

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

ST and SA Foster

Email:

Phone number:

Work

Home

Postal address:

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

60 Bonnetts Road

Kaitia

Postcode

6. Address for Correspondence

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

Name/s:

David Johnson

Email:

Phone number:

Work

Home

Postal address:

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

PO Box 191

Whangarei

Postcode

0140

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

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

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

Name/s:

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

ST and SA Foster

**Site Address/
Location:**

Church Road

Kaitaia

Postcode

Legal Description:

Pt Lot 23 DP 405

Val Number:

Certificate of title:

NA56B/137

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.

To subdivide the site into three lots.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

- ☒ 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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Email: Phone number: Postal address: (or alternative method of service under section 352 of the act)	ST & SA Foster	
	[REDACTED]	
	Work [REDACTED]	Home
	60 Bonnetts Rd	
	Kaitiaki	
		Postcode 0410

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full) Stephen Foster

Signature:  **Date** 10/10/2025

(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

David Johnson

Signature:

[Redacted Signature]

Date 13-Oct-2025

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

Checklist (please tick if information is provided)

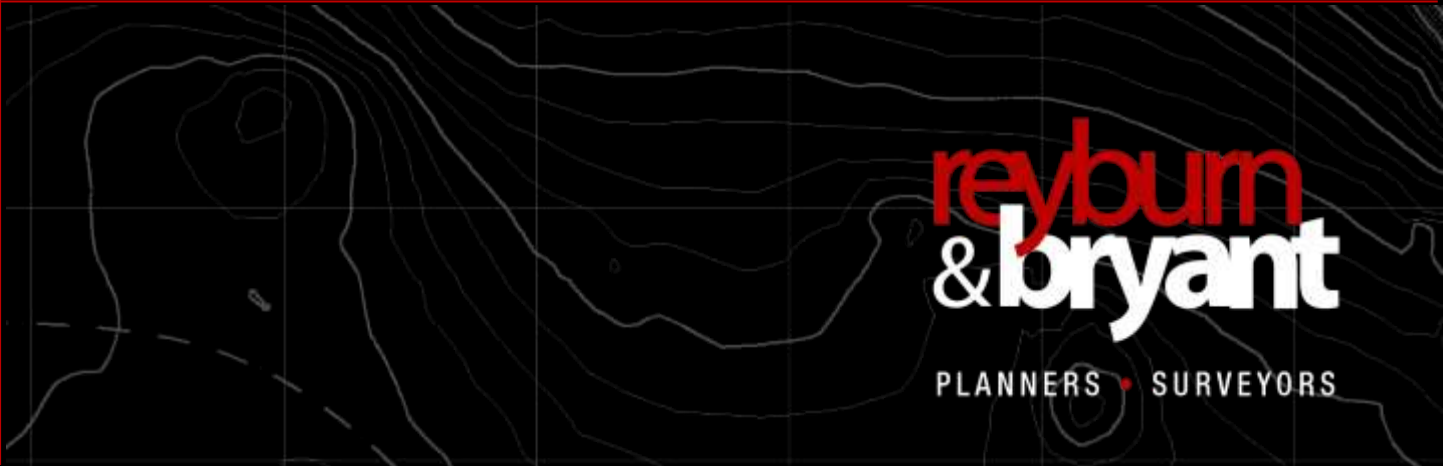
- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant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

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

Subdivision Consent Application

ST AND SA FOSTER

Church Road, Kaitaia

A faint, light gray topographic map with contour lines and a grid pattern serves as the background for the bottom section of the cover.

**reyburn
& bryant**

PLANNERS • SURVEYORS

Subdivision Consent Application

ST AND SA FOSTER

Church Road, Kaitaia

Report prepared for:	ST and SA Foster
Author	David Johnson, <i>Planner</i>
Reviewed by:	Joseph Henehan, <i>Associate</i>
Consent Authority:	Far North District Council
Report reference:	18519
Report Status:	Final
Date:	October 2025

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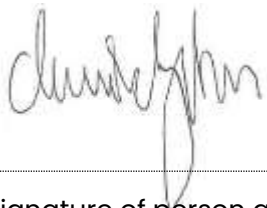
FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. **ST and SA Foster** apply for subdivision consent to subdivide the site into three lots.
2. The location of the proposed activity is Church Road, Kaitaia.
3. The legal description of the site is Pt Lot 23 DP 405. The title reference is NA56B/137.
4. The applicants are the owner of the sites.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents or statutory approvals are needed for the activity to which this application relates that have not yet been applied for.
7. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

-
9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

David Johnson

15 October 2025

Date

Address for service:

Reyburn and Bryant 1999 Ltd

PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

david@reyburnandbryant.co.nz

Contact person:

David Johnson

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APPENDICES

1. Scheme plan
2. Rule assessment
3. Record of title
4. RS Eng subdivision assessment
5. Northland Regional Council Selected Land-use Sites' database map

ABBREVIATIONS

AEE	Assessment of Environmental Effects
ES	Engineering Standards
FNDC	Far North District Council
FNDP	Far North District Plan
HAIL	Hazardous Activities and Industries List
NES-SC	National Environmental Standard – Soil Contamination
NPS-HPL	National Policy Statement for Highly Productive Land
OFNDP	Operative Far North District Plan
PFNDP	Proposed Far North District Plan
RMA	Resource Management Act, 1991
RPZ	Rural Production Zone

1. INTRODUCTION

1.1 Report basis

This report has been prepared for ST and SA Foster in support of an application to subdivide the site into three lots at Church Road, Kaitaia.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Property details

Applicants and landowners	ST and SA Foster
Site location	Church Road, Kaitaia
Legal description	Pt Lot 23 DP 405
Record of title	NA56B/137
Site area	144.6695ha
District Plan	Far North District Plan
Operative District Plan Zone	Rural Production Zone
Operative District Plan Notations	N/A
Proposed District Plan Zone	Rural Production Zone
District Plan Notations	Airport Protection Surfaces River Flood Hazard Zone (10 Year and 100 Year ARI Events)

Table 1: Property details.

1.3 Proposal summary

ST and SA Foster (the applicants) own a 144.695ha title on the eastern edge of Kaitaia. It is legally described as Pt Lot 23 DP 405. It is zoned 'Rural Production' (RPZ) under both the Operative Far North District Plan (OFNDP) and the Proposed Far North District Plan (PFNDP). Although there are no Resource Areas in the OFNDP, the site is subject to the 10-year and 100-year River Flood Hazard Zones and the Airport Protection Surfaces (APS) overlay under the PFNDP.

The proposal is to subdivide the site into three lots in accordance with Rule 13.8.1(b) of the OFNDP. This provides for a maximum of two 4,000m² lots and one balance lot with an area larger than 4ha. Proposed Lots 1 and 2 will be the rural residential lots, while proposed Lot 3 will be the balance site.

The scheme plan is attached in **Appendix 1**.

Overall resource consent is required as a **restricted discretionary activity** from the Far North District Council (FNDC) as the proposal complies with Rule 13.8.1 of the OFNDP.

1.4 Resource consents sought

OFNDP rule assessment

Resource consent is sought under Rule 13.8.1(b) of the OFNDP as a **restricted discretionary activity**. The proposed subdivision complies with Rule 13.8.1(b) as follows:

- NA56B/137 was created prior to 28 April 2000.
- Only two additional lots are proposed.
- The proposed lots have net site areas in excess of either 4,000m² (proposed Lots 1 and 2) or 4ha (proposed Lot 3).

Council have restricted their discretion under Rule 13.8.1 to the following matters:

- Effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;

- Effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
- Effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- The mitigation of fire hazards for health and safety of residents.

The proposal complies with the other relevant rules set out in 13.7.2.2 to 13.7.2.9 and 13.7.3.

A full assessment of the OFNDP rules is attached in **Appendix 2**.

PFNDP rule assessment

The PFNDP was publicly notified on 27 July 2022. The submission period closed on 21 October 2022, the further submission period closed on 4 September 2023, and the hearings are in progress. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. The proposal therefore does not require resource consent under the PFNDP.

For completeness, an assessment has been made with respect to the rules of the PFNDP, and this is attached in **Appendix 2**. If these rules were to have legal effect, the proposal would be a **non-complying activity** due to the size of proposed Lots 1 and 2 being less than 40ha.

1.5 Relevant title memorials

Pt Lot 23 DP 405 is held in a single record of title, NA56B/137. It is subject to a mortgage, which has no relevance to this application.

The title is attached in **Appendix 3**.

1.6 Over approvals required

No other approvals are required to give effect to the proposal.

1.7 Processing requests

Prior to the issue of any decision for this consent, please forward the draft conditions for our review and comment.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located on the western side of Church Road on the eastern periphery of Kaitia 1.5km east of the town centre. It is shown in red in **Figure 1** below.



Figure 1: Location map (Source: GRIP).

Built development

There is a shed in the southern portion of the site 30m from Church Road.

The rest of the site is vacant.

Access

The site is accessed from a metal vehicle crossing located at the northern end of the frontage with Church Road (see **Figure 2** below). Several farm races provide access across the property.



Figure 2: Access to the site (Source: GRIP).

Topography

The site falls away gently from Church Road to a large flat expanse that extends for 300m through the centre of the site on a north-south axis. The land ascends from the western edge of the flat plain to the western boundary. There are several ridgelines and gullies in the western part of the site.

The topography is evident on Sheet 3 of the scheme plan.

Vegetation

The majority of the site is in pasture. There are several standards of vegetation, particularly on the edge of the flat plain and in the steep gullies.

Watercourses

The Church Road Gully Drain runs through the centre of the flat plain. It flows into the Awanui River west of the site.

Soil composition

The soils on the site are shown as Classes 3, 4 and 6 in the Land Use Capability (LUC) system. Class 3 soils are considered highly productive land (HPL) under the National Policy Statement for Highly Productive Land¹ (NPS-HPL).

Sheet 5 of the scheme plan shows the extent of the Class 3 soils.

Natural hazards

The site is subject to the 10-year, 50-year and the 100-year² River Flood Hazard Zones mapped by the NRC (see **Figure 3** below).



Figure 3: Extent of NRC River Flood Hazard Zones (Source: NRC GIS).

Archaeological sites

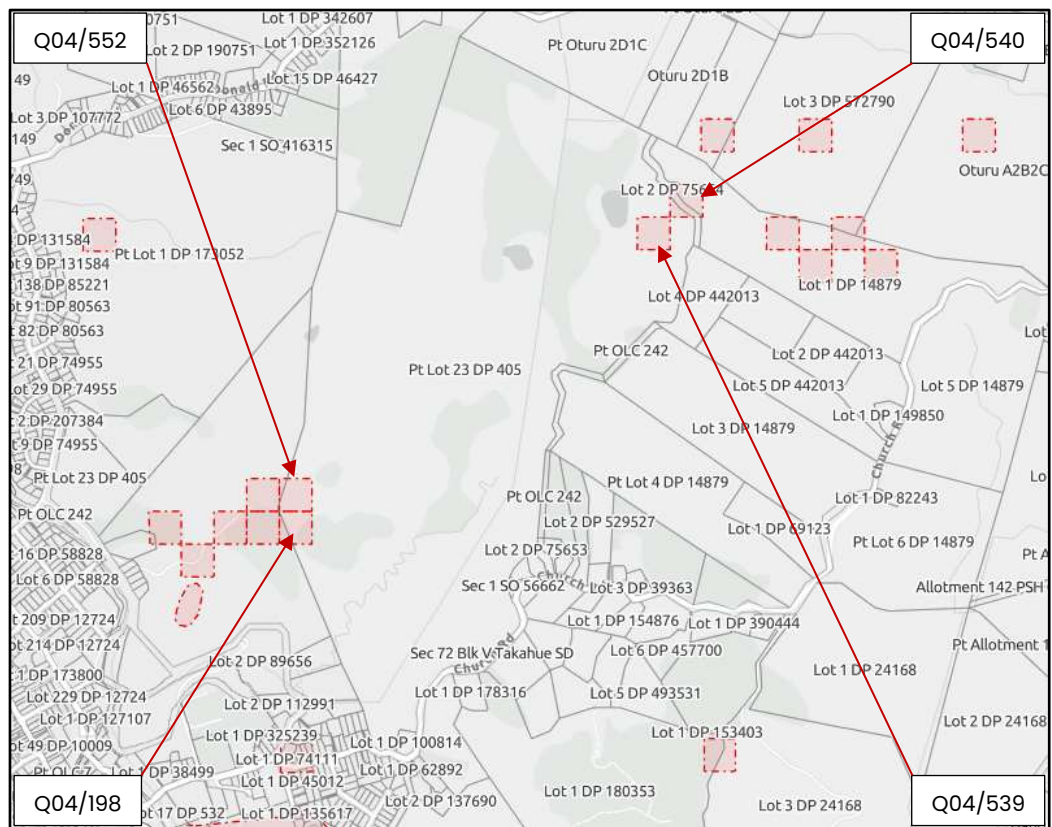
There are four archaeological sites on the site. Two of them are in the north-eastern corner of the site.³ Two are in the western corner of the site.⁴

¹ Manaaki Whenua Landcare Research

² The 100-year River Flood Hazard Zone also applies to the 10-year and the 50-year River Flood Hazard Zones.

³ Q04/539 and Q04/540

⁴ Q04/198 and Q04/552



3. THE PROPOSAL

3.1 General

The proposal is to subdivide the site into three lots. Proposed Lots 1 and 2 will be rural residential lots, while proposed Lot 3 will be the balance site.

