

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:

Bruce Askew

Email:

Phone number:

Work

Home

Postal address:

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

4037 Far North Road

Pukenui

Postcode

0484

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Work

Home

Postal address:

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

112 Commerce Street, Kaitaia

Postcode

0441

** 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:

Bruce Askew

**Property Address/
Location:**

4037 Far North Road

Pukenui

Postcode

0484

8. Application Site Details

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

Name/s:	Bruce Askew		
Site Address/ Location:	4037 Far North Road		
	Pukenui		
	Postcode		0484
Legal Description:	Lot 1 DP436289	Val Number:	00011-68801
Certificate of title:	535130		

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.

Please contact Applicant to arrange site 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.

Proposal to subdivide the site to create one additional allotment. Land use consent is also sought for an infringement of the permitted rules for stormwater management and passing bays.
The combined subdivision and landuse application has been assessed as a Discretionary Activity under the ODP.

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)	Bruce Askew	
Email:	[REDACTED]	
Phone number:	Work [REDACTED]	Home [REDACTED]
Postal address: (or alternative method of service under section 352 of the act)	4037 Far North Road Pukenui [REDACTED] [REDACTED] Postcode 0484	

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)

Bruce Askew

Signature:

(signature of bill payer)

[REDACTED]

Date 15/10/25

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.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)

Glenn Agnew

Signature:

[Redacted Signature]

Date 15/10/25

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.

Combined Land Use and Subdivision Resource Consent Proposal

Bruce Askew

4037 Far North Road, Pukenui

Date: 16 October 2025

Please find attached:

- an application form for a Combined Land-use and Subdivision Resource Consent in the ***Coastal Living Zone*** to create one additional allotment and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The combined subdivision and land use application has been assessed as a **Discretionary Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed Far North District Plan.

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

Kind regards,

Alex Billot



Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title– LINZ**
- 3. Consent Notice 9094003.2 – LINZ**
- 4. Easement Instrument 9094003.3 - LINZ**
- 5. Subdivision Scheme Plan – Von Sturmers Surveyors**
- 6. Site Suitability Report – Wilton Joubert**
- 7. NZTA Approval – NZTA**



Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

- 1.1. The proposal is to undertake a subdivision of Lot 1 DP436289 to create one additional allotment in the Coastal Living zone. Proposed Lot 2 will contain the existing dwelling, shed and ancillary buildings, access, parking and manoeuvring areas and Proposed Lot 1 will be vacant land which the applicant is intending to build on in the future, as he reaches retirement whilst providing the opportunity for a family member to purchase the balance allotment. Access to both lots will be from the existing right of way which is accessed from State Highway 1.
- 1.2. Consultation has been had with Waka Kotahi New Zealand Transport Agency (NZTA), with their written approval letter attached within **Appendix 7** of this application. A Site Suitability Report (SSR) has also been completed by Wilton Joubert in support of the application which is attached within **Appendix 6** of this application.
- 1.3. The proposed lots are as follows:
 - Proposed Lot 1 = 6605m² – vacant allotment
 - Proposed Lot 2 = 3.5279 hectares – to contain the existing dwelling, shed and ancillary buildings.

Areas and measurements are subject to final survey.

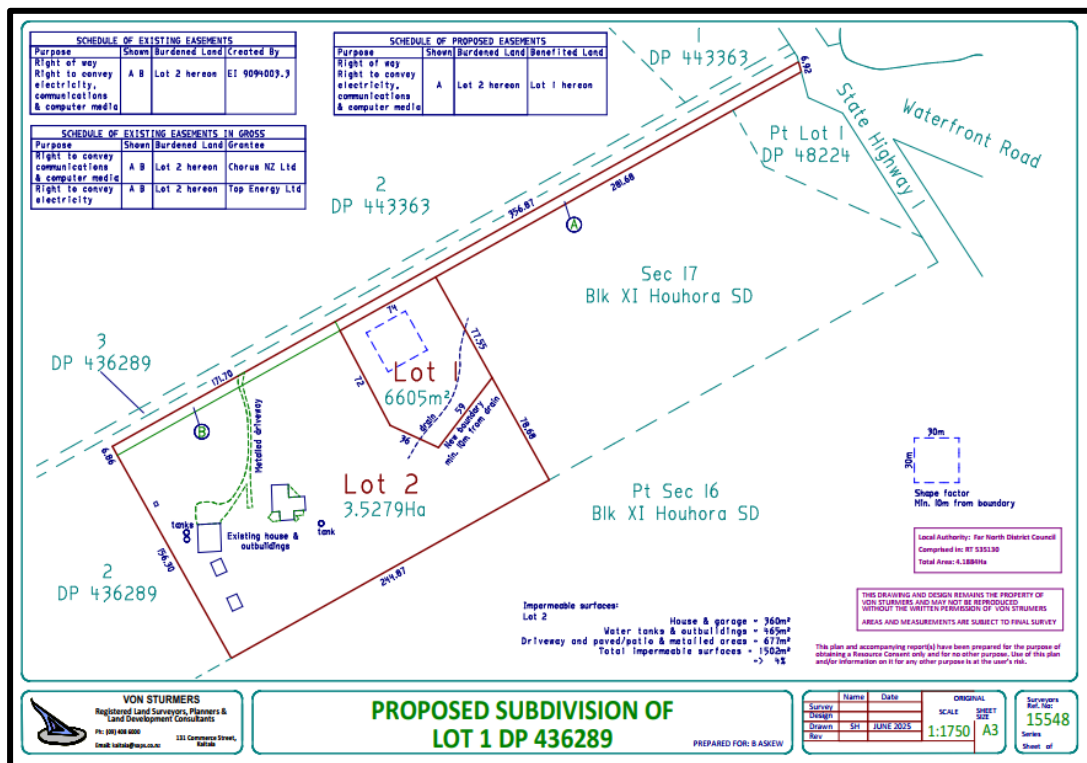


Figure 1: Proposed Scheme Plan.



Land Use

- 1.4. 2170177-RMALUC was approved on 17th November 2016 which was triggered at the time of building consent for the current dwelling and shed on the site. A total of 1945m² of impermeable surfaces were consented for the site which included the dwelling, shed, sleep out, carport, pump shed and associated concrete and metalled surfaces. All of these impermeable surfaces are to be contained within Proposed Lot 2. Although no new impermeable surfaces will be added compared to what has previously been consented, the allotment size which the impermeable surfaces are held within, will be slightly decreasing in size and as such, it is considered necessary to include an infringement of the permitted rule *10.7.5.1.6 Stormwater Management* as part of this application, for completeness. Wilton Joubert have included an assessment of Stormwater Management within their report attached with this application.
- 1.5. In regard to the access rules contained within Chapter 15, the proposal results in an infringement of 15.1.6C.1.3(a) & (b). This is created given that there are no passing bays proposed on the existing private accessway. In lieu of a passing bay, it is considered practical to utilise the new access into Proposed Lot 1 as a passing bay. The new access to Proposed Lot 1 will be located approximately 300 metres from the State Highway Boundary. Given the straight alignment of the private accessway, which provides good sight lines as well as the low users of the private accessway, it is considered that this approach is practical and reasonable in this instance and will not create adverse effects in terms of traffic effects.
- 1.6. These land use infringements result in a **Discretionary Activity**.

2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject site is zoned Coastal Living under the Operative District Plan and Rural Lifestyle within the Proposed District Plan.
- 2.2. Lot 1 DP436289 contains an existing dwelling, shed and ancillary buildings such as containers and a sleepout as well as metalled and concreted areas for access, parking and manoeuvring. The site is accessed via an existing crossing place from State Highway 1 (Far North Road). The site is then accessed internally via a shared private accessway, which is shared with two other allotments. The accessway has been set up such that each allotment owns a slither of land which connects each allotment to the State Highway, giving each allotment a dog leg appearance. At the time of subdivision of the allotments, a single metalled carriageway was located down the middle, which has subsequently provided access to



Figure 2: Aerial view of the subject site.



all three allotments. There are reciprocal rights over each allotments access leg. The scheme plan in Figure 1 depicts this.

- 2.3. The built development within the allotment has been congregated to the west of the site, leaving the remainder of the site as fenced paddocks for grazing of livestock. There are existing drains which run through the site, with a variety of trees being planted adjacent to provide amenity, shelter and privacy. The topography of the site is generally flat. There is mature landscaping obscuring the existing built development from view, as well as mature shelterbelts along all boundaries of the site. Although the site is in proximity to the Houhora Harbour, given the topography of the site and being set back over 500 metres from the waters edge, the site is not visible from the Houhora Harbour, nor are water views visible from the site.
- 2.4. The site is located less than one kilometre south of the Pukenui Village which provides a local primary school and a local Four Square. Less than one kilometre south of the site is a local daycare and health services. The Houhora Fishing Club is located on the opposite side of the State Highway from the allotment. Given the array of services surrounding the site, it is considered that the site is located within a transition zone from town to country, which typically sees slightly larger allotments than the more intense residential zoned allotments and smaller than the rural production lots. Given the nature of existing services and development in the area, the proposal is considered to be consistent and suitable within the surrounding environment.
- 2.5. Allotments directly adjoining the site are zoned as Coastal Living, with more intense Coastal Residential allotments located further north, within the Pukenui Village (less than 500 metres away) as well as southeast and allotments further west zoned as Rural Production. Given the nature of the surrounding environment, there are many allotments similar to the proposed and smaller, located within close proximity to the site.

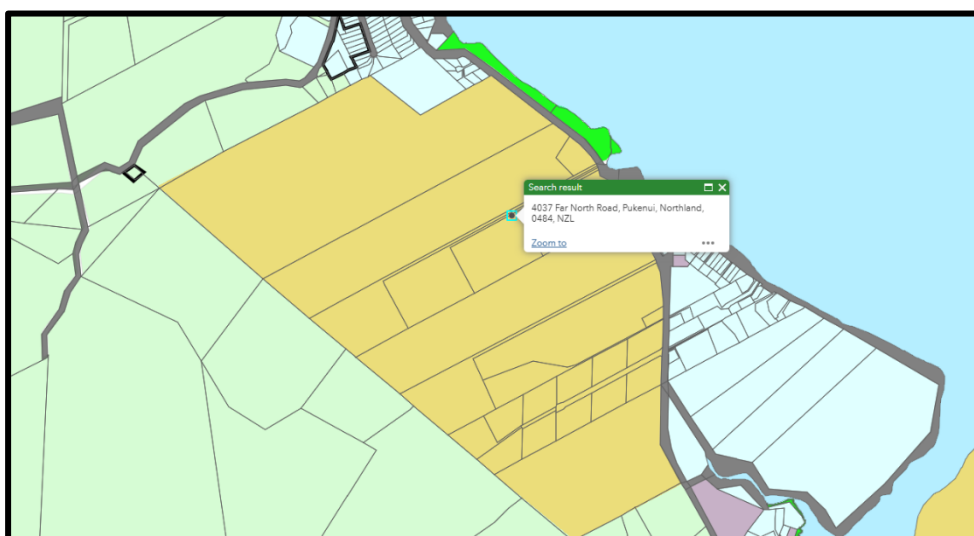


Figure 3: FNDC ODP Maps showing zoning of the surrounding environment.





Figure 4: Aerial image of the site and surrounding environment.

Site Photos

2.6. A site visit was undertaken in September 2025, with a compilation of the photos taken below.



Figure 5: Aerial image of the site showing site boundaries in blue and existing overland flow path channel in green (taken from WJ Report). Proposed Lot 1 is located where white vehicle can be seen in the lower right corner of the image.



Figure 7: Existing private accessway. Image taken from site, looking east towards the State Highway. Trees on the right are within the subject site boundaries.



Figure 6: Entrance into the subject site from private accessway.



Figure 9: Existing dwelling to be contained within Proposed Lot 2.



Figure 8: Existing shed, and ancillary buildings to be contained within Proposed Lot 2. Consented under RC2170177.



Figure 11: Eastern portion of Proposed Lot 2 in paddocks. Large mature shelterbelt along the southern boundary of the site.



Figure 10: Image of Proposed Lot 1.

3. BACKGROUND

Title

- 3.1. Lot 1 DP436289 is held within Record of Title 535130, with a title date of 13 June 2012. The site has an area of 4.1884 hectares.
- 3.2. There is one consent notice document registered on the title under 9094003.2 as well as existing easement instruments. An assessment of these documents will be completed below.

Consent Notice 9094003.2

- 3.3. This consent notice document was registered on 16th March 2012 as part of the subdivision which created the subject site. It contains three conditions which relate to obtaining a TP58 for any onsite wastewater treatment system as well as requiring a roof water collection system with minimum tank storage of 45,000L and an advice note advising that power supply and telecommunications are not a requirement of the subdivision consent. The first two conditions were met as part of the building consent for the dwelling on the site. The third condition requires no action. These consent notice conditions will be brought forward to the new titles.

Easement 9094003.3

- 3.4. This easement instrument provides rights of way, to convey electricity, telecommunications and computer media. This provides the adjoining allotments (Lots 2 & 3 DP436289) the rights to utilise part Marked A on DP436289 which is owned by the subject allotment. This easement instrument also provides reciprocal rights to allow the subject site the same rights over Parts Marked B & C on DP436289. This will remain unchanged as part of this proposal, with the Part Marked A, being in ownership of Proposed Lot 2 going forward.

Easement 9094003.4

- 3.5. This easement provides the right to convey electricity over Part Marked A on DP436289 in favour of Top Energy. This will remain unchanged as part of the subdivision proposal.

Easement 9094003.5

- 3.6. This easement provides the right to convey telecommunications and computer media in favour of Chorus over Part Marked A on DP436289 which will also remain unchanged as part of this proposal.

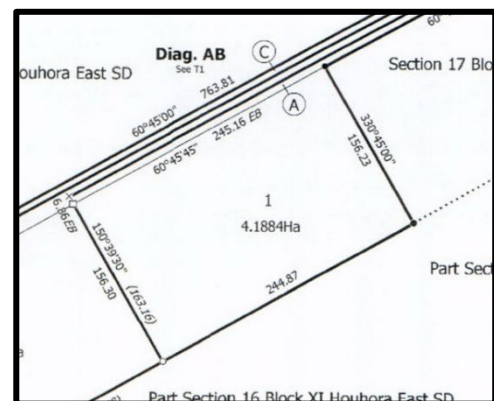


Figure 12: Snip of DP436289 shown Part Marked A.

Previous consent history

- 3.7. There are previous approved building consents for the site which include the dwelling and shed under BC-2017-61 and BC-2018-474. As a result of the building consents, land use resource consent was also triggered under 2170177-RMALUC. This resource consent included the construction of a dwelling, shed, sleepout, carport, pump shed and associated concrete and metalised surfaces totalling 1945m² in the Coastal Living zone that created infringements under



the permitted activity rules 10.7.5.1.1 Visual Amenity and 10.7.5.1.6 Stormwater Management. The resource consent was approved on 17th November 2016 and included conditions relating to being in accordance with the approved plans, landscaping requirements as per approved plans, building colours and water tanks higher than 2.7m being required to meet the setback requirements. The resource consent has been fulfilled with all conditions being met. The proposal also was to proceed under the guidance of an ADP.

- 3.8. As mentioned, it is considered that the impermeable surfaces that form part of this application have existing use rights under the existing RC, however as the lot size of which the impermeable surfaces will be contained within is decreasing, consent will be sought for completeness.

Site Features

- 3.9. The site is located within the Coastal Living Zone under the Operative District Plan and zoned Rural Lifestyle within the Proposed District Plan.
- 3.10. The site is not located within the Coastal Environment and is not within any areas identified as Outstanding Natural Landscapes or Features under the Regional Policy Statement for Northland.

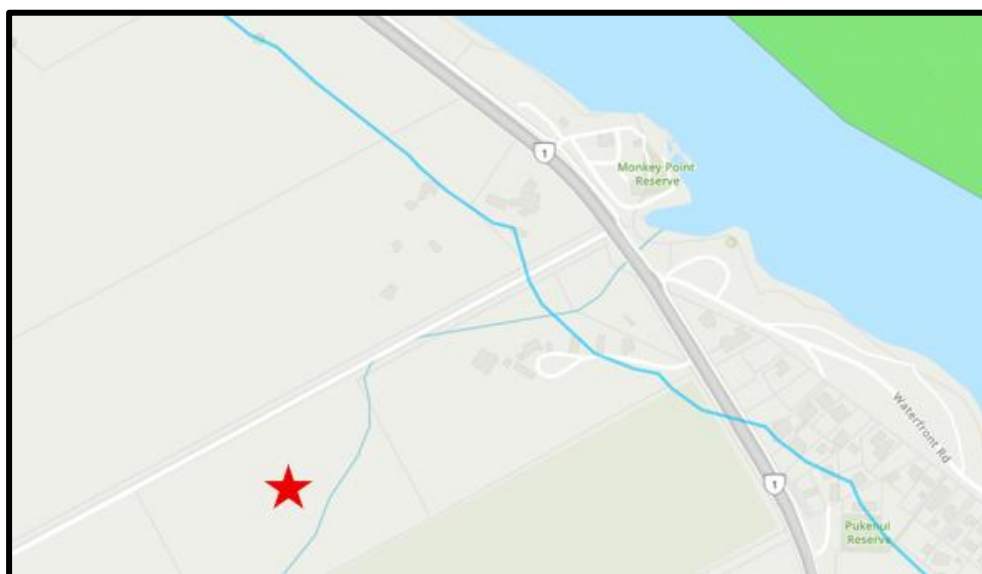


Figure 13: RPS Maps showing location of the site (indicated by the red star) which is not within the Coastal Environment.

- 3.11. The subject site is shown to be susceptible to localized flooding, which appears to follow the existing drains within the site. The existing development within Lot 2 and the majority of Proposed Lot 1 are located outside of the flood susceptible areas.





Figure 14: NRC Hazard Maps showing localized flooding around existing drains.

- 3.12. Reticulated services are not available to this rural site. The existing dwelling has existing provisions for water supply, wastewater disposal and stormwater attenuation.
- 3.13. The site is not identified as a HAIL site.
- 3.14. NZAA has not mapped any archaeological sites on the property.
- 3.15. The site does not contain any areas of significant indigenous vegetation or fauna nor does it contain any reserves or PNA. The site is not located within an area which is shown to have kiwi present.
- 3.16. The entirety of the site and adjoining allotments are classified as having soils of LUC 4s5. LUC 4 soils are not classified as highly versatile under the Regional Policy Statement or the National Policy Statement for Highly Productive Land (NPS-HPL) and as such it is considered that consent under the NPS-HPL is not required and no further assessment will be made within this report.
- 3.17. The site is not known to be located within a Statutory Acknowledgement Area.

4. WEIGHTING OF PLANS

- 4.1. The site is zoned as Rural Lifestyle under the Proposed District Plan and is not subject to any overlays.
- 4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of



submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.

- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decisions on the PDP have been issued. For this reason, little weight is given to the PDP provisions.

5. ACTIVITY STATUS OF THE PROPOSAL

Operative District Plan

- 5.1. The subject site is located within the Coastal Living Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

Subdivision

Assessment of the applicable Subdivision Rules for the Coastal Living Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (ix)	MINIMUM LOT SIZES	Discretionary Proposed Lot 1 is to have a site area of 6605m ² , with Proposed Lot 2 being 3.5279 hectares. The proposal can therefore comply with the Discretionary provisions as the lot sizes are larger than 5000m ² . Wastewater and stormwater will be covered as part of this application.
13.7.2.2	ALLOTMENT DIMENSIONS	Permitted Lot 2 contains an existing dwelling. There is ample area within Lot 1 to accommodate the 30m x 30m concept building envelope.
13.7.2.3 – 9	Not Applicable for this application.	

- 5.2. The proposal is able to meet the lot size provided for as a **Discretionary Activity** as per Table 13.7.2.1 above.

Coastal Living Zone Standards

- 5.3. Proposed Lot 2 contains an existing dwelling, shed, sleepout and ancillary buildings as well as the existing metalled and concreted areas for access, parking and manoeuvring. Proposed Lot 1 will not contain any built structures. Therefore, an assessment under Section 8.7.5.1 of the District Plan is required.



