to the proposed subdivision were recorded as part of the 1977 Nugent survey, and have not been revisited in the intervening years. Other outlying sites have been recorded in the course of surveys by the Department of Conservation during the early to mid 2000s. Many of the site records, and sites within the write-up of the Nugent survey, are recorded under a grid reference system, which has now been superseded by the New Zealand Transverse Mercator system. This has resulted in a number of vagaries as to the accurate location of many sites recorded during the 1977 survey. Analysis of site record forms held within the New Zealand Archaeological Association ArchSite database suggest that despite a number of overlapping sites within the area of the proposed subdivision, only two archaeological sites (P05/113 and P05/100) are likely to exist within the boundary of 946 Kerikeri Inlet Road. Other sites exist in either adjacent properties or within the crown grant road to the northeast and coastal margins of the Kerikeri Inlet. A third archaeological site was discovered within 946 Kerikeri Inlet Road during the course of this survey, details of these site are covered within the Archaeological Field Survey and Results Summary of this assessment.



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Figure 4. Recorded archaeological sites in relation to the proposed subdivision (indicated by the red broken line).

Source: NZAA ArchSite 2025.

## **Information from Early Maps, Plans, and Aerial Photography**

Historic maps and 20th century aerial photography were consulted in order to understand previous use of the property and establish if historic remains or unrecorded archaeological features may be present within the footprints of the proposed building platforms and vehicle access ways. Historic maps did not provide significant insight into the property, however 20th century aerial photography did provide valuable insight into the property during the early 20th century. Aerial photography from 1951 indicates that at this time the property was largely unmodified, with a small area of flat contoured land adjacent to the margins of the Kerikeri Inlet. A stone wall bisects the flat contoured land from the unmodified land (Figure 5).

By 1965, the majority of the property has been converted to grazing farmland and additional stone walls have been constructed some 85m from the stone wall seen in 1951 aerial photography. A cut farm track has also been created (Figure 6).

By 1971, farming activities and the installation of additional fencing have made the property boundaries clear and residential development in the wider area remains minimal (Figure 7).

By 1978 – one year after the 1977 Nugent survey – the property remains in farmland and a minor increase in residential development around the property is observed (Figure 8).

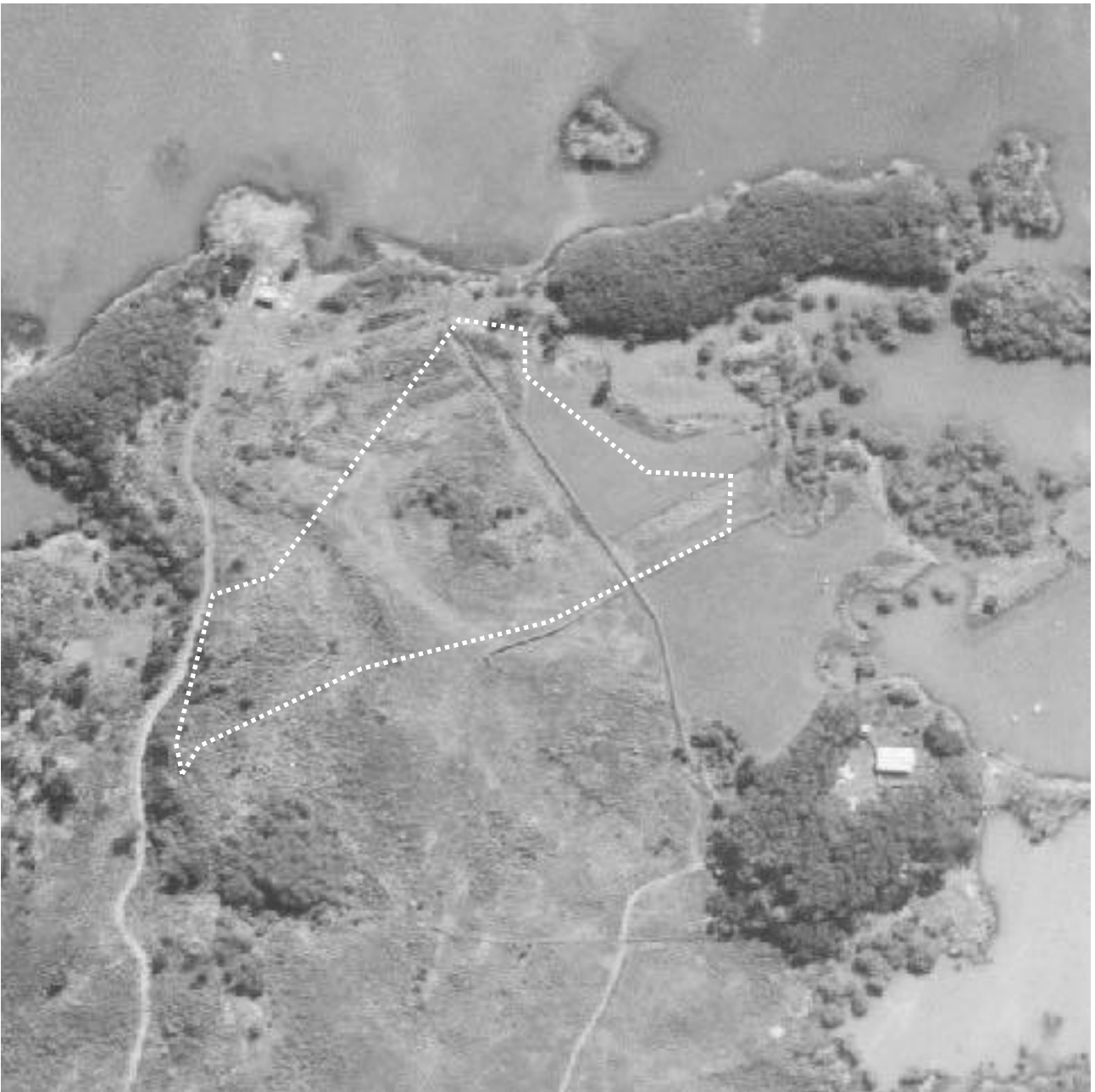


Figure 5. Detail of 1951 aerial photograph (Survey Number 209/Photo 5/Run 542), with property boundaries indicated by the white broken line (note boundaries are approximate).

Source: RetroLens 2025.



Figure 6. Detail of 1965 aerial photograph (Survey Number 1782/Photo 8/Run A), with property boundaries indicated by the white broken line (note boundaries are approximate).

Source: RetroLens 2025.

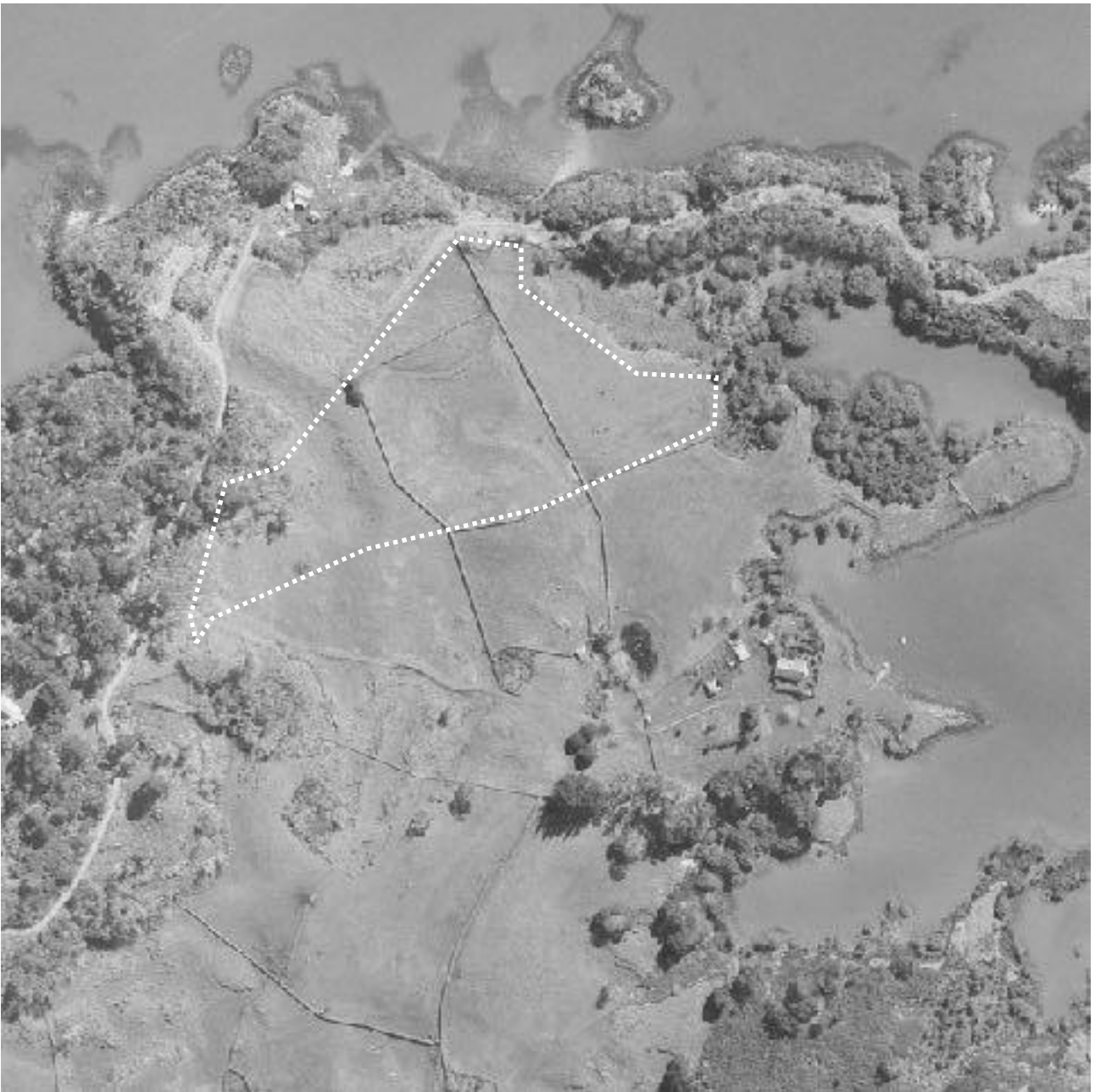


Figure 7. Detail of 1971 aerial photograph (Survey Number 3406/Photo 4/Run 4477), with property boundaries indicated by the white broken line (note boundaries are approximate).

Source: RetroLens 2025.