The proposed lot configuration is shown on the scheme plan attached in **Appendix 1** and is summarised in **Table 2** below:

Lots	Area⁵
Lot 1	6,395m ²
Lot 2	4,770m ²
Lot 3	143.5530ha

Table 2. Proposed allotment details.

3.2 Site suitability

RS Eng has prepared a subdivision assessment in support of the proposed subdivision (see **Appendix 4**). It identifies suitable building sites on proposed Lots 1 and 2 that avoid the River Flood Hazard Zones shown in **Figure 3**, noting that proposed Lot 3 will continue to be used for rural production activities.

RS Eng makes several recommendations for development on the proposed lots. These include restrictions on earthworks and specifications for foundations, wastewater, and stormwater disposal. Future buildings are to be supported by a geotechnical assessment at the building consent stage.

Subject to compliance with the recommendations in their report, RS Eng conclude that the proposed lots are suitable for residential development pursuant to s106 of the RMA.

⁵ These areas are approximate and subject to survey.

3.3 Access

Proposed Lots 1 and 2 will be provided with separate vehicle crossings at the building consent stage in accordance with the FNDC Engineering Standards (ES).

Section 10 of the RS Eng report includes an assessment of the sight distances of the vehicle crossings for proposed Lots 1 and 2. They compared the available sight distances with the operating speeds on Church Road and the required sight distances in the 2009 FNDC Engineering Standards (ES) and confirmed that the vehicle crossings would have compliant sight distances. The operating speeds, required sight distances, and available sight distances are listed below:

- Lot 1 East – Less than 100km/hr requiring a 170m sight distance. The actual sight distance is 213m.
- Lot 1 West – 80km/hr, requiring a 115m sight distances. The actual sight distance is 121m.
- Lot 2 North – Less than 60km/hr requiring a 75m sight distance. The actual sight distance is 95m
- Lot 2 West – 90km/hr requiring a 140m sight distance. The actual sight distance is 180m.

Proposed Lot 3 is intended to remain in use for rural production activities. A new vehicle crossing will be constructed at the building consent stage if a residential unit is established. It will be constructed in accordance with the FNDC ES according to the final location and orientation of the residential unit.

3.4 Wastewater

As there is no public reticulated wastewater infrastructure available in this location wastewater will be disposed of on-site.

RS Eng considered the management of wastewater in their report. They recommend effluent disposal be via pressure compensating dripper irrigation

lines in accordance with AS/NZS1547. RS Eng has calculated the size of effluent fields based on a four-bedroom residential unit.

It is anticipated that the recommendations of the RS Eng report will be encapsulated in a consent notice required as a condition of consent.

3.5 Stormwater

There is no public reticulated stormwater infrastructure available in this location. Therefore, RS Eng has considered the management of stormwater on-site in their report.

Attenuation will only be required at the building consent stage if impervious surfaces exceed 15% of the site area. Storage tanks with restricted orifice outlet structures will be used to slow the release of stormwater discharge to predevelopment levels.

Attenuation will not be required as part of the subdivision as the impervious surfaces will not exceed 15% of the site area.

It is anticipated that the recommendations of the RS Eng report will be encapsulated in a consent notice required as a condition of consent.

3.6 Water supply

There is no public reticulated water supply available in this location.

Future residential units constructed on the proposed lots will be provided with on-site water supplies via water tanks. These arrangements will be established by future owners at the time of applying for building consents.

Firefighting water supplies will also be provided on-site in accordance with the Fire Fighting Water Supplies Code of Practice 4509:2008, or as otherwise agreed to by FENZ.

3.7 Electricity and telecommunications

In this case, typical electricity connections will not be provided as part of the subdivision. Instead, future owners will utilise alternative supply options. Any

required easements will be created at the survey stage in accordance with the requirements of Top Energy.

No hardwired telecommunications connections are proposed. Rather, wireless services are available.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect. This is commonly referred to as the permitted baseline.

While there is no permitted baseline for subdivision, the land use provisions of the RPZ permit the construction of one residential unit per 12ha of land. The applicant is therefore able to construct 12 residential units across the site.

The effects associated with this permitted development should be considered as part of the permitted baseline and disregarded from the effects assessment.

4.3 Scope of assessment

The resource consent required from the FNDC is a restricted discretionary activity under Rule 13.8.1(b). Therefore, the scope of this assessment of effects on the environment is confined to the matters over which the FNDC has restricted their discretion in Rule 13.8.1(b).

4.4 Matters of discretion

The matters over which the FNDC has restricted their discretion under Rule 13.8.1(b) are identified and assessed below:

Effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;

Assessment – The site is not located in the coastal environment.

Effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;

Assessment – There is no land within 500m of the site that is administered by the Department of Conservation.

Effects on areas of significant indigenous flora and significant habitats of indigenous fauna;

Assessment – There will be no adverse effects on areas of significant indigenous flora and significant habitats of indigenous fauna as the rural residential lots (proposed Lots 1 and 2) are located within pasture. The large stands of vegetation will remain entirely within the balance site (proposed Lot 3). Accordingly, any adverse effects on areas of significant indigenous flora and significant habitats of indigenous fauna will be negligible.

The mitigation of fire hazards for health and safety of residents.

Assessment – As detailed in Section 3.6 of this report, firefighting water supplies will be provided on-site at the building consent stage in accordance with the Fire Fighting Water Supplies Code of Practice 4509:2008, or as otherwise agreed to by FENZ. No further mitigation of fire hazards is required.

4.5 Adverse effects conclusion

Overall, the adverse effects associated with this proposal will be less than minor relative to the existing environment and the permitted baseline.

5. PLANNING ASSESSMENT

5.1 Relevant planning documents

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering all applications for resource consent.

Given the hierarchical nature of planning documents under the RMA, and the requirement for lower order documents to “give effect to” higher order documents, the relevant documents that require assessment under s104(1) of the RMA are the FNDP and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS).

5.2 Operative Far North District Plan objectives and policies assessment

Context

The objectives and policies of the OFNDP are only relevant to the extent that they assist in clarifying any ambiguity in the matters of discretion. In this case, there is no ambiguity in the matters of discretion, so no specific consideration of the objectives and policies is required. Nonetheless, the following assessment has been undertaken for completeness.

Assessment

The objectives and policies of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this application, this assessment considers the objectives and policies in Chapter 8 ‘Rural Environment’, Chapter 13 ‘Subdivision’ and Chapter 15 ‘Transportation’.

The relevant objectives and policies of the OFNDP are assessed below.

Chapter 8 – Rural Environment

The overarching intent of the RPZ is to enable farming and forestry activities and the continuation of a wide range of activities that are compatible with normal farming and forestry activities, including rural lifestyle and rural residential activities. The RPZ objectives and policies set out to achieve the stated purpose of the zone by enabling rural production activities and protecting them from inappropriate subdivision, use, and development,⁶ protecting significant natural features and landscapes,⁷ avoiding conflicts between land use activities,⁸ maintaining and enhancing amenity values,⁹ and avoiding, remedying, or mitigating adverse effects associated with servicing and infrastructure.¹⁰

Regarding the provisions that seek to enable rural production activities and protect them from inappropriate subdivision, use and development, the majority of the site (99%) will be retained within proposed Lot 3 and will continue to be used for rural production activities. The small lots (proposed Lots 1 and 2) are located on the periphery of the site on sloping land adjacent to Church Road. This avoids development within the productive areas of the site which will be retained for rural production activities.

Regarding the provisions that seek to protect significant natural features and landscapes, the proposal does not require the removal of any vegetation. There will be no adverse effects on the natural features and landscapes within the site as all the stands of vegetation will be retained within proposed Lot 3.

Regarding the provisions that seek to avoid conflicts between land use activities, the rural residential lots (proposed Lots 1 and 2) are located on elevated land adjacent to Church Road. This separates them from the rural production activities undertaken on proposed Lot 3. No new incompatible activities will be

⁶ Objectives 8.3.2, 8.3.9, 8.3.10, 8.6.3.8, and 8.6.3.9, Policies 8.4.2, 8.6.4.1, and 8.6.4.8.

⁷ Objectives 8.3.4, 8.3.5 and 8.6.3.4, Policies 8.4.3 and 8.4.4.

⁸ Objectives 8.3.6 and 8.6.3.6, Policies 8.4.5, 8.6.4.7, 8.6.4.8 and 8.6.4.9.

⁹ Objectives 8.3.7 and 8.6.3.3, Policies 8.4.4 and 8.6.4.4.

¹⁰ Objectives 8.3.3 and 8.6.3.7, Policies 8.4.7, 8.4.8, 8.6.4.2, and 8.6.4.3.

introduced as proposed Lots 1 and 2 are located amongst other rural residential and residential properties.

Regarding the provisions that seek to maintain and enhance amenity values, the proposal facilitates two 4,000m² lots in accordance with Rule 13.8.1(b) of the OFNDP. The rural residential lots will be consistent with the amenity values of the surrounding environment as they are located amongst other rural residential and residential lots clustered along Church Road. The retention of the remainder of the site in a large productive balance site ensures that the productive farmland surrounding the rural residential development will be retained.

Regarding the provisions that seek to avoid, remedy or mitigate adverse effects associated with servicing the subdivision, the proposed lots are capable of being serviced on-site in accordance with the recommendations of the RS Eng report. These arrangements will be established at the building consent stage.

When considered overall, the proposed subdivision is consistent with the objectives and policies of the RPZ. It creates two additional rural residential lots amongst existing rural residential lots in accordance with Rule 13.8.1(b) without compromising the ability of the balance of the site to be used for productive purposes.

Chapter 13 – Subdivision

The objectives and policies of the Subdivision Chapter require subdivisions to be consistent with the purpose of the underlying zone,¹¹ serviced appropriately,¹² provided with electricity supplies appropriate to the activities undertaken on the lot,¹³ and accessed in a safe and efficient manner.¹⁴

The proposed lots are consistent with the purpose, objectives, and policies of the RPZ as addressed above.

¹¹ Objective 13.3.1, Policy 13.4.1

¹² Objectives 13.3.2 and 13.3.5, Policy 13.4.8

¹³ Objective 13.3.8

¹⁴ Objective 13.3.2, Policies 13.4.2 and 13.4.5

Regarding the provisions that require new lots to be serviced appropriately, the proposed lots are capable of being serviced on-site in accordance with the recommendations of the RS Eng report. These arrangements will be established at the building consent stage.

Regarding the provisions that require appropriate electricity supplies, typical electricity connections will not be provided as part of the subdivision. Instead, future owners will utilise alternative supply options. This provides flexibility for any activities established on the new lots.

Regarding the provisions that require lots to be accessed in a safe and efficient manner, the proposed lots will be provided with vehicle crossings established in accordance with the OFNDP and the FNDC ES. Further assessment of the objectives and policies of Transportation Chapter is provided below.

Overall, the proposal is consistent with the objectives and policies of the Subdivision Chapter.

Chapter 15 – Transportation

The overarching intent of the Transportation Chapter is to provide parking, access, and public transportation facilities in a safe, efficient, and effective manner. Many of the objectives and policies are not relevant as they relate to parking and public transportation facilities which are more appropriately assessed when the proposed lots are developed. The relevant objectives and policies require the adverse traffic effects to be evaluated and minimised,¹⁵ and require the provision of appropriate, safe, and efficient accesses.¹⁶

The adverse effects of the subdivision were assessed to be less than minor in Section 4 of this report in accordance with the matters of discretion.

The vehicle crossings to the proposed lots will be constructed in accordance with the requirements of the OFNDP and the FNDC ES. RS Eng has assessed the sight distances in Section 10 of their report (**Appendix 4**) and confirmed that they

¹⁵ Objective 15.1.3.1, Policy 15.1.4.1

¹⁶ Objectives 15.1.3.4 and 15.1.3.5, Policy 15.1.4.6

comply with the required sight distances when using the operating speed. Accordingly, the vehicle crossings will be appropriate, safe, and efficient.

Overall, the proposal is consistent with the objectives and policies of the Transportation Chapter.

Conclusion

Overall, the proposal is consistent with the objectives and policies of the OFNDP.

5.3 Proposed Far North District Plan objectives and policies assessment

Context

The PFNDP was publicly notified on 27 July 2022. The submission period closed on 21 October 2022, the further submission period closed on 4 September 2023, and the hearings are in progress. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. Nevertheless, an assessment to determine the activity status that this proposal would have under the PFNDP provisions has been made in Section 1.4 of this report. While the majority of the rules do not have legal effect, the objectives and policies are a relevant consideration under s104(1)(b)(vi) of the RMA.

Weighting

With regards to weighting, the hearings are still in progress. The Commissioners recommendations are also still subject to the Council decision and the appeal process. Little weight should therefore be applied to the PFNDP when considering the application. Nonetheless, an assessment of the objectives and policies is provided below for completeness.

Assessment

The sites are proposed to be rezoned RPZ under the PFNDP. Generally, the objectives and policies of the RPZ provide for subdivision where it maintains rural character and amenity without compromising the use of the land for primary

production activities.¹⁷ In this case, proposed Lots 1 and 2 have been designed to be as small as possible and positioned on the edges of the site such that the primary production activities undertaken on proposed Lot 3 can continue in the same manner as they do currently. Proposed Lots 1 and 2 are also positioned adjacent to Church Road and other rural residential properties where the rural character amenity has shifted towards rural residential. Accordingly, the proposed subdivision is not contrary to the objectives and policies of the RPZ Chapter of the PFNDP.