TBALE 1 - Assessment of the permitted COASTAL LIVING ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	VISUAL AMENITY	Permitted. The proposal does not result in any new buildings or structures which would trigger assessment under this rule.
10.7.5.1.2	RESIDENTIAL INTENSITY	Permitted. Lot 2 will contain the existing dwelling, with Lot 1 being vacant.
10.7.5.1.3	SCALE OF ACTIVITIES	Permitted. No such activities are proposed as part of this application.
10.7.5.1.4	BUILDING HEIGHT	Permitted. No additional buildings are proposed as part of this application.
10.7.5.1.5	SUNLIGHT	Permitted The new dividing boundaries are located a sufficient distance from existing structures to comply with this rule.
10.7.5.1.6	STORMWATER MANAGEMENT	Discretionary. As detailed on the scheme plan provided with this application, the subdivision will result in proposed Lot 2 containing 4.2% or 1502m² of impermeable surfaces. Although these impermeable surfaces have existing rights under RC2170177, as the lot size of which the impermeable surfaces will be held within, is decreasing, consent is sought based on a technicality. Lot 2 is therefore not able to meet the permitted threshold for stormwater management, and marginally breaches the restricted discretionary provision of 15% of the total site area or 1500m², whichever is the lesser. It is noted that the impermeable surfaces are well within the percentage of the site area but do not meet the smaller threshold of m².



		Lot 2 is able to comply with the permitted threshold.
10.7.5.1.7	SETBACK FROM BOUNDARIES	Permitted The new dividing boundaries are located a sufficient distance from existing structures to comply with this rule.
10.7.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.7.5.1.9	TRANSPORTATION	A full assessment has been completed in the table below.
10.7.5.1.10	HOURS OF OPERATION NON- RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.7.5.1.11	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
10.7.5.1.12	NOISE	Permitted The proposal complies with the permitted standard.
10.7.5.1.13	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.

District Wide Matters

TABLE 2 - DISTRICT WIDE MATTERS		
Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	Permitted Activity The subdivision proposal will comply with the permitted threshold for the zone. Lot 2 will contain the existing dwelling, with the first dwelling being exempt from this rule. Lot 2 will be vacant. The Coastal living zone has a permitted TIF of 20, which is complied with for the addition of one allotment.
15.1.6B	PARKING	Permitted Activity Lot 2 has existing vehicle parking and manoeuvring areas which will remain unchanged as part of this proposal. Lot 1 has sufficient area available to provide onsite parking and manoeuvring areas.



15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. (a) The private accessway currently services three allotments or HEs. The proposal will increase the number of users on the first portion of the accessway by one, bringing the total number of HEs to four. Appendix 3B-1 requires that a private accessway servicing 3-4 allotments within the Coastal Living zone have a 7.5m legal width and a 3m carriageway width with passing bays. The existing legal width across all access legs is far greater than 7.5m and the existing carriageway width is 3 metres. Therefore the proposal complies with this rule. (b) The gradient will be no greater than 1:5. (c) The private accessway will service 4 HEs. (d) Not applicable as the proposal is not for a subdivision serving 9 or more sites. (e) Access will be from an existing right of way. NZTA have been contacted as part of the pre-application process with their approval to the subdivision received with no requirement for upgrades. This will be discussed further in this report with the NZTA Approval attached within Appendix 7 of this application.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Discretionary Activity (a) & (b) In rural and coastal zones, passing bays are required at spacings not exceeding 100m. Where passing bays are required, they are to be at least 15m long and have a usable access width of 5.5 metres. As stated above, the current carriageway width is 3m. There are no passing bays provided along the existing private accessway and in lieu of passing bays, it is recommended utilising the access/crossings to Proposed Lots 1 & 2. The access into Proposed Lot 2 is existing and a new access will be created to Proposed Lot 1 from the existing accessway. Although this will exceed the 100 metre requirement and the passing bays will not be constructed to the exact dimensions, given the straight alignment of the accessway as well as the wide and flat berm of the grassed areas on either side of the metalled accessway, it is considered practical and appropriate in this instance. As the use of these crossing places will not meet the required 15m length and 5.5m width or spacing of 100m, a technical breach of this rule is created. Consent required. (c) There is ample area for passing bays and vehicle queuing space at the vehicle crossing.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.



15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Not Applicable. Access is from the State Highway which NZTA have provided approval to with no requirement to upgrade.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) There is no need for vehicles to reverse off site. (b) There are no bends on the private accessway. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted. (a) Access is to the State Highway. (b) As above. (c) The proposal will utilise the existing ROW. (d) There are no known carriageway encroachments.
15.1.6C.1.9 – 11	Not applicable to this development.	

Operative District Plan Overall Status

Subdivision

- 5.6 The proposal can comply with the **Discretionary** provisions for the Coastal Living zone as the proposed lot sizes exceed 5000m² in area.

Land Use

- 5.7 A breach of 10.7.5.1.6 *Stormwater Management* is also created, as the impermeable surfaces within Proposed Lot 2 will equate to 4.2% or 1502m² of the total site area. This breaches the permitted coverage of 600m² and marginally exceeds the RDA provisions by 2m². This infringement is sought based on a technicality given there is an existing land use consent for the amount of impermeable surfaces within the site.
- 5.8 In regard to the access rules contained within Chapter 15, the proposal results in a breach of 15.1.6C.1.3(a) & (b). The breaches are created as no passing bays are proposed. It is considered that given the straight alignment, gentle gradient and good line of sight visibility from beginning to end, the access into the allotments will be suitable in lieu of formal passing bays. This results in a Discretionary Activity.

Overall Combined Status for Subdivision and Landuse

- 5.9 As per Rules 10.7.5.4, 15.1.6C.2 and 13.9 Discretionary Activities, the combined subdivision and land use application will be assessed as a **Discretionary Activity**. The relevant sections of Chapter 11, 13 and 15 of the ODP will be assessed as part of this application.



Proposed Far North District Plan

5.10 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, are detailed below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10)	Not applicable. The site is not located within an area noted as being of Historic Heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect.	Not applicable. The site does not contain any scheduled sites and areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6 - Environmental Benefit Subdivision.	Permitted. The site is not an environmental benefit subdivision; the site does not



	SUB-R13- Subdivision of a site within a heritage area overlay. SUB-R14 - Subdivision of a site that contains a scheduled heritage resource. SUB-R15 - Subdivision of a site containing a scheduled site and area of significance to Māori. SUB-R17 - Subdivision of a site containing a scheduled SNA	contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Any earthworks will comply with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

5.11 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect. Under the Proposed District Plan, this activity will be assessed as a **Permitted Activity**.

National Environmental Standards

5.12 After review of aerials and previous consents for the site and a site visit, it has been concluded that there are no known activities listed on the HAIL which have previously been or are currently being undertaken on the site. Currently, the site as utilised for a residential dwelling and grazing of livestock. As such, it is considered that the proposal is deemed Permitted under the National



Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human health (NESCS).

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

6. STATUTORY ASSESSMENT

Section 104B of the Act

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

Section 104(1) of the Act

- 6.2. 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.’

- 6.3. 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). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create an additional allotment which is consistent with what is anticipated in this zone and which is of high demand in the area, especially for coastal/rural lifestyle sections.

- 6.4. 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. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Coastal Living zone and surrounding environment.

- 6.5. 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 below.
- 6.6. 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.

7. ENVIRONMENTAL EFFECTS ASSESSMENT

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

Subdivision

- 7.2. This proposal is considered to be a **Discretionary Activity** as per *Chapter 13.9*. In considering whether to impose conditions on applications for discretionary subdivision activities, the Council has full discretion. An assessment has been provided based on following matters listed in *13.10 Assessment Criteria*.

ALLOTMENT SIZES AND DIMENSIONS

- 7.2.1. Proposed Lot 1 will be 6605m² in area and Proposed Lot 2 will be 3.5279 hectares in area. Proposed Lot 2 is to contain the existing dwelling, shed and ancillary buildings as well as the existing access, parking and manoeuvring areas. Proposed Lot 1 will be a vacant allotment, which the applicant is intending on building on for himself, as he reaches retirement whilst providing the opportunity for a family member to purchase the balance allotment. Proposed Lot 1 will be contained within an existing fenced paddock. Given the favourable topography of Lot 1, as well as the land being suitable for onsite servicing as per Wilton Joubert’s report, there are ample opportunities for built development and associated services. The intended use of Lots 1 & 2 are for rural lifestyle use, where a residential dwelling can be situated on the site as well as area for productive use such as grazing of livestock.
- 7.2.2. The size of Proposed Lot 1 has been kept to a manageable size to allow ample area for a future residential dwelling as well as ample area for small scale productive activities such as home gardens. The boundary lines will follow existing fencelines, with the southern dividing boundary proposed to be located 10 metres from the existing drain to allow the existing vegetation surrounding the drain to be within ownership of Lot 1, as this provides not only visual screening but wind protection and shelter.



- 7.2.3. Proposed Lot 2 will contain the existing built development and although the proposal results in a breach of the permitted impermeable surfaces, this was already evident no matter the proposed lot size, as the impermeable surfaces exceed the permitted allowance of 600m². Due to this restrictive threshold, it is not uncommon for a breach of stormwater management in the Coastal Living zone. It is worth noting that under the PDP, the threshold for impermeable surfaces in the Rural Lifestyle zone is 12.5% or 2500m², whichever is the lesser, which the proposal can comply with. Lot 2 also has ample area for residential use and small scale productive use. This will enable the applicant's family to continue living on the land, whilst being able to manage the land size. As such, it is considered that the proposed allotment size and dimensions are suitable for the intended land use. The lots are considered to be sufficient for operational and maintenance requirements.
- 7.2.4. The surrounding environment is made up of a mix of allotments given the location of the site sitting within a transition zone. The site is surrounded by Coastal Living zoned allotments which are bounded by Coastal Residential allotments to the north and to the southeast. Further afield to the west are larger lots zoned Rural Production. The adjoining allotments to the site are approximately 4 hectares in area, which were created as part of the same subdivision as the subject site. As mentioned, Pukenui Village as well as other social, cultural and publicly provided amenities and services are located within a 1 kilometre radius of the subject site. Therefore, the subject site falls within an area of medium residential intensity, with many lots containing a residential dwelling and some area for small scale productive use. This provides a buffer between the larger lots to the west zoned Rural Production. Given that the site is located less than a kilometre from the higher intensity area of Pukenui, the site and adjoining allotments provide a transitional zone. As the proposed lot sizes will be within the existing range in the surrounding environment, it is considered that the proposal is compatible with the existing subdivision patterns and land use activities in the area. No reverse sensitivity or incompatible land use effects are anticipated as the intended use of the proposed allotments will be consistent with the surrounding environment and the proposal is of low density, only creating one additional allotment for the Applicant to retire on.

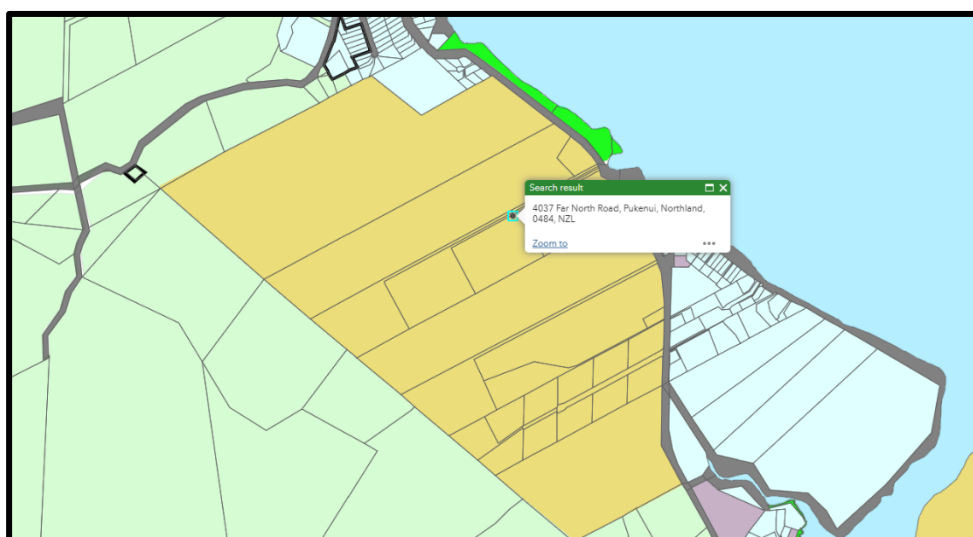


Figure 15: ODP Zoning showing close proximity of Coastal Residential Zone to the site.



- 7.2.5. Access will be via the existing private accessway, which services the subject site and two other allotments. NZTA have been consulted as part of the pre-application process with their approval obtained with no requirement to upgrade. The addition of one allotment is considered to be easily absorbed into the existing traffic network, given the nature of the surrounding environment.
- 7.2.6. The cumulative and long-term implications of this subdivision are considered to be less than minor as the proposal will create one additional allotment where both proposed allotments can contain a residential dwelling and small scale productive activities, where effects can be managed within the site boundaries. These activities are considered to be consistent with the existing land use activities within proximity to the subject site and is considered to be compatible with the pattern of adjoining subdivisions. In terms of preservation of the rural and coastal environments, the lot sizes fall within the existing range within the surrounding environment. This indicates that lots of this size are anticipated by the plan, which is also reflected in the lot sizes within the existing environment. The rural and coastal environments will be preserved by providing lots which are of low density and have ample area for productive activities associated with residential living. Therefore, the character and intensity of this proposal is considered compatible and consistent with the receiving environment and not considerably different to the existing situation.
- 7.2.7. The vacant allotment will be bounded by mature shelterbelts along three boundaries (northern, eastern and southern), with the western view to the existing dwelling on the site obscured by vegetation within the balance lot. The existing vegetation adequately mitigates the vacant allotment from view maintaining the amenity and character of the area.



Figure 14: Existing landscaping along the northern boundary of Lot 1, which adjoins the private accessway.



Figure 15: Existing vegetation along the eastern boundary of Lot 1.



Figure 16: Existing vegetation along drain near southern boundary of Lot 1.



Figure 16: View of the existing dwelling on the site taken from near Proposed Lot 1. Obscured by existing vegetation planted by the Applicant.

7.2.8. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the coastal and rural environment remaining intact.

NATURAL AND OTHER HAZARDS

7.2.9. As mentioned, the site is shown to have localized areas of flood susceptibility which appear to surround the existing drains within the site. The existing built development within Lot 2 and the anticipated building area within Lot 1 are outside of these areas of flood susceptibility. Wilton Joubert have also not raised any concerns regarding the flood hazards within the site. As such, no adverse effects are anticipated.



Figure 17: NRC Hazard Maps showing flood susceptibility surrounding existing drains.

7.2.10. As mentioned earlier in this report, it has been determined that the subject site is not classified as containing activities listed on the HAIL and therefore, is deemed to be permitted in terms of the NESCS.

7.2.11. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

WATER SUPPLY

7.2.12. As Proposed Lot 2 contains built development, provisions for onsite water supply are existing and the subdivision will not result in any changes to this.



- 7.2.13. Water supply to Proposed Lot 2 can be accommodated via onsite rainwater harvesting at the time of built development on the lot.
- 7.2.14. There is an existing consent notice condition requiring 45,000L of tank storage to be provided at time of built development as well as requirements for firefighting access. This consent notice condition will be brought forward to the new titles such that a new consent notice condition is not considered necessary for Proposed Lot 1.

STORMWATER DISPOSAL

- 7.2.15. Councils' infrastructure is not available to this site. Therefore, stormwater must be managed on site.
- 7.2.16. As a result of the subdivision, the existing impermeable surfaces located within the area of Proposed Lot 2, will exceed the permitted threshold. Wilton Joubert have completed an assessment of the Stormwater Management for Proposed Lot 2 and determined that the existing measures which include roof water collected to tanks on site, with overflow discharged to ground, is adequate. They have recommended that attenuation for the 1% AEP storm event should be provided for runoff for the impermeable surfaces exceeding the Permitted Activity threshold to mitigate adverse effects of runoff. Wilton Joubert have recommended that attenuation be provided via a detention volume in the upper section of the existing potable water tanks for the dwelling and shed. It is therefore anticipated that a condition of consent will be imposed on the decision document with the following wording offered:

Prior to issuing of s224(c)

The consent holder must provide evidence that the proposed stormwater management works, as detailed in the Wilton Joubert Site Suitability Report dated 24th September 2025, have been completed or a similar method which achieves the same outcome (detention volume in the upper section of the tanks), being completed with evidence provided by a suitably qualified person (such as a Registered Plumber) that the works have been completed.

- 7.2.17. As mentioned, the existing impermeable surfaces have been consented under RC2170177 and consent is sought as a technicality given the lot size which the impermeable surfaces are contained within, will be decreasing slightly. Given all development and stormwater measures will remain within the ownership of Proposed Lot 2, no adverse effects are anticipated. This is further reinforced by the SSR from Wilton Joubert with attenuation being provided within the existing tanks.
- 7.2.18. Proposed Lot 1 will be vacant as part of this proposal. Depending on when built development occurs on the lot and if the proposed rules for the Rural Lifestyle zone remain unchanged as part of the PDP Hearings process, it is considered that built development within Proposed Lot 1 can be designed to be within the permitted threshold for the zone. The site is large enough to implement appropriate stormwater mitigation methods by way of attenuation and roof collection ensuring any potential adverse effects resulting from future built development can



be managed and mitigated within the proposed site boundaries. It is considered that stormwater management for any new built development within Lot 1 will require assessment at the time of Building Consent which will be triggered as part of the Building Consent. As such, it is not considered necessary to impose any consent notice conditions in regard to stormwater.

7.2.19. It is considered that the allotments have adequate area for stormwater disposal and therefore, no effects will be created that are more than minor.

SANITARY SEWAGE DISPOSAL

7.2.20. Councils' infrastructure is not available to the sites.

7.2.21. Proposed Lot 2 will contain the existing onsite wastewater infrastructure within the proposed allotment boundaries, which is situated well away from the proposed new boundaries of Lot 1. The onsite wastewater system has been recently installed (within the last 5 years) as part of the BC-2018-474 for the dwelling and as such, no issues are considered to have arisen. Wilton Joubert sighted the wastewater system and did not raise any concerns.

7.2.22. As assessed by Wilton Joubert, Proposed Lot 1 has ample areas on site for future onsite wastewater system as well as effluent fields and 100% reserve.

7.2.23. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal. Given that there is an existing consent notice condition under Instrument 9094003.2, which requires a TP58 report at the time of requirement for a wastewater system, which will be brought forward to the new titles, it is not considered necessary to impose another consent notice condition in regard to wastewater.

ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS

7.2.24. Energy supply and telecommunications are not a requirement for the Coastal Living zone. The existing dwelling on Lot 2 has existing provisions for power and telecommunications. Existing easements apply for rights to convey electricity which will remain unchanged.

7.2.25. 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. There is an existing consent notice condition registered within Instrument 9094003.2 which states that power supply and telecommunication services did not form part of the original subdivision consent and the responsibility will remain that of the owner. This is considered sufficient and no additional consent notice is considered to be required.

EASEMENTS FOR ANY PURPOSE

7.2.26. As previously discussed, all existing easements will remain unchanged. A new easement will be proposed which will provide Lot 1 rights over Proposed Easement A. Given that the underlying title has existing rights to utilise Parts Marked B & C on DP436289, this carries over



to both Proposed Lots 1 & 2 such that the existing reciprocal rights over the existing easements remain unchanged.

PROVISION OF ACCESS

7.2.27. Access to the proposed lots is via an existing crossing place from State Highway 1 (Far North Road), which services the subject site and two other allotments. As part of this proposal, the number of users will increase by one, bringing the total number of users of the crossing place and private accessway to four. NZTA have been consulted with as part of the pre-application process, with their approval received as is attached within **Appendix 7**. There was no requirement for upgrade with the only condition relating to registration of the crossing place on the new titles.

7.2.28. Appendix 3B-1 requires that a private accessway servicing 3-4 HEs has a legal width of 7.5 metres and a carriageway width of 3 metres. The existing situation provides for this such that no upgrading of the private accessway is anticipated. As detailed earlier in this report, the current situation provides for Lots 1, 2 & 3 DP436289 having parallel dog leg configuration.