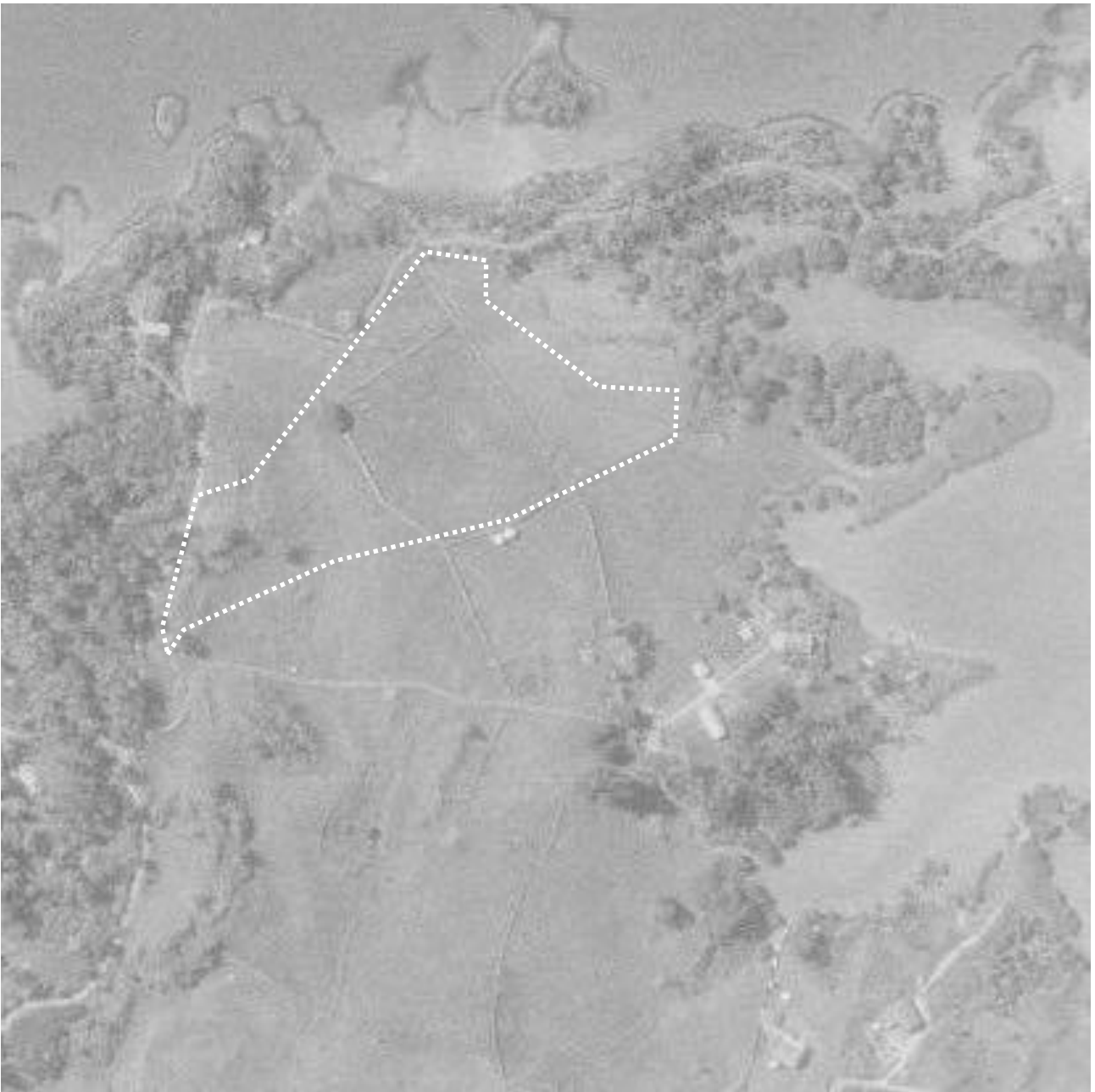


Figure 8. Detail of 1978 aerial photograph (Survey Number 5006/Photo 1/Run 0), with property boundaries indicated by the white broken line (note boundaries are approximate).

Source: RetroLens 2025.

# Archaeological Field Survey

A pedestrian archaeological survey within the property was undertaken on 11 November 2025. The survey focussed on the general landscape, with increased focus upon the proposed building platforms and vehicle access. Overall, the property remains largely unchanged since the 1978 aerial survey (Figure 8), although some significant changes – namely increased residential development and the addition of vehicle access – have occurred (Figure 9).

The property is represented by grazing farmland, with a pronounced ridge occupying a central location. An undeveloped volcanic outcrop exists to the extreme west of the property, and a collection of modern dwellings exist to the extreme east (Figure 9). Field survey results from proposed subdivision lots (refer to Figure 3) are considered individually below.

## Proposed Lot 1

Proposed Lot 1 is located adjacent to the margins of the Kerikeri Inlet (Figure 3), and presently contains a cluster of modern dwellings which are scheduled for demolition (Figure 11). Proposed Lot 1 is also the location of a proposed new vehicle access intended to function as access to the building platform within Proposed Lot 2. An existing stone wall delineates Proposed Lot 1 from Proposed Lot 2, and demolition of a small extent of this wall may be required to facilitate vehicle movement (Figure 12). Overall, the contour of Proposed Lot 1 is gently undulating, and ground surfaces suggest some form of past modification for farming activity (Figure 13-Figure 15). Two test pits were opened within the footprint of the proposed vehicle access way, and an additional test pit was opened within flat land to the north of the cluster of existing dwellings (Figure 10). All test pits within Proposed Lot 1 showed were consistent displaying moderately compacted deep brown silts with no inclusions (Figure 16-Figure 18). No suspected archaeological sites were encountered within Proposed Lot 1. The stone wall that delineates Proposed Lot 1 from Proposed Lot 2 does not appear within the New Zealand Archaeological Association ArchSite database, and is therefore assumed not to be archaeological in origin.

## Proposed Lot 2

Proposed Lot 2 is centrally located and is represented by a low semi-circular ridge that, in general, borders the entirety of this lot. The central area of the lot is largely flat and a cluster of stock yards and small farm buildings occupy a southeast position within the lot. Pedestrian survey and randomised subsurface probing were undertaken within the central area of this lot, and no suspected archaeological deposits or features were encountered (Figure 19-Figure 22). Two test pits were opened within the footprint of the proposed building platform (Figure 23). Test Pit 4 displayed consistency with the test pits opened within Proposed Lot 1, namely moderately compacted deep brown silts with no inclusions (Figure 24). Test Pit 5 revealed the same deep brown silts, but also a number of highly fragmented inclusions of marine shell midden, and these were predominantly comprised of cockle (*a. stutchburyi*) (Figure 25, Figure 26). It is assumed that the shell midden encountered within Test Pit 6 represents subsurface remains associated with, or part of, P05/113 initially recorded during the 1977 Nugent survey. The

recorded archaeological site P05/100 which is recorded as being near the extreme southern boundary of Proposed Lot 2 was unable to be relocated during the course of this survey.

## **Proposed Lot 3**

Proposed Lot 3 occupies the western third of the proposed subdivision (Figure 3). This lot is largely represented by flat farmland to the south of existing vehicle access, a large volcanic outcrop to the extreme west, and a small ridge of farmland running in a northwest/southeast alignment (Figure 27-Figure 29). A modern stone wall delineates the boundary between Proposed Lot 2 and Proposed Lot 3. Randomised subsurface probing within Proposed Lot 3 was largely consistent with moderately compacted soils and frequent volcanic rocks subsurface. Six Test Pits were opened within Proposed Lot 3, two within the proposed vehicle access way, and four within the proposed building platform (Figure 10). All six test pits were consistent with Test Pits 1, 2, 3, and 4, displaying moderately compacted deep brown silts with no inclusions (Figure 30-Figure 35). No suspected archaeological features or deposits were encountered within the footprint of the proposed vehicle access way or building platform within Proposed Lot 3. Further survey within Proposed Lot 3 revealed the existence of one previously unrecorded archaeological site, a marine shell midden, located within a volcanic scarp immediately adjacent to the current vehicle access way. The composition of the midden is largely represented by oyster, with rare examples of whelk (Figure 36, Figure 37). The deposit exists in a good state of preservation, but has likely been horizontally truncated during creation of vehicle access. The deposit is also actively eroding, evidenced by shell at the base of the volcanic scarp. This site has now been entered into the New Zealand Archaeological Association ArchSite database with the designation P05/1137 (refer to Appendix 1).



Figure 9. Changes to 946 Kerikeri Inlet Road, Kerikeri (indicated by the white broken line), since 1977 aerial photography.

Source: Northland Regional Council Local Maps 2025.



Figure 10. Test Pit Locations



Figure 11. Existing dwellings within Proposed Lot 1



Figure 12. View north along boundary Proposed Lot 1. The proposed vehicle access way will run parallel to the stone wall in the centre of the image.



Figure 13. View north over Proposed Lot 1. The proposed vehicle access way will run parallel to the stone wall in the centre of the image.



Figure 14. View south over Proposed Lot 1. The proposed vehicle access way will run parallel to the stone wall in the central right of the image.



Figure 15. View north over Proposed Lot 1. The proposed vehicle access way will run parallel to the stone wall in the centre left of the image. The location of the proposed building platform within Proposed Lot 2 is located centrally in the image



Figure 16. Detail of Test Pit 1.



Figure 17. Detail of Test Pit 2.



Figure 18. Detail of Test Pit 3.



Figure 19. View north over stock yards and farm buildings within Proposed Lot 2.



Figure 20. View north over Proposed Lot 2.



Figure 21. View west over northern extent of Proposed Lot 2.



Figure 22. View south over Proposed Lot 2.



Figure 23. View west over proposed building platform within Proposed Lot 2.



Figure 24. Detail of Test Pit 4.



Figure 25. Detail of Test Pit 5 (note fragmented shell within test pit).



Figure 26. Fragmented cockle shell from within Test Pit 5.



Figure 27. View north over proposed vehicle access way within Proposed Lot 3.



Figure 28. View north over proposed building platform within Proposed Lot 3.



Figure 29. View east over proposed building platform within Proposed Lot 3.



Figure 30. Detail of Test Pit 6.



Figure 31. Detail of Test Pit 7.



Figure 32. Detail of Test Pit 8.



Figure 33. Detail of Test Pit 9.



Figure 34. Detail of Test Pit 10.



Figure 35. Detail of Test Pit 11.



Figure 36. Marine shell midden (now designated P05/1137) within volcanic scarp.



Figure 37. Detail of marine shell midden (now designated P05/1137) within volcanic scarp.

# Summary and Discussion

## Summary of Results

Pedestrian archaeological survey identified two archaeological sites. The first represented by the highly fragmented marine shell midden (P05/113) recorded during the 1977 Nugent survey. The second was a largely intact marine shell midden located within a volcanic scarp immediately adjacent to existing vehicle access, and now designated P05/1137. No other suspected archaeological deposits or features were encountered during the course of this survey. An additional site recorded during the 1977 Nugent survey (marine shell midden P05/100) was unable to be relocated.

## Māori Cultural Values

This assessment considers the impact on archaeological values only and does not assess the impact on Māori cultural values. Only the tangata whenua should carry out such assessments. Māori cultural concerns may include a wider range of values than those associated with archaeological sites. The strong historical connection of the general area with the tangata whenua is apparent from the documented sites, traditional histories, and known Māori place names.

## Archaeological Values

Heritage NZ has provided guidelines that outline specific criteria for evaluating archaeological sites. These criteria include condition, rarity, contextual value, information potential, amenity value, and cultural associations (Heritage NZ 2006: 9-10). These criteria have been used to assess the significance of archaeological site P05/113 (see: Table 1) and P05/1137.

The value of archaeological sites depends on their ability to provide evidence about local, regional, and national history. This is determined by the sites' complexity, condition, and the research questions they can help answer. For example, complex sites like pā generally have more valuable information than small middens, unless the middens are from an early date. Additionally, archaeological value includes the context within the heritage landscape. Archaeological sites may also have historic heritage values in areas such as history, architecture, technology, culture, aesthetics, science, society, spirituality, tradition, and amenity.

The project area has significant archaeological value, covering Māori settlement from the earliest periods to the recent historical period.

<b>Value</b>	<b>Assessment</b>
Condition	The site has been previously modified through farming activity, or property development and exists in an unknown, but likely partially intact, state of preservation.
Rarity	Shell midden sites are the most common site type in the area.
Contextual Value	The site forms part of the pre-European Māori settlement landscape of the Kerikeri Inlet area.
Information Potential	The site retain reasonable information potential and could potentially be analysed for environmental data and provide radiocarbon dates.
Amenity Value	The site currently retains little amenity value, as it is located within private property and has limited public access.
Cultural Associations	The sites are associated with Māori occupation and the cultural significance of the sites is therefore for mana whenua to determine.

Table 1. Assessment of the archaeological values of site P05/113 based on Heritage New Zealand Criteria (Heritage New Zealand 2006: 9-10)

<b>Value</b>	<b>Assessment</b>
Condition	The site has been previously modified through creation of the vehicle access way but exists in a state of good preservation, although it is actively eroding.
Rarity	Shell midden sites are the most common site type in the area.
Contextual Value	The site forms part of the pre-European Māori settlement landscape of the Parekura Bay area.
Information Potential	The site retain reasonable information potential and could potentially be analysed for environmental data and provide radiocarbon dates.
Amenity Value	The site currently retains little amenity value, as it is located within private property and has limited public access.
Cultural Associations	The sites are associated with Māori occupation and the cultural significance of the sites is therefore for mana whenua to determine.

Table 2. Assessment of the archaeological values of site P05/1137 based on Heritage New Zealand Criteria (Heritage New Zealand 2006: 9-10)

## **Effects of the Proposal**

The act of subdividing 946 Kerikeri Inlet Road into three new lots will have no impact upon either recorded or unrecorded archaeological sites. However, any future development of the property is likely to directly affect the marine shell midden P05/113, and possibly affect the marine shell midden P05/1137, in addition to any previously unrecorded archaeological deposits or features.