The objectives and policies of the Subdivision Chapter seek to ensure subdivisions are in accordance with the provisions of the underlying zone, and are appropriately serviced and integrated with the surrounding environment.¹⁸ The proposed lots are consistent with the purpose of the RPZ as addressed above, and will be appropriately accessed and serviced as detailed Sections 3.3 – 3.7 of this report and in the RS Eng report.

The objectives and policies of the Transport Chapter seek to ensure that all new lots created through a subdivision have suitable access.¹⁹ RS Eng has assessed the sight distances for the new vehicle crossings in Section 10 of their report (**Appendix 4**) and confirmed that they complied with the required sight distances when using the operating speed. The vehicle crossings will be constructed in accordance with all the other requirements of the FNDC ES. Accordingly, the proposed subdivision does not adversely affect the safety or efficiency of the transport network.

Given the specific characteristics of the site, the proposed subdivision is not contrary to the objectives and policies of the PFNDP.

¹⁷ RPZ-O3, O4, P4, P6 and P7.

¹⁸ SUB-O1, O3, O4, P3 – P6, P10 and P11.

¹⁹ TRAN-O5 and P8

5.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES-CS. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed subdivision.

A review of aerial photographs and the Northland Regional Council 'selected land-use sites' database was undertaken, which confirmed that no HAIL activities are present or have ever taken place on the subject 'piece of land' – refer to the map attached in **Appendix 5**. Accordingly, the NES-CS does not apply to this application.

5.5 National Policy Statement for Highly Productive Land

The NPS-HPL came into effect on 17 October 2022. The overarching objective of the document (Objective 2.1) is to protect highly productive land for use in land-based production, both now and for future generations. Highly productive land is defined as land zoned 'Rural Production' that contains LUC 1, 2 or 3 class soils.²⁰ As some of the soils on the site are Class 3, the NPS-HPL is of peripheral relevance to the proposal – peripheral because the ability of the FNDC to have regard to the relevant provisions of the NPS-HPL under s104(1)(b)(iii) is limited to the matters over which they have restricted their discretion under Rule 13.8.1 of the OFNDP. These matters are listed in Section 1.4 of this report and assessed in Section 4.4 of this report. None of them relate to productive rural values or any other matters covered by the NPS-HPL. Therefore, the NPS-HPL is not a relevant consideration for the proposed subdivision.

²⁰ Clause 3.4(5) of the NPS-HPL

5.6 Part 2 assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.²¹ In this case, there is no invalidity, incomplete coverage, or uncertainty amongst the various documents. In that regard, no assessment of the application is required under Part 2. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

1. The proposed subdivision facilitates the efficient use of resources by subdividing the site in general accordance with the relevant intentions of the OFNDP and the PFNDP.
2. The proposal is consistent with the existing amenity values and character associated with the site and the surrounding environment.
3. The proposal will not increase the risk of natural hazards.
4. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

²¹ *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

6. NOTIFICATION

Pursuant to sections 95A and 95B of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposal will be less than minor. Furthermore, there are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Consequentially, public notification is not necessary.

The assessment of environmental effects in Section 5 of this report confirms that no parties are adversely affected by the proposal. Consequentially, limited notification is not necessary.

Having considered the above, the proposal can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal is to subdivide the site into three lots at Church Road, Kaitaia in accordance with Rule 13.8.1(b) of the OFNDP.

The proposed subdivision complies with Rule 13.8.1(b) of the OFNDP. NA56B/137 was created prior to 28 April 2000, three lots are proposed, two of them are larger than 4,000m², and the third is larger than 4ha.

The rural residential lots (proposed Lots 1 and 2) are consistent with the amenity values and character of the surrounding environment as they are positioned adjacent to existing rural residential properties clustered along Church Road. This also ensures that they will not fragment the productive land held in proposed Lot 3 or its ability to be used for rural production activities.

RS Eng has confirmed that the available sight distances for the new vehicle crossings will comply with the sight distance requirements for the operating speeds on Church Road.

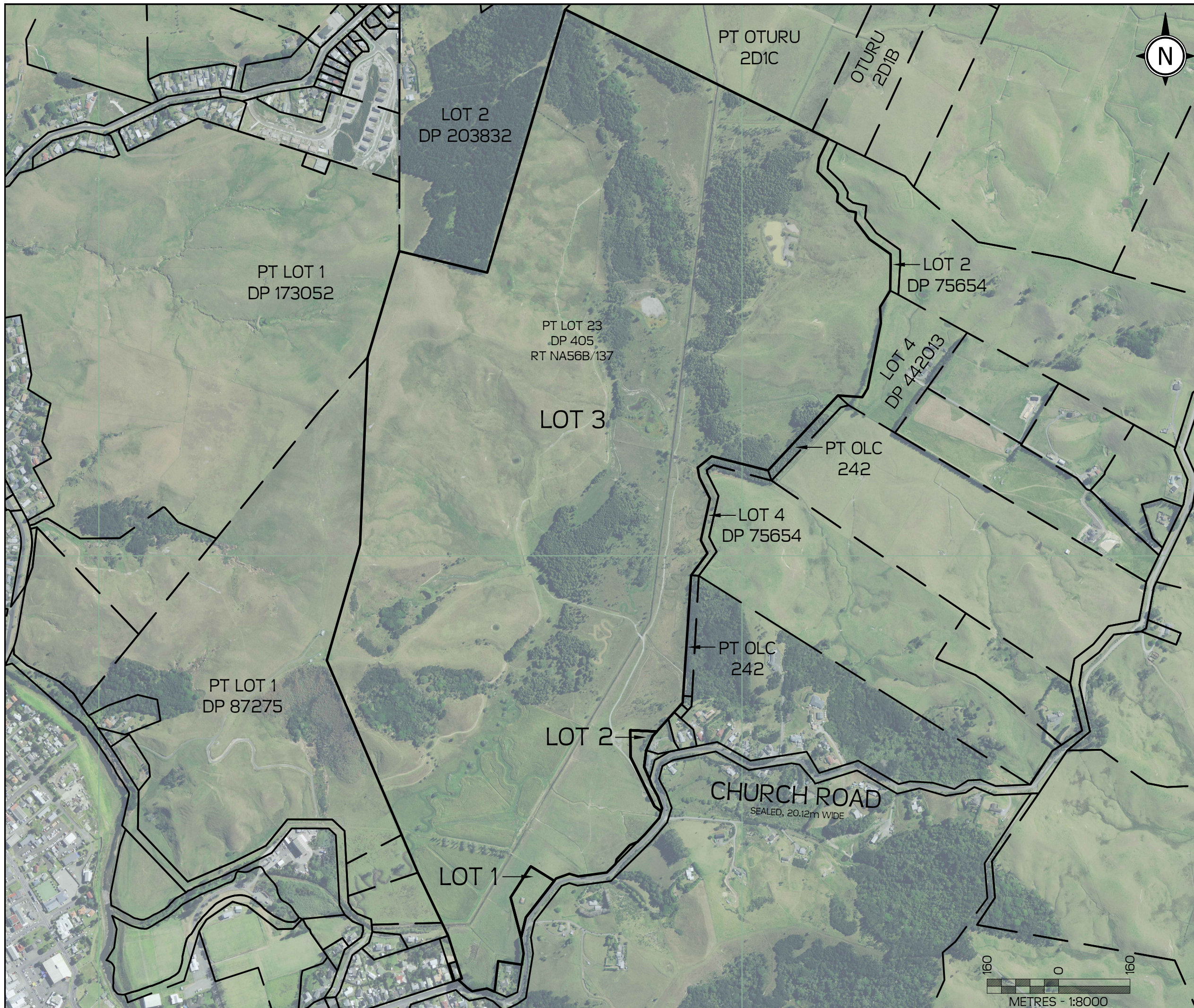
The environmental effects associated with the proposal have been assessed in Section 4 of this report and have been determined to be less than minor. Consequently, appropriate regard has been given to s104(1)(a) of the RMA.

Section 5 of this report considers the proposal in the context of the OFNDP and the PFNDP. Section 5.2 confirms that the proposal is consistent with the RPZ and the district wide Subdivision and Transportation Chapters of the OFNDP. Section 5.3 confirms that it is not contrary to the objectives and policies of the RPZ or the Subdivision and Transport Chapters of the PFNDP. Section 5.4 of this report confirms that the NES-CS regulations are not relevant to this application, while Section 6.5 confirms that the NPS-HPL is not a relevant consideration for this application. Accordingly, appropriate regard has been given to s104(1)(b)(i), s104(1)(b)(iii) and s104(1)(b)(vi) of the RMA.

Having regard to the relevant matters in s104(1) and s104C of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

SCHEME PLAN



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CHURCH ROAD, KAITAIA

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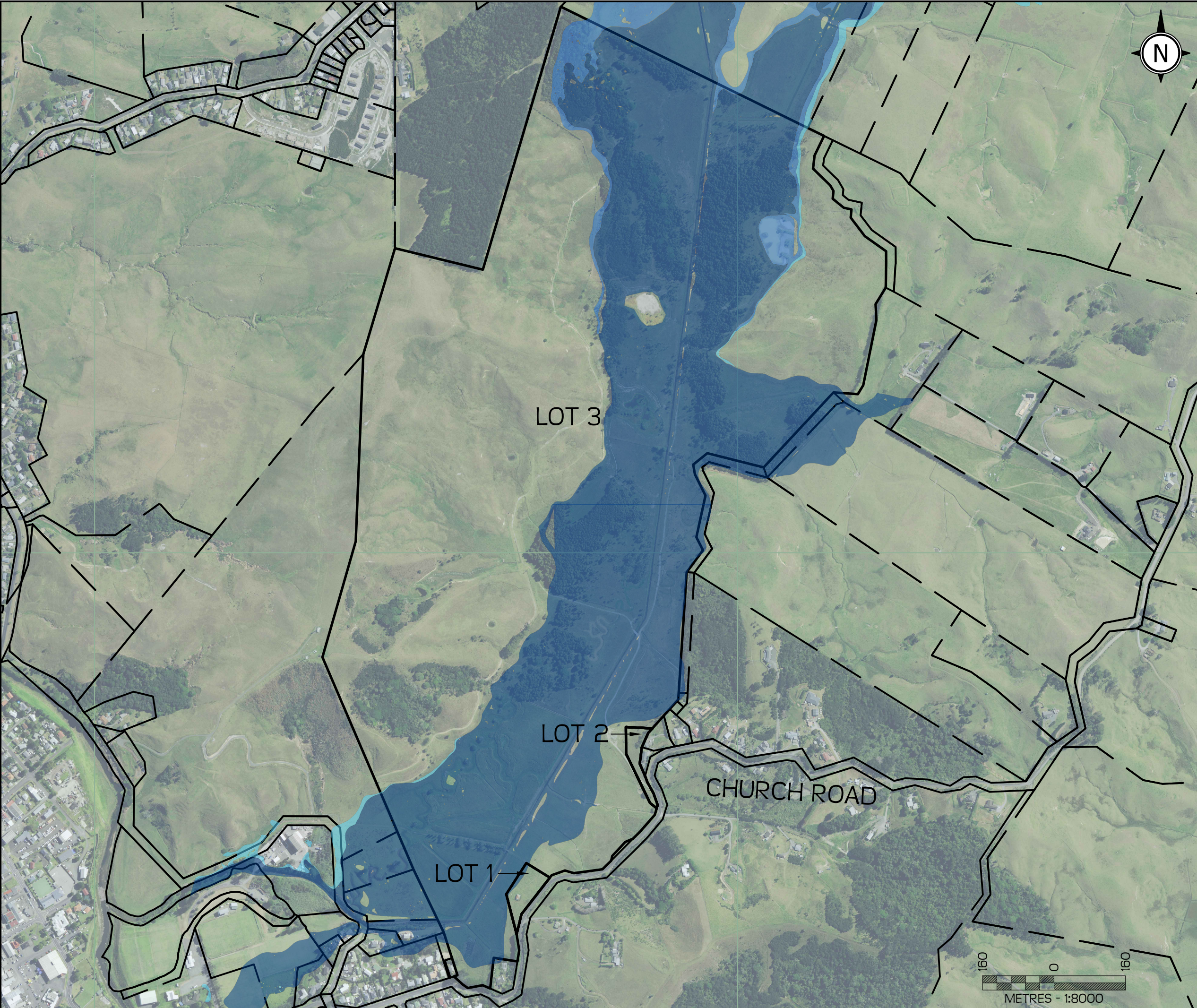
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RIVER FLOOD HAZARD ZONE - 10 YR