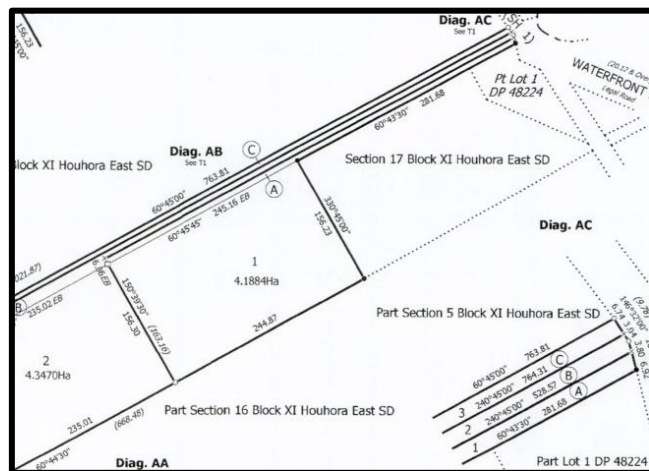


Figure 18: Existing dog leg configuration.

7.2.29. The shared metalled accessway has been created down the middle, which services all three allotments. The remainder of the approximately 20m wide combined access leg is grassed, with swale drains being provided alongside the metalled accessway, providing a large berm on either side of the metalled accessway. There are currently no passing bays provided along the metalled accessway. The subject site has an existing entrance, which will remain, with a new entrance being provided to Lot 1 at the time of built development within the lot. It is considered that given the straight alignment of the accessway and the clear, unobstructed sight lines, a passing bay is not required in this instance. The new entrance to Lot 1 can be utilised as a passing bay, which will be located at approximately the 300m mark from the road boundary. It is considered that the dispensation of a passing bay will not create any adverse effects on users of the accessway given the more than adequate sight lines, low users and the provision for passing bays within the access points to the proposed lots.





Figure 19: Image of the existing private accessway which will service the lots showing the straight, unobstructed alignment. Existing entrance to the dwelling which will be contained within Lot 2 is shown to the right, with an entrance being located in the future to Lot 1 in the distance.

7.2.30. Therefore, a dispensation is requested as part of this proposal to allow for the existing access point to Lot 2 and the future access point to Lot 1 to act as passing bays, although not meeting the required 15m length and 5.5m usable access width. It is considered that given the above argument, there will be no more than minor effects being created.

7.2.31. In terms of traffic effects from the proposal, these are considered to be less than minor given the proposal will result in the addition of only one allotment, which is proposed to be utilised for the Applicant as he retires. Given the low number of users of the access and the wide area set aside as access legs, it is considered that the traffic movements for the additional allotment will be adequately absorbed without any adverse effects created. This is further reinforced by the approval from NZTA with no requirement for upgrading of the crossing place. Furthermore, Proposed Lot 1 will be located nearest to the road boundary, such that any additional traffic will not be required to pass the boundaries of any other allotments that utilise the accessway.

7.2.32. Overall, it is considered that the existing provisions are adequate to provide for vehicle access to the lots. The addition of one allotment is not considered to create any effects which are more than minor in regard to access.

EFFECT OF EARTHWORKS AND UTILITIES

7.2.33. No earthworks are proposed as part of this subdivision.

BUILDING LOCATIONS



7.2.34. Proposed Lot 2 contains existing development. Proposed Lot 1 contains ample area which is physically suitable for future housing.

7.2.35. The location of any future buildings within Proposed Lot 1 will be at the discretion of the new owner.

7.2.36. Proposed Lot 1 is a sufficient size, such that any future or existing buildings will be able to facilitate passive solar gain if the owner decides to do so in the future.

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

7.2.37. The site does not contain any heritage resources that would need to be protected. The site is not known to contain any Sites of Cultural Significance to Māori. As discussed earlier in this report, the site contains no areas of indigenous bush or areas of PNA. No vegetation removal is required as part of this application. The subject site is not located within an area where kiwi are shown to be present on FNDC Maps. The previous LUC for the site proceeded under the guidance of an ADP which is considered appropriate for this proposal.

SOIL

7.2.38. The subdivision will create a total of one additional lifestyle allotment. The soils within the site are LUC 4 which are not considered to be highly versatile. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

ACCESS TO WATERBODIES

7.2.39. The site does not adjoin the CMA or any rivers or lakes.

LAND USE INCOMPATIBILITY

7.2.40. The proposed allotments are being created in an area where there is already a number of rural residential and rural lifestyle allotments. The proposed allotments are generally consistent with other lifestyle allotments in the vicinity. No reverse sensitivity effects are anticipated as the proposed allotments are of sufficient size to accommodate a residential dwelling as well as small scale productive activities, similar to what is already in existence in the surrounding environment.

7.2.41. In terms of effects on neighbouring properties, the built development in Proposed Lot 2 is existing, with all adjoining allotments also being developed with a residential dwelling. Proposed Lot 1 is located a significant distance from all other built development on adjoining allotments and is screened by vegetation within the subject site and adjoining allotments, as can be seen below in Figure 20. Proposed Lot 1 is located a larger distance from the horticultural activity to the south than the existing built development on the site and adjoining allotments, such that no reverse sensitivity effects are anticipated given that development is existing in closer proximity. There is also existing mature shelterbelt along the fenceline with the access leg, such that any future development would be obscured from view. The proposal will not alter or inhibit the existing land use activities within the surrounding environment, such that no reverse sensitivity or land use compatibility effects are anticipated.



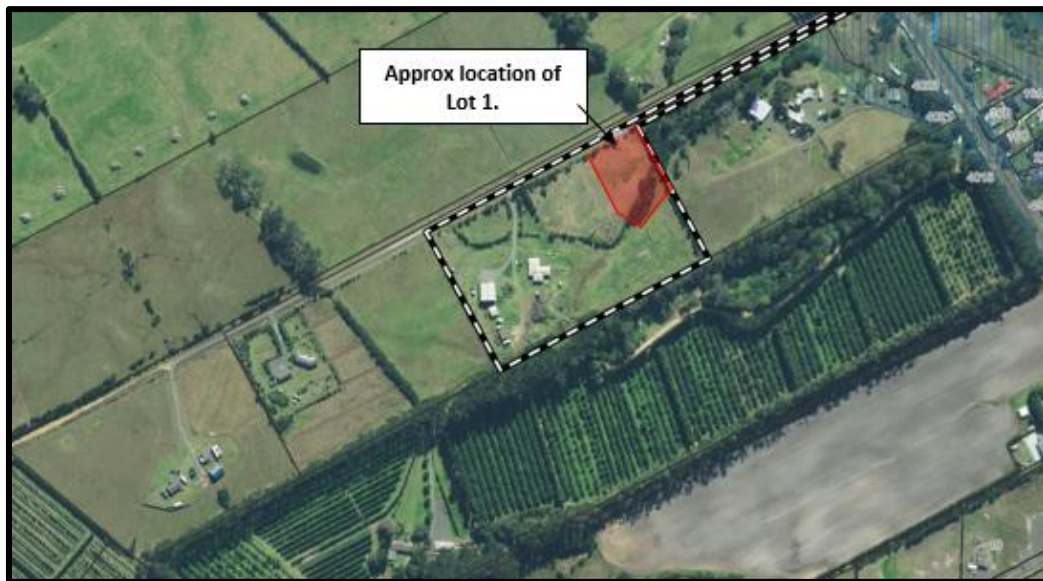


Figure 20: Aerial image showing development and location of the subject site and adjoining allotments.

7.2.42. 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

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

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

7.2.44. The site is zoned Coastal Living, however is not located within the Coastal Environment under the RPS. The proposed subdivision will not result in any noticeable effects on the natural character of the Coastal Environment, due to the site's location being a considerable distance from the coast and the existing development in the surrounding environment.

7.2.45. The site is obscured by existing vegetation and development from the CMA, such that it is not visible from any areas of the CMA. There are many residential dwellings dotted along the periphery.

7.2.46. Proposed Lot 2 will predominately remain unchanged, and Proposed Lot 1 will be surrounded by existing allotments in a manner that aids to integrate the allotment into the existing environment. 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.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

7.2.47. The proposal promotes energy efficiency and renewable energy, which can be accommodated on the sites. This is at the discretion of the new owner.

NATIONAL GRID CORRIDOR

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



Land Use

- 7.3. The proposal is to be assessed as a Discretionary Activity as per District Plan Rule 10.7.5.4 and 15.1.6C.4 **Discretionary Activities**. The relevant criteria within Chapter 11 and 15 of the District Plan are utilised in assessing the environmental impacts of this development. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

Stormwater Management

- 7.3.1. This has been discussed in length within this application and the supporting SSR completed by Wilton Joubert, as such, it is not considered necessary to repeat information which has already been covered. Therefore, the previous assessment is adopted as part of the land use infringement.

Property Access

- 7.3.2. As detailed earlier in this report, the proposal results in a breach of 15.1.6C.1.3(a) and (b). This was also covered in detail earlier in this report and is not considered necessary to repeat the previous information. Overall, it is considered that the provisions proposed as part of this application are sufficient for the proposal. It is considered that the access points to the lots along the private accessway can be effectively utilised in lieu of passing bays. The private accessway does not include any bends which would affect sight lines of users, such that it will be easy enough to see oncoming vehicles and pull over in the nearest access point. No adverse effects are anticipated by the proposal.

Summary

- 7.3.3. The development is not considered out of the ordinary within the surrounding environment or within the Coastal Living zone in general. Stormwater runoff from the existing development will be adequately controlled. No cumulative effects or effects on adjoining properties are anticipated, as all effects will be managed within the site boundaries.
- 7.3.4. It is therefore considered that the proposal will not create any effects that are more than minor.

8. POLICY DOCUMENTS

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

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 8.2. As discussed in the sections above the proposal is permitted in terms of the relevant National Environmental Standard documents.



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

National Policy Statements

- 8.4. There are currently 8 National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity.
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

New Zealand Coastal Policy Statement 2010

- 8.5. The New Zealand Coastal Policy Statement 2010 is not considered to be relevant to the application as the application site is not located within the coastal environment under the NRC Regional Policy Statement. The subject site is not known to contain any areas of outstanding landscape or features. It is considered the proposal will not adversely affect the natural aspects within the coastal environment nor will the proposal create any adverse effects on the natural character and amenity values within the area.

Regional Policy Statement

- 8.6. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources.
- 8.7. The relevant objectives and policies have been assessed below.

Objective 3.5 – Enabling Economic Wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

- 8.8. These size allotments are in high demand and are of rare sorts in the current economic climate. The proposal will result in one additional allotment which will be vacant. It is intended that the Applicant will build on the vacant allotment with family residing on the larger allotment. This will in turn provide employment for local businesses and professionals not only as part of the subdivision process, but also any future building work on the lot, improving economic wellbeing.

Objective 3.6 – Economic Activities – Reverse Sensitivity and Sterilisation



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

(a) Reverse sensitivity for existing:

(i) Primary production activities;

(ii) Industrial and commercial activities;

(iii) Mining*; or

(iv) Existing and planned regionally significant infrastructure; or

(b) Sterilisation of:

(i) Land with regionally significant mineral resources; or

(ii) Land which is likely to be used for regionally significant infrastructure. *Includes aggregates and other minerals.

8.9. No reverse sensitivity effects are anticipated. The proposal will be consistent with existing subdivision patterns and land use activities within the surrounding environment. No sterilisation of land is anticipated.

8.10. Due to the above, it is considered that there will be no reverse sensitivity effects as the proposal will create allotments which are not objectionable to the surrounding environment and maintain the amenity of the area and the Coastal Living zone.

Far North Operative District Plan

Relevant objectives and policies

8.11. The relevant objectives and policies of the Plan are those related to Subdivision, Coastal Environment and the Coastal Living Zone. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area, as the lot sizes in the locality already reflect the size of the lot proposed. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of the objectives and policies within the Subdivision Chapter

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

Objectives

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

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from



subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

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

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

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

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

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

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

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

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

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

- 8.12.1. The subdivision will be consistent with the purpose of the Coastal Living zone which is essentially *rural residential development whilst maintaining a high level of amenity associated with the coast*. Social, cultural and economic well-being will be provided for as discussed throughout this report. Life supporting capacity of soils will not be jeopardized, and no reverse sensitivity effects are anticipated. Natural hazards will not be accelerated. The site does not contain any outstanding landscapes or natural features. There are no known heritage resources within the site. Water supply, stormwater management and wastewater disposal will be provided for onsite as discussed throughout this application. The proposal provides a superior outcome as the proposed lot sizes and intended land use activities are already existing within the surrounding environment, such that the proposal provides consistency with the surrounding environment. The existing dwelling on Lot 2 will remain as well as the existing landscaping and shelterbelts. The proposal is not known to affect the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga. Electricity supply is not a requirement



for a subdivision within the Coastal Living zone. Lot 2 is already serviced by existing power provisions. Energy efficient design for Lot 1 will be designed at the time of built development on the lot, with the allotment providing ample opportunities to take advantage of energy efficient designs. Alternative transport options, communications and local services are not a consideration of this coastal subdivision. However, the site is in close proximity to the settlement of Pukenui and will utilise existing roading networks. The site is not located within the National Grid.

Policies

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

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

(b) ecological values;

(c) landscape values;

(d) amenity values;

(e) cultural values;

(f) heritage values; and

(g) existing land uses.

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

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

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

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

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

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

(a) result in increased demands on car parking associated with non-residential activities; or



- (b) result in increased demand for esplanade areas; or*
- (c) involve adverse effects on riparian areas; or*
- (d) depend on the assimilative capacity of the environment external to the site.*

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

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

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

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

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

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

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



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

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

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

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

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

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

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

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

- 8.12.2. There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access will be via existing provisions which are considered adequate for the proposal. Pedestrian access has not been a consideration of this coastal subdivision as it would be unusual for pedestrians to walk to the site, however, pedestrian access can easily be accommodated along the grass verges within the access legs. Natural hazards will not be exacerbated. Connection to utility services is not a consideration of this proposal. The proposed subdivision will utilise the existing private accessway, which is considered to meet the required width such that no upgrade is anticipated. No removal of vegetation along the accessway is required. The proposal is not considered to have any adverse effects in relation to access. The site is not known to contain any heritage resources, significant areas of indigenous vegetation or fauna, outstanding landscapes or features nor any riparian margins. The site is not within a kiwi present area. The site is not located within the coastal environment under the RPS. Financial contributions are not considered applicable to this proposal. Water storage is existing for the dwelling on Lot 2 and will be provided on Lot 1 at the time of built development on the lot. Bonus development donor and recipient areas are not considered applicable. The site is not within the Conservation Zone. The proposal is not considered to affect the relationship of Māori and their culture and traditions. Management Plans are not considered applicable to this low density subdivision.



- 8.12.3. In regard to Policy 13.4.13, the site is not known to contain any significant natural elements. No vegetation clearance is proposed. No earthworks are anticipated as part of the subdivision proposal. Visual impacts of the proposal are considered to be less than minor, due to the considerable distance of the site from the CMA, as well as the existing topography and shelterbelts and vegetation within the site. Public access to the foreshore and esplanade areas is not applicable to this proposal. The proposal is not considered to affect the relationship of Māori and their culture and traditions. No planting of indigenous vegetation is proposed nor considered necessary as there are no areas of existing significant indigenous vegetation within or near the site. The site is not known to contain any areas of historic heritage. The proposal is not anticipated to exacerbate natural hazards.
- 8.12.4. An assessment of the objectives and policies of the Coastal Environment and Coastal Living zone will be undertaken below. No conditions are proposed in regard to the layout and orientation of building platforms on the lots. Proposed Lot 2 will contain the existing built development, with Lot 1 having ample area and opportunities for suitable building platforms in the site. The site is not within the National Grid Corridor.

Assessment of the objectives and policies within the Coastal Environment

- 8.13. The following assessment is based upon the objectives and policies contained within Sections 10.3 and 10.4.

Objectives

10.3.1 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.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

(c) outstanding landscapes and natural features;

(d) the open space and amenity values of the coastal environment;

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 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 Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.



10.3.7 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.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

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

- 8.13.1. The proposal is not considered to create any adverse effects. All effects can be managed within the site boundaries. The site is not located on the coastline nor within the coastal environment under the RPS. This is reflected in the new zoning under the PDP which sees the site zoned as Rural Lifestyle and not susceptible to the coastal environment overlay. The site cannot be viewed from the CMA and as such is not considered to adversely affect the natural character of the coastline or coastal environment. There are no areas of significant indigenous vegetation or fauna within the site. The site does not contain outstanding landscapes or natural features. Water quality and soil conservation are not anticipated to be affected. No adverse effects on cultural values are anticipated. Public access to the coast is not applicable to this proposal. The proposal does not cross the CMA boundary. Mooring areas, boat ramps and other marine facilities are not applicable to this proposal. Water storage for the existing dwelling on Lot 2 will remain unchanged. Water storage for any future development on Lot 1 can be addressed at the time of such development. The proposal is considered to result in a superior outcome compared to other development as it is a low density subdivision which will see only one additional lot created. The proposed lot sizes are consistent with those in the surrounding environment, with Lot 1 having ample area for built development.

Policies

10.4.1 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:

(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

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

(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

(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 significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and



(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

(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

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

10.4.2 *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.*

10.4.3 *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*

10.4.4 *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.*

10.4.5 *That access by tangata whenua to ancestral lands, sites of significance to Maori, 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)".*

10.4.6 *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.*

10.4.7 *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:*

(a) parking;

(b) rubbish disposal;

(c) waste disposal;

(d) dinghy racks.

10.4.8 *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.*

10.4.9 *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.*

10.4.10 *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.*



10.4.11 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.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;***
- (b) the number of buildings and intensity of development;***
- (c) the colour and reflectivity of buildings;***
- (d) the landscaping (including planting) of the site;***
- (e) the location and design of vehicle access, manoeuvring and parking areas.***

- 8.13.2. As has been discussed throughout this report, the site and surrounding environment are rural lifestyle in nature, with a coastal outlook. The proposal will result in one additional allotment which is considered to be of low density, preserving the rural nature of the site and surrounding environment. The proposal is not considered to affect the safety and efficiency of the roading network as the existing crossing place and accessway will be utilised. No effects on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation, fauna, public land and waters or the natural function of the coastal environment, are anticipated. Public access is not a consideration of this proposal. The site is not located within the coastal environment under the RPS and therefore, no assessment of the NZCPS has been undertaken. The proposal is not considered to result in sprawling or sporadic subdivision, as only one additional lot will be created. Ecological values of significant coastal indigenous vegetation and significant habitats are not anticipated to be affected, due to the large distance of the site from the CMA, as well as the fact that all effects will be managed onsite. Public access is not applicable to this proposal. The site is not located within the CMA. The site does not contain any indigenous coastal vegetation or habitats that would require protection. The proposal does not include maritime facilities. The proposal is not considered to create any effects to Māori and their culture and traditions. The proposal is not considered to exacerbate natural hazards. Water supply is existing for Lot 2 and will be designed at the time of built development for Lot 1. Stormwater, wastewater and sediment runoff will be contained within the site boundaries, such that no downstream effects are anticipated. This will be controlled via existing consent notice conditions for Lot 1. As discussed throughout this report, no adverse effects on the natural character and amenity values of the coastal environment are anticipated as the site is located as significant distance from the coast and not located within the coastal environment under the RPS, such that effects are anticipated to be less than minor.

Assessment of the objectives and policies within the Coastal Living Zone

- 8.14. The following assessment is based upon the objectives and policies contained within Sections 10.7.3 and 10.7.4.

Objectives

10.7.3.1 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.



10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

- 8.14.1. The proposed subdivision will create allotments which are consistent with allotment sizes in the surrounding environment. Proposed Lot 2 will contain the existing dwelling and Proposed Lot 1 will be vacant until development occurs on the site. Proposed Lot 1 is large enough to ensure the effects are compatible with the surrounding environment and reflects low density development as only one additional allotment is being created. The site is not located along Kerikeri Road.

Policies

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 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.

10.7.4.3 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:

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

- 8.14.2. The proposal is not anticipated to create adverse effects on the subdivision, use and development on the coastal environment as has been discussed throughout this report. Infrastructure for Lot 2 is existing, with Lot 1 infrastructure being designed at the time of built development on the lot. The lots will utilise the existing crossing place and accessway for access. Amenity values will be maintained. The proposal is not considered to have adverse effects on natural character, indigenous vegetation, landforms, rivers, streams, wetlands or natural patterns. No vegetation clearance is proposed, and visual impact of the any future building



within Lot 1 is considered to be less than minor. Public access to foreshore and esplanade areas are not applicable to this proposal. The proposal is not considered to affect Māori and their relationship with cultures and traditions. No planting of indigenous vegetation is proposed and there are no existing habitats within the site which would benefit from this. The site is not known to contain any areas of historic heritage.

Assessment of the objectives and policies within the Transportation Chapter

- 8.15. The following assessment is based upon the objectives and policies contained within Sections 15.1.3 and 15.1.4.

Objectives

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.

15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site. 15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.

- 8.15.1. The proposal will create one additional allotment which results in an increased TIF of 10, once the site is developed with a residential dwelling, according to the ODP. The proposal will utilise the existing crossing place from State Highway 1, with NZTA Approval being received and no requirement for upgrade. The proposed allotments will then utilise the existing private accessway which services the subject site. The existing entrance to the dwelling on the site and the new entrance to Lot 1, once ready for construction of a dwelling, will act as passing bays, in lieu of physically constructed passing bays. No changes to the existing carriageway width are proposed given it is considered to meet the required 3 metre width. Overall, it is considered that the proposal does not create any adverse effects in regard to traffic. Seasonal demand is not considered applicable. Onsite carparking for residential activities is existing for Lot 2. Parking will be provided for Lot 1 at the time of built development. There is ample area within the proposed allotments for safe and efficient movement of vehicles.

Policies

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.

15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.

15.1.4.4 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.

15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.



15.1.4.6 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.

15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.

15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

- 8.15.2. Traffic effects have been discussed throughout this report and have been found to be less than minor. Parking spaces are existing for Lot 2 and will be designed on Lot 1 at the time of built development on the lot. Loading spaces are not applicable. The site is accessed via the State Highway and NZTA have provided their approval to the proposal with no requirement for any upgrades. Cycle and pedestrian access are not considered applicable to this subdivision, however can be accommodated along the grass verge of the existing private accessway.

Proposed District Plan

- 8.16. Under the Proposed District Plan, the sites are zoned Rural Lifestyle and therefore an assessment of the objectives and policies within this chapter has been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Objectives and Policies within the Subdivision Chapter

Objectives

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

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

SUB-02 - Subdivision provides for the:

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



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

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

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

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

- 8.16.1. The proposal is considered to achieve the objectives of the zone, as will be discussed below. The proposal will contribute to the local character by providing an additional lot which is of similar size to those in the surrounding environment. No reverse sensitivity effects are anticipated. Natural hazards will not be exacerbated. The site is not considered to be highly productive land as discussed throughout his report. There are no areas of Significance to Māori located on the site. There are no known archaeological sites within the site. Provision for wastewater infrastructure has been discussed within this report. SUB-04 is not considered applicable as the site does not adjoin any of the areas listed in the objective.

Policies

SUB-P1 - Enable boundary adjustments that:

- a) do not alter:***
- b) are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.***

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

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

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

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

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



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

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

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

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

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

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

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

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

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

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;*
- b. the location, scale and design of buildings and structures;*
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- d. managing natural hazards;*
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*



f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- 8.16.2. The proposal does not include a boundary adjustment. The proposal is not for the purpose of public works, infrastructure, reserves or access. The proposed lot sizes are consistent with the purpose, characteristics and qualities of the zone, as will be discussed below. The allotment sizes for subdivision under the PDP do not have legal weighting at present. Lot 2 will contain the existing built development, with Lot 1 having ample area for future built development as well as associated onsite infrastructure. Access will be via the existing legally established crossing place and private accessway. NZTA Approval has been received. The proposal is not anticipated to create any adverse effects in regard to natural values, cultural or historical values nor hazards. SUB-P5 is not applicable to the proposal as the site is proposed to be rezoned as Rural Lifestyle. Onsite infrastructure will be utilised. Vesting of esplanade reserves is not considered applicable to the proposal. The proposal will not result in rural lifestyle subdivision in the rural production zone. The proposal is not considered to result in rural-residential subdivision. The proposal does not result in subdivision of a minor residential unit from the principal unit. The proposal is considered to be consistent with the scale, density and character of the surrounding environment as has been discussed throughout this report. Lot 2 will have existing built development. Lot 2 has existing onsite infrastructure, with Lot 1 being designed at the time of built development on the lot. The proposal is not considered to exacerbate natural hazards. No effects on historic heritage, cultural values, natural features and landscapes and indigenous biodiversity values are anticipated. The site is not known to hold any historical, spiritual or cultural association with Tangata Whenua.

Objectives and Policies for the Rural Lifestyle Zone

Objectives

RLZ-O1 - 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.

RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised by:

- a. low density residential activities;***
- b. small scale farming activities with limited buildings and structures;***
- c. smaller lot sizes than anticipated in the Rural Production Zone;***
- d. a general absence of urban infrastructure;***
- e. rural roads with low traffic volumes;***
- f. areas of vegetation, natural features and open space.***

RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.



RLZ-O4 - 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

- 8.16.3. The proposal will result in one additional allotment with both lots considered to be of low density and have ample area for small scale farming activities within each allotment. The proposal is considered to be consistent with the character and amenity of the zone, as the residential activities will be low density and the lots have ample opportunity for small scale farming activities. The lots will be serviced by onsite infrastructure. The proposal will add one additional allotment which is not considered to adversely affect the traffic volume of the road. There are no noted areas of significant vegetation or natural features within the site. The proposal is not anticipated to result in incompatible activities. The proposal is not anticipated to compromise the effects and efficient operation of primary production activities, as all effects will be managed within the site boundaries.

Policies

RLZ-P1 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:

- a. low density residential activities;***
- b. small scale farming activities;***
- c. home business activities;***
- d. visitor accommodation; and***
- e. small scale education facilities.***

RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:

- a. contrary to the density anticipated for the Rural Lifestyle zone;***
- b. predominately of an urban form or character;***
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living;***
or
- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.***

RLZ-P3 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.

RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale and character of the rural lifestyle environment;***
- b. location, scale and design of buildings or structures;***
- c. at zone interfaces:***



- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
- ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. the adequacy of roading infrastructure to service the proposed activity;*
- f. managing natural hazards;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

8.16.4. The proposal is considered consistent with the scale and character of the surrounding environment. No reverse sensitivity effects are anticipated. Lot 2 has existing built development. Lot 1 is vacant. The site does not adjoin the Rural Production zone. No adverse effects at the zone interface are anticipated. On site infrastructure is existing for Lot 2, with Lot 1 having ample area for future onsite infrastructure. The additional lot is anticipated to be easily absorbed into the roading network. The proposal is not considered to exacerbate natural hazards. No effects on features listed within RLZ-P4(g) and (h) are anticipated.

Summary

8.17. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

9. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

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

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

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

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

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

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

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



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

Step 2: Public Notification precluded in certain circumstances.

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

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

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

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

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

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

(i) a controlled activity;

(ii) [Repealed]

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

(iv) [Repealed]

(6) [Repealed]

- 9.1.2. The application is a combined Discretionary activity subdivision and land-use consent. No preclusions apply in this instance.

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

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

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

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

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

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

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

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

Step 4; Public notification in special circumstances

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

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

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

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision where one additional allotment will be created. There are many allotments in the immediate vicinity which are of similar size or smaller to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.



Public Notification Summary

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

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

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

(3) Determine—

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

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

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

- 9.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances.

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

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

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

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

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

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

- 9.3.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified.

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

- 9.3.3. The proposal is not for a boundary activity.



- 9.3.4. In deciding who is an affected person under section 95E, a council under section 95E(2):
- (2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*
- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- 9.3.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.
- 9.3.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made.
- 9.3.7. In terms of effects on adjoining properties it is considered that these will be less than minor. The development within Lots 2 & 3 DP436289 are more than 400 metres from the proposed new lot as well as all boundaries of the site being planted with mature vegetation such that visual effects will be less than minor. The proposal will only see one additional allotment created which is not considered to create any adverse effects in terms of traffic, given the increase in traffic movements from the proposal will be far less than the permitted allowance of 20, with an anticipated daily TIF increase of less than four, given that the new vacant lot is to be occupied by the Applicant as he retires, with the balance lot being brought by one of the Applicant's children. Given that Proposed Lot 1 will be located nearest to the road boundary and the new owner of Lot 1 will not have to pass the boundaries of the adjoining allotments, it is considered there will be no adverse effects created in terms of traffic noise and dust, as the entrance to Lot 1 will be a significant distance from the adjoining allotments. The larger balance lot which contains the existing development will separate the smaller allotment such that this will provide both a physical and visual buffer from adjoining allotments. The proposal will also see a superior outcome by providing a passing bay in the form of the access point to Lot 1, enabling passing traffic to pullover if required. It is therefore considered that the proposal does not create any adverse effects nor incompatible activities given the proposed use of the new vacant allotment.
- 9.3.8. In terms of effects on the horticultural activity to the south, these are considered to be less than minor given the balance lot provides a large separation distance between the activity and the new vacant allotment as well as there being a large mature shelterbelt along the southern boundary of the site and there being existing built development in closer proximity than what could be developed on Lot 1.



- 9.3.9. In terms of effects on the allotment to the east (Section 17 Block XI), this allotment also contains existing built development over 200 metres away from the proposed vacant allotment. The existing vegetation within the site and on the adjoining allotment and the existing topography physically screen the site from the built development within Section 17 such that no adverse effects are anticipated.
- 9.3.10. It is therefore considered that effects on neighbouring allotments are less than minor.
- 9.3.11. The following comments are also made:
- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
 - The development is not considered to be contrary to the objectives and policies under the District Plan.
 - Proposed Lot 2 contains existing built development and associated infrastructure such as access, onsite wastewater disposal, stormwater management, water supply and power; this will continue to operate the same. Proposed Lot 1 has been determined to be suitable for future onsite servicing.
 - All stormwater will be managed within the site boundaries, such that there will be no downstream effects created.
 - There will be no additional access points from the State Highway required as part of the proposal.
 - The new vacant allotment is located a sufficient distance from all other existing land use activities in the area and will be bounded primarily by Proposed Lot 2 such that a buffer is provided around the lot, mitigating reverse sensitivity effects.
 - All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.
- 9.3.12. Therefore, no persons will be affected to a minor or more than minor degree.
- 9.3.13. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

- 9.3.14. The proposal is to subdivide the site to create one additional allotment. It is considered that no special circumstances exist in relation to the application.



Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

10. PART 2 ASSESSMENT

- 10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 10.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is not located within the coastal environment under the RPS, although is zoned as Coastal Living, however no adverse effects are anticipated due to the large distance of the site from the coast and the fact that visual amenity and character will be maintained. There are no outstanding natural features or landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights will not be affected by the proposal. Natural hazards will not be exacerbated. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.



11. CONCLUSION

- 11.1. The proposal is to undertake a subdivision where one additional allotment will be created for the Applicant to build on coming into his retirement, with the balance lot being intended for family. The vacant allotment has been determined to be suitable for onsite servicing within the SSR completed by Wilton Joubert. NZTA have provided their approval to the subdivision with no requirement for upgrading of the existing crossing place. Land use consent is triggered given the existing consented impermeable surfaces exceed the permitted threshold. Although these impermeable areas have been previously consented, given that the allotment size is slightly decreasing, consent is sought for completeness. Consent under the access rules is also sought given no passing bays are proposed as it is considered the entrances into the lots can be effectively utilised in lieu of formal passing bays. The existing accessway is of straight alignment with large grass berms such that access is not considered to be impeded and the addition of one allotment is not considered to change the status quo.
- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 11.6. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.



12. LIMITATIONS

- 12.1. 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.
- 12.2. 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.
- 12.3. 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.
- 12.4. 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
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R.W. Muir
Registrar-General
of Land

Identifier **535130**
Land Registration District **North Auckland**
Date Issued 13 June 2012

Prior References
NA1662/5

Estate Fee Simple
Area 4.1884 hectares more or less
Legal Description Lot 1 Deposited Plan 436289
Registered Owners
Bruce David Askew

Interests

D574558.1 Gazette Notice (N.Z Gazette No.46 page 1021) declaring the part State Highway No.1F Far North District commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of the highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No.10 to be a limited access road - 25.1.2001 at 12:09 pm

D574967.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3:31 pm

9094003.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.6.2012 at 3:36 pm

Subject to a right of way, right to convey electricity, telecommunications and computer media over part marked A on DP 436289 created by Easement Instrument 9094003.3 - 13.6.2012 at 3:36 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and computer media created by Easement Instrument 9094003.3 - 13.6.2012 at 3:36 pm

The easements created by Easement Instrument 9094003.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked A on DP 436289 in favour of Top Energy Limited created by Easement Instrument 9094003.4 - 13.6.2012 at 3:36 pm

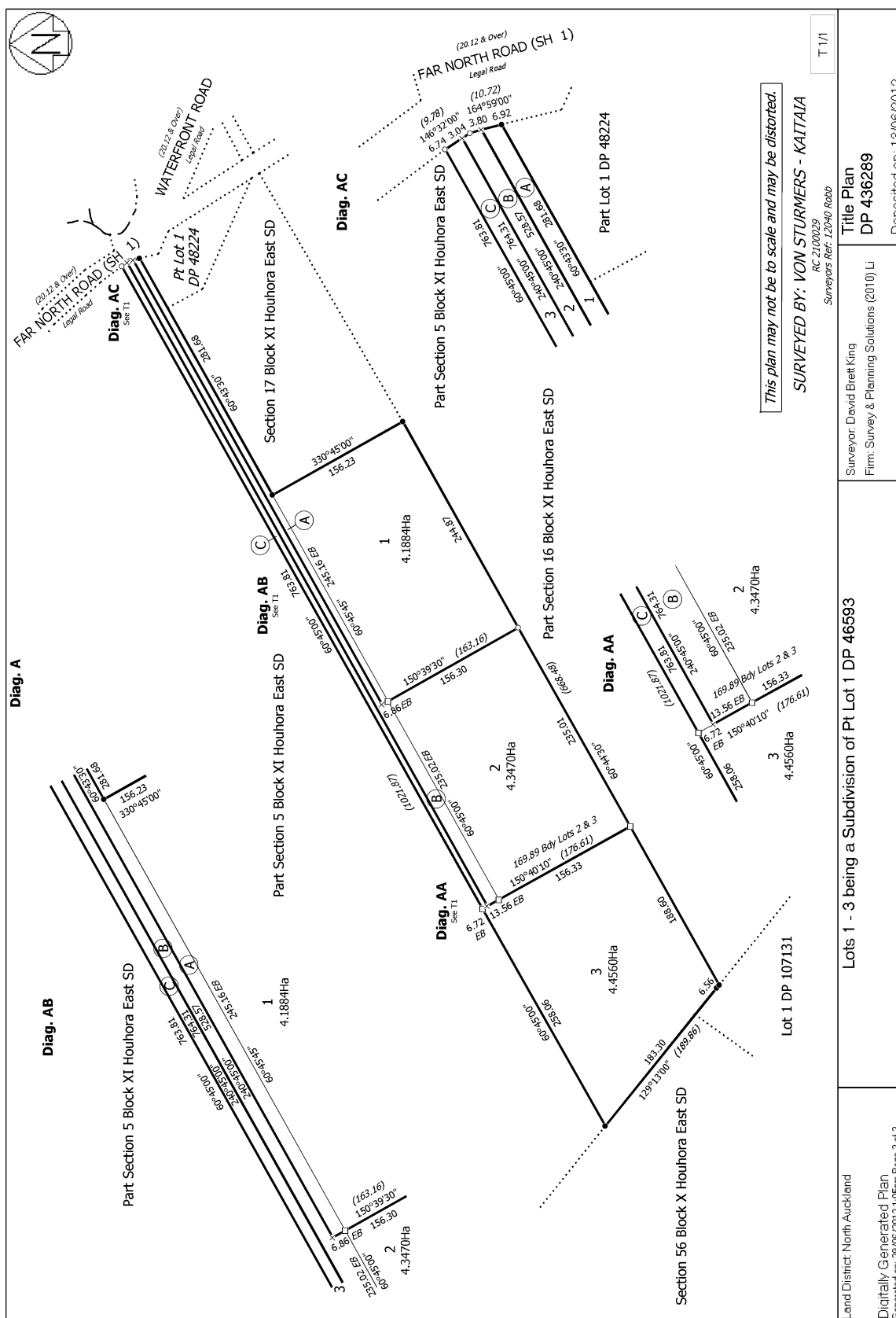
The easements created by Easement Instrument 9094003.4 are subject to Section 243 (a) Resource Management Act 1991

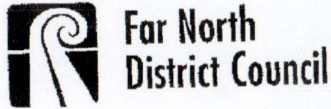
Subject to a right (in gross) to convey telecommunications and computer media over part marked A on DP 436289 in favour of Chorus New Zealand Limited created by Easement Instrument 9094003.5 - 13.6.2012 at 3:36 pm

Some of the easements created by Easement Instrument 9094003.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 436289)

Fencing Covenant in Transfer 10012266.1 - 13.4.2015 at 3:59 pm

10012266.2 Mortgage to ASB Bank Limited - 13.4.2015 at 3:59 pm





Private Bag 752, Memorial Ave
Kaikōhe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2100029
Being the Subdivision of Lot 1 DP 46593

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

SCHEDULE

Lots 1, 2 & 3 – DP 436289

- (1) The location and design of wastewater treatment and land application systems is to be carried out utilising the design information contained in the engineers/approved TP 58 writers report entitled Appendix E TP58, prepared by Effluential Drainlayers Ltd and dated 20.02.2011

The cost estimate of the treatment and land application system as at 20.02.2011 is \$15,000.00 (Gst inclusive) as quoted by Effluential Drainlayers Ltd.

If the lot owner wants to utilise a different system or location than a new TP58 report will be required for Councils approval in conjunction with the Building Consent application.

- (2) Any new building shall have a roof water collection system with a minimum tank storage of 45, 000 litres. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the building can be fitted with a sprinkler system approved by Council.
- (3) Reticulated power supply or telecommunication services is not a requirement of this subdivision consent. The responsibility for providing both

power supply and telecommunication services will remain the responsibility of the property owner.

SIGNED:

P.J. Killalea Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 16th day of March 2012.

View Instrument Details



Instrument No 9094003.3
Status Registered
Date & Time Lodged 13 June 2012 15:36
Lodged By McCarthy, Julie Ann
Instrument Type Easement Instrument



Affected Computer Registers	Land District
535130	North Auckland
535131	North Auckland
535132	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by John Victor Dallison as Grantor Representative on 15/06/2012 10:45 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by John Victor Dallison as Grantee Representative on 15/06/2012 10:46 AM

*** End of Report ***

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor**4047 Far North Road Limited****Grantee****4047 Far North Road Limited****Grant of Easement or *Profit à prendre* or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way Right to Convey Electricity Right to Convey Telecommunications & Computer Media	DP 436289 A, B & C	Lot 1 DP 436289 Identifier 535130	Lot 2 DP 436289 Identifier 535131 Lot 3 DP 436289 Identifier 535132
Right of Way Right to Convey Electricity Right to Convey Telecommunications & Computer Media	A, B & C	Lot 2 DP 436289 Identifier 535131	Lot 1 DP 436289 Identifier 535130 Lot 3 DP 436289 Identifier 535132
Right of Way, Right to Convey Electricity Right to Convey Telecommunications & Computer Media	A, B & C	Lot 3 DP 436289 Identifier 535132	Lot 1 DP 436289 Identifier 535130 Lot 2 DP 436289 Identifier 535131

Form B - continued

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [varied] ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule _____]~~

All signing parties and either their witnesses or solicitors must sign or initial in this box



Form L**Annexure Schedule**

Page 3 of 4 Pages

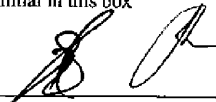
*Insert instrument type***Easement Instrument****Annexure Schedule 2***Continue in additional Annexure Schedule, if required***1. Rights and Powers**

- 1.1. The rights and powers set out in the Fourth Schedule to the Land Transfer Regulations 2002 (Regulations) and the Fifth Schedule of the Property Law Act 2007 are implied except as those rights and powers are extended to or substituted in this Schedule.
- 1.2 Where there is a conflict between the provisions of the Regulations, the Fifth Schedule of the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications must prevail.
- 1.3 In respect of any easement no power is implied for the Grantor to determine the easement for breach of any provision of this Easement Instrument (whether express or implied) or for any other cause. It is the intention of the parties that each easement will subsist for all time unless it is surrendered.

2. Fourth Schedule Land Transfer Regulations 2002**2.1 The maintenance provisions in the Regulations are modified as follows:**

- 2.1.1 The word "equally" in clause 11(2) of the Regulations is replaced by "for a reasonable contribution in proportion to their use."
- 2.1.2 Any maintenance, repair or replacement of the right of way, telecommunication or electric power cables on the servient or dominant land that is necessary because of any act or omission by the Grantor must be carried out promptly by the Grantor and at the sole cost of the Grantor.
- 2.1.3 Where the act or omission of the Grantor is a partial cause of the maintenance, repair or replacement the costs payable by the Grantor must be in proportion to the amount attributable to that act or omission with the balance payable in accordance with clause 11 of the Regulations (as amended by paragraph 2.1.1 of this Schedule).
- 2.1.4 Any maintenance, repair or replacement of the right of way, telecommunication or electric power cables on the servient or dominant land that is necessary because of any act or omission by the Grantee must be carried out promptly by the Grantee and at the sole cost of the Grantee.

All signing parties and either their witnesses or solicitors must sign or initial in this box



Form L

Annexure Schedule

Page 4 of 4 Pages

Insert instrument type

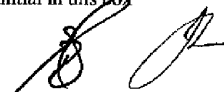
Easement Instrument

Continue in additional Annexure Schedule, if required

2.1.5 Where the act or omission of the Grantee is a partial cause of the maintenance, repair or replacement the costs payable by the Grantee must be in proportion to the amount attributable to that act or omission with the balance payable in accordance with clause 11 of the Regulations (as amended by paragraph 2.1.1. of this Schedule).

2.1.6 No registered proprietor shall be liable to contribute towards the cost of any work which is in respect of any easement not used by that registered proprietor, or in respect of which such use has not commenced.

All signing parties and either their witnesses or solicitors must sign or initial in this box



SITE 4037 Far North Road, Pukenui

LEGAL DESCRIPTION Lot 1 DP 436289

PROJECT 2-Lot Subdivision

CLIENT Bruce Askew

REFERENCE NO. 142539

DOCUMENT Civil Site Suitability Report

STATUS/REVISION NO. 01 – Resource Consent

DATE OF ISSUE 24 September 2025

Report Prepared For	Email
Bruce Askew	alronley@hotmail.com

Authored by	G.M. Brant (Be (Hons) Civil)	Civil Engineer	gustavo@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

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

Legal Description:	Lot 1 DP 436289												
Lot Sizes:	Proposed Lot 1 – 6,605m ² Proposed Lot 2 – 35,279m ²												
Development Type:	2-Lot Subdivision												
Scope:	Civil Site Suitability Investigation: - Wastewater Assessment - Stormwater Assessment - Potable Water												
Development Proposals Supplied:	Subdivision Scheme Plan supplied by the Von Sturmers (Ref No: 15548, dated: June 2025)												
District Plan Zone:	Coastal Living Zone												
Wastewater:	The following is an indicative Conventional Trench wastewater design for a 4-bedroom dwelling – given the subsoils encountered we recommend Primary Level Treatment or higher: <table> <tr> <td>Daily Wastewater Production:</td><td>1,080L/day</td></tr> <tr> <td>Daily Application Rate:</td><td>20mm/day</td></tr> <tr> <td>Bed Length Required:</td><td>108m</td></tr> <tr> <td>Recommended Field Setup:</td><td>6 x 18mL x 0.5mW with 1.0m spacings</td></tr> <tr> <td>Disposal Area:</td><td>Basal = 54m² Covered Area = 144m² (with spacings)</td></tr> <tr> <td>Reserve Area:</td><td>Basal = 54m² (100%) Covered Area = 144m² (with spacings)</td></tr> </table> Recommendations for wastewater are provided in Section 6.	Daily Wastewater Production:	1,080L/day	Daily Application Rate:	20mm/day	Bed Length Required:	108m	Recommended Field Setup:	6 x 18mL x 0.5mW with 1.0m spacings	Disposal Area:	Basal = 54m ² Covered Area = 144m ² (with spacings)	Reserve Area:	Basal = 54m ² (100%) Covered Area = 144m ² (with spacings)
Daily Wastewater Production:	1,080L/day												
Daily Application Rate:	20mm/day												
Bed Length Required:	108m												
Recommended Field Setup:	6 x 18mL x 0.5mW with 1.0m spacings												
Disposal Area:	Basal = 54m ² Covered Area = 144m ² (with spacings)												
Reserve Area:	Basal = 54m ² (100%) Covered Area = 144m ² (with spacings)												
Stormwater Management – District Plan Rules:	Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser. Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.												
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 & 2 must not exceed an impermeable area of 600m². Given the above, future development of Lot 1 is expected to fall within the Permitted Activity / Restricted Discretionary Activity range. A stormwater attenuation report including a District Plan Assessment will be required for any future development within Lot 1 that does not comply with Permitted Activity Rule (10.7.5.1.6) at building consent stage. The existing development												

within Lot 2 exceeds 600m² and therefore does not comply with Permitted Activity Rule (10.7.5.1.6) and is considered a Restricted Discretionary Activity.

Attenuation for the 1% AEP storm event should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment.

2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater, stormwater & potable water) to support a 1-into-2 lot subdivision of Lot 1 DP 436289, as depicted in the Subdivision Scheme Plan supplied by the Von Sturmers (Ref No: 15548, dated: June 2025).

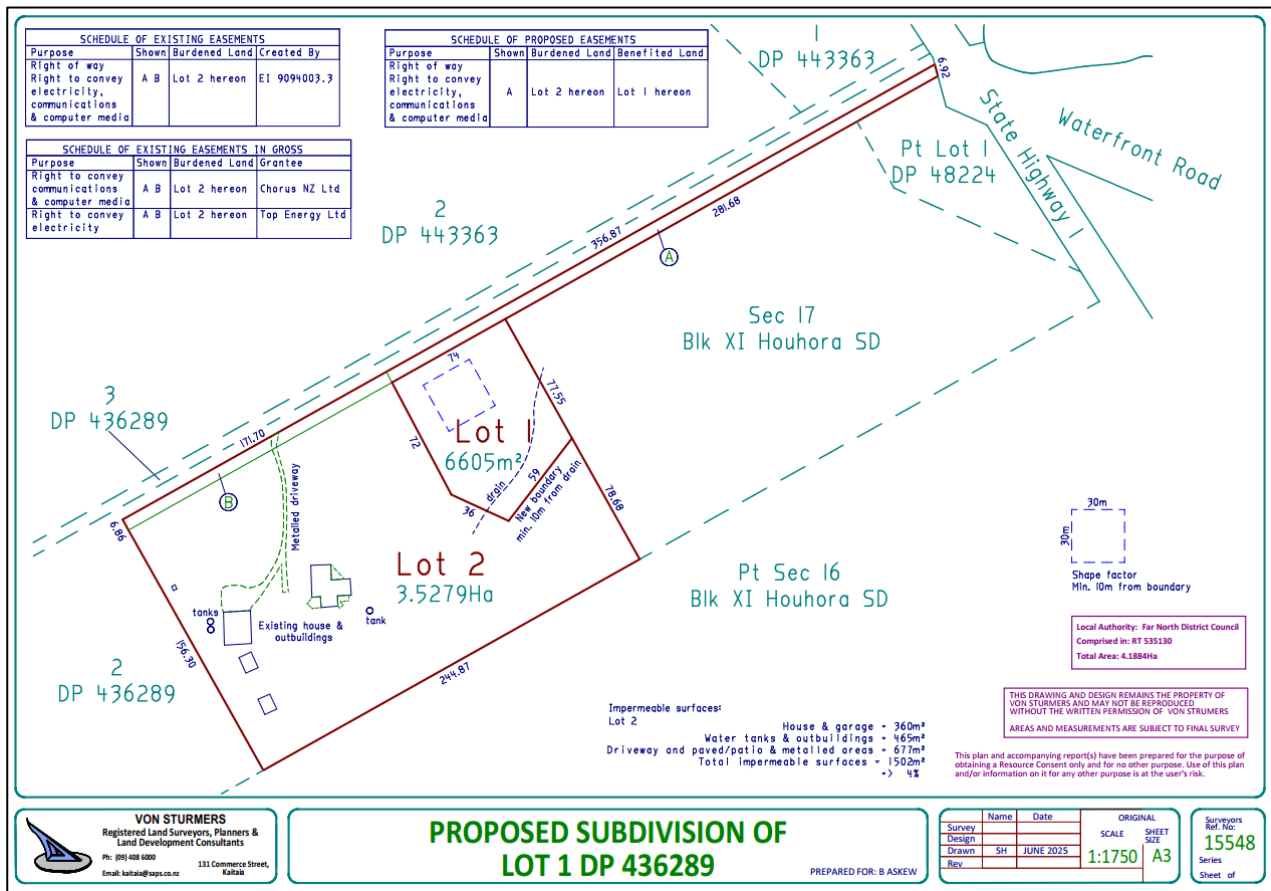


Figure 1: Scheme Plan of proposed subdivision.

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

3 SITE DESCRIPTION

The subject 41,873m² property is legally described as Lot 1 DP 436289 and is located off the western side of Far North Road, Pukenui. Access to the lot is via an existing metal driveway which connects to a shared Right of Way that extends from Far North Road.

Existing development on-site consists of a residential dwelling with a garage, a large shed, multiple outbuildings and a metal driveway. The remaining ground cover consists predominantly of pasture with scattered trees/shrubs.

Topographically speaking, the property features gentle slopes.

The FNDC GIS Maps indicates that the property is not serviced by public stormwater, wastewater or potable water reticulation. However, a channel traverses the property from the southern boundary and through the northeastern corner boundary.



Figure 2: Snip from FNDC GIS Maps showing parent lot's boundaries (cyan) & 5m contours (yellow)



Figure 3: Annotated drone photo of site looking to the southwest, showing parent lot's boundaries (blue) & existing channel (green arrows)

4 DEVELOPMENT PROPOSAL

In reviewing the Subdivision Scheme Plan, it is our understanding that the client intends to subdivide the property into two lots.

Lot 1 (6,605m²) will be a vacant lot suitable for new residential development.

Lot 2 (35,279m²) will contain the existing dwelling and other existing structures.

5 PUBLISHED GEOLOGY

Local geology across the property and wider surrounding land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Early Pleistocene parabolic dunes**, described as; “*Weakly cemented and partly consolidated sand in parabolic dunes. Interdune lake and swamp deposits.*” (Ref: GNS Science Website).

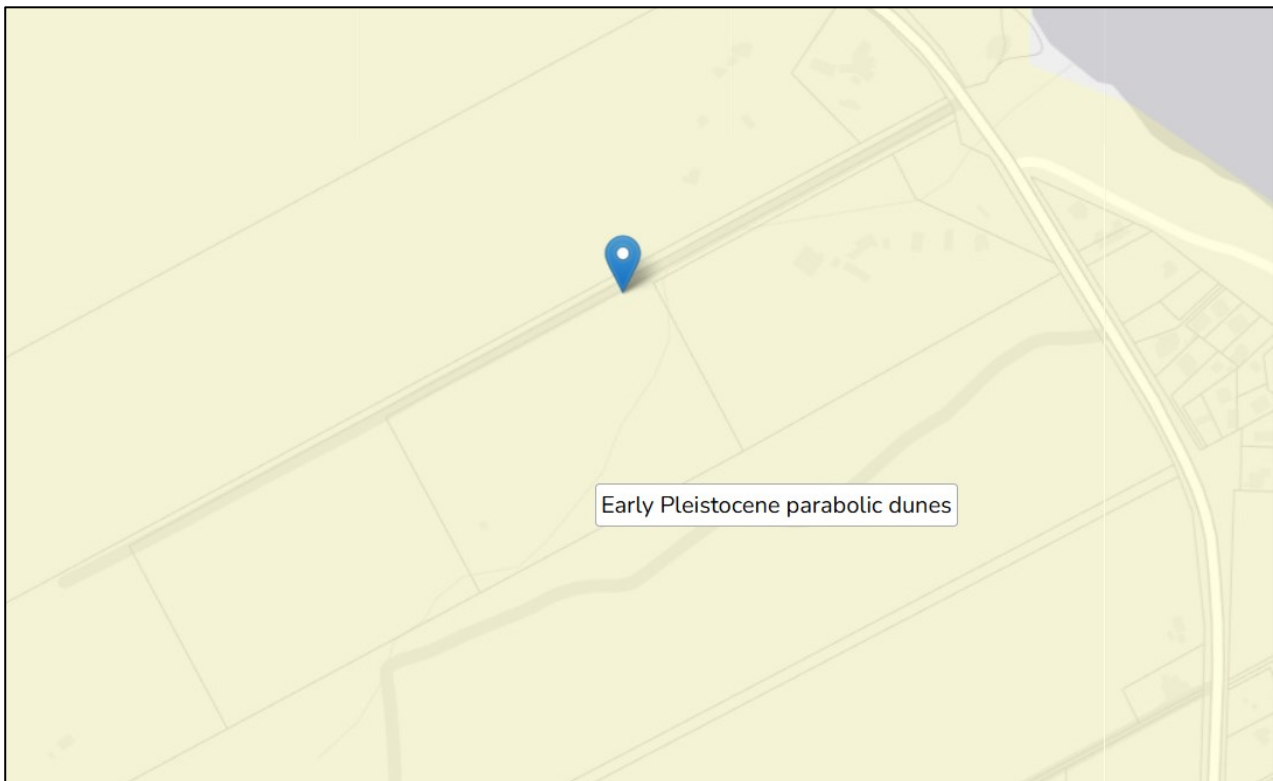


Figure 4: Screenshot aerial view from the New Zealand Geology Web Map. Blue marker depicts property location.

In addition to the above, geotechnical testing was conducted by WJL within the subject site.

In general terms, the subsoils encountered consisted predominantly of SAND. Approximately 100mm-200mm of TOPSOIL was overlying the investigated area. Refer to the appended 'BH Logs'. Given the above, the site's soils have been classified as **Category 2/3** in accordance with the AS/NZS 1547:2012.

6 WASTEWATER

Lot 1

No existing wastewater management system is present within proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within the proposed lot. This should be conditioned as part of the Resource Consent process.

Lot 2

An existing on-site wastewater treatment system currently services Lot 2's existing residential dwelling.

A site visit conducted by WJL in September 2025 confirms that the existing septic tank and disposal trenches are located within Lot 2's proposed boundaries. Additionally, there were no signs that the system was not working as intended at and around the disposal location. It is therefore recommended that the existing wastewater treatment and disposal system continue to service Lot 2's existing residential dwelling.

6.1 DESIGN PARAMETERS

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

As no development proposals are available at this stage for the eventual residential development within Lot 1, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend primary level treatment or higher for any new wastewater treatment system within the proposed lots. Additionally, a hard pan layer between 0.4m-0.8m below ground level was encountered during WJL's hand auger testing. Any disposal trenches will need to be taken to a depth >300mm below this and back-filled up to the design depth with clean sand.

Although a conventional trench system is recommended and shown below, alternative disposal methods are also acceptable subject to specific design, considering the hard pan's impact on the system.

6.1.1 Summary of Preliminary Design Parameters for a Primary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Primary (<BOD5 30 mg/L, TSS 45 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (AS/NZS 1547:2012):	Category 2/3 –SAND
Estimate House Occupancy:	6 Persons
Land Disposal Method:	Conventional Trenches
Loading Rate:	20mm/day

Typical Wastewater Design Flow Per Person	180L/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Estimated Total Daily Wastewater Production per Lot:	1,080L
Loading Method:	Dosed loading by pump or syphon
Emergency Storage Capacity:	Total holding capacity = ~4,500L Required storage time = 48 hours
Overall Bed Length Required where; $L = Q / (DLR \times W)$ L = length in m Q = design daily flow rate in L/day DLR = daily loading rate in mm/day W = width in m	$L = 1080 / (20 \times 0.5) = 108\text{m}$
Recommended Field Setup:	6 x 18mL x 0.5mW with 1m spacings, See appended Site Plan (142539-C001)
Primary Disposal Area:	Basal = 54m ² Total Covered Area = 144m ² (including spacings)
Reserve Disposal Area:	Basal = 54m ² (100%) Total Covered Area = 144m ² (including spacings)
Buffer Zone:	Not Required
Cut-off Drain:	Not Required

6.2 REQUIRED SETBACK DISTANCES

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

Table 9 of the PRPN (Proposed Regional Plan for Northland)			
Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal system servicing Lot 2 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:

	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

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

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and

	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
	the following reserve disposal areas are available at all times:
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

We envision that Lot 1 will have no issue meeting the Permitted Activity Status requirements outlined above.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

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

As below, the site resides in a Coastal Living Zone.

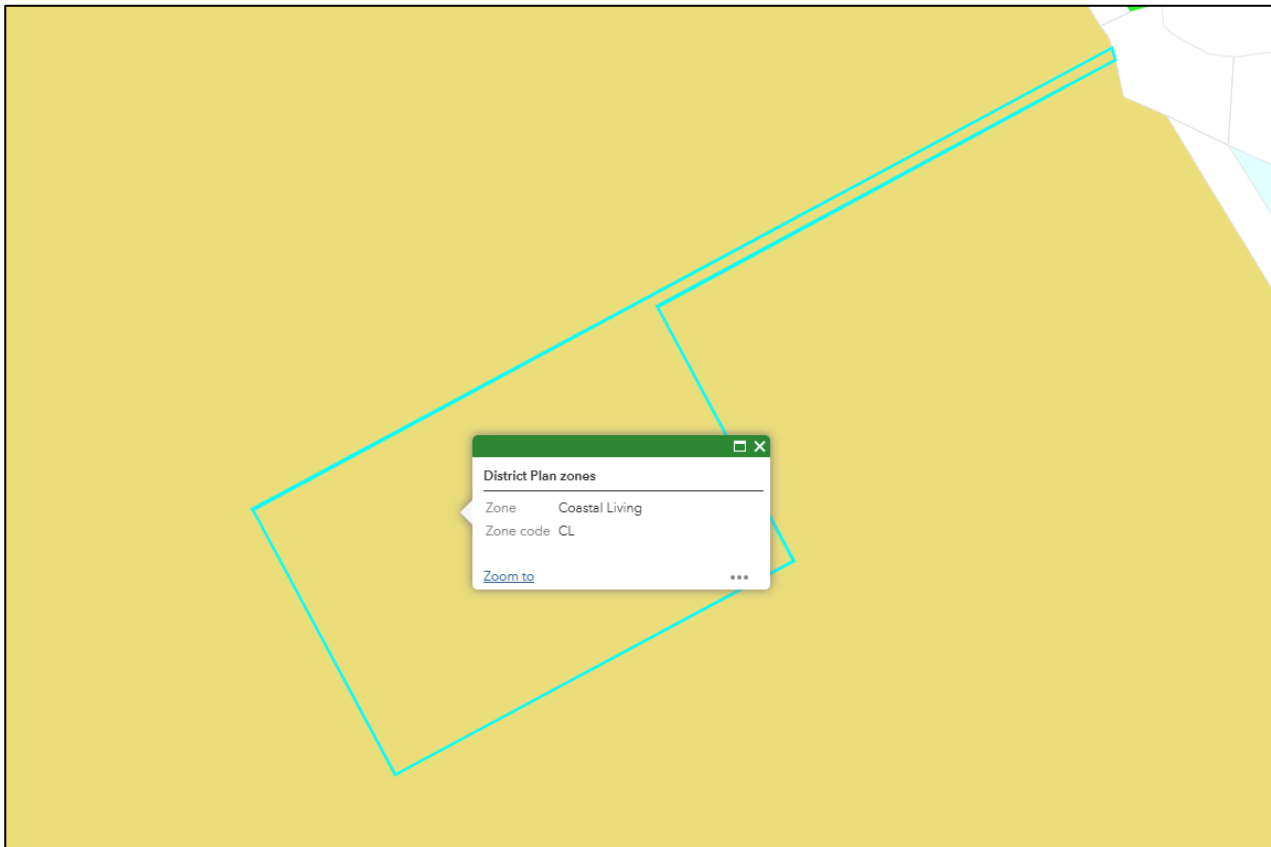


Figure 5: Snip of FNDC Maps showing site in Coastal Living Zone.

The following Stormwater Management Rules Apply:

Permitted Activity: 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.

Restricted Discretionary Activity: 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), Lots 1 & 2 must not exceed an impermeable area of 600m².

Given the above, future development of Lot 1 is expected to fall within the Permitted Activity / Restricted Discretionary Activity range. A stormwater attenuation report including a District Plan Assessment will be required for any future development within Lot 1 that does not comply with Permitted Activity Rule (10.7.5.1.6) at building consent stage. The existing development within Lot 2 exceeds 600m² and therefore does not comply with Permitted Activity Rule (10.7.5.1.6) and is considered a Restricted Discretionary Activity.

Attenuation for the 1% AEP storm event should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment.

Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site. The Type IA storm profile was utilised in attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in calculations for a 1% AEP rainfall value of 227mm with a 24-hour duration. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

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

Stormwater management recommendations are provided below.

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to rainwater tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

7.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, if sealed, driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

7.2.3 Lot 1 Attenuation Feasibility

Lot 1 may require attenuation in accordance with the criteria outlined in Section 7.1 of this report for future impermeable areas exceeding the permitted threshold.

It is recommended that the upper section of potable water tanks, or a separate detention tank(s) be used to attenuate runoff resulting from future impermeable areas back to the permitted peak flow for the 1% AEP storm event, adjusted for climate change.

7.2.4 Lot 2 Attenuation Feasibility

Lot 1's existing impermeable area exceeds the permitted coverage threshold by 902m². On-site runoff attenuation in accordance with the criteria outlined in Section 7.1 of this report is required.

It is recommended that attenuation be provided via a detention volume in the upper section of the existing dwelling potable water tank and the existing shed potable water tank.

The existing dwelling's potable water tank is recommended to be fitted with a **31mmØ** orifice located >1,440mm below the overflow outlet. Refer to the appended Site Plan (142539-C001), Existing Dwelling Tank Detail (142539-C201) and calculation set for clarification.

The existing shed's potable water tank is recommended to be fitted with a **24mmØ** orifice located >1,600mm below the overflow outlet. Refer to the appended Site Plan (142539-C001), Existing Dwelling Tank Detail (142539-C201) and calculation set for clarification. Alternatively, additional tanks can be provided for detention requirements if a specific design is provided by a suitably qualified person.

7.2.5 Stormwater Runoff Discharge Point

Lot 1

Discharge and overflow from the potable water tanks / detention tank(s) should be directed an appropriately sized dispersal device within Lot 1, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion protection. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and wastewater disposal, with setbacks as per the relevant standards.

Lot 2

It is our understanding that runoff resulting from the existing impermeable areas are currently directed to outlets in the existing swale to the south of the existing buildings. It is recommended that the existing outlets continue to be utilised.

7.3 SECONDARY STORMWATER

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

7.4 DISTRICT PLAN ASSESSMENT

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

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

13.10.4 – Stormwater Disposal

<i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i>	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
<i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i>	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009
<i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i>	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage

<i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i>	Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.
<i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i>	As above. Runoff from new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a designated outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.
<i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i>	Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large downslope pasture areas act as bio-filter strips to filter out entrained pollutants.
<i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i>	No alteration to waterways is proposed.
<i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i>	Not applicable.
<i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i>	Not applicable.
<i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i>	Not applicable.
<i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i>	Outlet locations are to be determined during detailed design and are to be located such that

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

8 POTABLE WATER SUPPLY

It is recommended that Lot 1's potable water be provided for by rainwater tanks in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage. The type of tank and volume is for the client to confirm.

9 LIMITATIONS

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

This report has been commissioned solely for the benefit of our client, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent. This report does not include a flood assessment or freeboard recommendations.

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

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

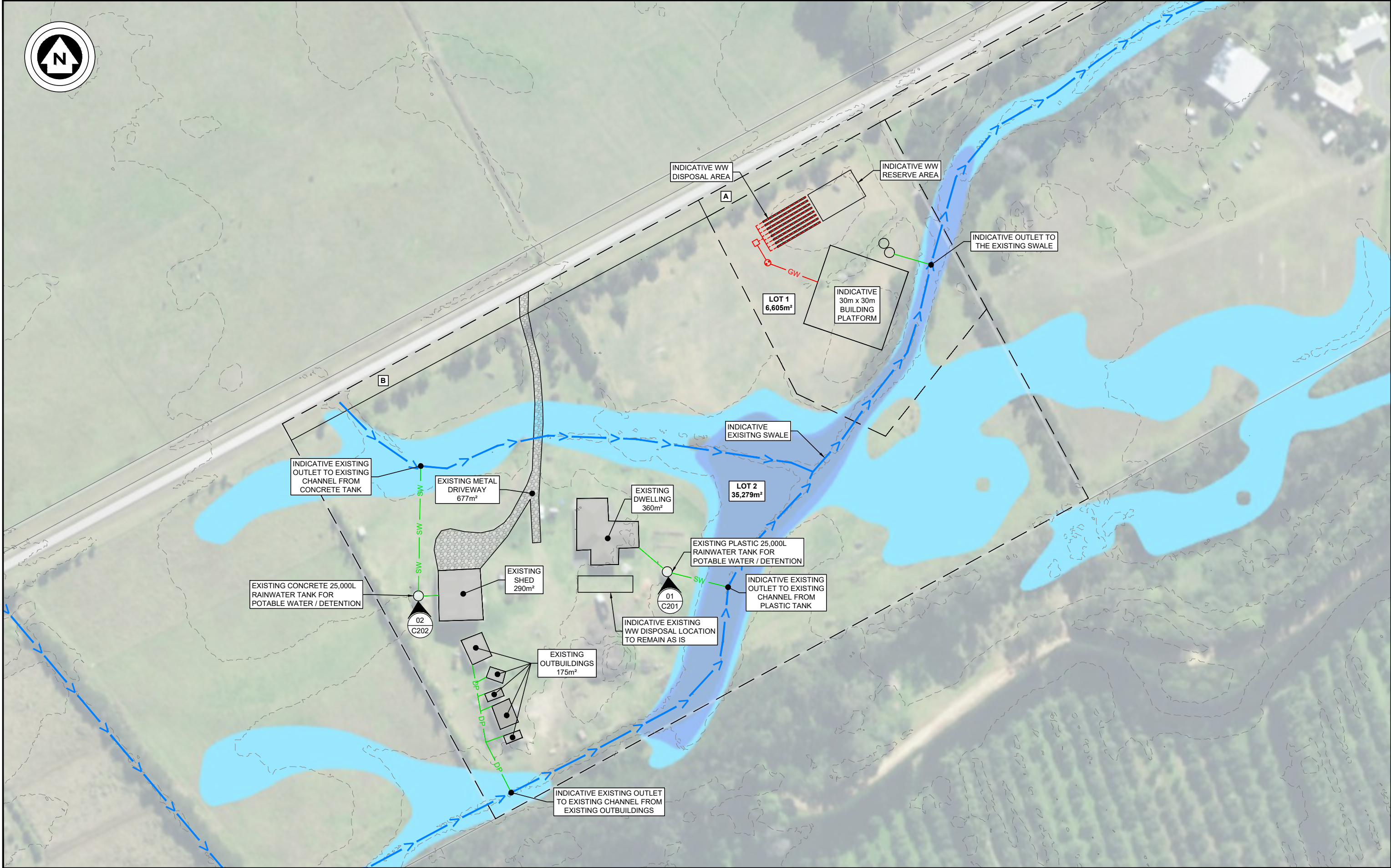
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Existing Dwelling Tank Detail – C201 (1 sheet)
- Existing Shed Tank Detail – C202 (1 sheet)
- Hand Auger Borehole Records (2 sheets)
- Calculation Set





WILTON JOUBERT
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Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	SEP '25	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

SERVICES NOTE
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RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 1 DP 436289 4037 FAR NORTH ROAD PUKENUI NORTHLAND

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:1250	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 142539-C001	ISSUE: 01
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NOTES:

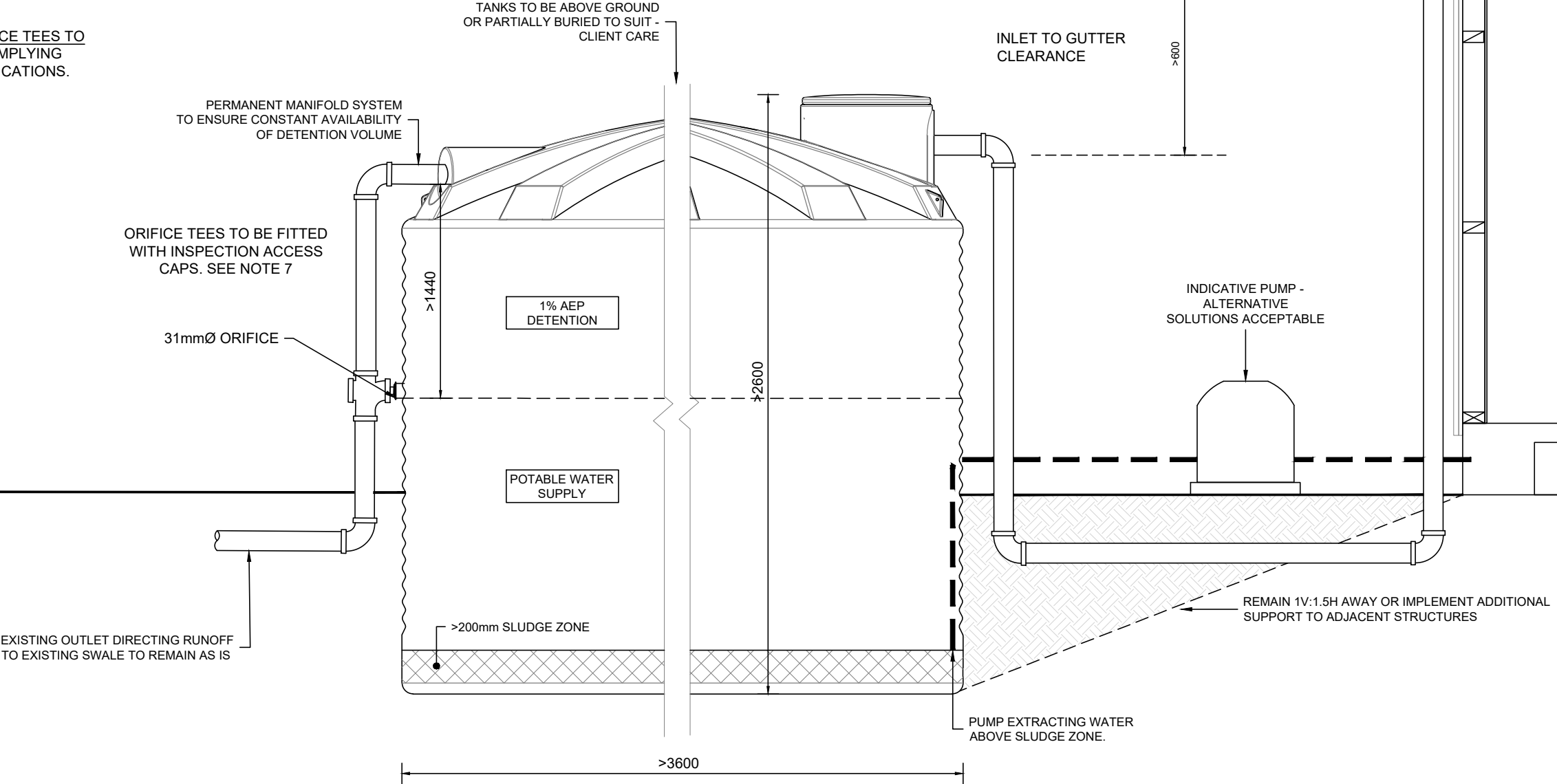
- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- 4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
- 5. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
- 6. ASSUMED USE OF 1 x 25,000 LITRE PLASTIC WATER TANK OR SIMILARLY APPROVED.

PLASTIC TANK NOTES:

- 7. ALL OUTLETS / PENETRATIONS UNDER HIGH WATER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.

TANK SETUP SHOWN ONLY FOR FEASIBILITY.
OTHER SETUPS ARE ALSO ACCEPTABLE

TANK PENETRATIONS FOR ORIFICE TEES TO
HAVE MINIMUM SEPARATION COMPLYING
WITH MANUFACTURER'S SPECIFICATIONS.



01 EXISTING DWELLING TANK DETAIL
C001 N.T.S

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	SEP '25	GMB	CIVIL SITE SUITABILITY REPORT	

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

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RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: EXISTING DWELLING TANK DETAIL
PROJECT DESCRIPTION: CIVIL SITE SUITABILITY REPORT

PROJECT TITLE: PROPOSED SUBDIVISION OF LOT 1 DP 436289 4037 FAR NORTH ROAD PUKENUI NORTHLAND
--

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 142539-C201	ISSUE: 01
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- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANKS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- 4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
- 5. MINIMUM SLUDGE ZONE OF 200mm TO BE KEPT.
- 6. ASSUMED USE OF 1 x 25,000L RAINWATER TANKS OR SIMILARLY APPROVED.

PERMANENT MANIFOLD SYSTEM
TO ENSURE CONSTANT AVAILABILITY
OF DETENTION VOLUME

24mmØ ORIFICE
WITH INSPECTION CAP

EXISTING OUTLET DIRECTING
RUNOFF TO EXISTING SWALE
TO REMAIN AS IS

1% AEP
DETENTION

POTABLE WATER
SUPPLY

INDICATIVE PUMP -
ALTERNATIVE
SOLUTIONS ACCEPTABLE

REMAIN 1V:1.5H AWAY OR IMPLEMENT ADDITIONAL
SUPPORT TO ADJACENT STRUCTURES & PIPES

PUMP EXTRACTING WATER ABOVE
SLUDGE ZONE.

INDICATIVE
EXISTING SHED

02
C001

EXISTING SHED TANK DETAIL
N.T.S



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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	SEP '25	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:	GMB
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SURVEYED BY:	N/A

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RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

EXISTING SHED TANK DETAIL

PROJECT DESCRIPTION:

CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:

PROPOSED SUBDIVISION OF
LOT 1 DP 436289
4037 FAR NORTH ROAD
PUKENUI
NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
142539-C202	01
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HAND AUGER : HA01

CLIENT: Bruce Askew
PROJECT: Site Suitability Report

SITE LOCATION: 4037 Far North Rd, Pukenui

JOB NO.: 142539 SHEET: 1 OF 1

START DATE: 16/09/2025

DIAMETER: 50mm

SV DIAL:

FACTOR:

NORTHING:

EASTING:

ELEVATION: Ground

DATUM:

GRID:

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
	 TOPSOIL  CLAY  SAND  PEAT  FILL  SILT  GRAVEL  ROCK TOPSOIL, dark brown, dry.	TS TS							

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: .JM

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



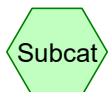
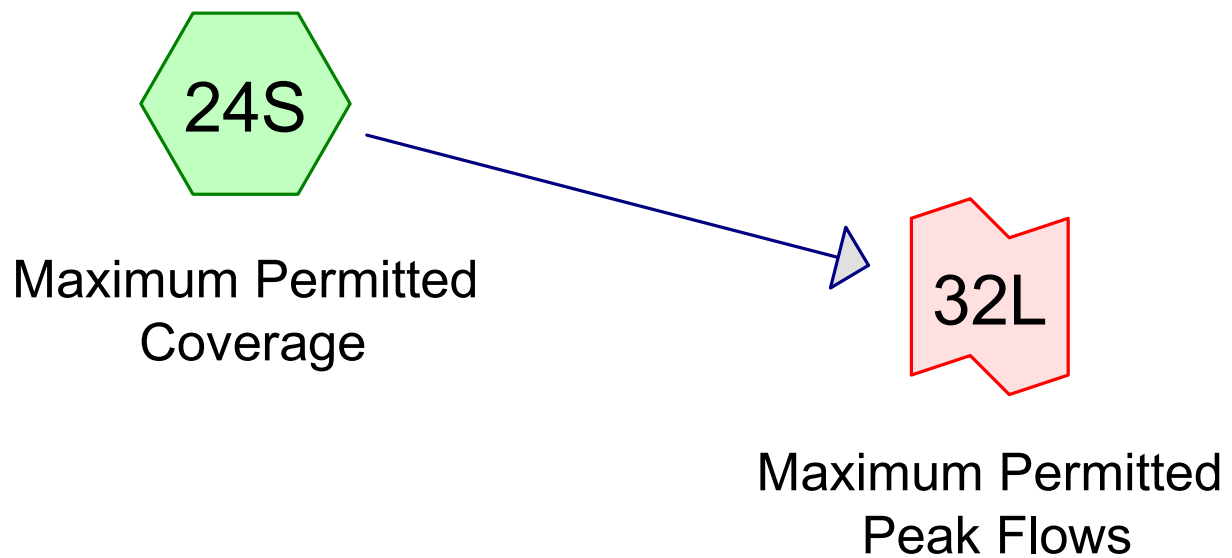
Wilton Joubert Orewa
Phone : 09 527 0196
Postal: PO Box 11-381, Ellerslie, Auckland 1051
Address: 4/196 Centreway Road, Orewa 0931

Generated with CORE-GS by Geroo - WJL - Hand Auger v2 - 17/09/2025 10:03:25 am

HAND AUGER : HA02		JOB NO.: 142539		SHEET: 1 OF 1						
CLIENT: Bruce Askew		START DATE: 16/09/2025		NORTHING: GRID:						
PROJECT: Site Suitability Report		DIAMETER: 50mm		EASTING:						
SITE LOCATION: 4037 Far North Rd, Pukenui		SV DIAL:		ELEVATION: Ground						
		FACTOR:		DATUM:						
STRATIGRAPHY	SOIL DESCRIPTION		LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
						PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
	TOPSOIL, dark brown, dry.									
Kariotihi Group	SAND (fine to medium), brown, dry.									
				0.2						
				0.4						
	0.5m: From 0.5m to 0.8m Cemented SAND, (Hardpan) digger auger was used to penetrate.			0.6						
				0.8						
				1.0						
	EOH: 1.20m									
			1.2							
			1.4							
REMARKS			 Wilton Joubert Consulting Engineers Wilton Joubert Orewa Phone : 09 527 0196 Postal: PO Box 11-381, Ellerslie, Auckland 1051 Address: 4/196 Centreway Road, Orewa 0931							
End of borehole @ 1.20m (Target Depth: 1.20m)										
NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense										
LOGGED BY: JM										
CHECKED BY: BGS			Standing groundwater level GW while drilling							

LOT 2

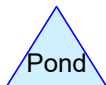
Permitted Peak Flows



Subcat



Reach



Pond



Link

Routing Diagram for 142539 Lot 2

Prepared by Wilton Joubert Limited, Printed 23/09/2025
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142539 Lot 2*Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm*

Prepared by Wilton Joubert Limited

Printed 23/09/2025

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 24S: Maximum

Runoff Area=35,279.0 m² 1.70% Impervious Runoff Depth>146 mm
Tc=10.0 min CN=74 Runoff=360.40 L/s 5,154.0 m³

Link 32L: Maximum Permitted Peak Flows

Inflow=360.40 L/s 5,154.0 m³
Primary=360.40 L/s 5,154.0 m³

Summary for Subcatchment 24S: Maximum Permitted Coverage

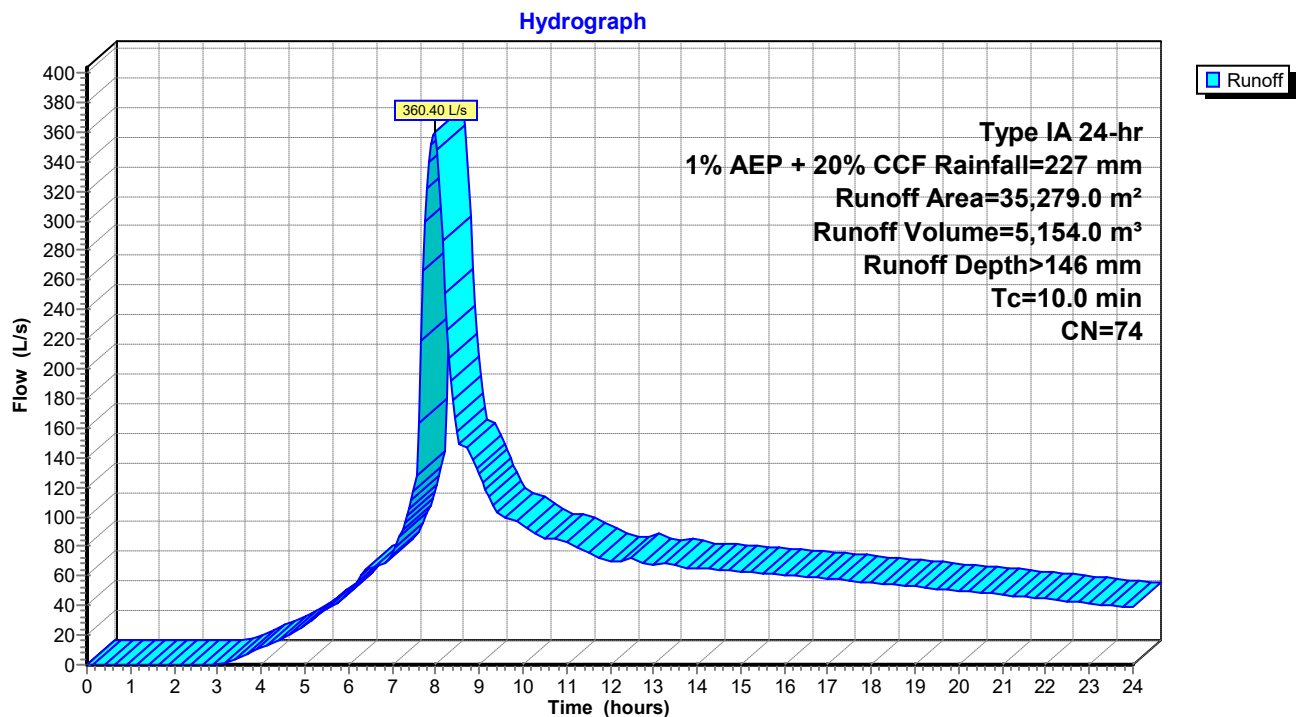
Runoff = 360.40 L/s @ 7.99 hrs, Volume= 5,154.0 m³, Depth> 146 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
600.0	98	Roofs, HSG C
34,679.0	74	>75% Grass cover, Good, HSG C
35,279.0	74	Weighted Average
34,679.0		98.30% Pervious Area
600.0		1.70% Impervious Area

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

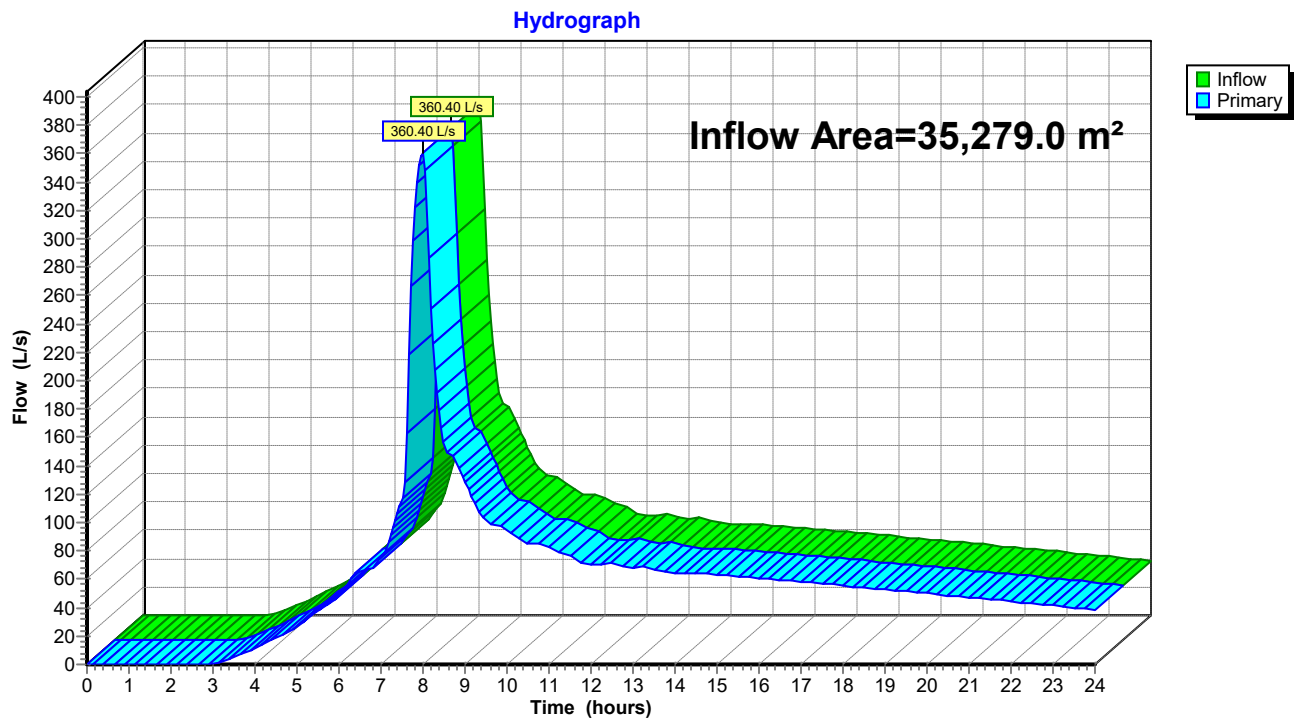
Subcatchment 24S: Maximum Permitted Coverage



Summary for Link 32L: Maximum Permitted Peak Flows

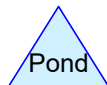
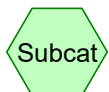
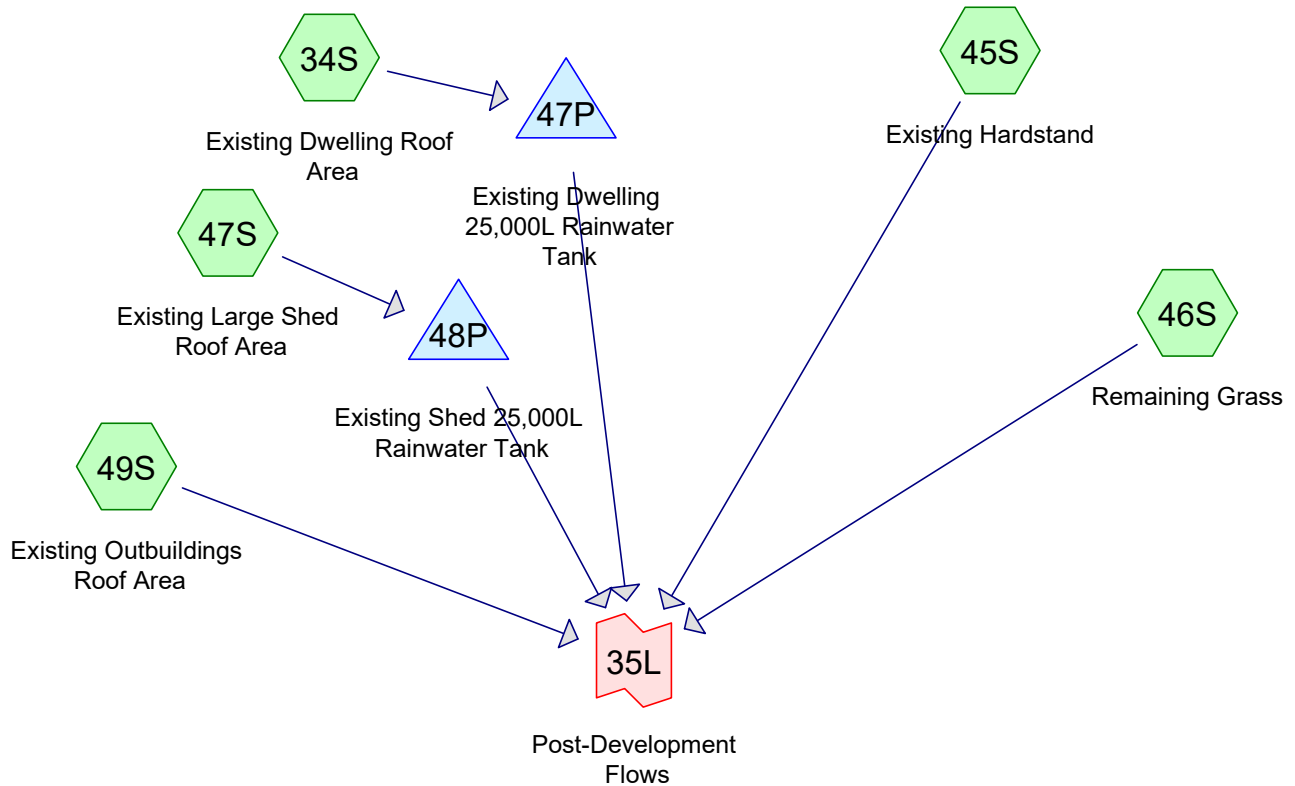
Inflow Area = 35,279.0 m², 1.70% Impervious, Inflow Depth > 146 mm for 1% AEP + 20% CCF event
Inflow = 360.40 L/s @ 7.99 hrs, Volume= 5,154.0 m³
Primary = 360.40 L/s @ 7.99 hrs, Volume= 5,154.0 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: Maximum Permitted Peak Flows

LOT 2

Existing Impermeable Areas



Routing Diagram for 142539 Lot 2

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HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 34S: Existing Dwelling Runoff Area=360.0 m² 100.00% Impervious Runoff Depth>220 mm
Tc=10.0 min CN=98 Runoff=5.38 L/s 79.3 m³

Subcatchment 45S: Existing Hardstand Runoff Area=677.0 m² 0.00% Impervious Runoff Depth>193 mm
Tc=10.0 min CN=89 Runoff=9.33 L/s 130.5 m³

Subcatchment 46S: Remaining Grass Runoff Area=33,777.0 m² 0.00% Impervious Runoff Depth>146 mm
Tc=10.0 min CN=74 Runoff=345.06 L/s 4,934.5 m³

Subcatchment 47S: Existing Large Runoff Area=290.0 m² 100.00% Impervious Runoff Depth>220 mm
Tc=10.0 min CN=98 Runoff=4.33 L/s 63.9 m³

Subcatchment 49S: Existing Runoff Area=175.0 m² 100.00% Impervious Runoff Depth>220 mm
Tc=10.0 min CN=98 Runoff=2.62 L/s 38.6 m³

Pond 47P: Existing Dwelling 25,000L Peak Elev=1.437 m Storage=10.2 m³ Inflow=5.38 L/s 79.3 m³
Outflow=2.39 L/s 78.9 m³

Pond 48P: Existing Shed 25,000L Rainwater Peak Elev=1.593 m Storage=11.3 m³ Inflow=4.33 L/s 63.9 m³
Outflow=1.51 L/s 63.1 m³

Link 35L: Post-Development Flows Inflow=360.40 L/s 5,245.5 m³
Primary=360.40 L/s 5,245.5 m³

Summary for Subcatchment 34S: Existing Dwelling Roof Area

Runoff = 5.38 L/s @ 7.94 hrs, Volume= 79.3 m³, Depth> 220 mm

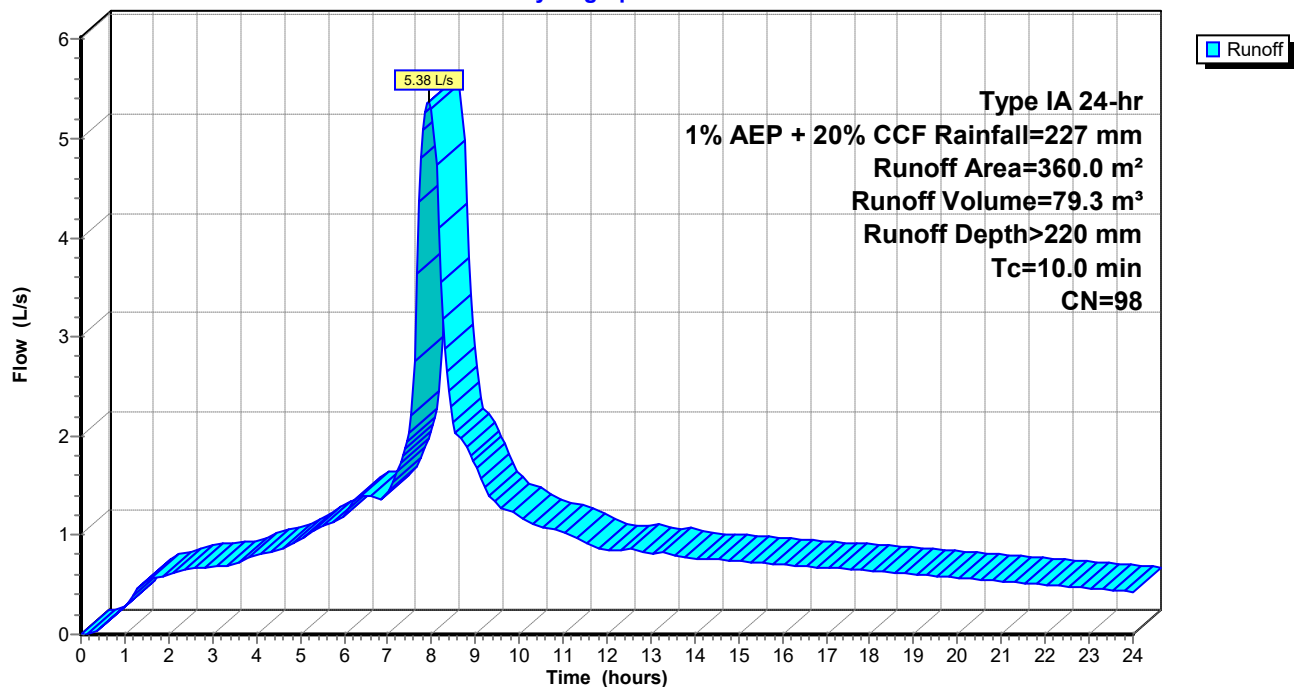
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
360.0	98	Roofs, HSG C
360.0		100.00% Impervious Area

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

Subcatchment 34S: Existing Dwelling Roof Area

Hydrograph



Summary for Subcatchment 45S: Existing Hardstand

Runoff = 9.33 L/s @ 7.95 hrs, Volume= 130.5 m³, Depth> 193 mm

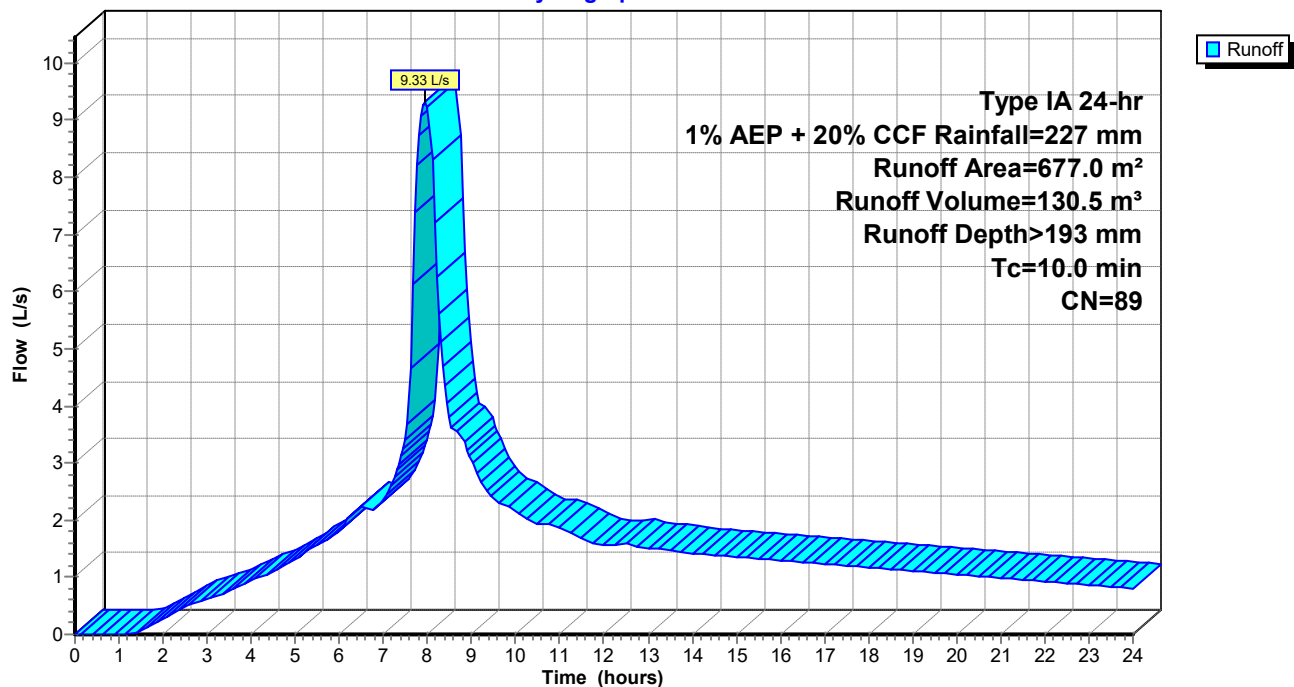
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
677.0	89	Gravel roads, HSG C
677.0		100.00% Pervious Area

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

Subcatchment 45S: Existing Hardstand

Hydrograph



Summary for Subcatchment 46S: Remaining Grass

Runoff = 345.06 L/s @ 7.99 hrs, Volume= 4,934.5 m³, Depth> 146 mm

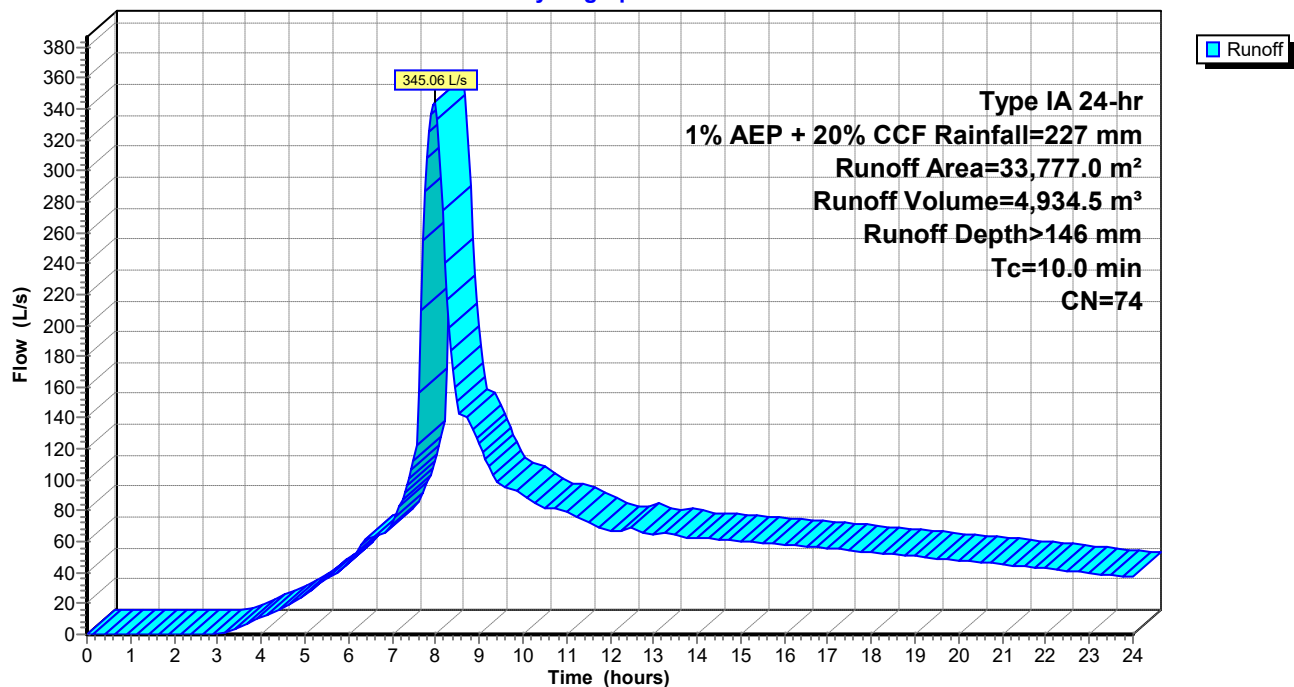
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
33,777.0	74	>75% Grass cover, Good, HSG C
33,777.0		100.00% Pervious Area

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

Subcatchment 46S: Remaining Grass

Hydrograph



Summary for Subcatchment 47S: Existing Large Shed Roof Area

Runoff = 4.33 L/s @ 7.94 hrs, Volume= 63.9 m³, Depth> 220 mm

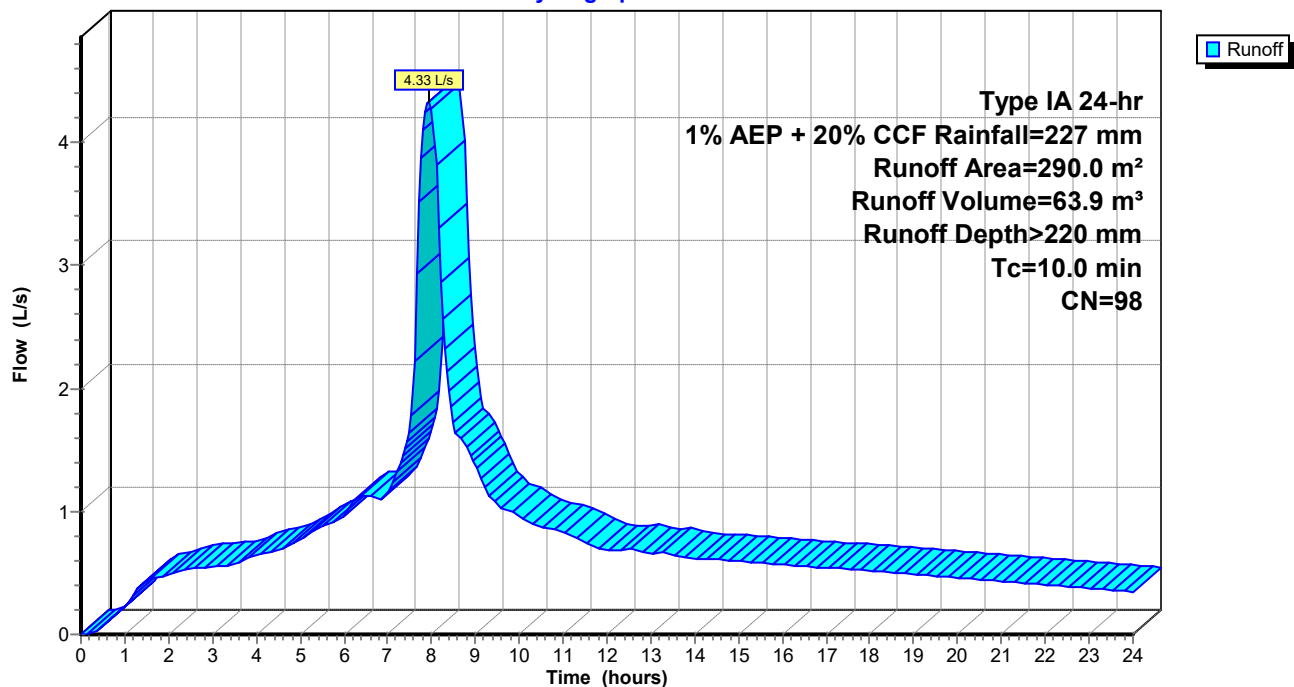
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
290.0	98	Roofs, HSG C
290.0		100.00% Impervious Area

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

Subcatchment 47S: Existing Large Shed Roof Area

Hydrograph



Summary for Subcatchment 49S: Existing Outbuildings Roof Area

Runoff = 2.62 L/s @ 7.94 hrs, Volume= 38.6 m³, Depth> 220 mm

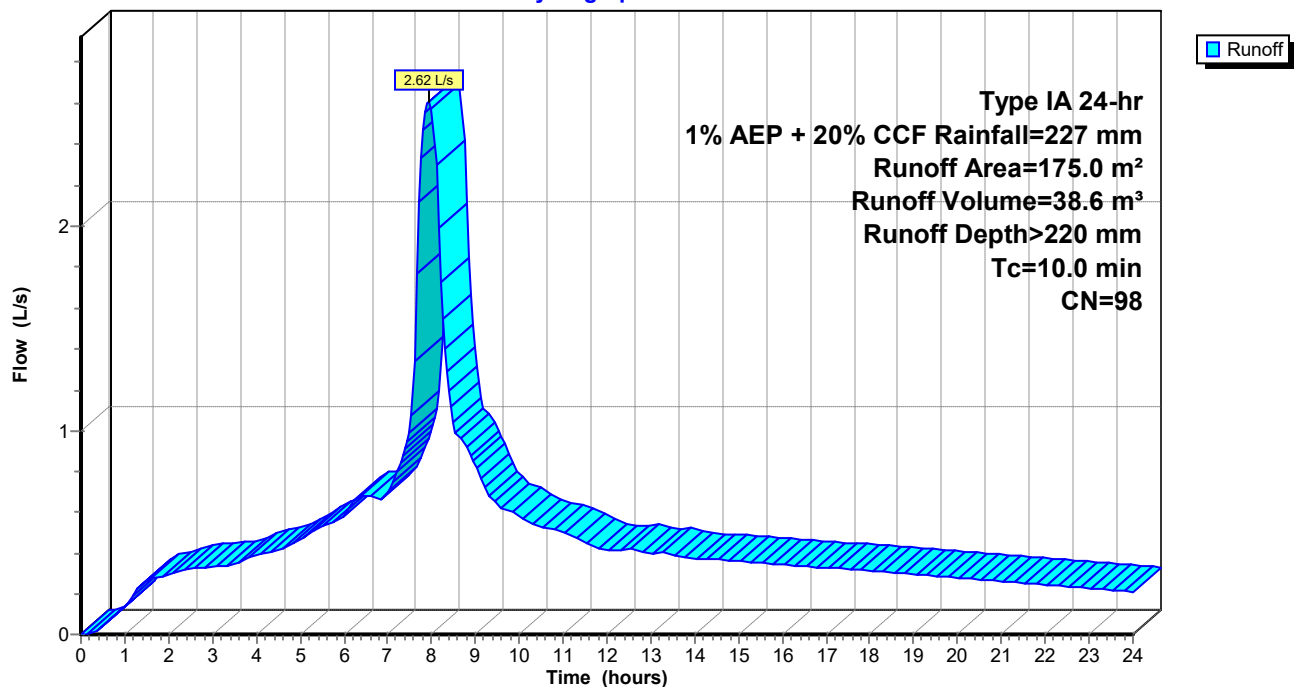
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=227 mm

Area (m ²)	CN	Description
175.0	98	Roofs, HSG C
175.0		100.00% Impervious Area

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

Subcatchment 49S: Existing Outbuildings Roof Area

Hydrograph



Summary for Pond 47P: Existing Dwelling 25,000L Rainwater Tank

Inflow Area = 360.0 m², 100.00% Impervious, Inflow Depth > 220 mm for 1% AEP + 20% CCF event
 Inflow = 5.38 L/s @ 7.94 hrs, Volume= 79.3 m³
 Outflow = 2.39 L/s @ 8.42 hrs, Volume= 78.9 m³, Atten= 56%, Lag= 28.9 min
 Primary = 2.39 L/s @ 8.42 hrs, Volume= 78.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.437 m @ 8.42 hrs Surf.Area= 7.1 m² Storage= 10.2 m³

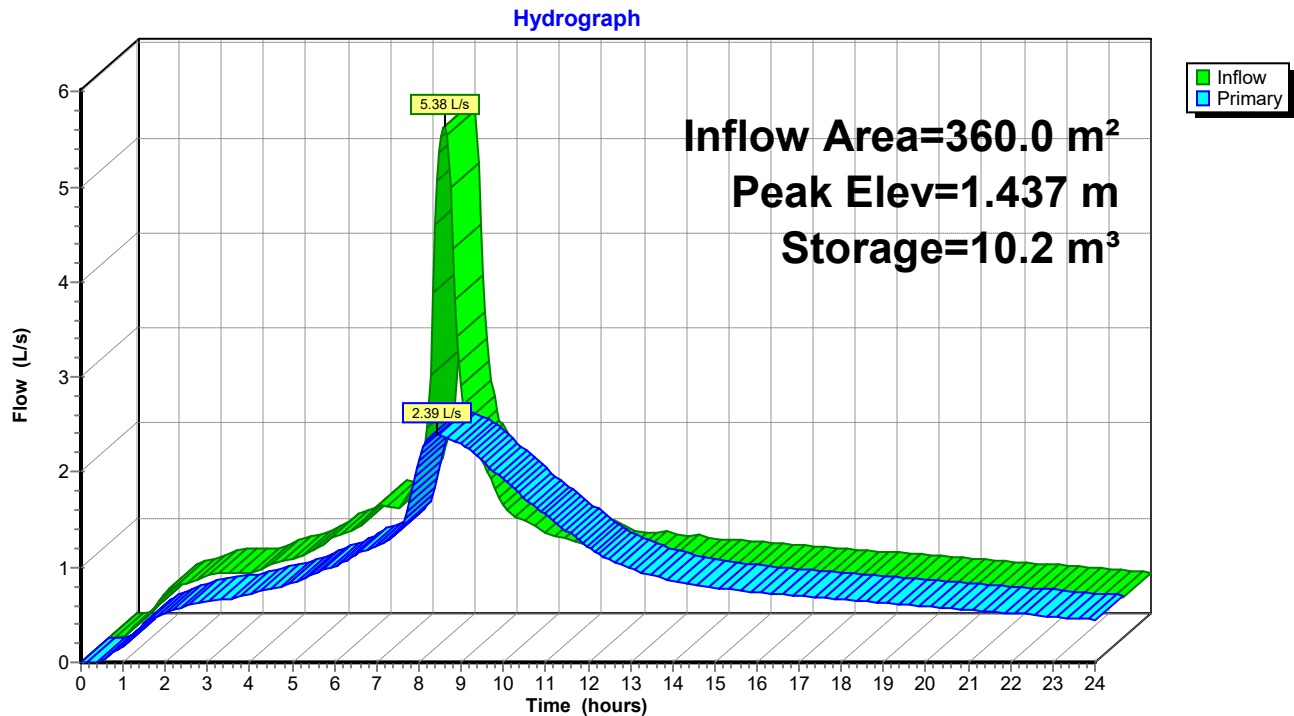
Plug-Flow detention time= 38.1 min calculated for 78.7 m³ (99% of inflow)
 Center-of-Mass det. time= 33.4 min (680.8 - 647.3)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	18.4 m ³	3.00 mD x 2.60 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	31 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=2.39 L/s @ 8.42 hrs HW=1.437 m (Free Discharge)

←**1=Orifice/Grate** (Orifice Controls 2.39 L/s @ 3.17 m/s)

Pond 47P: Existing Dwelling 25,000L Rainwater Tank

Summary for Pond 48P: Existing Shed 25,000L Rainwater Tank

Inflow Area = 290.0 m², 100.00% Impervious, Inflow Depth > 220 mm for 1% AEP + 20% CCF event
 Inflow = 4.33 L/s @ 7.94 hrs, Volume= 63.9 m³
 Outflow = 1.51 L/s @ 8.84 hrs, Volume= 63.1 m³, Atten= 65%, Lag= 53.9 min
 Primary = 1.51 L/s @ 8.84 hrs, Volume= 63.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.593 m @ 8.84 hrs Surf.Area= 7.1 m² Storage= 11.3 m³

Plug-Flow detention time= 76.8 min calculated for 63.0 m³ (99% of inflow)
 Center-of-Mass det. time= 67.1 min (714.4 - 647.3)

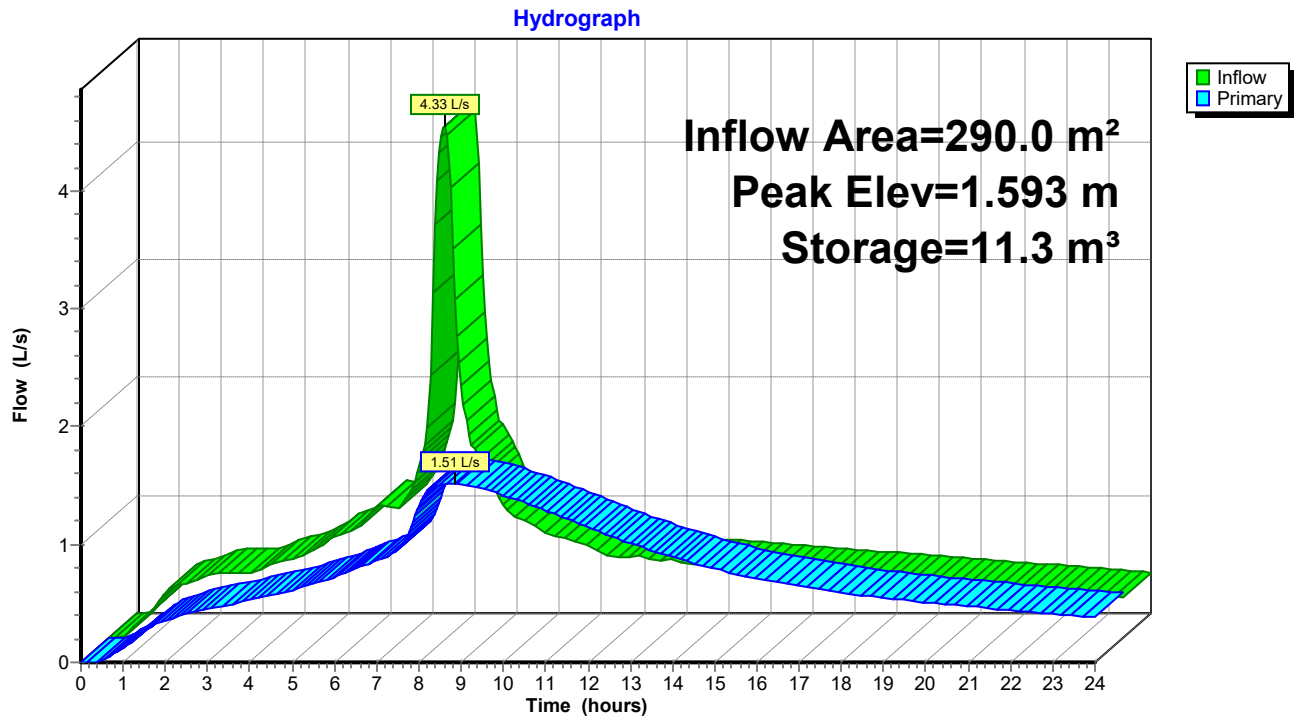
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	18.4 m ³	3.00 mD x 2.60 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	24 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.51 L/s @ 8.84 hrs HW=1.592 m (Free Discharge)

←**1=Orifice/Grate** (Orifice Controls 1.51 L/s @ 3.34 m/s)

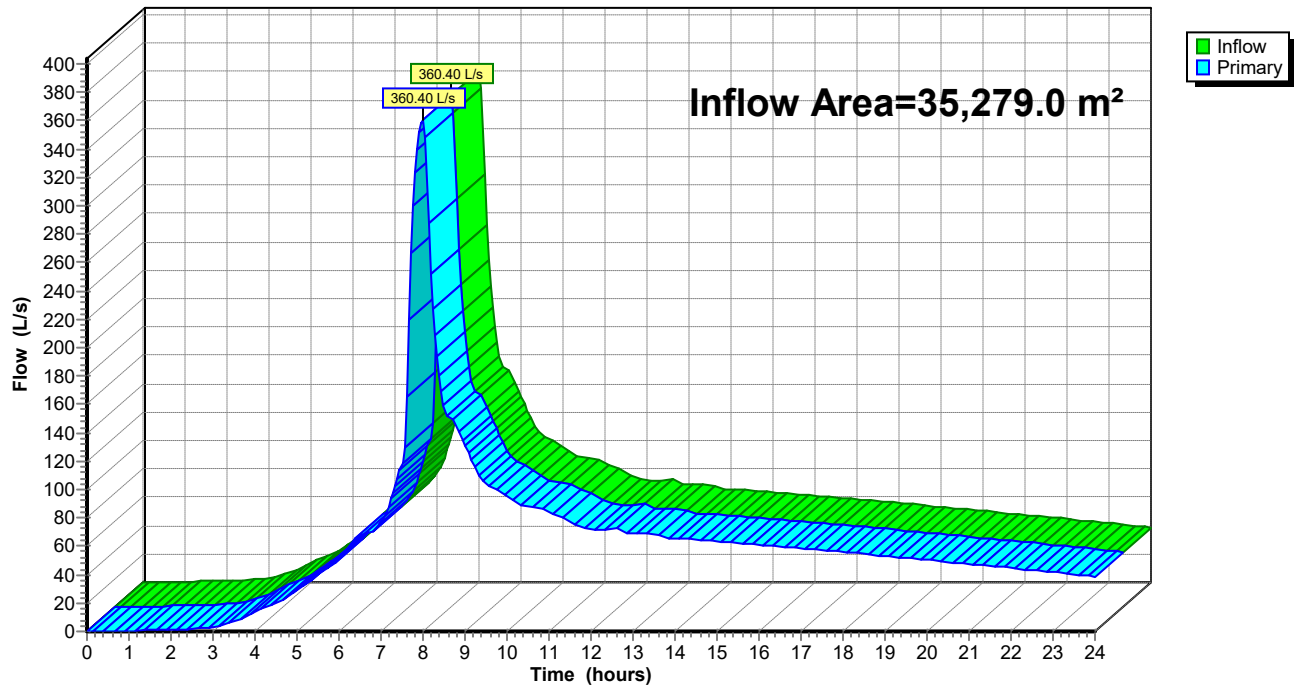
Pond 48P: Existing Shed 25,000L Rainwater Tank



Summary for Link 35L: Post-Development Flows

Inflow Area = 35,279.0 m², 2.34% Impervious, Inflow Depth > 149 mm for 1% AEP + 20% CCF event
Inflow = 360.40 L/s @ 7.99 hrs, Volume= 5,245.5 m³
Primary = 360.40 L/s @ 7.99 hrs, Volume= 5,245.5 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 35L: Post-Development Flows**Hydrograph**

NZ Transport Agency Waka Kotahi Reference: Application-2025-0043

8 September 2025

Bruce Askew
 C/- Alex Billot
 Northland Planning and Development

Sent via Email: Alex@northplanner.co.nz

Dear Alex,

Proposed Two-Lot Subdivision– 4037 Far North Road (State Highway 1), Pukenui – Bruce Askew

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- To undertake a two-lot subdivision at 4037 Far North Road (State Highway 1), Pukenui (Lot 1 DP 436289). The subdivision will create the following lots:
- Lot 1: 6605m² and will contain a proposed dwelling.
- Lot 2: 3.5279ha and will contain the existing dwelling.

Limited Access Road (LAR)

Your clients site adjoins State Highway 1 which is identified as a limited access road. Per Section 91 of the Government Rounding Powers Act 1989, to access their site your client requires a crossing place authorised by NZTA. In this instance the site currently gains access via a shared access at CP 227. CP 227 is understood to be utilised by three existing dwellings. Vehicle movements at this crossing place are anticipated to increase by approximately 8-10 light vehicle movements per day as a result of the proposed subdivision.

Assessment

In assessing the proposed activity, NZTA notes the following:

- State Highway (SH1) within the vicinity of the proposal is an LAR with a posted speed limit of 80km/h.
- The subject site currently contains an existing dwelling and is utilised for residential purposes.
- As addressed above, the purpose of the subdivision is to create an additional residential lot.
- Proposed Lot 1 will gain access to SH1 via CP 227. NZTA understands that a Right of Way (ROW) will be established over proposed Lot 2 to provide legal access to proposed Lot 1.
- NZTA considers that existing access at CP 227 is sealed to an acceptable condition and exceeds the standard 9m radius as required in accordance with the Diagram D Standard as per the Planning Policy Manual 2007.
- Given vehicle movements are anticipated to have a minimal increase following the proposed subdivision, and the access is not anticipated to be utilised by heavy vehicles as a result of the proposed subdivision, NZTA considers that the existing formation of the access is of a sufficient standard to accommodate the increase in vehicle movements.
- NZTA have assessed that if vehicle movements are to increase further than what has been assessed, or if heavy vehicles are anticipated to frequently utilise the access, then the existing access at CP 227 may be required to be upgraded further.

NZ Transport Agency Waka Kotahi Reference: Application-2025-0043

- On the basis of the above assessment, and the inclusion of the conditions below, NZTA does not have any adverse concerns with the proposal.

Conditions

In discussion with NZTA your client has agreed to include the following conditions as part of their resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the conditions and approval.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Rounding Powers Act 1989.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road

As the site fronts a Limited Access Road, the New Zealand Transport Agency provides approval under Section 93 of the Government Rounding Powers Act 1989 for the site to gain direct access from the state highway as described in this written approval.

Advice Notes

As the properties have access to a limited access road, once the works have been completed to the satisfaction of the New Zealand Transport Agency Network Manager, a crossing place notice/s per Section 91 of the Government Rounding Powers Act 1989 will be registered on the titles confirming the legal establishment of the crossing place.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely,



Tayla Cowper

Intermediate Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

- Attachment 1: Proposed Scheme Plan