### **Development of Proposed Lots 1 and 2**

The marine shell midden P05/113 likely exists to an unknown extent in immediate adjacency to the boundary between Proposed Lots 1 and 2. Any earthworks that disturb existing ground surfaces are likely to expose or destroy this deposit, in addition to potentially exposing unrecorded archaeological deposits or features. Consideration should be given to altering the current subdivision plan to avoid development of this area to the fullest. If altering the current subdivision plan is not feasible, it is recommended that an archaeological authority be sought from Heritage New Zealand Pouhere Taonga, and a qualified archaeologist be present to record and sample any archaeological deposits or features exposed during any future earthworks in this area.

### **Development of Proposed Lots 3**

The risk to recorded and unrecorded archaeological features during future development of Proposed Lot 3 is considered to be reasonably low. However vibration from heavy vehicle movement may accelerate the erosion of marine shell midden P05/1137. This may be able to be adequately mitigated by clearly delineating the site and erecting a small buffer zone.

# Legislation and Policy

There are two main pieces of legislation in New Zealand that govern work affecting archaeological and other significant historic heritage sites: the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act (2014).

## 1. Resource Management Act 1991 (RMA)

This act provides a framework for managing the use of natural and physical resources, including historic heritage. It requires local authorities to consider the effects of land use and development on heritage sites, and to provide protection for historic heritage as part of the sustainable management of resources. The RMA empowers local councils to develop district and regional plans that include rules and provisions to protect heritage sites.

## 2. Heritage New Zealand Pouhere Taonga Act 2014

This act is specifically focused on heritage protection and management. It establishes Heritage New Zealand Pouhere Taonga (formerly known as the New Zealand Historic Places Trust) as the main organisation responsible for identifying, protecting, and conserving New Zealand's historic places. The Act requires that any work on archaeological sites – defined as any site associated with human activity before 1900 – must have an archaeological authority from Heritage New Zealand Pouhere Taonga, regardless of whether the site is recorded or not.

Together, these two pieces of legislation play a significant role in safeguarding New Zealand's archaeological and historic heritage sites.

## Resource Management Act 1991 (RMA)

Section 6 of the RMA recognises as matters of national importance: "the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga" (S6(e)); and "the protection of historic heritage from inappropriate subdivision, use, and development" (S6(f)).

All individuals carrying out responsibilities and exercising authority under the Resource Management Act (RMA) must acknowledge and address these significant national matters when overseeing the utilisation, development, and safeguarding of natural and physical resources, as outlined in Section 6. There is an obligation to prevent, rectify, or alleviate any negative environmental impacts resulting from an activity (Section 17), including those affecting historic heritage.

Historic heritage is defined (S2) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori,

including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district, and local plans include sections that aid in the identification, protection, and management of archaeological and other heritage sites. These plans are developed in accordance with the provisions of the Resource Management Act (RMA).

## Heritage New Zealand Pouhere Taonga Act 2014 Requirements

The Heritage New Zealand Pouhere Taonga Act (HNZPTA) protects all archaeological sites, whether they have been officially recorded or not. These sites cannot be damaged or destroyed without prior authorisation from Heritage NZ, as outlined in Section 42 of the Act, in addition to any requirements set forth in the Resource Management Act (RMA).

HNZPTA Section 6 defines an archaeological site as follows:

**‘archaeological site’** means, subject to section 42(3), –

(a) any place in New Zealand, including any building or structure (or part of a building or structure) that –

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)’

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

The act of subdividing 946 Kerikeri Inlet Road (Legal Description DP 314387) will not require an archaeological authority. However, an archaeological authority will be required for creation of vehicle access within Proposed Lot 1 and the housing platform within Proposed Lot 2.

# Conclusions

Two confirmed archaeological sites were encountered during the course of field survey for this assessment, P05/113 and P05/1137. The first of these deposits P05/113 is represented by a highly fragmented marine shell midden within a matrix of deep brown silt. The second, P05/1137, is represented by a largely intact marine shell midden that is actively eroding from a volcanic scarp.

While subdivision of 946 Kerikeri Inlet Road will, in itself, not have effects upon archaeological values, there is a high likelihood that proposed development will have impacts upon archaeological values.

# Recommendations

- As sites P05/113, will be directly affected by the proposed vehicle access within Proposed Lot 1, and the building platform within Proposed Lot 2 , and there is moderate potential to affect additional unidentified subsurface archaeological remains, an Authority to modify archaeological sites within the project area must be applied for under Section 44(a) of the HNZPTA prior to the start of earthworks. **This is a legal requirement.**
- An archaeologist should be present to monitor earthworks in the vicinity of site P05/113, and to investigate, record and sample any archaeological remains exposed, particularly during earthworks to create vehicle access within Proposed Lot 1, and earthworks to create a building platform within Proposed Lot 2.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wahi tapu, and as the affected sites relate to Māori settlement, the tangata whenua should be consulted regarding the cultural effects of the proposal. This will be required as part of the Authority application and is likely to be required for resource consent purposes.
- In the event of human remains being uncovered, work should be stopped immediately in the area, and tangata whenua, Heritage NZ, NZ Police, and the Council should be contacted to make appropriate arrangements.

# Bibliography

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- RetroLens, accessed at <https://retrolens.co.nz/>



Site Periods:

Ethnicity:

Maori

Site Features:

Terrace, Terrace

Associated Sites:

Description:

Condition Notes:

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		SITE NUMBER N11/142	
<b>SITE RECORD FORM</b>		SITE NAME: MAORI	
Map number N11	Map name Kerikeri	SITE TYPE Terraces	
Map edition 3rd, 1969	Grid Reference 536588		
<p>1. Aids to relocation of site <sup>E153600</sup> <sup>N858800</sup> See map of sites. On Northeast side of hill below water tank and beside stone wall.</p>			
<p>2. State of site; possibility of damage or destruction Reasonable. Possibility of stock damage only.</p>			
<p>3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)</p> <p>Four terraces on the northeast side of a hill on both sides of wall. From uppermost on the south side of the wall the terraces measure :</p> <p>12.1 x 4.1 metres.  5.5 x 3 "  11.1 x 3.9 "  6 x 5.3 "</p> <p>The two terraces on the north side of the wall are possibly continuations of the others. These terraces measure:</p> <p>8.3 x 4.2 metres.  6.4 x 3.1 "</p> <p>The wall is almost certainly historic.</p>			
<p>4. Owner B. Cramp, Address Somewhere, No. 2 R.D., Kerikeri.</p>		<p><del>XXXXX</del>/Manager A. Denton, Address Blackrocks Farm, No. 2 R.D., Kerikeri.</p>	
Attitude Interested.		Attitude Cooperative.	
<p>5. Methods and equipment used Examined and measured by two people.</p> <p>Photographs taken: Yes/<del>XX</del> (Describe on Photograph Record Form)</p> <p>Date recorded 29/11/1976</p>			
<p>6. Aerial photograph or mosaic No. 3406 4477/4</p>		<p>Site shows: <del>XXXXX/XXXXX</del> not at all</p>	
<p>7. Reported by T.D. &amp; J.C. Nugent, Address 5 Taupata Street, Mt. Eden, Auckland 3.</p>		<p>Filekeeper <i>J. Nugent</i></p>	
Date 8/2/1977		Date 24/6/77	

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UHPDLQV 9LVLEOH LQ WHVW SLW RSHQH G ZLWKLQ WKH H[WUHP

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&RQGLWLRQ RI 6LWH ZKHQ ODVW YLVLWHG  
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3ULQWHG E\ &/28B'RXJ'D\ODUGB\$UFK6LWH

'DWH 5HSRUW &UHD'

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Updated 17/11/2025 (Field Visit), submitted by: CLOU\_DougGaylard\_ArchSite, visited 11/11/2025 by Doi


Sparse and fragmented cockle shell was encountered within a test pit opened in the northern extent of 94 Road. The test pit was located adjacent to a volcanic outcrop. I entered and exited the property via a stile stone wall, cockle shell was also visible in a private garden adjacent to the stile. There is a reasonable chance that the scattered remains in the garden and the shell fragments within the test pit are from the same date.

Condition Notes:

Updated 17/11/2025 (Field Visit), submitted by: CLOU\_DougGaylard\_ArchSite, visited 11/11/2025 by Doi

Highly fragmented.

AAAVAC BB AAAL

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION <b>SITE RECORD FORM</b>		SITE NUMBER N11/155	
Map number N11 Map name Kerikeri Map edition 3rd, 1969 Grid Reference 536590		SITE NAME: MAORI OTHER	
		SITE TYPE Midden	
1. Aids to relocation of site <sup>E153600</sup> <sup>N859000</sup> See map of sites. Just after second gate on Cramp's drive.			
2. State of site; possibility of damage or destruction Poor. In garden.			
3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.) Shell midden, mainly cockle ( <u>Chione stuchburyi</u> ) although snails ( <u>Lunella smaragda</u> ) and oyster ( <u>Crassostrea glomerata</u> ) were also present. Extends approximately 10 metres along the drive.			
4. Owner B. Cramp, Address Somewhere, No. 2 R.D., Kerikeri.		<del>XXXXX</del> /Manager A. Denton, Address Blackrocks Farm, No. 2 R.D., Kerikeri.	
Attitude Interested		Attitude Co-operative.	
5. Methods and equipment used Examined and measured by two people. Photographs taken: <del>Yes</del> /No (Describe on Photograph Record Form) Date recorded 30/11/1976			
6. Aerial photograph or mosaic No. 3406 4477/4		Site shows: <del>XXXXXXXXXX</del> /not at all	
7. Reported by T.D. & J.C. Nugent, Address 5 Taupata Street, Mt. Eden, Auckland 3.		Filekeeper <i>A. Barrett</i>	
Date 8/2/1977		Date 24/6/77	

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6LWH 7\SH 0LGGHQ 2YHQ1RUWKLQJ  
6LWH 1DPH V 6RXUFH 2Q 6FUHHQ



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/RFDWHG ZLWKLQ D VFDUS RI YROFDQLF URFN ZKLFK KDV EHI

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6KHOO PLGGHQ HURGLQJ RQWR GULYHZD\

&RQGLWLRQ RI 6LWH ZKHQ ODVW YLVLWHG  
\*RRG

3ULQWHG E\ &/28B'RXJ\*D\ODUGB\$UFK6LWH

'DWH 5HSRUW &UHD\

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Updated 17/11/2025 (Field Visit), submitted by: CLOU\_DougGaylard\_ArchSite, visited 11/11/2025 by Doi

40cm x 80cm deposit of shell midden, located within a volcanic scarp. Primarily composed of oyster, but (possibly) dosina observed. The deposit is in reasonably good condition, but is actively eroding on to the driveway.

Condition Notes:

Updated 17/11/2025 (Field Visit), submitted by: CLOU\_DougGaylard\_ArchSite, visited 11/11/2025 by Doi

Good, but eroding.



## **Bill Edwards and James Robinson**

Heritage New Zealand Pouhere Taonga  
UD/21 Hobson Avenue  
PO Box 836  
Kerikeri 0245

### **Re: 946 Kerikeri Inlet Road - Potential Site Damage**

Kia ora Bill and James

On 4th February 2026 I undertook a site visit to 946 Kerikeri Road to establish the extent of potential damage to archaeological sites which occurred during development of the property.

Currently, the property has undergone a series of modifications including the removal of vegetation, the creation of a bund some 32m in length, the creation of formed vehicle access, three stockpiles of earth and volcanic rocks, the creation of a compacted building platform, and the removal of approximately 4m of two existing stone walls. One stone wall is located adjacent to the northern boundary of 946 Kerikeri Road, while the other delineates the boundary between Proposed Lot 1 and Proposed Lot 2 (Figure 1). Details and locations of the recent modifications within the property are presented within Figure 2.

The bund, stockpiles, and the area immediately adjacent to the building platform all displayed evidence of disturbed marine shell midden (Figure 3-Figure 12). My initial assessment of the property in November of 2025 (Gaylard 2025) identified instances of fragmented shell within one test pit (Test Pit 5) which was located in the northern extent of Proposed Lot 2, and within the footprint of the recently created building platform. At the time of my assessment, the plans for subdivision and development of the property did not include construction of vehicle access to connect Proposed Lot 1 to the crown grant road to the north.