RIVER FLOOD HAZARD ZONE - 50 YR



RIVER FLOOD HAZARD ZONE - 100 YR

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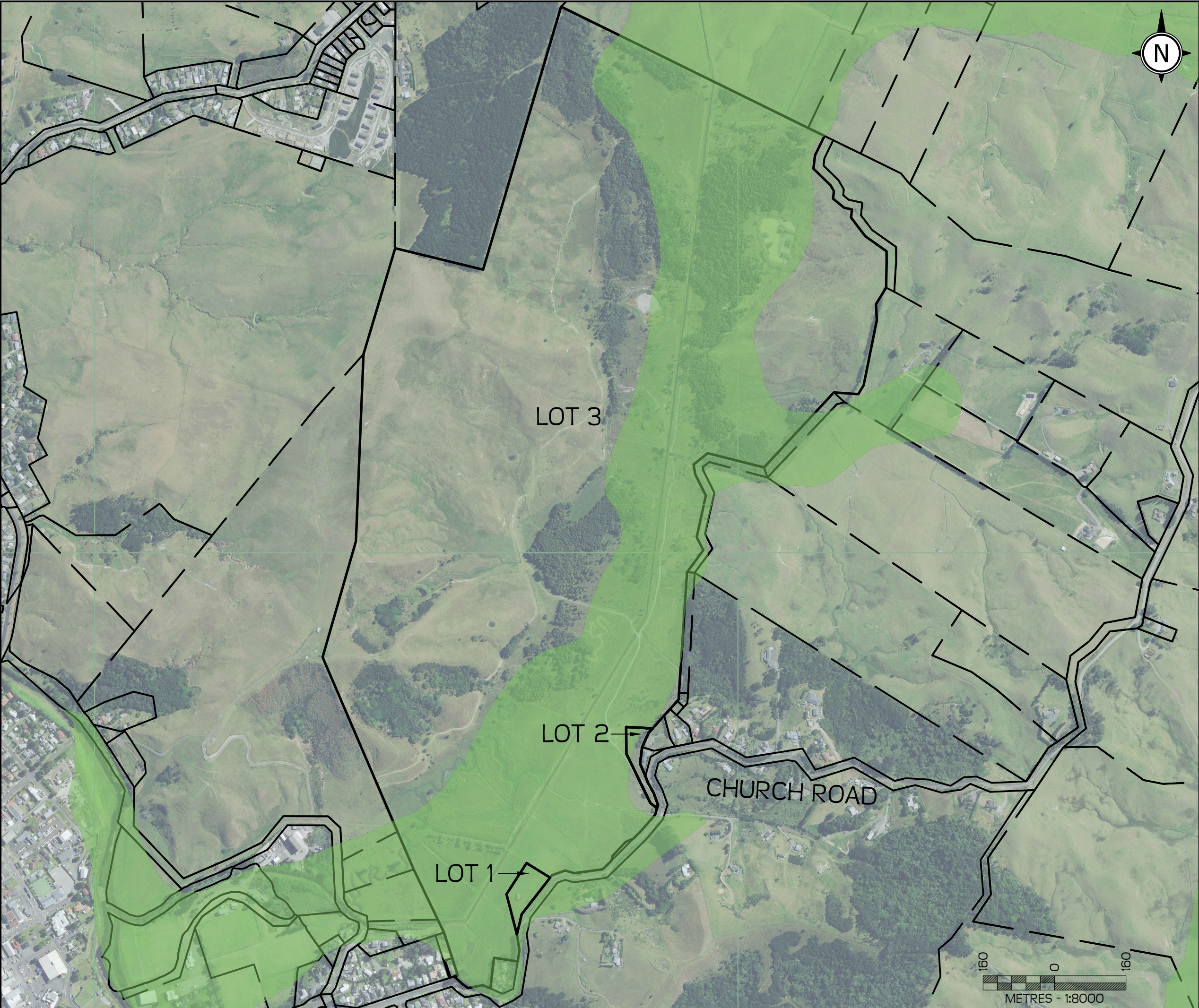
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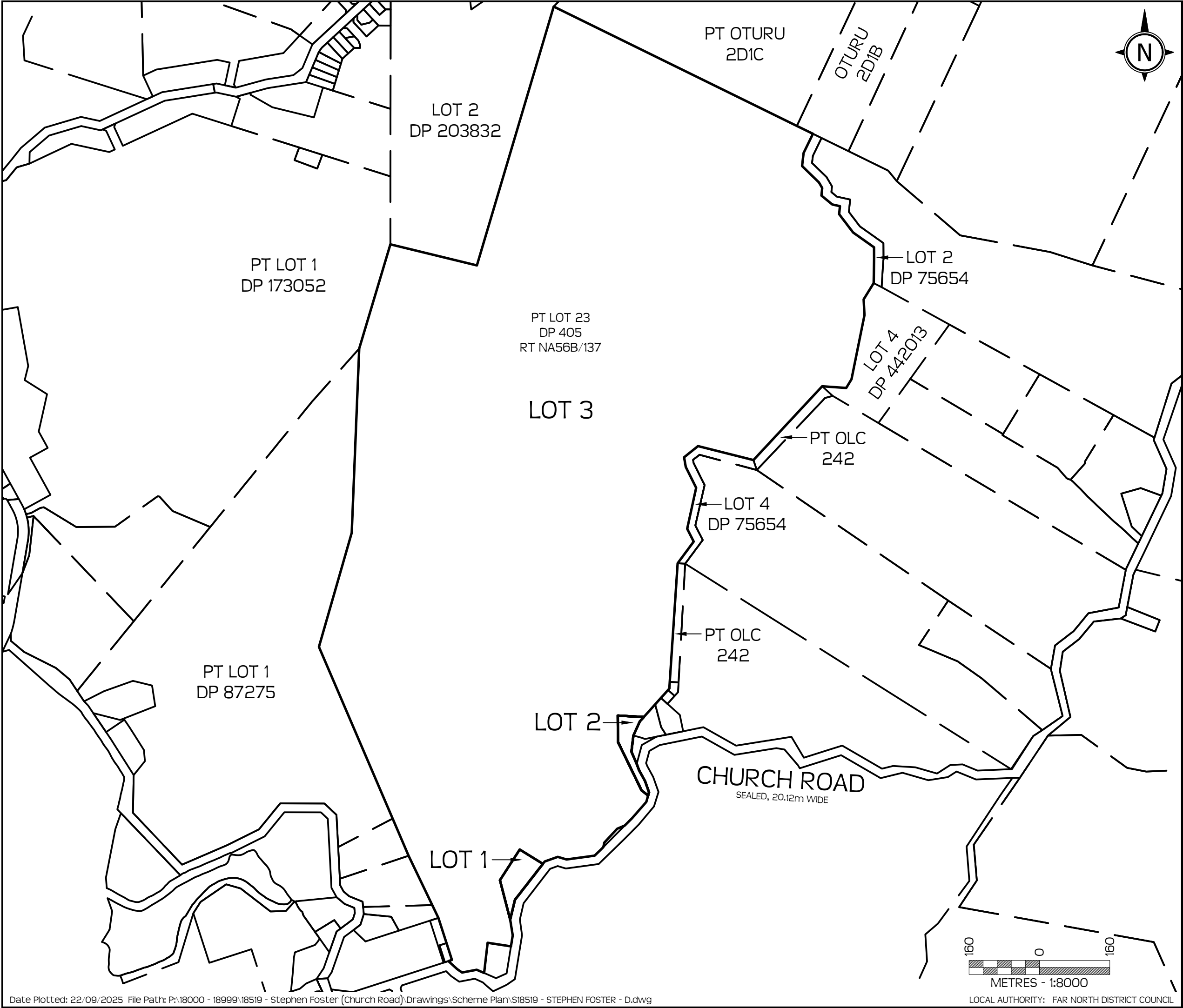
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LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

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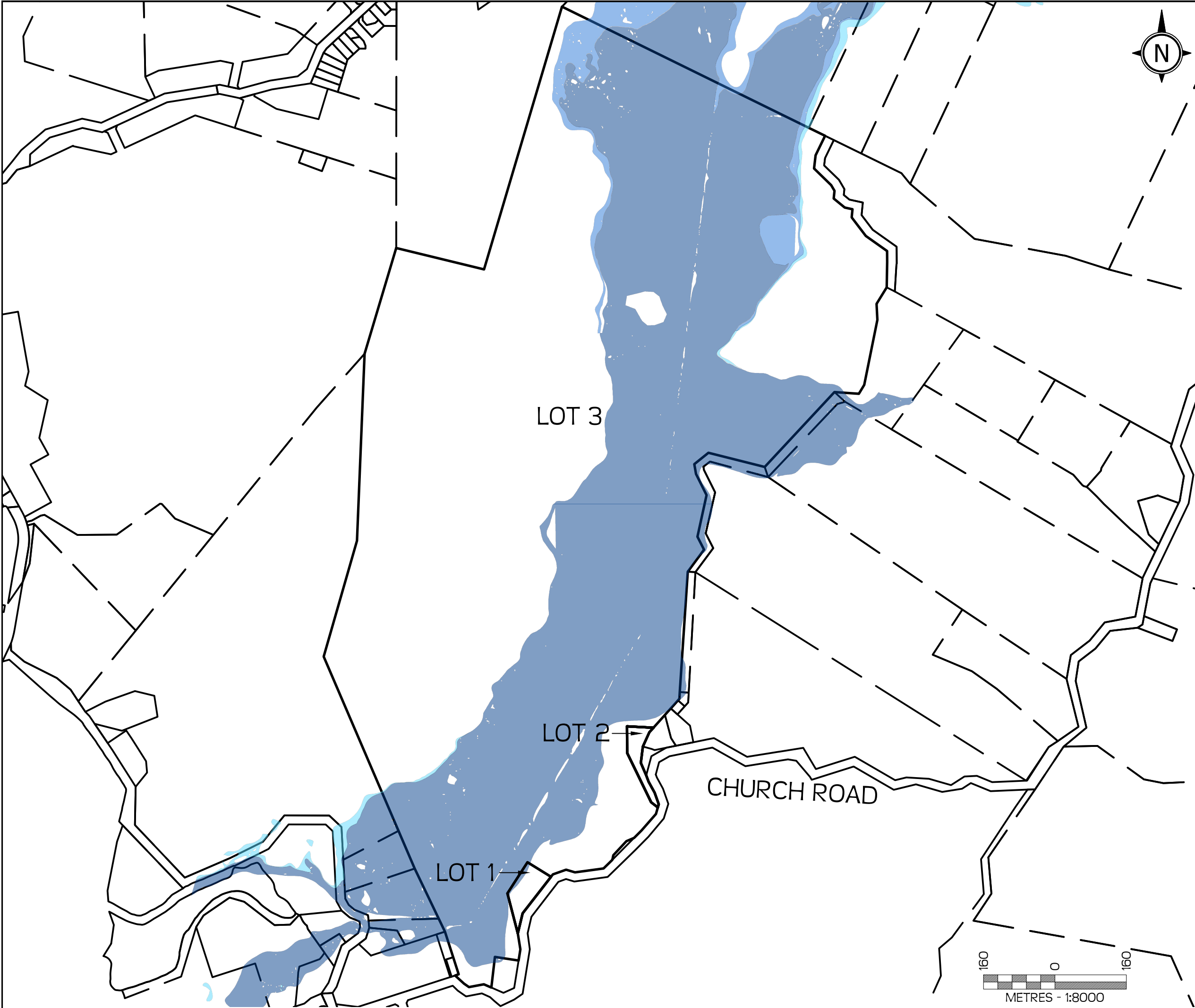
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 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

-  RIVER FLOOD HAZARD ZONE - 10 YR
-  RIVER FLOOD HAZARD ZONE - 50 YR
-  RIVER FLOOD HAZARD ZONE - 100 YR

TOTAL TITLE AREA: 144.6695Ha
COMPRISED IN: RT NA56B/137 (ALL)
THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL BOUNDARIES.

D	22/09/25	BOUNDARY AMENDMENT - JH/KM
C	11/09/25	BOUNDARY AMENDMENT - JH/KM
A	22/07/25	FIRST ISSUE - JH/KM
REV	DATE	DESCRIPTION

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT

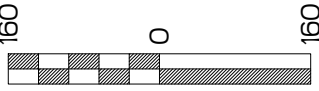
STEPHEN FOSTER
CHURCH ROAD, KAITAIA

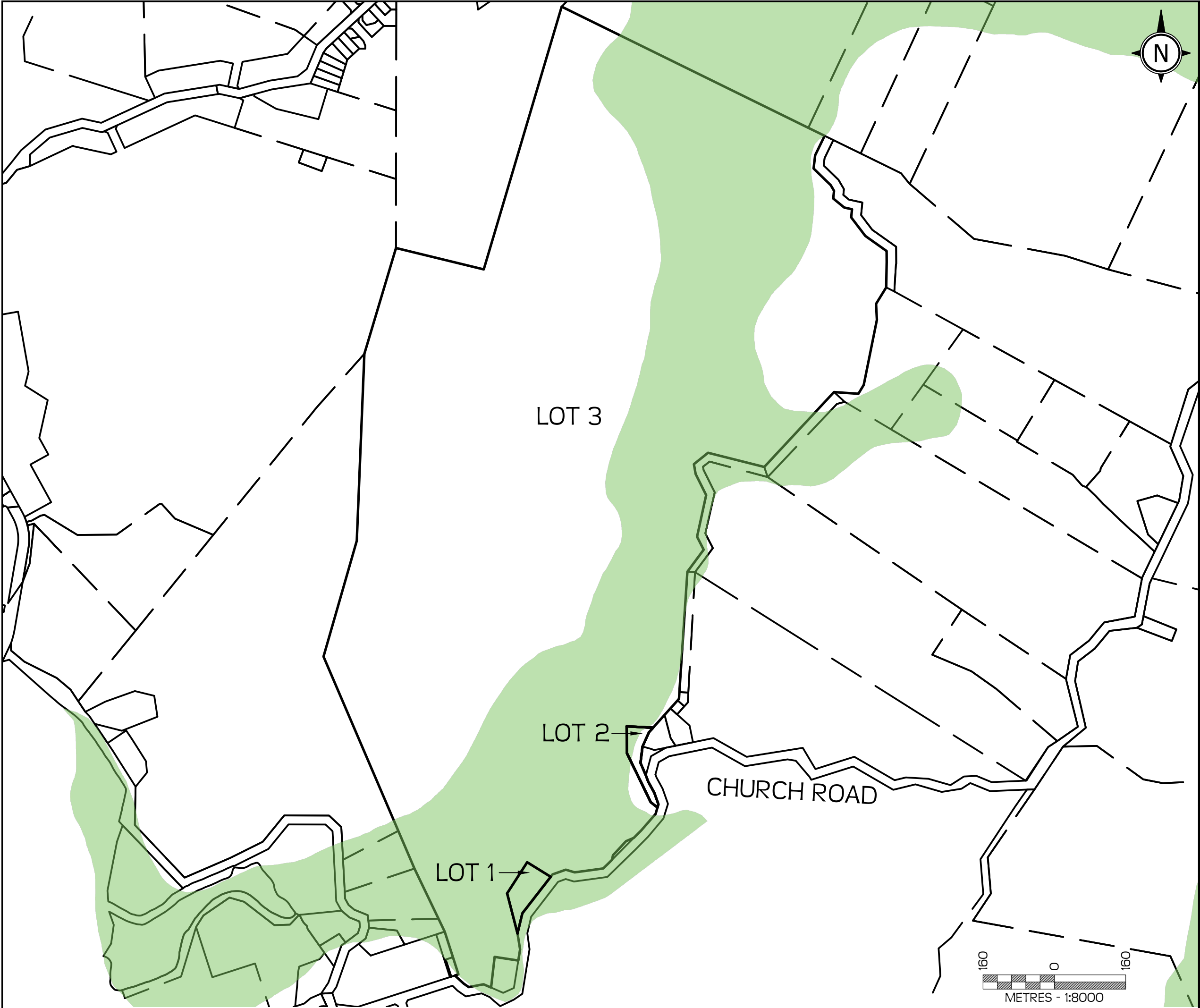
TITLE

PROPOSED SUBDIVISION OF
PT LOT 23 DP 405

DATE SEPTEMBER 2025 SCALE 1:8000 @A3

DRAWING REF. S18519	SHEET 04 OF 05	REV D
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CAUTION:

- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
- AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
- THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
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- BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

LUC - 3

TOTAL TITLE AREA: 144.6695Ha
COMPRISED IN: RT NA56B/137 (ALL)

THIS SITE IS ZONED ' RURAL PRODUCTION ' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL BOUNDARIES.

D	22/09/25	BOUNDARY AMENDMENT - JH/KM
C	11/09/25	BOUNDARY AMENDMENT - JH/KM
A	22/07/25	FIRST ISSUE - JH/KM
REV	DATE	DESCRIPTION

REF. DATA:

reyburn
&bryant

Ph: 09 438 3563
7 Selwyn Ave, Whangarei

PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

STEPHEN FOSTER
CHURCH ROAD, KAITAIA

TITLE

PROPOSED SUBDIVISION OF
PT LOT 23 DP 405

DATE	SEPTEMBER 2025	SCALE	1:8000 @A3
DRAWING REF.	S18519	SHEET	05 OF 05
REV	D		

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

Date Plotted: 22/09/2025 File Path: P:\18000 - 18999\18519 - Stephen Foster (Church Road)\Drawings\Scheme Plan\S18519 - STEPHEN FOSTER - D.dwg

APPENDIX 2

RULE ASSESSMENT

Operative District Plan Provisions

Section 13 Subdivision		
Rule	Status	Comment
13.7 Controlled (Subdivision) Activities		
13.7.1 – Boundary Adjustments: All Zones except the Recreational Activities and Conservation Zones	N/A	Consent is not sought under this rule as additional lots are proposed.
13.7.2.1 – Minimum Area for Vacant New Lots and New Lots which already accommodate Structures	Restricted Discretionary	Consent is sought under Rule 13.8.1(b).
13.7.2.2 – Allotment dimensions	Controlled	The proposed lots can contain a shape with a dimension of 30m x 30m.
13.7.2.3 – Amalgamation of Land in a Rural Zone with land in an Urban or Coastal Zone	N/A	Not proposed.
13.7.2.4 – Lots divided by Zone boundaries	N/A	Not proposed.
13.7.2.5 – Sites divided by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature	N/A	Not proposed.
13.7.2.6 – Access, Utilities, Roads, Reserves	N/A	Not proposed.
13.7.2.7 – Savings as to Previous Approvals	N/A	Not proposed.
13.7.2.8 – Proximity to Top Energy Transmission Lines	N/A	Not proposed.
13.7.2.9 – Proximity to the National Grid	N/A	Not proposed.
13.7.3.1 – Property Access	Controlled	The proposed subdivision complies with Rules 15.1.6C.1.I – 15.1.6C.1.II. Refer to assessments from Chapter 15 below.
13.7.3.2 – Natural and Other Hazards	N/A	The building sites identified in the RS Eng subdivision assessment (Appendix 4) are not subject to any of the identified natural hazards.
13.7.3.3 – Water Supply	Controlled	The proposed lots will be supplied with water on-site.

13.7.3.4 – Stormwater Disposal	Controlled	The proposed lots will dispose of stormwater on-site.
13.7.3.5 – Sanitary Sewage Disposal	Controlled	The proposed lots will dispose of wastewater on-site.
13.7.3.6 – Energy Supply	N/A	The site is not within any of the identified zones.
13.7.3.7 – Telecommunications	N/A	The site is not within any of the identified zones.
13.7.3.8 – Easements for any purpose	Controlled	Any necessary easements are shown on the scheme plan or will be provided as required.
13.7.3.9 – Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation purposes.	N/A	There are no identified resources which require protection.
13.7.3.10 – Access to Reserves and Waterways	N/A	There are no public reserves, waterways or esplanade reserves on or adjoining the sites.
13.7.3.11 – Land Use Compatibility	N/A	No new land uses are proposed.
13.7.3.12 – Proximity to Airports	N/A	The site is not located in close proximity to an airport.
13.7.4 – Subdivision within the National Grid Corridor for all zones	N/A	The site is not within the National Grid Corridor
13.8 Restricted Discretionary Activities		
13.8.1 – Subdivision within the Rural Production Zone	Restricted Discretionary	a. Not proposed b. NA56B/137 was created prior to 28 April 2000. Two additional titles are proposed. Proposed Lots 1 and 2 are all larger than 4,000m². Proposed Lot 3 is larger than 4ha. c. Not proposed.
13.8.2 – Subdivision within 100m of Minerals Zone	N/A	Not proposed.
13.8.3 – Subdivision in the Golf Living Sub-Zone (Kauri Cliffs Zone)	N/A	Not proposed.
13.8.4 – Subdivision in the General Coastal Zone	N/A	Not proposed.
13.8.5 – Subdivision in the Coastal Living and South Kerikeri Inlet Zones	N/A	Not proposed.

Overall Status	Restricted discretionary
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Section 15.1.6 Traffic		
Rule	Status	Comment
15.1.6C Access		
15.1.6C.1.1 – Private accessway in all zones	Permitted	a. The vehicle crossings to the proposed lots will each have 1 H.E. b. The site is not within an urban zone. c. The vehicle crossings will serve 1 H.E. d. No more than 8 H.E.s will use the vehicle crossings. e. Accesses are not proposed within identified areas.
15.1.6C.1.2 – Private accessways in urban zones	N/A	Not an urban zone
15.1.6C.1.3 – Passing bays on private accessways in all zones	Permitted	a. The vehicle crossings will have compliant widths, and passing bays are not required. b. Passing bays are not required. c. The vehicle crossings will serve one site.
15.1.6C.1.4 – Access over footpaths	Permitted	a. Each of the proposed lots will have a single vehicle crossing. b. The maximum width of the vehicle crossings will be 6m.
15.1.6C.1.5 – Vehicle crossing standards in rural and coastal zones	Permitted	a. The vehicle crossings will be constructed in accordance with the FNDC ES, noting that RS Eng has assessed the operating speeds. b. The vehicle crossings will be sealed. c. The vehicle crossings will each serve one property.
15.1.6C.1.6 – Vehicle crossing standards in urban zones.	N/A	The site is not in an urban zone.
15.1.6C.1.7 – General access standards	Permitted	a. There will be sufficient room to manoeuvre on-site. b. Any bends will allow for the passage of a Heavy Rigid Vehicle. c. Any excess area will be grassed. d. The vehicle crossings will manage runoff to reduce the volume and rate of

		stormwater runoff and contaminant loads where practical.
15.1.6C.1.8 – Frontage to existing roads	Permitted	If the carriageway encroaches into the lot boundaries it will be vested as road. This will be confirmed at the survey stage.
15.1.6C.1.9 – New roads	N/A	No new roads are to be vested.
15.1.6C.1.10 – Service lanes, cycle and pedestrian accessways	N/A	No new service lanes, cycle or pedestrian accesses are proposed.
15.1.6C.1.11 – Road designations	N/A	The site does not front an existing road which is subject to a designation for road acquisition and widening purposes.
Overall Status	Permitted	

Proposed District Plan Provisions

Subdivision Chapter (SUB)		
Rule	Status	Comment
SUB-R1 – Boundary adjustments	N/A	Consent is not sought under this rule as additional lots are proposed.
SUB-R2 – Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure reserves or access	N/A	Not proposed
SUB-R3 – Subdivision of land to create a new allotment	Non-complying	1. The subdivision complies with SUB-S2 – S7. 2. The subdivision does not comply with SUB-S1 as proposed Lots 1 and 2 are smaller than 8ha.
SUB-R4 – Subdivision that creates a private accessway.	Controlled	The private accessways serve a maximum of 8 sites each.
SUB-R5 – R21	N/A	Not proposed.
SUB-S1 – Minimum allotment sizes	Non-complying	Proposed Lots 1 and 2 are smaller than 8ha.
SUB-S2 – Requirements for building platforms for each allotment	Controlled	There is sufficient space within the proposed lots for 30m x 30m building platforms.
SUB-S3 – Water supply	Controlled	The proposed lots will be supplied with water on-site.
SUB-S4 – Stormwater management	Controlled	The proposed lots will dispose of stormwater on-site.
SUB-S5 – Wastewater disposal	Controlled	The proposed lots will dispose of wastewater on-site.
SUB-S6 – Telecommunications and power supply	N/A	The site is not within any of the identified zones.
SUB-S7 – Easements for any purpose	N/A	Any necessary easements are shown on the scheme plan or will be provided as required.
SUB-S8 – Esplanades	N/A	Proposed Lots 1 and 2 do not adjoin the Mean High Water Springs, the bank of a river, or a lake.
Overall Status	Non-complying	

Transport Chapter (TRAN)		
Rule	Status	Comment
TRAN-R1 – Parking	Permitted	Sufficient parking spaces will be provided for the proposed lots in accordance with TRAN-S1.

TRAN-R2 – Vehicle crossings and access, including private accessways	Permitted	- Each vehicle crossing will serve 1 H.E. - The vehicle crossings will provide sufficient access for fire appliances. - The vehicle crossing will not be off a State Highway or a road classified arterial or higher. - There will be no unused vehicle crossings. - The private accessways will comply with TRAN-Table 9. - The vehicle crossings will comply with TRAN-S2 and TRAN-S3 as outlined below.
TRAN-R3 – Maintenance or upgrading of existing transport infrastructure within the existing road corridor	N/A	No maintenance or upgrading of existing transport infrastructure is proposed within the road corridor.
TRAN-R4 – Electric vehicle charging stations	N/A	Does not propose an electric charging station.
TRAN-R5 – Trip generation	Permitted	Less than 20 residential units are proposed.
TRAN-R6 – R10	N/A	Not proposed.
TRAN-S1 – Requirements for parking		- The minimum number of on-site car parks will be provided at building consent stage. - Accessible car parking spaces will be provided if they are required. - No loading spaces are required. - No end of trip facilities are required. - Any on-site car parks will have sufficient manoeuvring dimensions. - The activity is represented in TRAN-Table 1.
TRAN-S2 – Requirements for vehicle crossings	Permitted	- There will be only one vehicle crossing per site. - There are no pedestrian crossing facilities in the vicinity of the site. - The sites only have frontage to one road. - The vehicle crossings will be sufficiently separated from intersections. - The vehicle crossings for proposed Lots 1 and 2 will be able to meet the minimum sight distances for the operating speed limit.
TRAN-S3 – Requirements for passing bays	N/A	Passing bays are not required as the accesses will not exceed a length of 100m.
Overall Status	Permitted	

APPENDIX 3

RECORD OF TITLE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



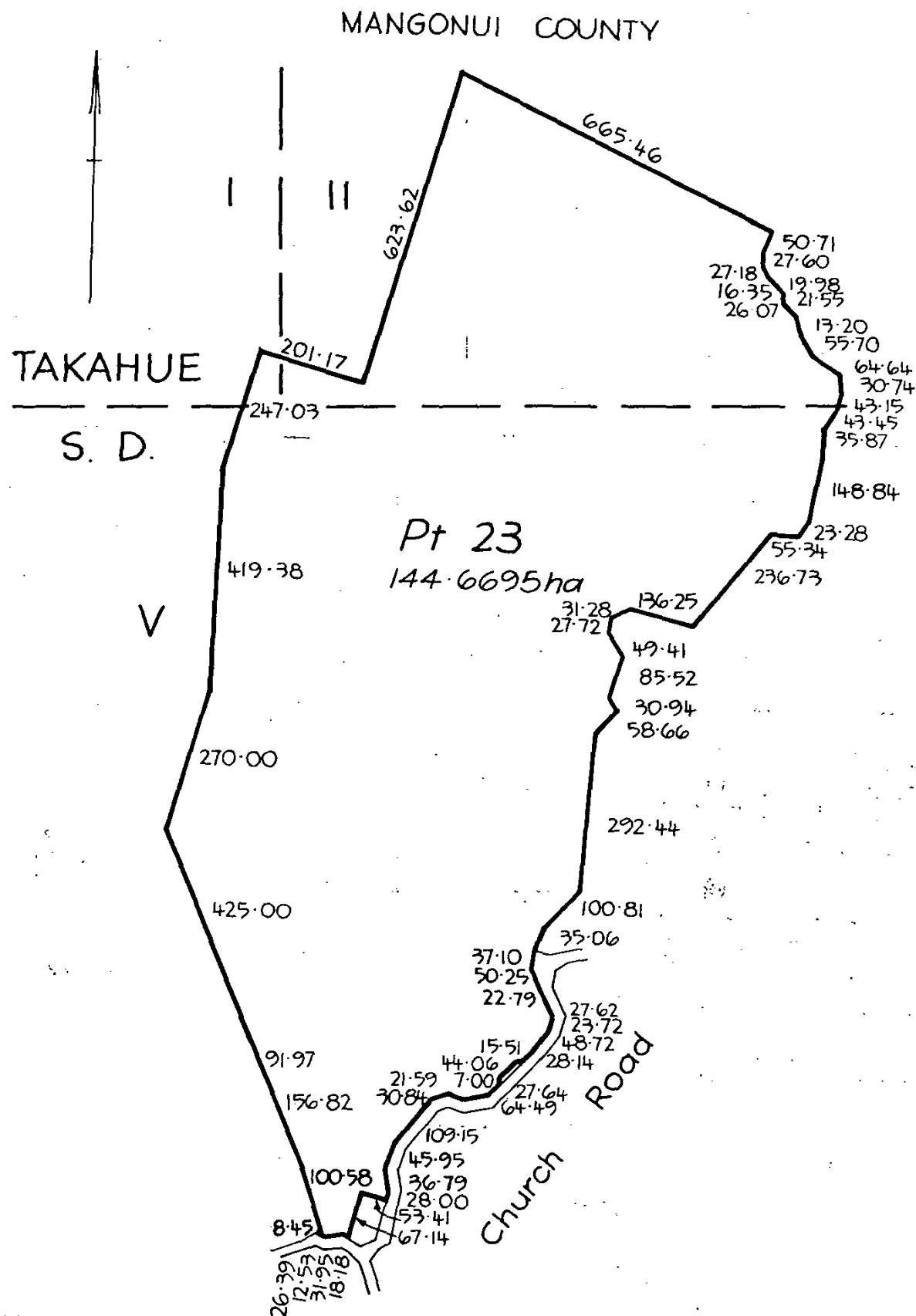

R.W. Muir
Registrar-General
of Land

Identifier **NA56B/137**
Land Registration District **North Auckland**
Date Issued 21 March 1984

Prior References
NA46A/163

Estate Fee Simple
Area 144.6695 hectares more or less
Legal Description Part Lot 23 Deposited Plan 405
Registered Owners
Stephen Trevor Foster and Sarah Alice Foster

Interests
12193271.3 Mortgage to Bank of New Zealand - 3.2.2022 at 10:47 am



Operative District Plan Provisions

Section 13 Subdivision		
Rule	Status	Comment
13.7 Controlled (Subdivision) Activities		
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13.7.2.4 – Lots divided by Zone boundaries	N/A	Not proposed.
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13.7.2.6 – Access, Utilities, Roads, Reserves	N/A	Not proposed.
13.7.2.7 – Savings as to Previous Approvals	N/A	Not proposed.
13.7.2.8 – Proximity to Top Energy Transmission Lines	N/A	Not proposed.
13.7.2.9 – Proximity to the National Grid	N/A	Not proposed.
13.7.3.1 – Property Access	Controlled	The proposed subdivision complies with Rules 15.1.6C.1.I – 15.1.6C.1.II. Refer to assessments from Chapter 15 below.
13.7.3.2 – Natural and Other Hazards	N/A	The building sites identified in the RS Eng subdivision assessment (Appendix 4) are not subject to any of the identified natural hazards.
13.7.3.3 – Water Supply	Controlled	The proposed lots will be supplied with water on-site.

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13.8.2 – Subdivision within 100m of Minerals Zone	N/A	Not proposed.
13.8.3 – Subdivision in the Golf Living Sub-Zone (Kauri Cliffs Zone)	N/A	Not proposed.
13.8.4 – Subdivision in the General Coastal Zone	N/A	Not proposed.
13.8.5 – Subdivision in the Coastal Living and South Kerikeri Inlet Zones	N/A	Not proposed.

Overall Status	Restricted discretionary
-----------------------	---------------------------------

Section 15.1.6 Traffic		
Rule	Status	Comment
15.1.6C Access		
15.1.6C.1.1 – Private accessway in all zones	Permitted	a. The vehicle crossings to the proposed lots will each have 1 H.E. b. The site is not within an urban zone. c. The vehicle crossings will serve 1 H.E. d. No more than 8 H.E.s will use the vehicle crossings. e. Accesses are not proposed within identified areas.
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15.1.6C.1.8 – Frontage to existing roads	Permitted	If the carriageway encroaches into the lot boundaries it will be vested as road. This will be confirmed at the survey stage.
15.1.6C.1.9 – New roads	N/A	No new roads are to be vested.
15.1.6C.1.10 – Service lanes, cycle and pedestrian accessways	N/A	No new service lanes, cycle or pedestrian accesses are proposed.
15.1.6C.1.11 – Road designations	N/A	The site does not front an existing road which is subject to a designation for road acquisition and widening purposes.
Overall Status	Permitted	

Proposed District Plan Provisions

Subdivision Chapter (SUB)		
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SUB-S6 – Telecommunications and power supply	N/A	The site is not within any of the identified zones.
SUB-S7 – Easements for any purpose	N/A	Any necessary easements are shown on the scheme plan or will be provided as required.
SUB-S8 – Esplanades	N/A	Proposed Lots 1 and 2 do not adjoin the Mean High Water Springs, the bank of a river, or a lake.
Overall Status	Non-complying	

Transport Chapter (TRAN)		
Rule	Status	Comment
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TRAN-R3 – Maintenance or upgrading of existing transport infrastructure within the existing road corridor	N/A	No maintenance or upgrading of existing transport infrastructure is proposed within the road corridor.
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TRAN-S3 – Requirements for passing bays	N/A	Passing bays are not required as the accesses will not exceed a length of 100m.
Overall Status	Permitted	

APPENDIX 4

RS ENG SUBDIVISION ASSESSMENT



SUBDIVISION ASSESSMENT

Church Road

Kaitaia

(Part Lot 23 DP 405)

SUBDIVISION ASSESSMENT

Church Road

Kaitaia

(Part Lot 23 DP 405)

Report prepared for: Stephen Foster

Report reference: 19821

Date: 25 September 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
25/09/2025	1	Resource Consent Issue	S Scott Compton	C Hay	M Jacobson



association of
consulting and
engineering

Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Desk Study	2
4.0	Field Investigation	3
5.0	Subsoil Conditions	4
6.0	Geotechnical Assessment	4
7.0	Flood Susceptibility Assessment	6
8.0	On-site Wastewater Disposal	7
9.0	Stormwater Assessment	7
10.0	Access	8
11.0	Recommendations	8
12.0	Conclusions	10
13.0	Limitations	11

Appendices

A	Scheme Plan
B	Drawings
C	Subsurface Investigations
D	Assessed Crossings

File: 19821

25 September 2025

Revision: 1

SUBDIVISION ASSESSMENT

Church Road, Kaitaia

(Part Lot 23 DP 405)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Stephen Foster, to investigate the suitability of the property (Part Lot 23 DP 405) for a residential subdivision. The purpose of this report is to review the identified suitable building areas, assess natural hazards, geotechnical aspects, access, on-site wastewater disposal and stormwater disposal.

The client proposes to create two new residential allotments. The proposed scheme plan, prepared by Reyburn and Bryant is enclosed in Appendix A. Lot 3 will remain for the use of rural production and no further comment of this lot has been made.

2.0 Site Description

Proposed Lots 1 and 2 are to be 6395m² and 4770m², being situated on the western side of Church Road. The lots are typically gently sloping (<10°) being situated near the base of gentle slopes, or amongst gently sloping topography before falling down to near level, low-lying terrain. Ground coverage is currently pasture, an existing farm shed on Lot 1 and farm track on Lot 2.



Figure 1: Part Lot 23 DP 405.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitiaia Area – Isaac – 1996.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Hukerenui Mudstone (Mangakahia Complex) in Northland Allochthon, which has been described as follows: *“Soft red, brown, green, yellow and grey mudstone, commonly highly sheared to broken formation or melange.”* Investigations at Lot 1 have confirmed the mapped geology.

Investigation at Lot 2 encountered soils consistent with Pleistocene alluvium.

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically two images, from 1950 and 1970, see Figure 2 below of 1950 imagery. Reviewing these images, it was noted that the lots remained undeveloped with heavy vegetation cover on Lot 2. No features consistent with slope instability was observed in the imagery.



Figure 2: 1950 Aerial Image (Source: www.retrolens.nz)
(yellow markers of identified building sites).

4.0 Field Investigation

A Technician and Geologist from this office visited the property on 4 September 2025 to undertake a walkover inspection, and four hand augers.

The walkover inspection did not observe any signs of concern at the identified building sites in relation to the proposal.

Review of the proposed crossing locations were also undertaken, detailed in Section 10.0.

The hand augers were dug to a maximum depth of 4.2m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below.

5.1 Lot 1

- Topsoil was encountered to 0.2m-0.3mBGL.
- Residual soils consisted of very stiff silts and clays extending to 2.5mBGL overlying completely weathered siltstone. In-situ Undrained Shear Strengths ranged from 76kPa to greater than 213kPa.
- Completely weathered, extremely weak siltstone consisted of very stiff silts. In-situ Undrained Shear Strengths ranged from 122kPa to greater than 213kPa.
- Groundwater was encountered at a depth of 2.5mBGL.

5.2 Lot 2

- Topsoil was encountered to 0.3mBGL.
- Pleistocene age alluvium consisted of stiff to very stiff silts sands and clays extending to a tested depth of 4.0mBGL. In-situ Undrained Shear Strengths ranged from 63kPa to 158kPa.
- Groundwater was encountered at depths of 0.6m-1.0mBGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

Lot 1 is positioned at the base of a gentle slope ($<10^\circ$) underlain by Mangakahia Complex, buttressed by alluvium to the west and north. The identified building site displays no signs of active instability or soil creep which could be observed in the wider area where slopes become moderate to steep.

Lot 2 is amongst a Pleistocene terrace, where the identified building site is situated amongst near level to gentle slopes, before gently sloping down to inferred Holocene aged alluvial plains. No features consistent with slope instability could be observed, with a relatively uniform contour evident across Lot 2.

Provided the recommendations within this report are adhered to the risk of slope instability at the identified building sites is considered to be low.

6.2 Liquefaction

The lots are positioned on land underlain by the Mangakahia Complex and Pleistocene Alluvium, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on a visual tactile assessment made during the subsoil investigation, and laboratory test results in these geologies within similar terrain, RS Eng considers the soils as being Class H1 (highly expansive) as per AS 2870.

7.0 Flood Susceptibility Assessment

The Northland Regional Council have designated the lower lying portion of these lots as being flood susceptible. The Northland Regional Council Region Wide River Model for during the 1%+CC AEP rainfall event has an approximate flood level of 16m NZVD. Given that the minimum ground levels at the identified building site is 17m NZVD at Lot 1 and 19m NZVD for Lot 2, being outside the mapped flood extent, the risk of inundation is considered to be low. Future buildings shall achieve a minimum of 0.5m freeboard above the flood level.



Figure 3: NRC Regionwide Flood Mapping
(yellow markers of identified building sites).

8.0 On-site Wastewater Disposal

The land available for effluent disposal is typically gently sloped (less than 10°) and waxing planar. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547. Disposal of secondary treatment effluent loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable.

To demonstrate the suitability of the proposed lots, a concept on-site effluent disposal design has been prepared for a hypothetical four bedroom dwelling. The design calculations are presented in Table 1 below.

Table 1: Concept Wastewater Disposal Design

Number of Bedrooms	4	No.
Number of Persons	6	No.
Flow Allowance	180	L/person/Day
Total Flow	1080	L/Day
Irrigation Rate (DIR)	3.0	L/m ² /day
Slope Reduction Factor	0	%
Irrigation Area Required	360	m ²
Irrigation Line Spacing	1.0	m

9.0 Stormwater Assessment

9.1 Attenuation – Future Residential Buildings

Where future impervious surfaces exceed 15% of the total property area, stormwater attenuation will be required, in accordance with Rural Production Zone of the District Plan. Stormwater attenuation shall be achieved via storage tanks with restricted orifice outlet structures for slow release of stormwater discharge to predevelopment levels in accordance with the Engineering Standards.

9.2 Attenuation – Subdivision Works

Impervious surfaces created as part of the subdivision will not exceed 15% of the property and therefore stormwater attenuation is not required.

10.0 Access

Future access to the lots is proposed off Church Road being a primary or secondary collector with a posted speed of 100km/hr, from a 50km/hr posted speed located approximately 100m west of Lot 1.

For Lot 1, approaching from the east side, the road consists typically of wide bends with an assessed operational speed of less than 100km/hr. Approaching from the west side of the assessed crossing, coming out of the 50km/hr posted speed, is an S bend with an assessed operational speed of 80km/hr.