Through archival research, Dr James Robinson was able to locate a missing map from the initial Nugent and Nugent archaeological survey of the property (Nugent and Nugent 1977) (Figure 13). This map places the recorded site P05/101 (imperial designation N11/143) adjacent – if not within – the footprint of the Proposed Lot 2 building platform and recently created vehicle access (Figure 14). The site record form for P05/101 also details the presence of a curved stone wall in association with a deposit of midden. During the course of my 2025 survey I did not note the presence of this stone wall.

In sum, the absence of the stone wall recorded at the location of P05/101 suggests that some form of modification prior to the recent creation of the building platform and vehicle access way. However, it remains possible that the most recent modifications have either modified or destroyed *in situ* subsurface archaeological remains associated with the recorded shell midden P05/101.

The southern stone wall is noted within the site record form (P05/100) as “almost certainly historic”, however archival research of early maps, plans, and 20th century aerial photography, was not able to establish a definitive date of construction. Examination of 20th century aerial photography indicated that the northern stone wall was not archaeological in origin

Ultimately, I am of the opinion that any works within the property should cease until an archaeological authority is sought from Heritage New Zealand Pouhere Taonga. And that any potential archaeological remains encountered within the property be thoroughly investigated under the conditions of the authority.



4 Poronui Street  
Mount Eden  
Auckland

021 258 4699  
info@contextarchaeology.co.nz  
www.contextarchaeology.co.nz

I would be happy to address any of your concerns in regard to this matter, so please do not hesitate to reach out to me via any of the contact details included.

Nga mihi nui,



Doug Gaylard (MA Hons)  
Archaeologist



**CONTEXT**  
**ARCHAEOLOGY**

4 Poronui Street  
Mount Eden  
Auckland

021 258 4699  
[info@contextarchaeology.co.nz](mailto:info@contextarchaeology.co.nz)  
[www.contextarchaeology.co.nz](http://www.contextarchaeology.co.nz)



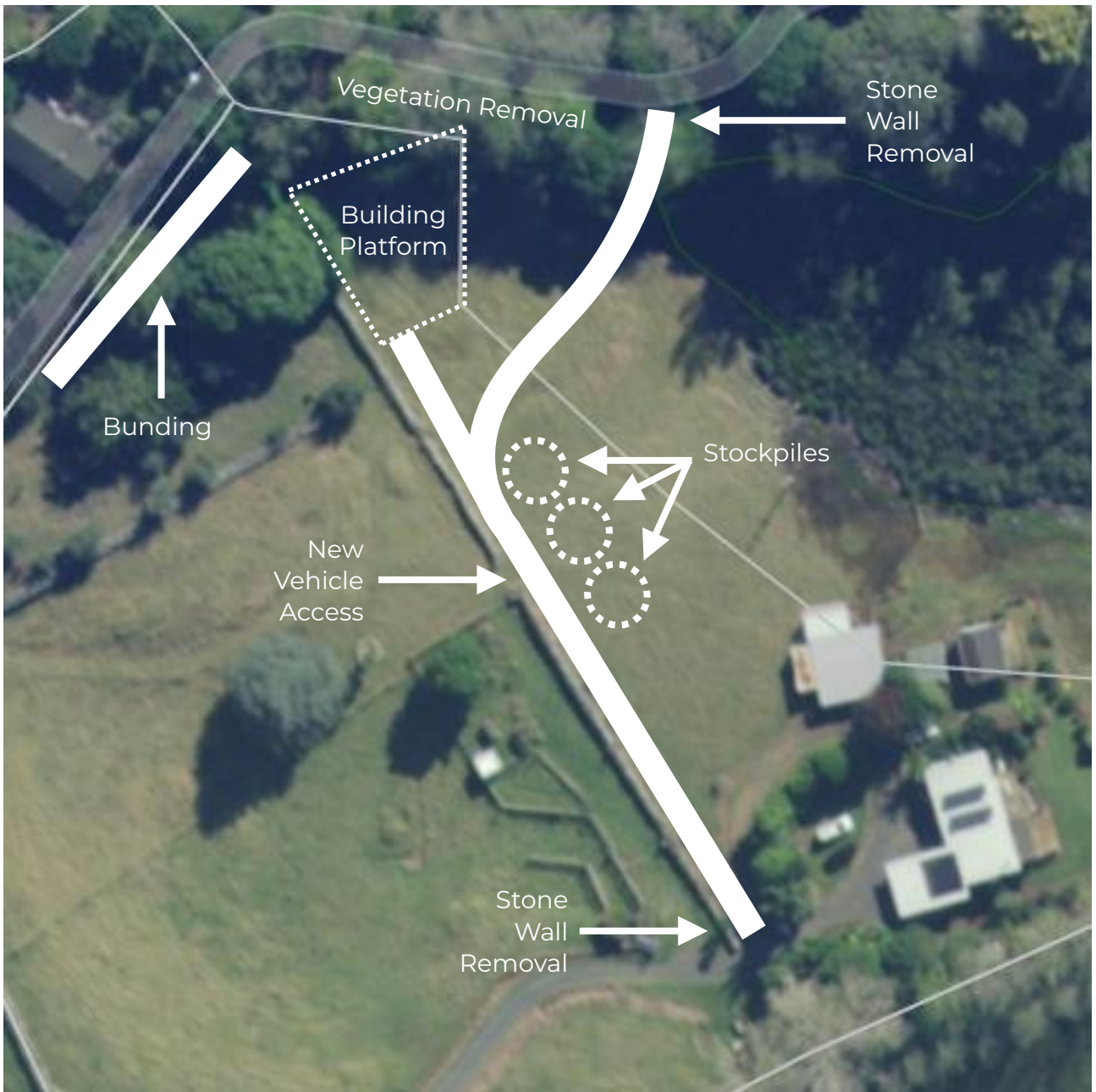


Figure 2. Modifications noted during site visit



Figure 3. View northeast along bund



Figure 4. View southwest along bund



Figure 5. Disturbed shell midden within bund



Figure 6. Disturbed shell midden within stockpile



Figure 7. Disturbed shell midden within stockpile



Figure 8. View north over stockpiles



Figure 9. View north over compacted building platform



Figure 10. View south over compacted building platform



Figure 11. Disturbed shell adjacent to compacted building platform



Figure 12. Removed stone wall

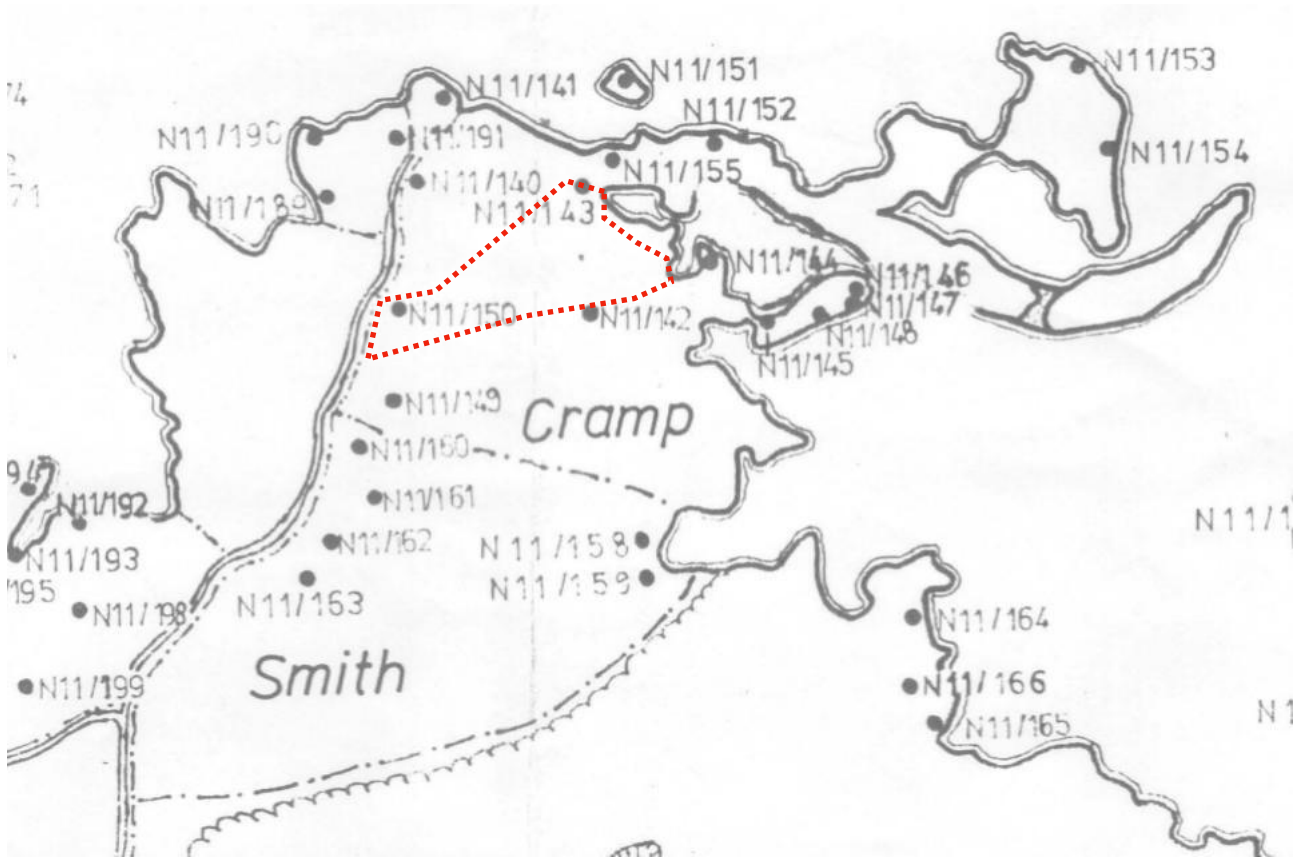


Figure 14. Archaeological sites recorded during the 1977 Nugent and Nugent survey. Property boundaries are indicated by the red broken line (note these are approximate)

Source: Nugent and Nugent 1977

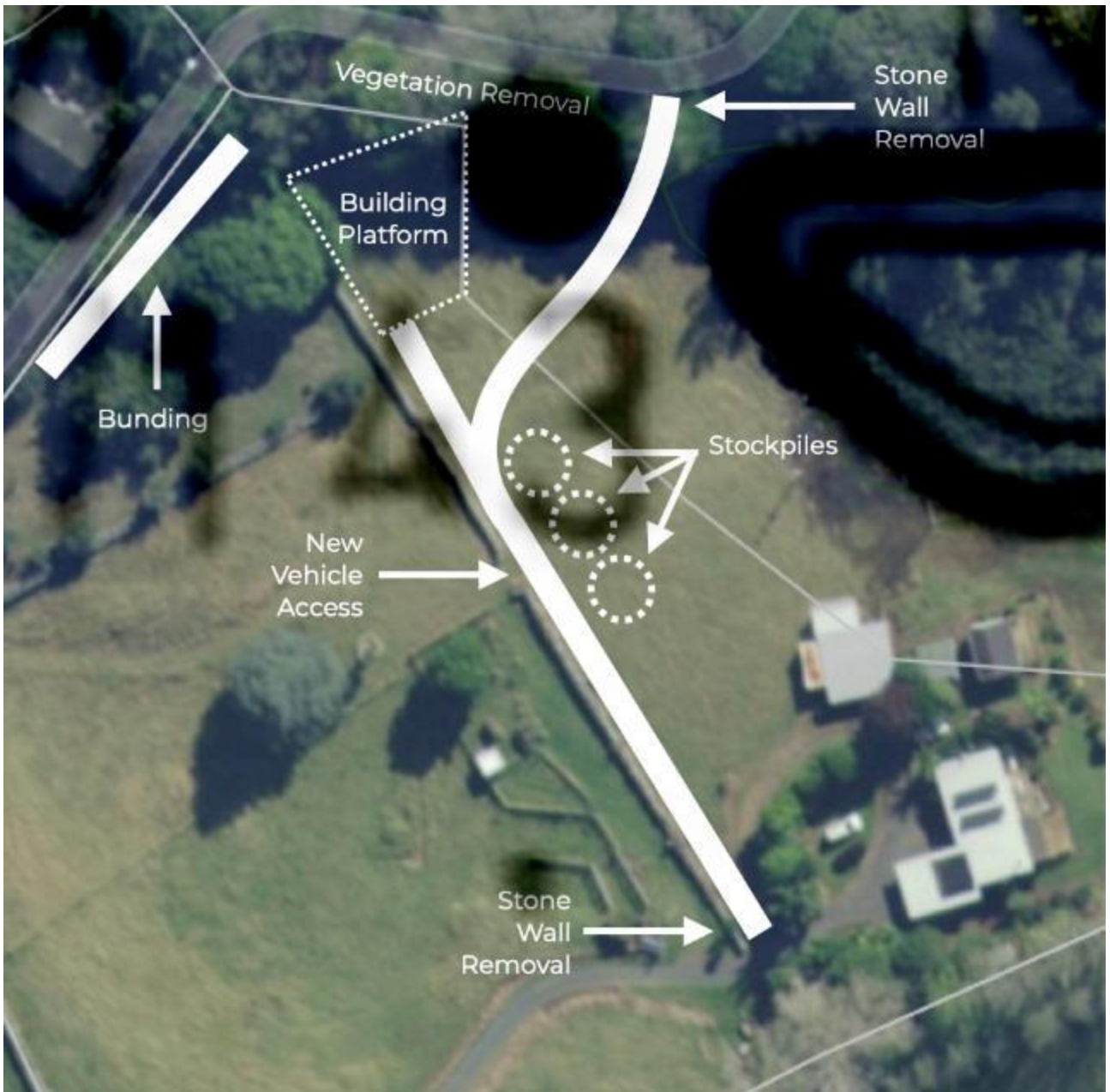


Figure 15. Recent modifications overlaid with the 1977 Nugent and Nugent survey map. The black dot indicates the location of the recorded archaeological site P05/101 (imperial designation N11/143)

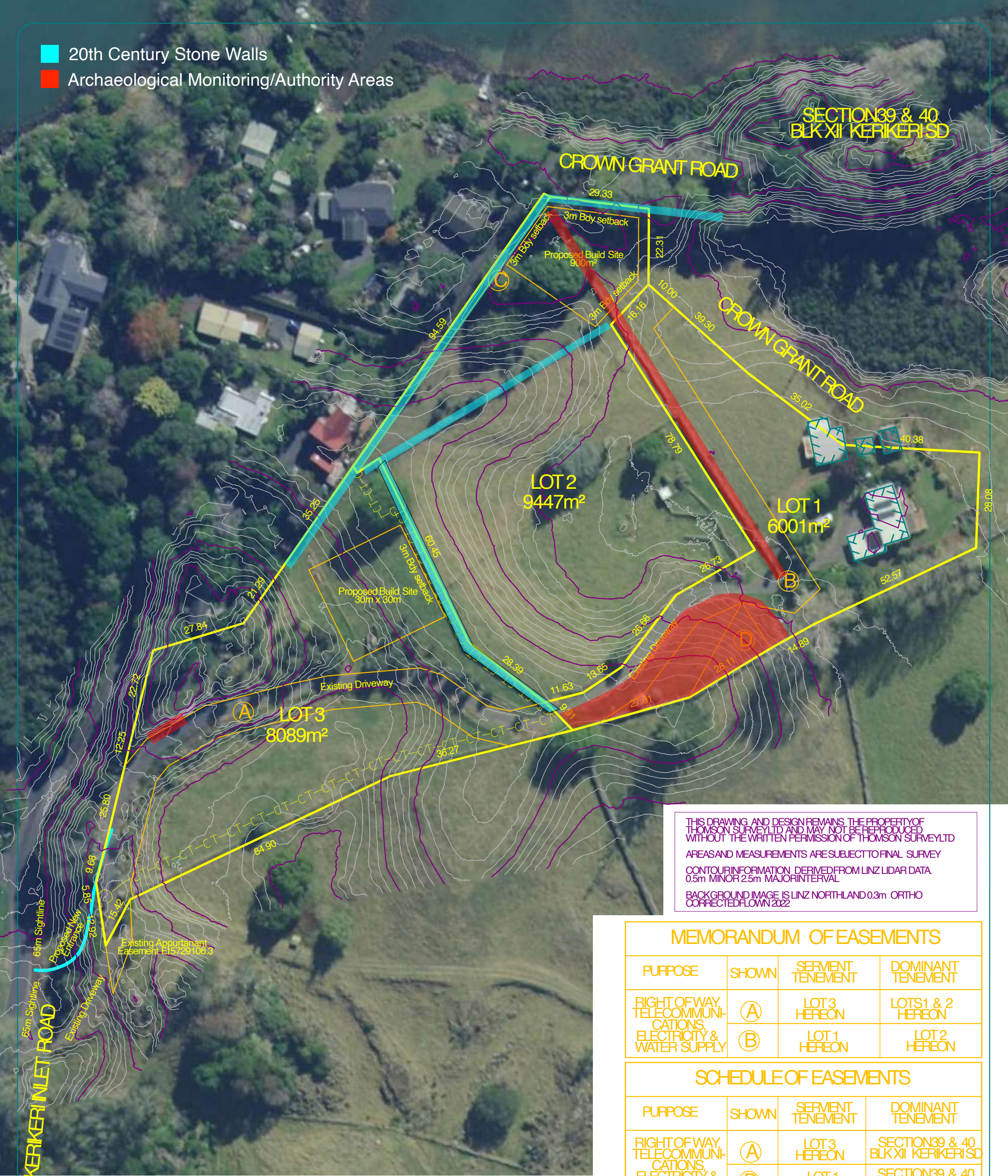
# Bibliography

Gaylard, D. 2025. Proposed Subdivision of 946 Kerikeri Inlet Road (DP 314387)  
Archaeological Assessment Prepared for Mark Hewitt

Nugent, D. and J. Nugent. 1977. Report on Site Survey: Kerikeri Inlet, Bay of Islands



- 20th Century Stone Walls
- Archaeological Monitoring/Authority Areas



SECTION 39 & 40  
BLK XII KERIKERI SD

CROWN GRANT ROAD

CROWN GRANT ROAD

LOT 2  
9447m<sup>2</sup>

LOT 1  
6001m<sup>2</sup>

LOT 3  
8089m<sup>2</sup>

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY  
CONTOUR INFORMATION DERIVED FROM LINZ LIDAR DATA  
0.5m MINOR 2.5m MAJOR INTERVAL  
BACKGROUND IMAGE IS LINZ NORTHLAND 0.3m ORTHO CORRECTED FLOWN 2022

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 3 HEREON	LOTS 1 & 2 HEREON
	(B)	LOT 1 HEREON	LOT 2 HEREON

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 3 HEREON	SECTION 39 & 40 BLK XII KERIKERI SD
	(B)	LOT 1 HEREON	SECTION 39 & 40 BLK XII KERIKERI SD
RIGHT OF WAY	(C)	LOT 2 HEREON	LOT 3 HEREON

AREA D IS SUBJECT TO EXISTING CONSENT NOTICE CONDITIONS CONO5729106.1

Existing Easements created by EI 5729106.3 marked A & CDP314387 are to be cancelled. Requires 243(e) cancellation certificate

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Local Authority: Far North District Council  
Comprised in: 57023 & 57025  
Total Area: 2.3533Ha



315 Kerikeri Rd  
P.O. Box 372 Kerikeri  
Email: kerikeri@tsurvey.co.nz  
Ph: (09) 4077360 Fax: (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOTS 1 & 3 DP 314387

PREPARED FOR: HEWITT SCHEME B

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey	SL 20.10.25	1:1000	A3
Design			
Drawn	SL 5.11.25		
Approved			
Rev			
10835 SCHEME LCD			

Surveyors Ref. No:  
**10835**  
Series  
Sheet of

## Rochelle

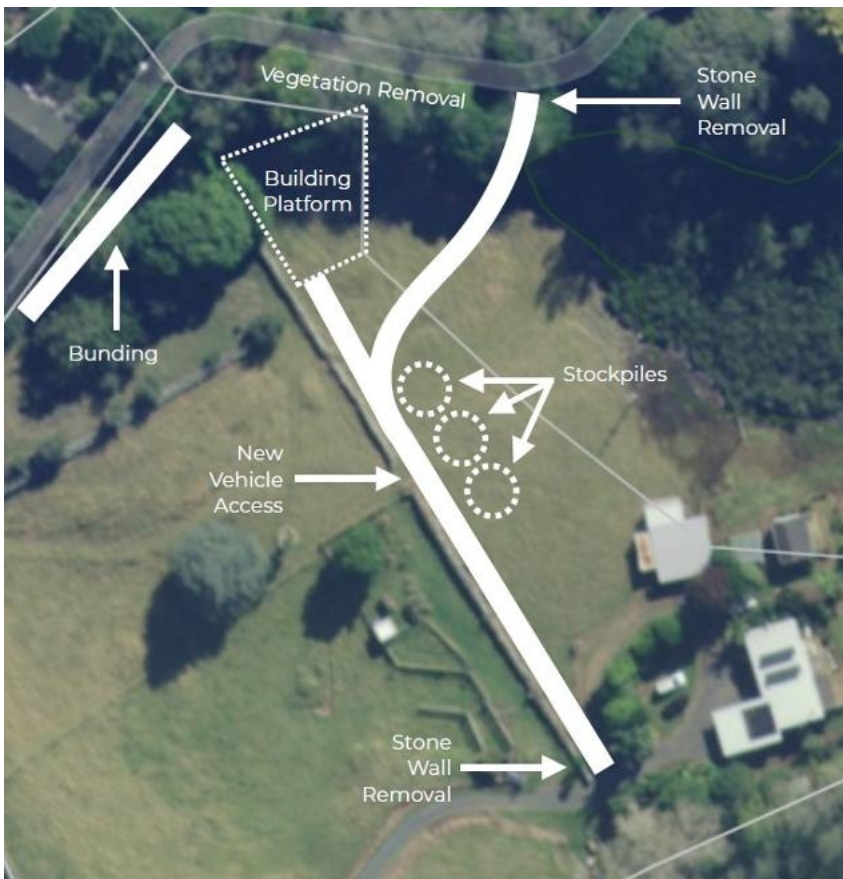
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**From:** Stuart Bracey <SBracey@heritage.org.nz>  
**Sent:** Thursday, 5 March 2026 3:36 pm  
**To:** Rochelle  
**Cc:** James Robinson; Bill Edwards; Atareiria Heihei; Lisa Ahn  
**Subject:** Hewitt proposed subdivision - 946 Kerikeri Inlet Road - HNZPT Advice Update

Kia Ora Rochelle,

Following recent events on this site HNZPT provides the following update to its previous comments on this subdivision proposal.

Please note HNZPT remains very concerned with the recent siteworks carried out on the proposed development site located at 946 Kerikeri Inlet Road, Kerikeri. HNZPT acknowledges your urgent action to notify us of the situation and to organise the damage report prepared by Doug Gaylard of Context Archaeology. The plan prepared by Doug Gaylard summarizes the unauthorized siteworks of concern carried out on the site, see below.



Going forward, HNZPT expectations are;

1. HNZPT Act 2014.

- No further site works are undertaken anywhere on the site until the Authority process is completed under the HNZPT Act 2014. This includes any demolition of the buildings currently located in Lot 1, as demolition activity creates ground disturbance.
- That any archaeological site remediation requirements outlined in the Authority will be completed to the satisfaction of HNZPT.

Note: That should any further unapproved site works be carried out, HNZPT will initiate any appropriate legal action in accordance with the HNZPT Act 2014.

## 2. HNZPT revised comments on the Subdivision proposal under the RMA.

- The development of the site under RMA processes will reflect the likely requirements of the Authority including, but not limited to,
  - Any areas restricted from subdivision development
  - Any archaeological site remediation works required
  - Any additional site works required to be supervised by a qualified archaeologist.
  - Any further engagement requirements with tangata Whenua
  - That requires the HNZPT Authority process to be completed prior to any further site works enabled under the subdivision approval.
- HNZPT would like the subdivision application to propose conditions of consent to use consent notices to be attached to relevant lots that
  - Map any restricted development areas on each lot
  - Restrict the building platform for lot 2 to the area created by the recent site works (plus the associated wastewater disposal area)
  - Identify the building platform areas (plus the associated wastewater disposal area) required for Lots 1 & 3.
  - Highlights the possibility of further archaeological values across all lots.
- HNZPT requests the any Authority requirements are linked to any subdivision consent as processing timeframes may not align between the 2 processing agencies.

HNZPT remain open to further discussion to assist the appropriate development of this site.