For Lot 2, approaching from the north side, the road consists of a sharp S bend with an assessed operational speed of less than 60km/hr. Approaching from the west side of the proposed crossing, an assessed operational speed of 90km/hr approaching the S bend. It is recommended that vegetation be cleared for the benefit of this crossing. Refer to Sheet 1 of Appendix B for locations and Table 2 below of assessed available sight distances in accordance with the current FNDC District Plan which sights the FNDC Engineering Standard 2009. Refer to Appendix D for photos at the proposed crossings.

Table 2: Assessed Sight Distances

Crossing	Direction	Available Sight Distance (m)	Required Sight Distance (m)
Lot 1 Crossing	East Sight Distance	213m	170m
	West Sight Distance	121m	115m
Lot 2 Crossing	North Sight Distance	95m	75m
	West Sight Distance	180m	140m

11.0 Recommendations

11.1 Further Geotechnical Assessment

At the building consent stage, any proposal shall be supported by a project and site specific geotechnical assessment, considering the recommendations of this report.

11.2 Wastewater Disposal

Future on-site wastewater disposal on each lot shall be specifically design by a suitably experienced professional, complying with the recommendations of this report and the Northland Regional Council Regional Plan.

11.3 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *“Shallow Soil Site.”*

11.4 Earthworks

To form access to and create building platforms at the identified building sites at building consent stage, minor earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- Cuts and fills shall be limited to 0.5m without further geotechnical review.
- Retaining walls are required where cuts exceed 0.5m in height.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS 4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- A cut off drain up slope of Lot 1 would benefit the site to mitigate any runoff from the road.

11.5 Foundations

The site is not “Good Ground” as per NZS3604. Residential NZS3604 type construction on conventional foundations or raft type slabs specifically designed to account for Class H1 expansive soils as per AS2870 are suitable. An Ultimate Bearing Capacity of 300kPa is available.

11.6 Stormwater Disposal

All stormwater should be collected from roofs and paved surfaces and discharged in a controlled manner. RS Eng recommends stormwater is discharged to energy dissipating dispersal structures. Under no circumstances shall uncontrolled stormwater be discharged to sloping ground.

12.0 Conclusions

It is the conclusion of RS Eng Ltd that the identified building area is suitable for residential development, provided the recommendations and limitations herein are adhered to.

We also conclude that in terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

- (a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence, slippage or inundation from any source; and
- (b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence, slippage or inundation from any source; and
- (c) sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

13.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Sarah Scott Compton
Senior Technician
NZDE(Civil)

Reviewed by:



Codie Hay
Senior Technician
NZDE(Civil)

Approved by:

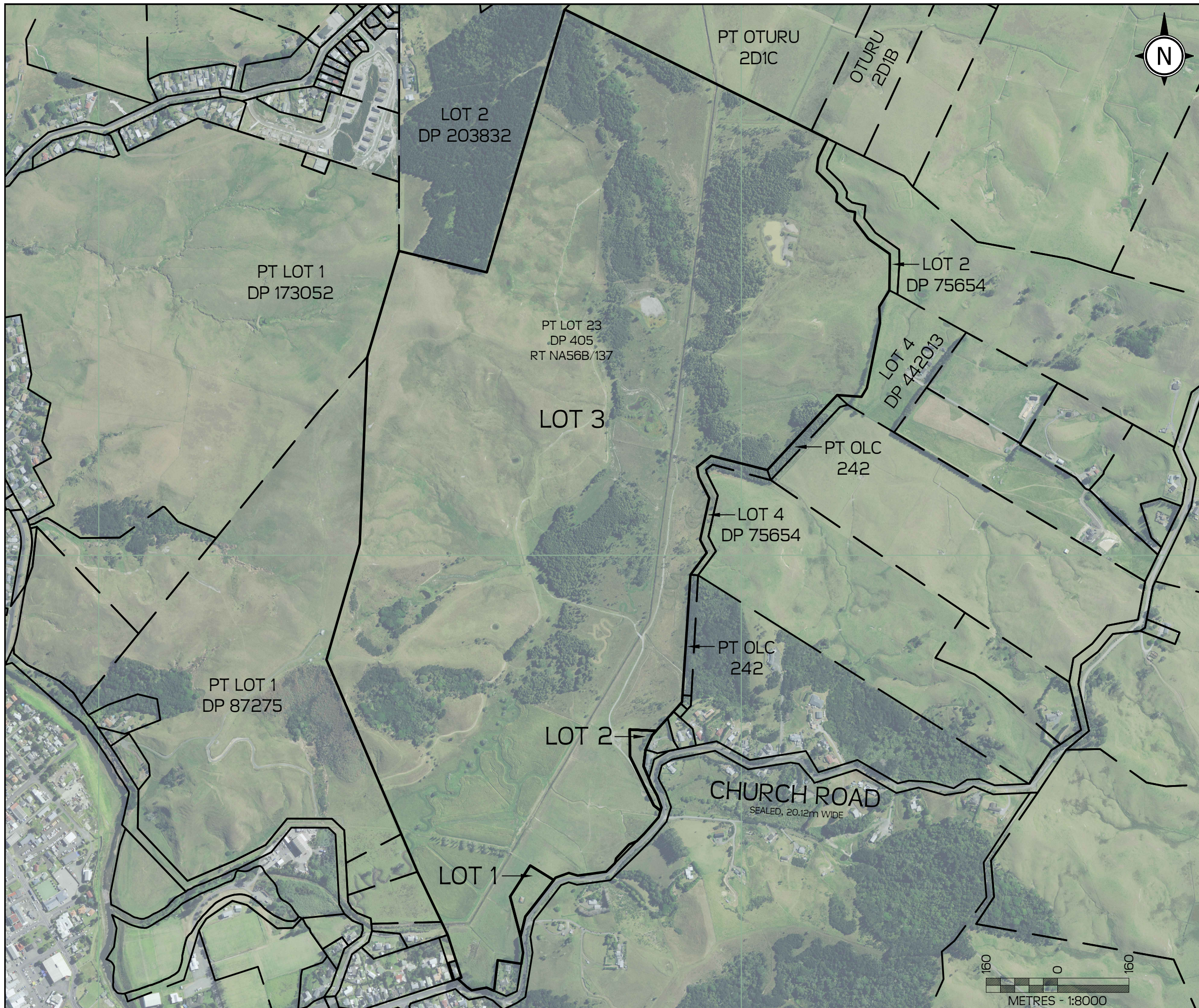


Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



CAUTION:

- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT
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LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS
OF MOUNT EDEN 2000.

TOTAL TITLE AREA: 144.6695Ha
 COMPRISED IN: RT NA56B/137 (ALL)
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS
 ARE THUS: 10m FROM ALL BOUNDARIES.

D	22/09/25	BOUNDARY AMENDMENT - JH/KM
C	11/09/25	BOUNDARY AMENDMENT - JH/KM
A	22/07/25	FIRST ISSUE - JH/KM
REV	DATE	DESCRIPTION

REF. DATA:

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT

STEPHEN FOSTER
CHURCH ROAD, KAITAIA

TITLE

PROPOSED SUBDIVISION OF PT LOT 23 DP 405

DATE SEPTEMBER 2025 SCALE 1:8000 @A3

DRAWING REF. S18519	SHEET 01 OF 05	REV D
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CLIENT

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CHURCH ROAD, KAITAIA

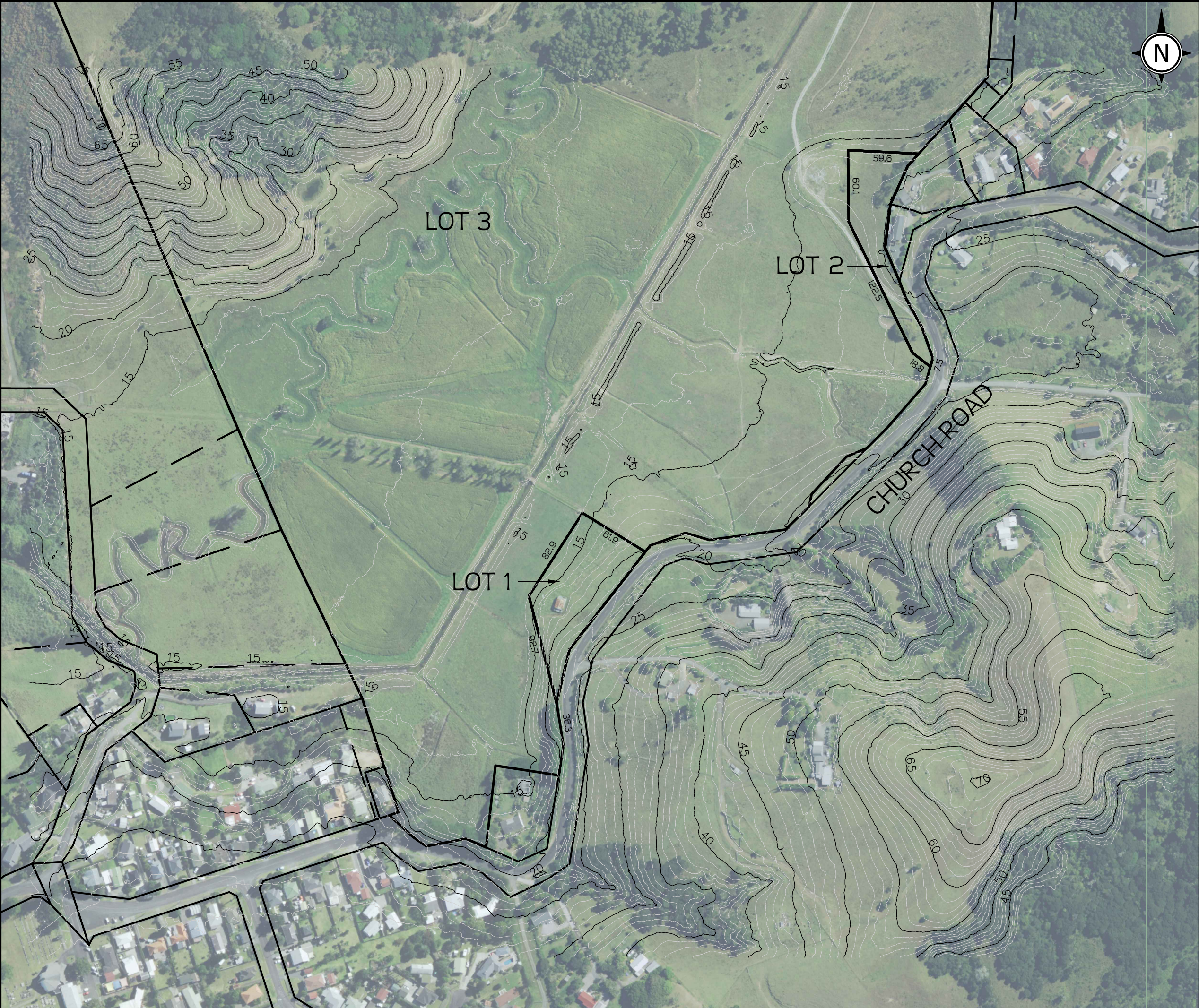
TITLE

PROPOSED SUBDIVISION OF
PT LOT 23 DP 405

DATE SEPTEMBER 2025	SCALE 1:3000 @A3
DRAWING REF. S18519	SHEET 02 OF 05
	REV D

Date Plotted: 22/09/2025 File Path: P:\18000 - 18999\18519 - Stephen Foster (Church Road)\Drawings\Scheme Plan\S18519 - STEPHEN FOSTER - D.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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A	22/07/25	FIRST ISSUE - JH/KM
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STEPHEN FOSTER
CHURCH ROAD, KAITAIA

TITLE

PROPOSED SUBDIVISION OF
PT LOT 23 DP 405

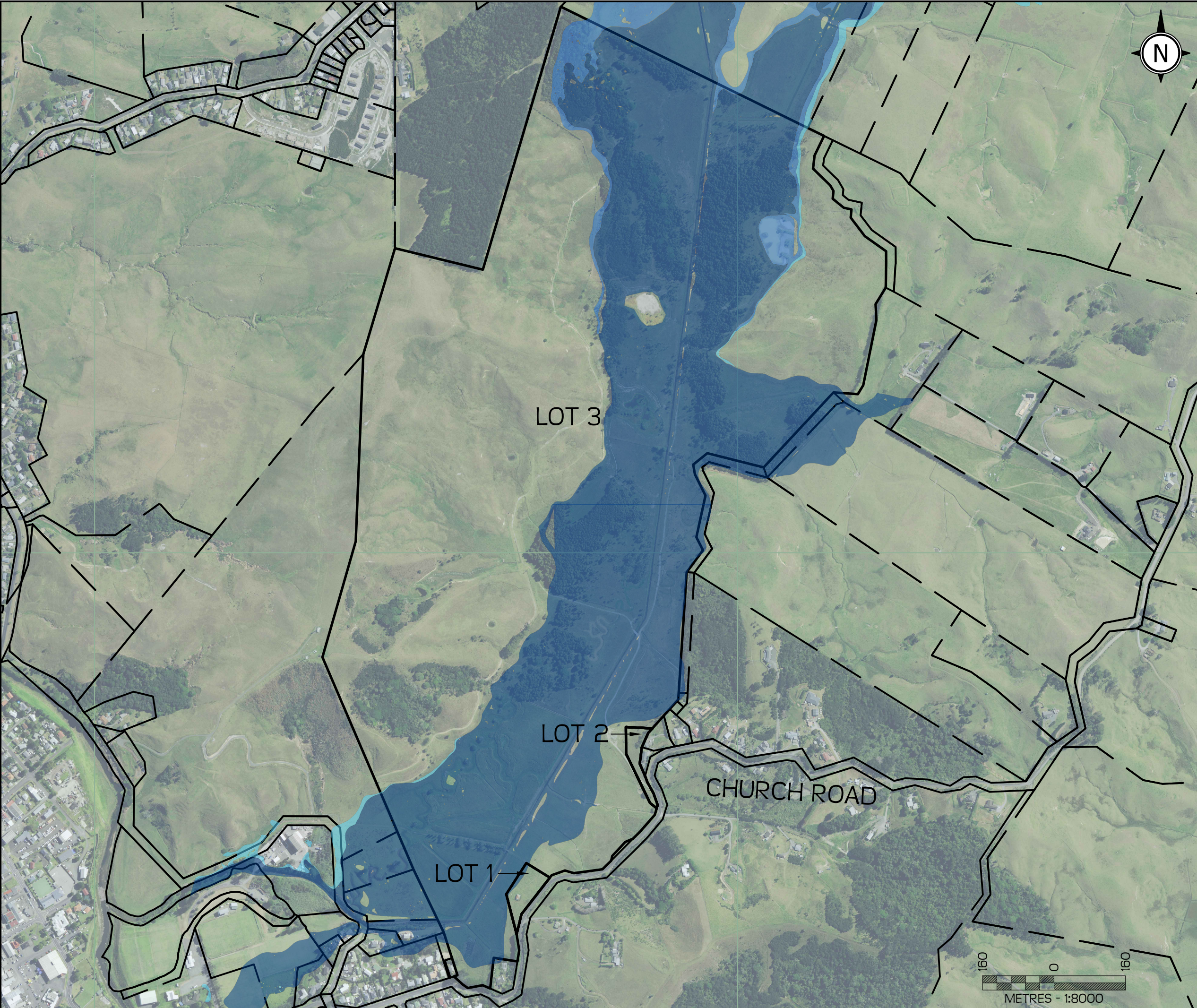
DATE SEPTEMBER 2025

SCALE 1:3000 @A3

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SHEET 03 OF 05

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RIVER FLOOD HAZARD ZONE - 10 YR