Cheers,  
Stuart

**Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region |** Heritage New Zealand Pouhere Taonga | L10 SAP  
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit  
[www.heritage.org.nz](http://www.heritage.org.nz) and learn more about NZ's heritage places.

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

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**From:** Stuart Bracey  
**Sent:** Tuesday, 27 January 2026 4:12 pm

To: 'Rochelle' <[rochelle@northplanner.co.nz](mailto:rochelle@northplanner.co.nz)>

Cc: Bill Edwards <[BEwards@heritage.org.nz](mailto:BEwards@heritage.org.nz)>

Subject: RE: Hewitt proposed subdivision

Kia Ora Rochelle

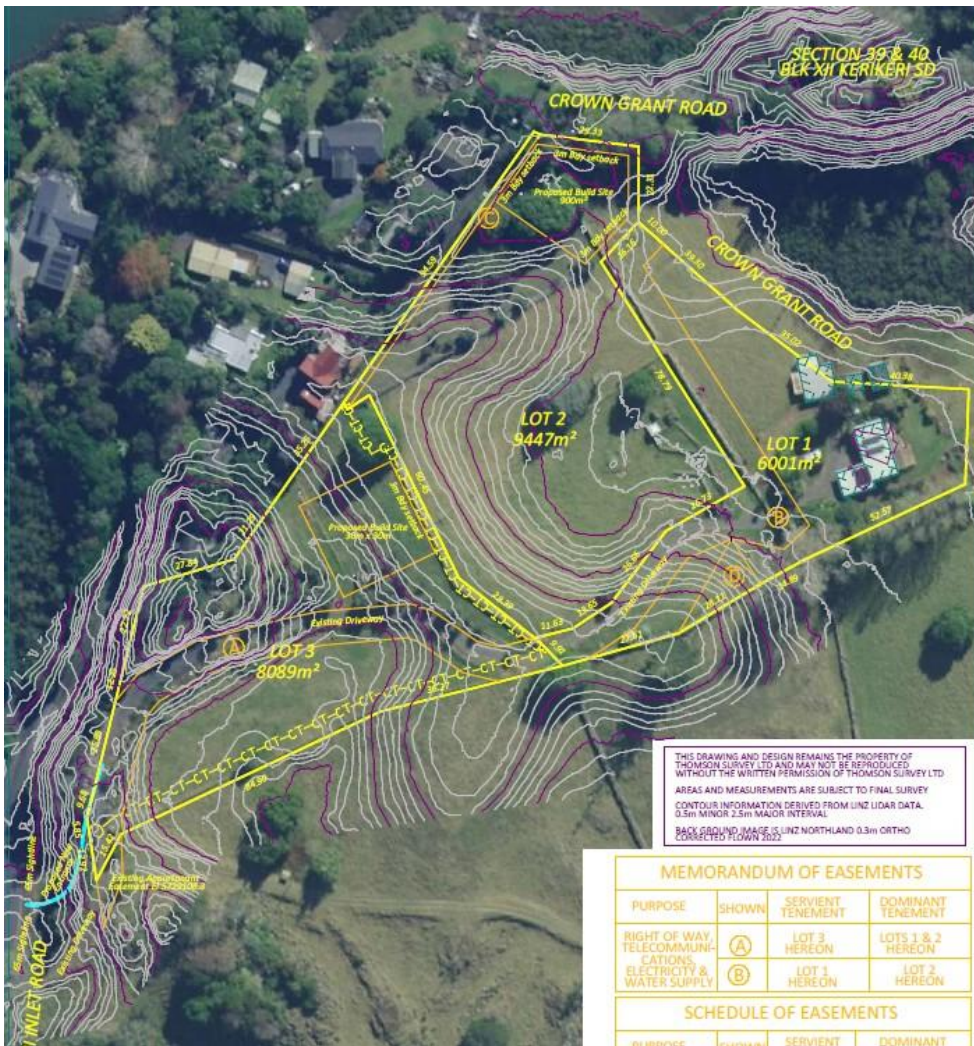
We have had a look at this subdivision proposal and read the Archaeological assessment report carried out by Doug Gaylard (Nov 2025) and advise as follows;

- As we discussed there is a lot of archaeology recorded in this location, and a high likelihood of undiscovered archaeology.
- We note that the Archaeological report states “*The project area has significant archaeological value, covering Māori settlement from the earliest periods to the recent historical period*”.
- HNZPT supports the conclusion that an authority should be sought for the works required to enable this subdivision including activities involving,
  - o Any upgrading works to the existing accessway
  - o Any new accessway works
  - o Any building platform formation works
  - o Any demolition and rebuilding of the existing house on the site.
- Where there has been recorded or identified archaeology found on the site, HNZPT seeks avoidance of any disturbance in the first place as follows;
  - o That any upgrading works to the existing site accessway be formed away (to avoid any more damage) from the identified marine shell midden located within the volcanic scarp immediate above the current accessway (PO5/1137). This midden area should be protected with some form of retaining wall designed to avoid any further damage.
  - o That the building platform shown in Lot 2 be shifted further away from the title boundary to avoid any possible damage to PO5/113.
  - o That the stonewalls be retained, where practicable, as they add to the cultural landscape of this location.
- The applicant is advised to prepare an Archaeological Mitigation plan as a supporting document for the resource consent application.

HNZPT will wait on the authority application before carrying out any site walk over to keep the two legislated processes separate (RMA and HNZPT Act)

Please contact me to discuss any questions that may arise from the above comments,

Cheers,  
Stuart



**Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP**  
 Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit [www.heritage.org.nz](http://www.heritage.org.nz) and learn more about NZ's heritage places.

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**From:** Rochelle <[rochelle@northplanner.co.nz](mailto:rochelle@northplanner.co.nz)>  
**Sent:** Wednesday, 21 January 2026 11:15 am  
**To:** Stuart Bracey <[SBracey@heritage.org.nz](mailto:SBracey@heritage.org.nz)>  
**Cc:** Bill Edwards <[BEwards@heritage.org.nz](mailto:BEwards@heritage.org.nz)>  
**Subject:** Hewitt proposed subdivision

Morena Stu,

Happy new year to you and your family.

I had a quick discussion on this one last year with either yourself or Bill (sorry new years fog and I can't remember who).

Anyway, we are looking to undertake the attached subdivision / boundary adjustment of two sites into 3.

Doug has completed an archaeological assessment of the property (the version attached needs a couple of minor tweaks i.e. updated scheme plan and some commentary on the consent notice) and has identified some shell midden in test pit 5 (P05/113) and a new shell midden in a bank now shown as (P05/1137).

P05/113 is located within the proposed building area for Lot 2 and P05/1137 is located within a bank immediately adjacent to the existing driveway.

We are proposing to seek an authority for the works at time of subdivision development given the proximity of the midden to the new driveway. At this stage we are still waiting on engineering to see what the recommendation is for any upgrade to the existing driveway to see if P05/1137 may be impacted. The plan at this stage is to offer a condition of consent to obtain the authority prior to any works being completed.

The sites are subject to a consent notice condition which is as follows -

**Lot 1:**

**No Building or earthworks shall occur within are**

**Lot 2:**

**No Building or earthworks shall occur within are**

**Lots 1 – 3**

**There shall be no development or landscaping wall. Any removal of walls or parts of walls Zealand Historic Places Trust.**

**In the event that any objects of historical or cultural value are identified during any site development works, those works shall be subject to the approval of a representative from the New Zealand Historic Places Trust and what action is necessary.**

Area D is located on the subject site. This will remain protected.

Area E is on the neighboring property not subject to this development.

When we spoke last year, we had a discussion on the stone walls. Given the research Doug has completed, noting their age, and our discussions to date confirming these findings I'd like to propose an amendment to this consent notice in relation to the subject sites.

Are you free anytime this week or next week to discuss the above? Engineering reporting and recommendations are now underway and it would be helpful to give some guidance on a few matters.

Regards,



**Rochelle Jacobs**

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited

## Rochelle

---

**From:** Ian Mitchell <tekauri1@xtra.co.nz>  
**Sent:** Tuesday, 10 March 2026 4:19 pm  
**To:** Rochelle  
**Cc:** Esther Horton  
**Subject:** RE: Mark Hewlitt 946 Edmonds Rd

Kia ora Rochelle,  
thank you for your email and invitation to incorporate our interests as Mana Whenua in your consent application.

Esther and I have reviewed documents provided to date including the draft archaeological report. We would like to be notified of and invited to attend any earthworks associated with the proposed development.

Nga mihi  
Ian Mitchell  
Te Uri Taniwha

On 10/03/2026 14:54 NZDT Rochelle <rochelle@northplanner.co.nz> wrote:

Good Afternoon Ian,

We should have the engineering report back end of this week, then I'll be looking to finalize this consent early next week.

Let me know any comments you have before then if possible so I can incorporate into the application.

Cheers,



**Rochelle Jacobs**

Director / Senior Planner

Offices in Kaitaia & Kerikeri

---

**From:** Rochelle  
**Sent:** Wednesday, February 18, 2026 2:10 PM  
**To:** 'Ian Mitchell' <tekauri1@xtra.co.nz>  
**Subject:** RE: Mark Hewlitt 946 Edmonds Rd

Hot off the press. Doug has only just sent his Damage Report through to me today.

I think it still needs some tweaks, but it gives a good idea of what has occurred on the site.

I've also included the draft report he completed end of last year. This one still needs updating too, but have a look at the draft so far.

Cheers,



**Rochelle Jacobs**

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited

---

**From:** Ian Mitchell <[tekauri1@xtra.co.nz](mailto:tekauri1@xtra.co.nz)>  
**Sent:** Wednesday, February 18, 2026 12:56 PM  
**To:** Rochelle <[rochelle@northplanner.co.nz](mailto:rochelle@northplanner.co.nz)>  
**Subject:** Mark Hewlitt 946 Edmonds Rd

Hi Rochelle

following our site visit I am wondering if the archaeological report / draft report / damage report are available?

Nga mihi

Ian

11 March 2026

Rochelle Jacobs  
Northland Planning & Development 2020 Ltd

Email: [info@northplanner.co.nz](mailto:info@northplanner.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**

**Mark Hewitt – 946 Kerikeri Inlet Road, Kerikeri. Lot 1 & Lot 3 DP 314387.**

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

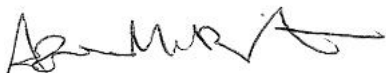
Top Energy's requirement for this subdivision is nil. Top Energy advises that there is an existing power supply to proposed Lot 1

Design and costs to provide a power supply to proposed Lots 2 & 3 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

E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)

## OPERATIVE NORTH DISTRICT PLAN - CHAPTER 13 SUBDIVISION OBJECTIVES AND POLICIES

<b>OBJECTIVES</b>	
<b>13.3.1</b>	<i>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.</i>
<b>13.3.2</b>	<i>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.</i>
<b>13.3.3</b>	<i>To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.</i>
<b>13.3.4</b>	<i>To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.</i>
<b>13.3.5</b>	<i>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.</i>
<b>13.3.6</b>	<i>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.</i>

<b>13.3.7</b>	<i>To ensure the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</i>
<b>13.3.8</b>	<i>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.</i>
<b>13.3.9</b>	<i>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).</i>
<b>13.3.10</b>	<i>To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.</i>
<b>13.3.11</b>	<i>To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.</i>
<b>Policies</b>	
<b>13.4.1</b>	<p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>• natural character, particularly of the coastal environment;</i></li> <li><i>• ecological values;</i></li> <li><i>• landscape values;</i></li> <li><i>• amenity values;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>cultural values;</i></li> <li>• <i>heritage values; and</i></li> <li>• <i>existing land uses</i></li> </ul>
<b>13.4.2</b>	<i>That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.</i>
<b>13.4.3</b>	<i>That natural and other hazards be taken into account in the design and location of any subdivision.</i>
<b>13.4.4</b>	<i>That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</i>
<b>13.4.5</b>	<i>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.</i>
<b>13.4.6</b>	<i>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.</i>
<b>13.4.7</b>	<p><i>That the need for a financial contribution be considered only where the subdivision would:</i></p> <ul style="list-style-type: none"> <li><i>(a) result in increased demands on car parking associated with non-residential activities; or</i></li> <li><i>(b) result in increased demand for esplanade areas; or</i></li> <li><i>(c) involve adverse effects on riparian areas; or</i></li> </ul>

	<i>(d) depend on the assimilative capacity of the environment external to the site.</i>
<b>13.4.8</b>	<i>That the provision of water storage be taken into account in the design of any subdivision.</i>
<b>13.4.9</b>	<i>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.</i>
<b>13.4.10</b>	<i>The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.</i>
<b>13.4.11</b>	<i>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.</i>
<b>13.4.12</b>	<i>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.</i>
<b>13.4.13</b>	<p><i>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:</i></p> <p><i>(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;</i></p>

	<ul style="list-style-type: none"> <li>(b) <i>minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i></li> <li>(c) <i>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;</i></li> <li>(d) <i>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));</i></li> <li>(e) <i>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;</i></li> <li>(f) <i>protecting historic heritage through the siting of buildings and development and design of subdivisions.</i></li> <li>(g) <i>achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</i></li> </ul>
<b>13.3.14</b>	<p><i>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.</i></p>
<b>13.4.15</b>	<p><i>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:</i></p>

	<p><i>(a) development of energy efficient buildings and structures;</i></p> <p><i>(b) reduced travel distances and private car usage;</i></p> <p><i>(c) encouragement of pedestrian and cycle use;</i></p> <p><i>(d) access to alternative transport facilities;</i></p> <p><i>(e) domestic or community renewable electricity generation and renewable energy use.</i></p>
<p><b>13.4.16</b></p>	<p><i>When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</i></p> <p><i>(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;</i></p> <p><i>(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and</i></p> <p><i>(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.</i></p>

## OPERATIVE DISTRICT PLAN – COASTAL ENVIRONMENT OBJECTIVES AND POLICIES

<b>OBJECTIVES</b>	
<b>10.3.1</b>	<i>To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>
<b>10.3.2</b>	<p><i>To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</i></p> <ul style="list-style-type: none"> <li><i>(a) the natural character of the coastline and coastal environment;</i></li> <li><i>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i></li> <li><i>(c) outstanding landscapes and natural features;</i></li> <li><i>(d) the open space and amenity values of the coastal environment;</i></li> <li><i>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</i></li> </ul>
<b>10.3.3</b>	<i>To engage effectively with Māori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>
<b>10.3.4</b>	<i>To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Māori cultural values, and public health and safety.</i>
<b>10.3.5</b>	<i>To secure future public access to and along the coast, lakes and rivers (including access for Māori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.</i>

<b>10.3.6</b>	<i>To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.</i>
<b>10.3.7</b>	<i>To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</i>
<b>10.3.8</b>	<i>To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>
<b>10.3.9</b>	<i>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.</i>
<b>POLICIES</b>	
<b>10.4.1</b>	<p><i>That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:</i></p> <ul style="list-style-type: none"> <li><i>(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and</i></li> <li><i>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</i></li> <li><i>(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</i></li> <li><i>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and</i></li> </ul>

	<p><i>significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i></p> <p><i>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</i></p> <p><i>(f) 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</i></p> <p><i>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</i></p> <p><i>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</i></p>
<b>10.4.2</b>	<i>That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</i>
<b>10.4.3</b>	<i>That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment</i>
<b>10.4.4</b>	<i>That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.</i>

<b>10.4.5</b>	<i>That access by tangata whenua to ancestral lands, sites of significance to Māori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council’s “Tangata Whenua Values and Perspectives (2004)”.</i>
<b>10.4.6</b>	<i>That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</i>
<b>10.4.7</b>	<p><i>To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:</i></p> <ul style="list-style-type: none"> <li><i>(a) parking;</i></li> <li><i>(b) rubbish disposal;</i></li> <li><i>(c) waste disposal;</i></li> <li><i>(d) dinghy racks.</i></li> </ul>
<b>10.4.8</b>	<i>That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</i>
<b>10.4.9</b>	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>

<b>10.4.10</b>	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
<b>10.4.11</b>	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.</i>
<b>10.4.12</b>	<p><i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i></p> <ul style="list-style-type: none"><li><i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i></li><li><i>b) the number of buildings and intensity of development;</i></li><li><i>(c) the colour and reflectivity of buildings;</i></li><li><i>(d) the landscaping (including planting) of the site;</i></li><li><i>(e) the location and design of vehicle access, manoeuvring and parking areas.</i></li></ul>

## OPERATIVE DISTRICT PLAN – COASTAL LIVING ZONE - OBJECTIVES AND POLICIES

<b>OBJECTIVES</b>	
<b>10.7.3.1</b>	<i>To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.</i>
<b>10.7.3.2</b>	<i>To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.</i>
<b>POLICIES</b>	
<b>10.7.4.1</b>	<i>That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.</i>
<b>10.7.4.2</b>	<i>That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.</i>
<b>10.7.4.3</b>	<p><i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</i></p> <p><i>(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;</i></p> <p><i>(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;</i></p>

	<p><i>(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;</i></p> <p><i>(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)");</i></p> <p><i>(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;</i></p> <p><i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i></p>
<b>8.7.4.4</b>	<i>That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.</i>
<b>8.7.4.5</b>	<i>That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.</i>
<b>8.7.4.6</b>	<i>That home-based employment opportunities be allowed in the Rural Living Zone</i>
<b>8.7.4.7</b>	<i>That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</i>
<b>8.7.4.8</b>	<i>That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.</i>
<b>8.7.4.9</b>	<i>That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.</i>

<b>8.7.4.10</b>	<i>That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.</i>
<b>8.7.4.11</b>	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>
<b>8.7.4.12</b>	<i>That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).</i>

## **OPERATIVE DISTRICT PLAN – DISTRICT WIDE – CHAPTER 12 – SECTION 3 – SOILS AND MINERALS**

<b>OBJECTIVES</b>	
<b>12.3.3.1</b>	<i>To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.</i>
<b>12.3.3.2</b>	<i>To maintain the life supporting capacity of the soils of the District.</i>
<b>12.3.3.3</b>	<i>To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.</i>
<b>12.3.3.4</b>	<i>To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.</i>
<b>POLICIES</b>	
<b>12.3.4.1</b>	<i>That the adverse effects of soil erosion are avoided, remedied or mitigated.</i>
<b>12.3.4.2</b>	<i>That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.</i>

<b>12.3.4.3</b>	<p><i>That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:</i></p> <p><i>(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or Coastal Living;</i></p> <p><i>(b) there are significant ecological, landscape, cultural, spiritual or heritage values;</i></p> <p><i>(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline;</i></p> <p><i>(d) natural hazards may pose unacceptable risks.</i></p>
<b>12.3.4.4</b>	<p><i>That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.</i></p>
<b>12.3.4.5</b>	<p><i>That soil conservation be promoted</i></p>
<b>12.3.4.6</b>	<p><i>That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.</i></p>
<b>12.3.4.7</b>	<p><i>That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.</i></p>
<b>12.3.4.8</b>	<p><i>That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.</i></p>
<b>12.3.4.9</b>	<p><i>That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.</i></p>
<b>12.3.4.10</b>	<p><i>To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.</i></p>

## OPERATIVE DISTRICT PLAN – DISTRICT WIDE – CHAPTER 12 – SECTION 7 – LAKES, RIVERS, WETLANDS AND THE COASTLINE

<b>OBJECTIVES</b>	
<b>12.7.3.1</b>	<i>To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.</i>
<b>12.7.3.2</b>	<i>To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated with the margins of lakes, rivers and indigenous wetlands and the coastal environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.</i>
<b>12.7.3.3</b>	<p><i>To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 – Financial Contributions, to the extent that this is compatible with:</i></p> <ul style="list-style-type: none"> <li><i>(a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and</i></li> <li><i>(b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and</i></li> <li><i>(c) the protection of public health and safety; and</i></li> <li><i>(d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access).</i></li> </ul> <p><i>In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.</i></p>

<b>12.7.3.4</b>	<i>To provide for the use of the surface of lakes and rivers to the extent that this is compatible with the maintenance of the life supporting capacity of the water body, water quality, aquatic habitats, and the protection of natural character, amenity, cultural heritage, landscape and spiritual values.</i>
<b>12.7.3.5</b>	<i>To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline</i>
<b>12.7.3.6</b>	<i>To protect areas of indigenous riparian vegetation: (a) physically, by fencing, planting and pest and weed control; and (b) legally, as esplanade reserves/strips.</i>
<b>12.7.3.7</b>	<i>To create, enhance and restore riparian margins.</i>
<b>POLICIES</b>	
<b>12.7.4.1</b>	<i>That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.</i>
<b>12.7.4.2</b>	<i>That land use activities improve or enhance water quality, for example by separating land use activities from lakes, rivers, indigenous wetlands and the coastline, and retaining riparian vegetation as buffer strips.</i>
<b>12.7.4.3</b>	<i>That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.</i>
<b>12.7.4.4</b>	<i>That adverse effects of activities on the surface of lakes and rivers in respect of noise, visual amenity of the water body, life supporting capacity of aquatic habitats, on-shore activities, the natural character of the water body or surrounding area, water quality and Maori cultural values, are avoided, remedied or mitigated.</i>
<b>12.7.4.5</b>	<i>That activities which have a functional relationship with waterbodies or the coastal marine area be provided for.</i>

<b>12.7.4.6</b>	<p><i>That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:</i></p> <p><i>(a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or</i></p> <p><i>(b) protect cultural values, including Maori culture and traditions; or</i></p> <p><i>(c) protect public health and safety;</i></p> <p><i>to the extent that is consistent with policies in Chapter 14.</i></p>
<b>12.7.4.7</b>	<p><i>That any adverse effects on the quality of public drinking water supplies from land use activities, be avoided, remedied or mitigated. (Refer to Commentary and Methods 12.7.5.6 and 12.7.5.7.)</i></p>
<b>12.7.4.8</b>	<p><i>That the Council acquire esplanade reserves, esplanade strips and access strips in accordance with Chapter 14 - Financial Contributions and Method 10.5.10 of the Plan.</i></p>
<b>12.7.4.9</b>	<p><i>That riparian areas in Council ownership be managed so as to protect and enhance the water quality of surface waters.</i></p>
<b>12.7.4.10</b>	<p><i>That historic buildings erected close to, or over, water bodies be protected and provision be made for new buildings where this form of development is in keeping with the historic pattern of settlement.</i></p>
<b>12.7.4.11</b>	<p><i>That the extent of impervious surfaces be limited so as to restore, enhance and protect the natural character, and water quantity and quality of lakes, rivers, wetlands and the coastline.</i></p>
<b>12.7.4.12</b>	<p><i>That provision be made to exempt activities on commercial or industrial sites from the need to be set back from the coastal marine area, and from the need to provide esplanade reserves on subdivision or development, where the location of the commercial or industrial site is such as to be particularly suited to activities that cross the land-water interface, or have a close relationship to activities conducted in the coastal marine area. Refer also to Rule 14.6.3.</i></p>

<b>12.7.4.13</b>	<i>That provision be made to exempt activities on particular sites as identified in the District Plan Maps as adjacent to an MEA from the need to be set back from the coastal marine area where those activities on that site have a functional relationship with marine activities and cross the line of Mean High Water Springs (MHWS).</i>
<b>12.7.4.14</b>	<i>That the efficient use of water and water conservation be encouraged.</i>
<b>12.7.4.15</b>	<p><i>To encourage the integrated protection and enhancement of riparian and coastal margins through:</i></p> <p><i>(a) planting and/or regeneration of indigenous vegetation;</i></p> <p><i>(b) pest and weed control;</i></p> <p><i>(c) control (including, where appropriate, exclusion) of vehicles, pets and stock.</i></p> <p><i>Note: The Regional Coastal Plan for Northland and Regional Water and Soil Plan for Northland contain policies, rules and other methods to protect and enhance wetlands, lakes, rivers and the coastal marine area. Vehicle, pet and stock control is particularly important in areas and at times when birds are nesting.</i></p>

## **OPERATIVE DISTRICT PLAN – DISTRICT WIDE – CHAPTER 15 – SECTION 1 – TRAFFIC, PARKING AND ACCESS**

*Updated with changes made 19<sup>th</sup> December 2025*

<b>OBJECTIVES</b>	
<b>15.1.3.1</b>	<i>To minimise the adverse effects of traffic on the natural and physical environment</i>
<b>15.1.3.2</b>	<i>Deleted</i>
<b>15.1.3.3</b>	<i>To consider safe cycling and pedestrian access and use of the site.</i>
<b>15.1.3.4</b>	<i>To ensure that appropriate and efficient provision is made for loading and access for activities.</i>