RIVER FLOOD HAZARD ZONE - 50 YR



RIVER FLOOD HAZARD ZONE - 100 YR

TOTAL TITLE AREA: 144.6695Ha

COMPRISED IN: RT NA56B/137 (ALL)

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CHURCH ROAD, KAITAIA

TITLE

PROPOSED SUBDIVISION OF
PT LOT 23 DP 405

DATE SEPTEMBER 2025 SCALE 1:8000 @A3

DRAWING REF.

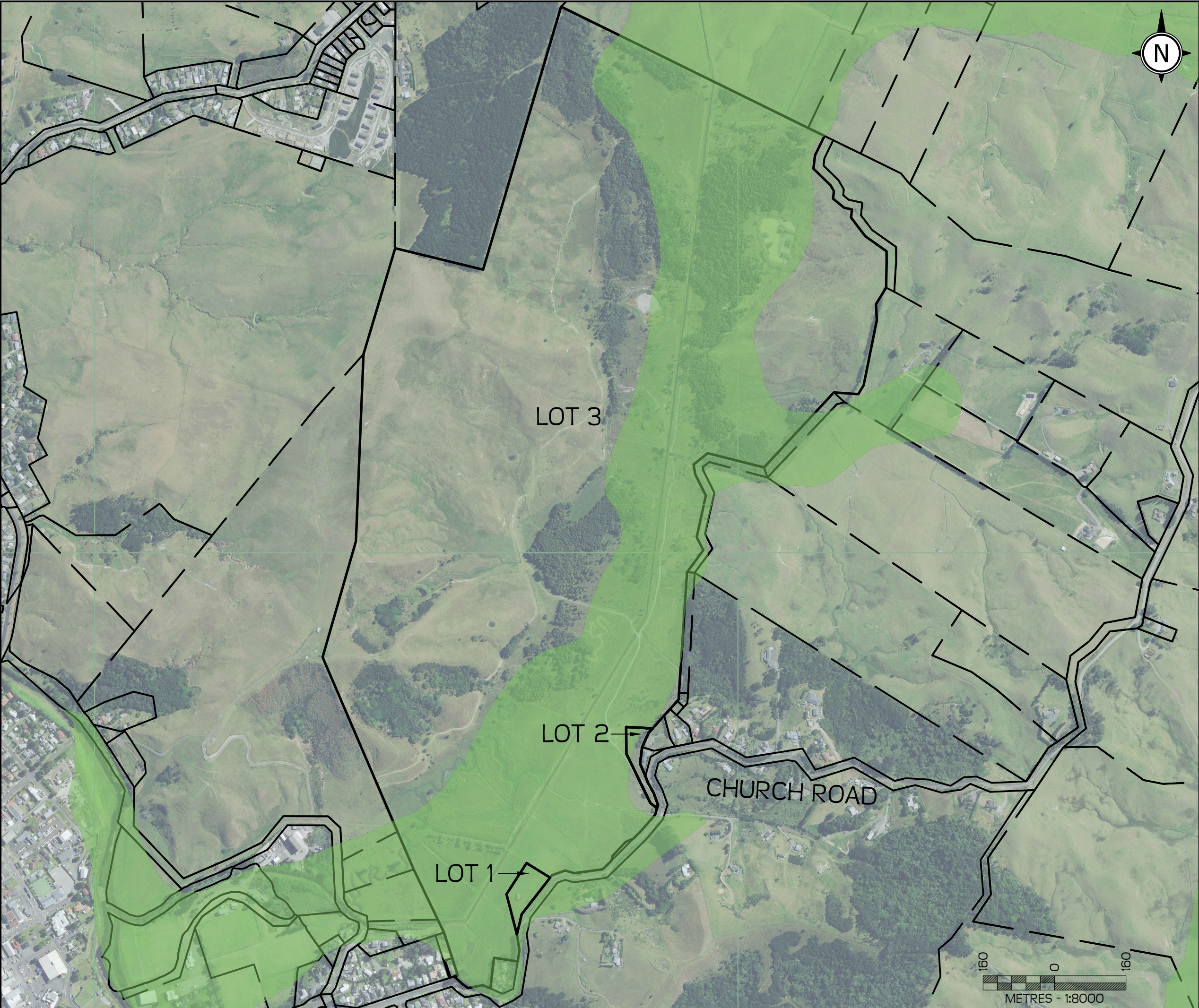
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SHEET

04 OF 05

REV

D



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PT LOT 23 DP 405

DATE SEPTEMBER 2025	SCALE 1:8000 @A3
DRAWING REF. S18519	SHEET 05 OF 05
	REV D

Appendix B

Drawings



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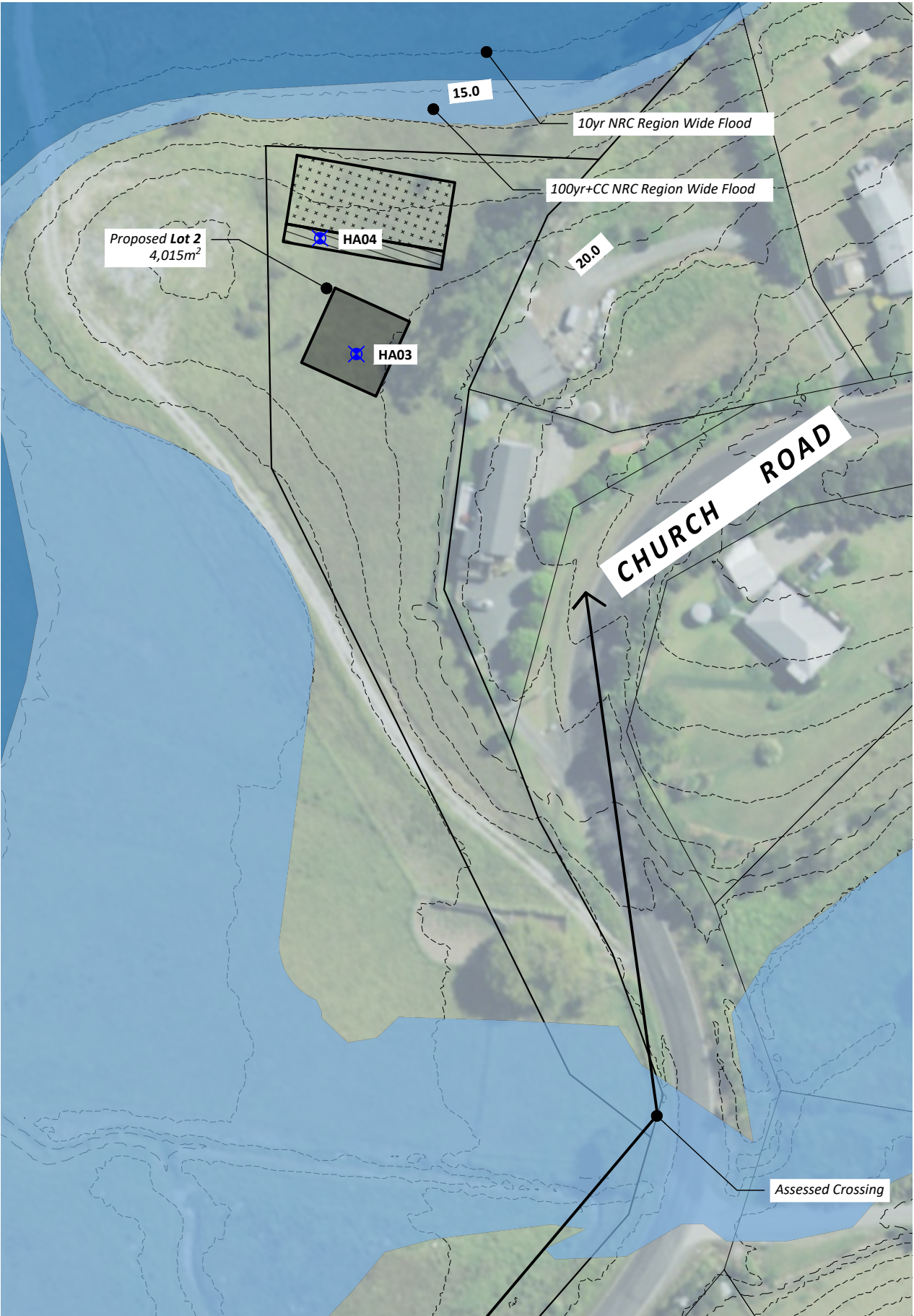


Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 20 40
PLAN 1:2000

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				STEPHEN FOSTER					1:2000	A
				Location					Original	Sheet No.
				CHURCH ROAD KAITAIA					A3	C01
								01/09/2025	A	Original Issue
Date	Rev	Notes			Job No.					
Drawn by: LMC		Reviewed by: SSC		Approved by: MJ		19821				



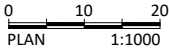
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LEGEND

- Hand Auger Location
- Identified Building Sites
- Identified Wastewater Disposal Area
- Sight distance from crossing

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)



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				STEPHEN FOSTER									
				Location					Original	A3	Sheet No.	C02	
				CHURCH ROAD KAITAIA					01/09/2025	A	Original Issue		
								Date	Rev	Notes			Job No.
				Drawn by: LMC		Reviewed by: SSC		Approved by: MJ		19821			

Appendix C

Subsurface Investigations

HAND AUGER LOG

HOLE NO.:

HA01

CLIENT:	Stephen Foster
PROJECT:	Geotechnical Investigations

JOB NO.:
19821

SITE LOCATION: Church Road, Kaitaia
CO-ORDINATES: 1625301mE, 6114386mN

ELEVATION: 19m

START DATE: 04/09/2025

END DATE:

LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)													VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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PHOTO(S)



REMARKS

WATER

 Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

☒ Hand Auger
☐ Test Pit



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT:	Stephen Foster
PROJECT:	Geotechnical Investigations

JOB NO.:
19821

SITE LOCATION: Church Road, Kaitaia
CO-ORDINATES: 1625303mE. 6114404mN

ELEVATION: 17m

START DATE: 04/09/2025
END DATE:
LOGGED BY: RB

[illegible]

PHOTO(S)



REMARKS

WATER

-  Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

- ☒ Hand Auger
☐ Test Pit

HAND AUGER LOG

HOLE NO.:

HA03

CLIENT:	Stephen Foster
PROJECT:	Geotechnical Investigations

JOB NO.:
19821

SITE LOCATION: Church Road, Kaitaia
CO-ORDINATES: 1625542mE, 6114720mN

ELEVATION: 18.8m

START DATE: 04/09/2025

END DATE:

LOGGED BY: SSC

UNIT	MATERIAL DESCRIPTION (See Classification & Symbolology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)													VANE SHEAR STRENGTH (kPa) Vane: GEO3763				WATER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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PHOTO(S)



REMARKS

WATER

- Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

- ☒ Hand Auger
☐ Test Pit

HOLE NO.:
HA04

CLIENT:	Stephen Foster
PROJECT:	Geotechnical Investigations

JOB NO.:
19821

SITE LOCATION: Church Road, Kaitaia
CO-ORDINATES: 1625531mE, 6114733mN

ELEVATION: 18.8m **START DATE:** 04/09/2025
END DATE:
LOGGED BY: RB

04/09/2025

REMARKS



 Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

☒ Hand Auger
☐ Test Pit

Appendix D

Assessed Crossings

Lot 1; East side



West side



Lot 2; North side



Right West side



APPENDIX 5

NORTHLAND REGIONAL COUNCIL 'SELECTED LAND-USE SITES' DATABASE MAP



Legend

-  SLU Points
-  SLU Polygons