<b>15.1.3.5</b>	<i>To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.</i>
<b>POLICIES</b>	
<b>15.1.4.1</b>	<i>That the traffic effects of activities be evaluated in making decisions on resource consent applications.</i>
<b>15.1.4.2</b>	<i>That the need to protect features of the natural and built environment be recognised in the provision of parking spaces</i>
<b>15.1.4.3</b>	<i>Deleted</i>
<b>15.1.4.4</b>	<i>That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.</i>
<b>15.1.4.5</b>	<i>That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.</i>
<b>15.1.4.6</b>	<i>That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.</i>
<b>15.1.4.7</b>	<i>That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.</i>
<b>15.1.4.8</b>	<i>Deleted</i>

## PROPOSED FAR NORTH DISTRICT PLAN – SUBDIVISION OBJECTIVES AND POLICIES

OBJECTIVES	
<b>SUB-01</b>	<p><u>Subdivision</u> results in the efficient use of <u>land</u>, which:</p> <ul style="list-style-type: none"> <li>a. achieves the objectives of each relevant zone, overlays and district wide provisions;</li> <li>b. contributes to the local character and sense of place;</li> <li>c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate;</li> <li>d. avoids land use patterns which would prevent <u>land</u> from achieving the objectives and policies of the zone in which it is located;</li> <li>e. does not increase risk from <u>natural hazards</u> or risks are mitigates and existing risks reduced; and</li> <li>f. manages adverse <u>effects</u> on the <u>environment</u>.</li> </ul>
<b>SUB-02</b>	<p><u>Subdivision</u> provides for the:</p> <ul style="list-style-type: none"> <li>a. Protection of <u>highly productive land</u>; and</li> <li>b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the <u>Coastal Environment</u>, Areas of High Natural Character, Outstanding Natural Character, <u>wetland, lake and river margins</u>, Significant Natural Areas, Sites and Areas of Significance to Māori, and <u>Historic Heritage</u>.</li> </ul>
<b>SUB-03</b>	<p><u>Infrastructure</u> is planned to service the proposed <u>subdivision</u> and development where:</p> <ul style="list-style-type: none"> <li>a. there is existing <u>infrastructure</u> connection, <u>infrastructure</u> should provided in an integrated, efficient, coordinated and future-proofed manner at the time of <u>subdivision</u>; and</li> </ul>

	<p>b. where no existing connection is available <u>infrastructure</u> should be planned and consideration be given to connections with the wider <u>infrastructure</u> network.</p>
<b>SUB-04</b>	<p><u>Subdivision</u> is accessible, connected, and integrated with the surrounding <u>environment</u> and provides for:</p> <p>a. public open spaces;</p> <p>b. esplanade where <u>land</u> adjoins the coastal marine area; and</p> <p>c. esplanade where <u>land</u> adjoins other qualifying <u>waterbodies</u>.</p>
<b>SUB-P1</b>	<p>Enable <u>boundary adjustments</u> that:</p> <p>a. do not alter:</p> <p>i. the degree of non compliance with District Plan rules and standards;</p> <p>ii. the number and location of any access; and</p> <p>iii. the number of certificates of title; and</p> <p>b. are in accordance with the minimum <u>lot</u> sizes of the zone and comply with access, <u>infrastructure</u> and esplanade provisions.</p>
<b>SUB-P2</b>	<p>Enable <u>subdivision</u> for the purpose of public works, <u>infrastructure</u>, reserves or access.</p>
<b>SUB-P3</b>	<p>Provide for <u>subdivision</u> where it results in <u>allotments</u> that:</p> <p>a. are consistent with the purpose, characteristics and qualities of the zone;</p> <p>b. comply with the minimum <u>allotment</u> sizes for each zone;</p> <p>c. have an adequate size and appropriate shape to contain a <u>building platform</u>; and</p> <p>d. have legal and physical access.</p>
<b>SUB-P4</b>	<p>Manage <u>subdivision</u> of <u>land</u> as detailed in the district wide, natural <u>environment</u> values, historical an cultural values and hazard and risks sections of the plan.</p>

<p><b>SUB-P5</b></p>	<p>Manage <u>subdivision</u> design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:</p> <ul style="list-style-type: none"> <li>a. minimising vehicle <u>crossings</u> that could affect the safety and efficiency of the current and future transport network;</li> <li>b. avoid cul-de-sac development unless the <u>site</u> or the topography prevents future public access and connections;</li> <li>c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;</li> <li>d. contributing to a well connected transport network that safeguards future roading connections; and</li> <li>e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.</li> </ul>
<p><b>SUB-P6</b></p>	<p>Require <u>infrastructure</u> to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> <li>a. demonstrating that the <u>subdivision</u> will be appropriately serviced and integrated with existing and planned <u>infrastructure</u> if available; and</li> <li>b. ensuring that the <u>infrastructure</u> is provided is in accordance the purpose, characteristics and qualities of the zone.</li> </ul>
<p><b>SUB-P7</b></p>	<p>Require the vesting of <u>esplanade reserves</u> when subdividing <u>land</u> adjoining the coast or other qualifying <u>waterbodies</u>.</p>
<p><b>SUB-P8</b></p>	<p>Avoid rural lifestyle <u>subdivision</u> in the Rural Production zone unless the <u>subdivision</u>:</p> <ul style="list-style-type: none"> <li>a. will protect a qualifying <u>SNA</u> in perpetuity and result in the <u>SNA</u> being added to the District Plan <u>SNA</u> schedule; and</li> <li>b. will not result in the loss of versatile soils for <u>primary production</u> activities.</li> </ul>

<b>SUB-P9</b>	Avoid <u>subdivision rural lifestyle subdivision</u> in the Rural Production zone and Rural residential <u>subdivision</u> in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan <u>subdivision rule</u> .
<b>SUB-P10</b>	<p>Manage <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent including ( but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> <li>a. consistency with the scale, density, design and character of the <u>environment</u> and purpose of the zone;</li> <li>b. the location, scale and design of <u>buildings</u> and <u>structures</u>;</li> <li>c. the adequacy and capacity of available or programmed <u>development infrastructure</u> to accommodate the proposed activity; or the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity;</li> <li>d. managing <u>natural hazards</u>;</li> <li>e. Any adverse <u>effects</u> on areas with <u>historic heritage</u> and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</li> <li>f. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>.</li> </ul>

## PROPOSED FAR NORTH DISTRICT PLAN – RURAL LIFESTYLE ZONE OBJECTIVES AND POLICIES

<b>OBJECTIVES</b>	
<b>RLZ-O1</b>	<i>The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.</i>
<b>RLZ-O2</b>	<p><i>The predominant character and amenity of the Rural Lifestyle zone is characterised by:</i></p> <ul style="list-style-type: none"> <li><i>a. low density residential activities;</i></li> <li><i>b. small scale farming activities with limited buildings and structures;</i></li> <li><i>c. smaller lot sizes than anticipated in the Rural Production Zone;</i></li> <li><i>d. a general absence of urban infrastructure;</i></li> <li><i>e. rural roads with low traffic volumes;</i></li> <li><i>f. areas of vegetation, natural features and open space.</i></li> </ul>
<b>RLZ-O3</b>	<i>The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.</i>
<b>RLZ-O4</b>	<i>Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones.</i>
<b>POLICIES</b>	
<b>RLZ-P1</b>	<p><i>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:</i></p> <ul style="list-style-type: none"> <li><i>a. low density residential activities;</i></li> <li><i>b. small scale farming activities;</i></li> <li><i>c. home business activities;</i></li> <li><i>d. visitor accommodation; and</i></li> <li><i>e. small scale education facilities.</i></li> </ul>
<b>RLZ-P2</b>	<i>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:</i>

	<ul style="list-style-type: none"> <li>a. <i>contrary to the density anticipated for the Rural Lifestyle zone;</i></li> <li>b. <i>predominately of an urban form or character;</i></li> <li>c. <i>primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or</i></li> <li>d. <i>commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.</i></li> </ul>
<b>RLZ-P3</b>	<i>Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.</i>
<b>RLZ-P4</b>	<p><i>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:</i></p> <ul style="list-style-type: none"> <li>a. <i>consistency with the scale and character of the rural lifestyle environment;</i></li> <li>b. <i>location, scale and design of buildings or structures;</i></li> <li>c. <i>at zone interfaces:</i> <ul style="list-style-type: none"> <li>i. <i>any setbacks, fencing, screening or landscaping required to address potential conflicts;</i></li> <li>ii. <i>the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</i></li> </ul> </li> <li>d. <i>the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</i></li> <li>e. <i>the adequacy of roading infrastructure to service the proposed activity;</i></li> <li>f. <i>managing natural hazards;</i></li> <li>g. <i>any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</i></li> <li>h. <i>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</i></li> </ul>

## Rochelle

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**From:** Rochelle  
**Sent:** Tuesday, 3 February 2026 1:49 pm  
**To:** 'andy.brown@fndc.govt.nz'  
**Subject:** Works on crown grant road

Good Afternoon Andy,

I got your contact details from Robin in Reserves.

I am currently working on an application which involves some earthworks and legal establishment of an access across a site and onto crown grant road.

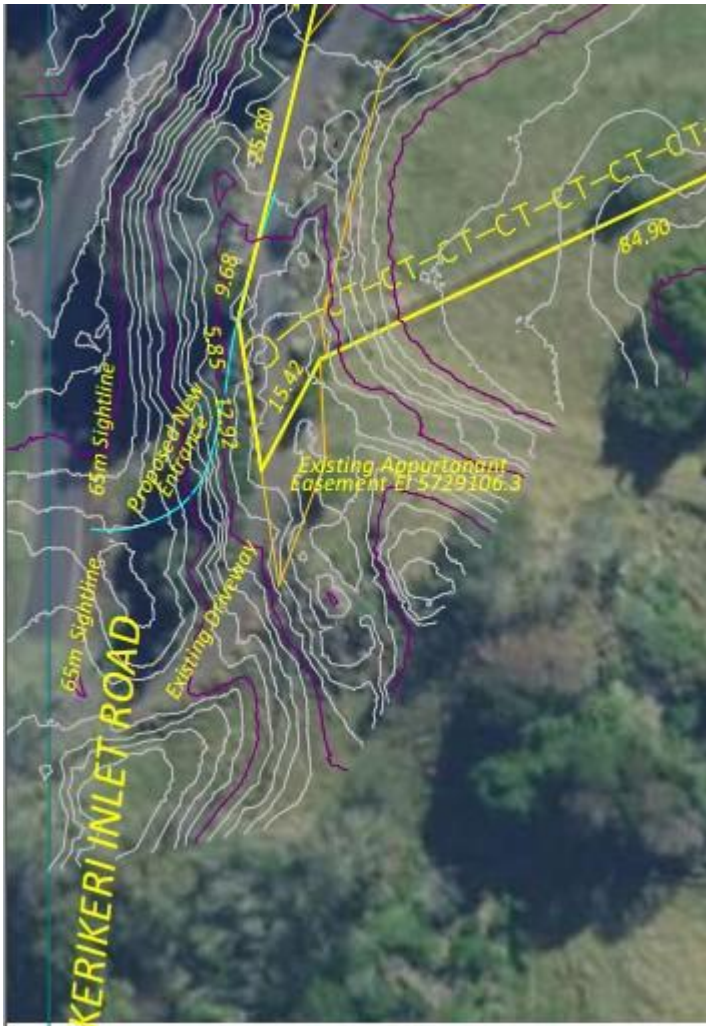
The property is located at 946 Kerikeri Inlet Road and the access will service 968C & 968D Kerikeri Inlet Road.

Below is a screenshot of where the driveway is located.



Is there an application we need to make to the council to utilize this land for the purposes of a driveway? If we trigger regional consent for earthworks what information do we need to supply the council with?

As part of the wider subdivision, the client has been discussing the application with the neighbor. The driveway includes an easement over the neighboring property. The neighbor has asked whether Council would like to take ownership of this easement area which would act as a top up to the legal road. If this was to occur the client has also expressed that the small triangle at the end of his property could also be in Council ownership.



Is this something council would be interested in?

Feel free to call me if easier.

Regards,



**Rochelle Jacobs**

Director / Senior Planner

Offices in Kaitia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited