

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

If yes, who have you spoken with?

roading - elizabeth stacey (email attached)

## 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?

no - restricted discretionary subdivision

Who else have you consulted with?

no - restricted discretionary subdivision. have consulted the FNDC roading department

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

## 5. Applicant details

Name/s:

Foy Farms Limited

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.


## 6. Address for correspondence

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

Name/s:

Michael & Felicity Foy

Email:

Phone number:

Postal address:

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

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

please email - office@foyproperty.co.nz

## 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:

elbury holdings

Property address/  
location:

226 Kaimaumu road, kaimaumu

Postcode

## 8. Application site details

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

Name/s:

Site address/  
location:

226 Kaimaumu road, kaimaumu

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Postcode

Legal description:

Lot 1 & Lot 4 DP 2276 Val Number:

Certificate of title:

NA626/56

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.

advance notice of the site visit is required, to arrange a date with the applicant to meet you at the site. The site is a working beef farm with large bulls on it. It is important for health and safety to attend the site visit with the applicant and to arrange the site visit date and time with the applicant (mondays are the best day for the site visit if possible)

## 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.

The proposal is to undertake a subdivision of Lot 1 and Lot 4 Deposited Plan 2276 to create four additional allotments (five in total) in the Rural Production Zone, as a restricted discretionary activity.

The proposed lots are as follows: Lot 1 – 2.43ha, Lot 2 – 2.66ha, Lot 3 – 2.10ha, Lot 4 – 2.0ha, Lot 5 – 180.891 (balance)

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

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

Name/s: (please write in full)

Foy Farms Limited

Email:

Phone number:

Postal address:

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

### Fees Information

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

## 15. Billing details continued...

### Declaration concerning Payment of Fees

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

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

Felicity Foy

**Signature:**

(signature of bill payer)

Date 16-Mar-2026

**MANDATORY**

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

Felicity Foy

**Signature**

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

Date 16-Mar-2026

*See overleaf for a checklist of your information...*

## Checklist

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*Please tick if information is provided*

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

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

# Subdivision Resource Consent Proposal

Foy Farms Limited,

226 Kaimaumau Road, Kaimaumau.

Date 16/03/2026

Please find attached:

- an application form for a Subdivision Resource Consent to create 4 additional lots in the **Rural Production Zone**; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Restricted Discretionary Activity** under the Far North Operative District Plan.

## **Contents:**

<b>1.</b>	Confirmation of Payment for Resource Consent Application;	<b>Cover pages</b>
<b>2.</b>	FNDC Application for Subdivision Resource Consent;	
<b>3.</b>	Form 9 – Application for Resource Consent	
<b>4.</b>	Report on the Assessment of the Environmental Effects of the proposal;	
	• Description of Proposed Activity	
	• Site Description	
	• Activity Status under the District Plan	
	• Assessment Criteria	
	• Other Matters	
	• Statutory Assessment	
	• Regional Policy Statement	
	• Assessment of Objectives and Policies	
	• Notification Assessment	
	• Affected Persons Assessment	
	• Part 2 Assessment	
	• Conclusion	
<b>5.</b>	Certificate of Title	<b>Documents attached</b>
<b>6.</b>	Scheme Plan	
	Engineering report from Haigh Workman	

## Form 9

### APPLICATION FOR RESOURCE CONSENT

Pursuant to Section 88, Resource Management Act 1991

TO: **Far North District Council**

1. We, Foy Farms Limited are applying for a **Subdivision Resource Consent**.

2. The location of the proposed activity is as follows:

Address: 226 Kaimaumau Road, Kaimaumau

Legal Description: Lot 1 and Lot 4 Deposited Plan 2276

3. No additional resource consents are needed for the proposed activity.

4. For the purposes of this application, please see attached:

- in accordance with the Fourth Schedule of the Resource Management Act 1991, an Assessment of Environmental Effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment;
  - any information required to be included in this application by the District Plan, the Regional plan, the Resource Management Act 1991, or any regulations made under that Act (if any), required to be included in the application by the District or Regional plan(s), or regulations;
  - information required by Sections 6-7 of Schedule 4, Sections 6 and 7 (relating to information and matters to be addressed in an assessment of environmental effects report) as detailed in this planning report; and
  - Information that is sufficient to adequately define 2 (1):
    - a. a description of the activity;*
    - b. a description of the site at which the activity is to occur;*
    - c. the full name and address of each owner or occupier of the site;*
    - d. a description of any other activities that are part of the proposal to which the application relates;*
    - e. a description of any other resource consents required for the proposal to which the application relates;*
    - f. an assessment of the activity against the matters set out in Part 2;*
    - g. an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).*
- (2) (2) The assessment under subclause (1)(g) must include an assessment of the activity against—**
- (a) any relevant objectives, policies, or rules in a document; and**
  - (b) any relevant requirements, conditions, or permissions in any rules in a document; and**
  - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).**

## **Assessment of Environment Effects Report:**

### **1.0 Description of the Proposed Activity:**

#### **1.1 Subdivision**

The proposal is to undertake a subdivision of Lot 1 and Lot 4 Deposited Plan 2276 to create four additional allotments (five in total) in the Rural Production Zone. The proposed lots are as follows:

Lot 1 – 2.43ha

Lot 2 – 2.66ha

Lot 3 – 2.10ha

Lot 4 – 2.0ha

Lot 5 – 180.891(balance lot)

### **2.0 The site and surrounding environment**

2.1 The subject site contains flat grassed paddocks. There is an existing dwelling and farm pole sheds on the subject site.

The surrounding environment is made of up a mix of small lots that contain residential dwelling to large farming blocks used for grazing cattle. The lots range in size from 1000m<sup>2</sup> to large farms such as the subject site, being over 200 hectares.

The Kaimaumu village settlement is located in close proximity to the subject site.

A Cadastral and aerial excerpt of the subject site from Land Information New Zealand is shown below:



### **3.0 Permitted activities that are part of the proposal**

- 3.1 Clause 3(A) of Schedule 4 of the Resource Management Act requires that information about related permitted activities be provided in the resource consent application.

In this case there are no related permitted activities relevant to this proposal.

The site contains an existing dwelling, and farm pole sheds, and the farm is currently utilised for rural pastoral grazing of cattle (beef farming). All these activities are permitted under the District plan. These activities and these buildings are legally established.

The subdivision scheme plan includes identifying the location of the existing on-site wastewater system, and disposal field, to allow for both the 100% reserve disposal field for the existing dwelling, and the shape factor and minimum lot sizes for the proposed new lots. It is proposed that the existing dwelling and farm sheds will remain on the large 180 hectare balance farm lot, and that the proposed new lifestyle size allotments (approx. 2ha in size) will be vacant, with just pastoral land cover.

- 3.2 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The farm is utilised for rural pastoral grazing and is historically known to have been utilised for this purpose.

Following an assessment of the historical aerial photographs, and history of the site provided by the applicant there is no indication that the proposed site is contaminated and therefore the NESCS is not applicable.

### **4.0 Reasons for the application:**

- 4.1 An assessment of the proposal against the rules contained within Chapter 13 has been undertaken and the following reasons for consent are:

The proposal is to undertake a subdivision of Lot 1 and Lot 4 Deposited Plan 2276, to create four additional allotments.

The proposed lot sizes are:

Lot 1 – 2.43ha

Lot 2 – 2.66ha

Lot 3 – 2.10ha

Lot 4 – 2.0ha

Lot 5 – 180.891(balance lot)

In accordance with the table below the subdivision proposal is able to comply with the Restricted Discretionary Activity provisions, Clause 4, as the lots being created are 2.0 hectares or more with a balance lot of over 180 hectares and the site existed prior to 28 April 2000 (title date is 22 June 1931).

TABLE 13.7.2.1: MINIMUM LOT SIZES  
(i) RURAL PRODUCTION ZONE

Controlled Activity	Restricted Discretionary Activity	Discretionary Activity
The minimum lot size is 20ha.	1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m <sup>2</sup> and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m <sup>2</sup> and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per <b>Rule 13.9.2</b> may be approved. 4. Subdivision in the Pouerua Heritage Precinct (refer <b>Maps 35, 41</b> and <b>HP1</b> ), is a discretionary subdivision activity.

4.2 An assessment has been completed of the Rural Production Zone rules and the proposal is able to comply with the rules set out under 8.6.5.1.

#### 4.3 Overall status of the application

Overall, resource consent is required for a restricted discretionary activity.

### 5.0 Environmental Effects Assessment

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

The proposal is considered to be Restricted Discretionary Activity as per rule 13.8.1. In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

#### 5.2 13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

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

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

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

The subject site is located in a coastal environment and but is not located within 500m of land administered by the Department of Conservation. The proposed smaller approx. 2ha lots, however are not located within the coastal environment. Only the large 180ha balance lot is located within the coastal environment, on the fringes of the farm, that are adjacent to the Rangaunu harbour. No changes in landuse or changes in landuse are proposed on the farm. The 180 hectare farm will continue to be utilised as a beef farm. Therefore, the proposal will not have any effects on the natural character of the coastal environment.

The site does not contain any known areas of significant flora and fauna or outstanding landscape areas that would require protection. The site has been a beef farm for many years and was cleared of all vegetation many decades ago. The site has had invasive wattle trees grow in some of the paddocks, which are being cleared by the landowner over time, to return the paddocks back to being purely being grass by clearing these weeds. The site only contains pastoral land.

In order to address the mitigation of fire hazards for health and safety of residents it is anticipated a consent notice condition will apply to all the Lots that can apply when a habitable building is built which will require a potable water supply by water collection with sufficient supply for firefighting purposes, to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the NZ Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

### 6.3 Other matters to be taken into account under Rule 13.7.3

#### **ALLOTMENT SIZES AND DIMENSIONS**

The site is zoned Rural Production and the applicant is proposing to subdivide to create four additional lots.

Properties within the immediate area range dramatically in size from small lifestyle blocks of approximately 1000m<sup>2</sup> through to large farming blocks between 30 - 40 hectares, and larger farm blocks such as the subject site, being over 180 hectares. The land use in the area is generally for rural lifestyle purposes, with most of the larger allotments being used for grazing cattle or horticulture. The proposed allotments will be within the size range already in existence on this portion of Kaimaumu and will have sufficient area and dimensions to provide a 30m x 30m buildable platform which does not encroach on the permitted boundary setbacks for the zone.

Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects and that the proposal does not result in degradation of the character of the surrounding rural environment.

## NATURAL AND OTHER HAZARDS

The Northland Regional Council hazard map indicates that the proposed new Lots are not identified as containing areas within the 10 year flood extent or the 100 year flood extent, nor does the site contain any Land Hazards. The site is located adjacent to the Rangaunu Harbour, however the proposed 4 additional lifestyle lots are located inland, and are not located in the coastal environment or within an hazard areas. There is already an existing dwelling located within the large 180 hectare balance Lot, which is also not located within any hazard areas. An excerpt from the engineering report is below, that highlights the location of the flood modelling data from NRC, and that all the sites contain building platforms and access to and from the sites, that are free from any hazards.

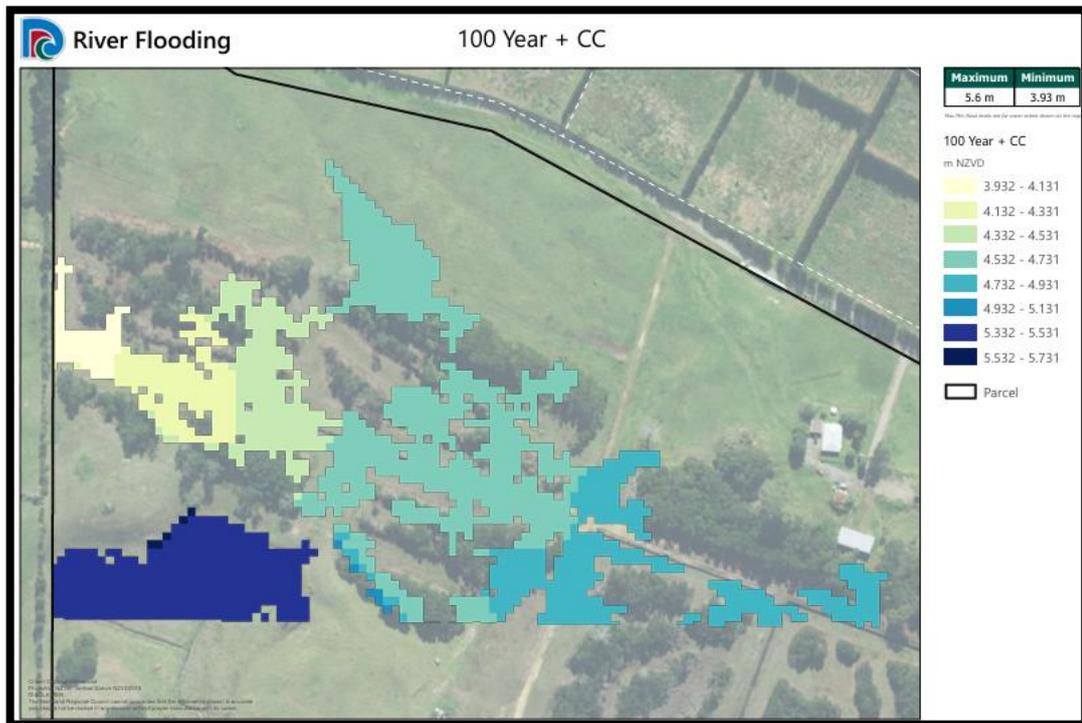
### 5.1 Flood Mapping

NRC have included the site as part of their Regionwide river flood modelling, refer report appended.

The 100yr. + Climate Change flood level for the vacant lots 1 to 4 is RL 4.532 to 4.731m NZVD 2016 Datum. Parts of the site, mostly the lower lying southern areas of Lots 1 to 4 are indicated as being subject to shallow inundation during the 50-yr. and 100-yr. + CC events, as indicated in the NRC report and reproduced on the Surveyor's subdivision plans appended. The Regionwide flood model is somewhat 'broad brushed', consequently the mapped flood extents do not match the ground terrain. A more accurate representation is provided by the Haigh Workman plans with the flooding shown following the 4.7m ground contour.

Despite the flood mapping, building platforms are available on all lots above the 100yr. flood hazard. The 30m by 30m building envelopes shown on the Surveyor's subdivision plan for lots 1, 3 and 4 are higher than the 100yr. flood hazard level. For lot 2 the Haigh Workman plans indicate an alternative platform in the northwest that comfortably exceeds the flood hazard level.

Downstream river flooding extends across low lying farmland but with no buildings on other properties or roading mapped as being affected. Coastal flooding is shown at the far western end of the property but does not impact the proposed subdivision at the eastern end and can be ignored.



The Engineering Report from Haigh Workman also addresses Hazards, and highlights that there are no known hazards on the subject site.

Table 3-1: Natural Hazards

Natural Hazard	Risk
Erosion (including coastal erosion, bank erosion, and sheet erosion)	No, subject to maintaining vegetation cover
Falling debris (including soil, rock, snow, and ice)	No
Subsidence (vertical settlement)	Moderate to High, under superimposed loads. Geotechnical investigations required to assess the risk.
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	No, subject to buildings being constructed at a safe level above the mapped flood hazard level. There is land available on all lots with adequate freeboard above the mapped flood hazard.
Slippage	Low, due to the gently rolling terrain.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

The engineering report from Haigh Workman notes that there is no significant risk from natural hazards that would cause section 106 of the RMA to apply. Any new buildings within the proposed Lots will apply for a building consent, which will include suitable Geotech assessment for future buildings at the time of these building consents.

#### **WATER SUPPLY**

As stated above it is anticipated a consent notice condition will apply to all the proposed lots, such that at the time a habitable building is built on this lot to provide a potable water supply for drinking and for fire mitigation.

#### **STORMWATER DISPOSAL**

The site has existing overland flow paths. All of the lots are proposed to be over 2ha in area. The impermeable surfaces contained within the proposed lots are less than 15% which complies with the Rural Production zone rules. All the Proposed Lots are of adequate size to provide for on-site stormwater disposal; all the Lots are over 2ha in area.

#### **SANITARY SEWAGE DISPOSAL**

All the proposed Lots are over 2ha in area. Sanitary sewage disposal is achievable within the proposed lots by way of on site effluent treatment and disposal, without creating potential adverse effects. All the lots have building platforms and access that do not contain any hazards, and the sites are all relatively level to rolling in topography. The Engineering report from Haigh Workman addresses site suitability for on-site effluent disposal, and that it is achievable to be provided on all the proposed lots, without creating potential adverse effects. The engineering report also address the existing wastewater system for the existing dwelling on the site. The report concludes that the Lot 5 existing wastewater treatment and disposal system was found to be in satisfactory working order with no olfaction smells or visible signs of surface breakout.

The soakage trench was identified with the help of the building occupant and was recognisable by the improved grass growth. The trench location and dimensions were surveyed and have been drawn to scale on the proposed subdivision plan, including 1.5m setback from the nearest proposed lot boundary. The length of the trench was measured at 33m. We have allowed an additional 3 trenches as reserve. Hence the total area for 1m wide trenches at 2m clear spacing, all lying wholly with the proposed lot boundaries, is: • Primary area is  $33 \times 3 = 99\text{m}^2$  • Reserve area allowance  $33 \times 9 = 297\text{m}^2$

### **ENERGY SUPPLY & TELECOMMUNICATIONS**

As these services are not a requirement for the Rural Production zone, comments have not been sought from Top Energy or Chorus. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal. Power provision is available along the road frontage, and wireless telecommunications is available from multiple network providers in the locality.

### **TRANSMISSION LINES**

There are no transmission lines that are 50kv or above within close proximity to the site.

### **EASEMENTS FOR ANY PURPOSE**

A memorandum of easements has been shown on the scheme plan which is for the right to convey electricity, vehicle and pedestrian access, and telecommunications and computer media. The site is fronting a legal road (shine road) and also is accessed off Kaimaumu Road. Shine road is an unmaintained legal road, but Kaimaumu Road is sealed and maintained by Council. The use of the legal public road for services is available for future landowners without the need for an easement.

### **PROVISION OF ACCESS**

The site is fronting a legal road (shine road) and also is accessed off Kaimaumu Road. Shine road is an unmaintained metalled legal road, but Kaimaumu Road is sealed and maintained by Council. The engineering report from Haigh Workman addresses the provision of access to the proposed subdivision.



Shine Road looking east from proposed location of lot 4 crossing towards Kaimaumu Road

Shine Road is an unformed legal road with a 1.7km by 3m wide gravel formation throughout its length. The carriageway has been formed to a typical rural standard cross-section and has an estimated operating speed of not greater than 40kph. The four vacant lots and existing dwelling on lot 5 are all located within the first 600m. There are 2 existing Household Equivalents (H.E.s) accessed via Shine Road; lot 5 and a dwelling at the far end of Shine Road.

Following subdivision this will increase to 6 H.E.s, which is within the requirement for a private accessway serving a maximum of 8 H.E.s given under Rule 15.1.6C.1.1 (c). On this basis there is no requirement for the carriageway to be upgraded to public road standard. This was queried to the FNDC roading department (Elizabeth Stacey) and was also confirmed by way of email, which is attached as a reference to this application. Elizabeth Stacey (the FNDC team leader of capital works and renewals) as noted that shine road is not maintained by Council and would continue to be maintained privately by the users of this legal paper road.

The engineering report recommends that the access on Shine Road meets the Private Access standard given in Appendix 3B-1 which for the Rural Production zone serving an ultimate development 3 - 4 household equivalents is 3.0m wide with passing bays, and for 5 - 8 household equivalents is 5.0m wide. As would be expected, the size of carriageway is a function of the number of vehicle movements. In the District Plan, 1 household equivalent represents 10 vehicle movements per day (vpd). It should not be overlooked that of the 9 properties counted as gaining access off Shine Road, Lot 2 DP 520488 has an existing access off Kaimaumau Road and 2 other lots have remained vacant since their creation in 1954. Not counting these 3 would result in an adjusted household equivalents of 3.6.

The engineer notes that given the flat vertical alignment and good forward intervisibility, that they recommend that the existing 3m wide carriageway be retained but with the addition of passing bays at nominal 100m spacings. This is expected and offered to be a condition of the subdivision consent.

Shine Road approaches Kaimaumau Road at an oblique angle of 30-degrees. The engineering report recommends that the entrance onto Kaimaumau Road be re-aligned to as close as 70-degrees as practicable to comply with Council Engineering Standards 2023 Section 3.2.9.1. (Refer to the roading plan appended to the engineering report).



Sight distance looking west on Kaimaumau Road. Sight distance 67m (75m with vegetation clearance).

Kaimaumau Road is Secondary Collector class with an estimated Annual Daily Traffic (ADT) of 316 Vehicles Per Day (VPD). Using Figure 3.1 of the Standards, a Type 1 crossing is required. The majority of traffic flow will be towards SH1 to the east. To accommodate larger farm traffic, it is recommended that the eastern flare be widened to 15m radius as per a Type 1B crossing, with the eastern radius 5m as per the Type 1 crossing. This upgraded to the crossing place from shine road onto Kaimaumau Road is offered as a condition of consent.

#### **EFFECT OF EARTHWORKS AND UTILITIES**

There are no earthworks required as part of the subdivision proposal. The existing accessway into the farm is a legal paper road, that is formed and metalled. This existing legal road is proposed to be the right of way for access to the proposed Lots. This right of way is already formed and metalled to provide the legal access to the proposed lots and some upgrades to the carriageway on Shine Road and the crossing onto Kaimaumau Road are offered as conditions of consent.

The engineering report notes that minimal earthworks are required for this proposed subdivision. Earthworks at time of subdivision will be minor comprising topsoil stripping and placing of aggregate for vehicle crossings within the Shine Road legal corridor. The volume will be well below both the Far North District Plan Rural Production zone and Proposed Regional Plan permitted activity of 5,000m<sup>3</sup> per 12 months period. All earthworks will comply with the proposed District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks.

It is not offered as a a condition of consent, for an Erosion and Sediment Control Plan to be required to be submitted for approval by Council prior to start of earthworks, as the farm is very large in size, and the earthworks can be undertaken as a permitted activity. It is however noted that compliance with District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5 will be required for all earthworks on the site. It is also noted that the archaeological Accidental Discovery Protocol during earthworks should be observed by all contractors.

## **LAND USE COMPATIBILITY**

The area is characterised by lifestyle blocks with residential dwellings and larger lots used for pastoral grazing. This proposal is consistent with the character and rural amenity of the locality. The subject site has no distinguishing characteristics that would give the public a perception that the locality has high amenity values. As noted previously the proposed lots are consistent with the character of the locality, the proposed new lots are outside of the coastal environment, the existing farming activities on the site will remain, and the proposal will have less than minor effects on the character and amenity values of the area.

## **PROXIMITY TO AIRPORTS**

The subject site is not located within the Kaitaia Airport Buffer Area. The subject site is located well away from the Kaitaia Airport. Kaimaumau is located approx. 20 minutes north of Awanui.

### **6.4 National Environmental Standards for Assessing and Managing Contaminants in Soil to protect Human health 2011 (NESCS)**

The subject site is not known to contain previous activities or current activities that are identified on the HAIL list. The property will continue to be utilised as a beef farm following the subdivision of these proposed Lots. The proposal is therefore not subject to the National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health.

There are no National Environmental Standards that are considered to be relevant to this proposal.

Overall, from the assessment undertaken above the proposal will have actual and potential effects that are considered to be less than minor.

## **6.0 Receiving environment**

6.1 In assessing the potential adverse effects on the environment, the receiving “environment” for effects must be considered. The receiving environment is a mandatory consideration defined by case law and is the environment beyond the subject site upon which a proposed activity might have effects. In this case the receiving environment is as described in Section 2 of this report.

### **6.1.1 Other considerations**

As per sections 95D(d) and 104(3)(a) of the Act, the following assessment has not had regard to:

- Trade competition, or the effects of trade competition;

There are no trade competition or effects of trade competition as part of this proposal.

## **6.2 Character and Visual Amenity Effects**

In terms of effects on landscape values, the proposal is of a density that can provide for rural lifestyle as well as rural activities within each individual lot. The area does not contain any distinguishing characteristics, and it is considered the character and visual effects of the subdivision proposal will be less than minor.

### 6.3 **Positive Effects**

The positive effects of the proposal include:

- The proposal is in keeping with the environmental outcomes of the zone;
- The rural character and current lifestyle use of the area will not change as a result of the subdivision;
- The proposal will not result in any adverse social, economic or cultural effects;
- The subdivision will provide four additional lots that can be developed to assist with the shortfall of housing & accommodation currently in demand in the Far North area;
- The proposal enables the sustainable use of natural and physical resources, as the proposed development is not located within an area that has protected flora or fauna;
- The Lots have several options available for house sites and infrastructure such as waste water disposal as per the Haigh Workman Engineering Report;

### 6.4 **Environmental Effects Assessment Summary**

Overall, from the assessment undertaken above the proposal will have actual and potential effects that are considered to be minor.

## 7 **STATUTORY ASSESSMENT**

### 7.1 **Section 104(1)(a) of the Act**

Section 104(1)(a) requires that when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to 'any actual and potential effects on the environment of allowing the activity'.

As assessed in Sections 6 & 7 above, 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 proposed allotments allow for the lifestyle and farming activities to continue and the allotment sizes are considered to be consistent with the existing character of the locality.

### 7.2 **Section 104(1)(ab) of the Act**

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 Rural Production Zone.

### 7.3 **Section 104(1)(b) of the Act**

Section 104(1)(b) requires that when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to:

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

An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

### 7.4 **Regional Policy Statement**

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.

The proposal is considered to create less than minor effects on the rural character of the locality. The proposal will enable further lifestyle activities to establish in the rural environment, while not compromising the sustainable management of natural and physical resources of the rural environment. The subject site is not located on a property with any known high productive soils. The large 180 hectare balance lot is the only lot that contains a small area around the fringe of the farm that is located within the coastal environment. The use of this beef farm will not change as a result of this subdivision. The smaller lifestyle lots are not located within the coastal environment.

The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered the proposal is compatible with the intent of the RPS.

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

#### 7.5.1 **Relevant objectives and policies**

The relevant objectives and policies of the Plan are those related to the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment.

The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area, as the lot sizes in the locality already reflect the size of the lots proposed. The lots are able to remain in productive use which results in no physical changes to the environment

and the landscape. The proposal is considered to be consistent with the objectives and policies of the Plan.

## **Far North Proposed District Plan**

### **7.5.1.1 Relevant objectives and policies**

The District Plan is currently operative, however there is a new Proposed District Plan that has been notified and its submissions have been received.

The Proposed District Plan includes the site as being within the general rural zone. However, the new District Plan has not progressed to hearings as yet. The legal weightings in terms of the proposed new objectives and policies of the proposed plan are therefore not given high weightings, and more weighting is given to the existing operative plan. The assessment of the objectives and policies of the Operative District Plan are shown below.

### **7.5.2 *Assessment of the objectives and policies within the Rural Production Zone*** **Objectives**

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

The proposed subdivision will create four additional lots that will be vacant and the existing dwelling will be located on the balance lot of 180 hectares. The proposal will allow for the property to be utilised for lifestyle and rural use in a rural setting, in a manner that has less than minor effects upon the existing activities occurring on and around adjoining rural sites. These sites are also being utilised for lifestyle purposes and rural production. The allotment sizes are considered to be consistent with the character of the locality, and therefore do not erode the rural amenity values of the area.

The proposal will enable further residential/rural lifestyle activities to establish in the rural environment, while not compromising the sustainable management of natural and physical resources of the rural environment.

*-To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.*

The lifestyle and farming use of the lots within the locality is consistent with the character of the area. The proposal is considered to allow for people and the community to provide for their social, economic, and cultural well-being and for their health and safety.

The proposal does not contain any identified sites of significance to Māori within the District Plan and there are no archaeological sites on the subject site. The site is a flat plateau that is located adjacent to the existing Kareponia village. This subject site is located in the residentially developed area of Kaimaumu village, located adjacent to the existing housing.

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

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

The rural environment in the Far North is varied and diverse. The amenity in the locality of this site is lifestyle blocks that are developed with residential units and buildings. The lots are considered to be of a size that will still be able to cater for productive use. All the Lots can sustain a dwelling as well as being utilised for productive use. The amenity of the rural environment is not considered to be compromised by the proposal, as the development is considered to be consistent with the character of the surrounding area. The property does not contain any outstanding landscapes or natural features.

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

The sites in the area are developed as lifestyle blocks and rural production uses that benefit from the rural type setting. The proposed allotment sizes are consistent with the character within the locality.

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

The proposal consistent with the land-use activities in the locality (being lifestyle and rural production). The existing use of the site is for farming purposes with a residential dwelling and outbuildings. The proposal is considered to result in less than minor potential reverse sensitivity effects.

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

As noted above, it is considered that the proposed lifestyle and farming use of the proposed lots is consistent with the existing character and use of development in the locality.

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

The subject site is not located in close proximity to Kaitaia Airport. The location of the site is considered to be a suitable location for lifestyle and farming development.

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

The proposal is not considered to have potential adverse effects or prevent rural production activities from occurring. The subdivision of this site is considered to still allow for farming activities to occur, therefore not resulting in any change of use on the site.

### **Policies**

*-That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity*

*effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*

The proposal is not considered to alter the ability of the site to provide for a wide range of activities to occur. The proposal will result in four additional allotments that can be used as lifestyle blocks, that can retain the productive use as well as providing the ability to live on the land.

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

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

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

The proposed lifestyle and productive use of the lots is consistent with the character and use of sites in the locality.

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

The existing use of the site is for lifestyle and farming purposes. The use of the site will not change as a result of the proposal.

*-That the intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone.*

The amenity in the locality of this site is lifestyle and farming blocks. The sites in the area are developed as lifestyle and farming blocks that benefit from the rural type setting in this locality. It is considered that the proposal will not alter the existing amenity value of the area.

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

The proposal is of a density that can provide for rural living as well as rural activities within each individual lot. The area does not contain any distinguishing characteristics and it is considered the character and visual effects of the subdivision proposal will be no more than minor. The proposal therefore enables the efficient use and development of the site and physical and natural resources.

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

The proposed lifestyle and farming use of the proposed lots is consistent with the character and use of sites in the locality.

## **7.6 Section 104(1)(b) Summary**

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

## **8.0 Assessment of the Proposed Plan Objectives and Policies**

The Proposed Far North District Plan (PDP) was notified on 27 July 2022. Rules in a Proposed Plan have legal effect once the Council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

The submission period on the PDP has closed and the hearings have been undertaken, therefore only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Public hearings have been completed, and later this year the council will give notice of its decisions on the Proposed District Plan based on the recommendations of the hearings panel.

Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP. An assessment of the proposal against the rules with immediate legal effect has been undertaken. It has been assessed that there are no reasons for consent under the Proposed District Plan that are relevant to the proposal and it is noted that compliance with the earthworks rules of the Proposed District Plan.

All earthworks will comply with the proposed District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks, and it is noted that this protocol will also need to be observed by contractors undertaking any earthworks on the site.

## **9.0 Section 104(1)(c) of the Act**

Section 104(1)(c) also states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonably necessary to determine the application'.

There are no other matters relevant to this application.

## **10.0. Section 125 – Lapsing of consent**

The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five year provision be applied in this case.

## **11.0. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT**

### **11.1 Public Notification Assessment**

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:

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

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

*(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.*

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.

### 11.1.2 Step 2: Public Notification precluded in certain circumstances

An application must not be publicly notified if, under section 95A(5):

*(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) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:*

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

*(iv) a prescribed activity (see section 360H(1)(a)(i)).*

In this case Public Notification is not precluded, therefore Step 2 does not apply and step 3 must be considered. The proposal is a restricted discretionary activity.

### 11.1.3 Step 3: public notification required in certain circumstances

An application is required to be publicly notified if one of the following circumstances are met, under section 95A(8):

*(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.*

None of the circumstances specified under section 95A(8)(a) exist.

In regards to section 95A(8)(b) the following assessment is made:

The adverse effects assessment under section 95D must discount adjacent land and positive effects, may take into account the permitted baseline and must consider the receiving environment.

Section 6 contains a comprehensive assessment of environmental effects of the proposal. When taking into consideration the above matters, in terms of section 95D the adverse effects of the activity will be minor. In particular adverse effects in relation to the rural character including reverse sensitivity, have been considered less than minor. The

proposal is a restricted discretionary activity and the proposal has included an assessment of the restricted discretionary criteria that Council are restricted in their discretion to consider.

Therefore Step 3 does not apply and Step 4 must be considered.

#### **11.1.4 Step 4; Public notification in special circumstances**

Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification.

Special circumstances are not defined in the Act. Case law has identified special circumstances as something outside the common run of things which is exceptional, abnormal or unusual but less than extraordinary or unique. A special circumstance would be one which makes notification desirable despite the general provisions excluding the need for notification.

There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the rural environment where the lots can retain rural activities which is considered as neither exceptional or unusual.

#### **11.1.5 Public Notification Summary**

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

### **12.0 Limited Notification Assessment**

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.

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

The application must be limited notified to the relevant persons if the following are determined, as specified by section 95B(2) and (3):

*(2) (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) (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.*

There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Therefore Step 1 does not apply and Step 2 must be considered.

#### **12.2. Step 2: Limited notification precluded in certain circumstances**

In the following circumstances an application must not be limited notified to any persons, as specified by section 95B(6):

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

*(b) the application is for a resource consent for either or both of the following, but no other, activities:*

*(i) a controlled activity that requires consent under a district plan (other than a subdivision of land):*

*(ii) a prescribed activity (see section 360H(1)(a)(ii)).*

There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity, nor a prescribed activity. Therefore Step 2 does not apply and Step 3 must be considered.

### 12.3 **Step 3: Certain other affected persons must be notified**

Other affected persons must be notified in the following circumstances specified by section 95B(7) and (8):

*(7) Determine whether, in accordance with section 95E, the following persons are affected persons:*

*(a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*

*(b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.*

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

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

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.*

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 5 of this report, which found that the potential adverse effects on the environment will be minor. In regards to effects on persons, the assessment in Sections 6 and 7 are also relied on and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality.
- The productive use of the site will remain the same and also allow for lifestyle use.
- Development is not considered to be contrary to the objectives and policies under the District Plan.
- Access can be provided from Kaimaumu Road, and Shine road
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people. The proposal is a restricted discretionary activity and the Council is restricted in terms of the consideration of effects on adjacent properties and persons to those matters specified under the plan.
- The proposal is a restricted discretionary activity, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:
  - *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
  - *effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
  - *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
  - *the mitigation of fire hazards for health and safety of residents.*
- The proposal is able to comply with the four listed assessment criteria of the district plan that the council is restricted in the exercise of its discretion to consider. The proposal is not within 500m of DOC land. The proposed four additional lots are not within the coastal environment. The proposal will not have effects on any indigenous flora and fauna. Conditions of consent are offered and anticipated for the mitigation of fire hazards for the health and safety of residents on all of the proposed Lots.

Therefore, no persons will be affected to a minor or more than minor degree.

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.

#### 12.4 **Step 4: Further notification in special circumstances**

As required by section 95B(10), a council must determine the following:

*(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),*

The proposal is to subdivide the site to create four additional Lots in the Rural Production Zone. The proposal is a restricted discretionary activity. It is considered that no special circumstances exist in relation to the application.

#### 12.5 **Limited Notification Assessment Summary**

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

## 12.6 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the following reasons:

- In accordance with section 95A Step 1, mandatory public notification is not required;
- In accordance with section 95A Step 2, public notification is not precluded;
- In accordance with section 95A Step 3, the circumstances requiring public notification do not apply, including that the adverse effects on the environment will be minor;
- In accordance with section 95A Step 4, there are no special circumstances to warrant public notification.
- In accordance with section 95B Step 1, there are no groups to whom the application must be limited notified;
- In accordance with section 95B Step 2, limited notification is not precluded;
- In accordance with section 95B Step 3, there are no such classes of affected persons; and
- In accordance with section 95B Step 4, there are no special circumstances to warrant limited notification.

## 13 PART 2 ASSESSMENT

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.

13.1 The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resource whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.

13.2 Section 6 of the Act sets out a number of matters of national importance. None of those matters of national importance are considered relevant to this application as:

- There is no significant indigenous vegetation affected by the proposal;
- The proposed four additional Lots are not located within the coastal environment and are not adjacent to the coastal marine area;
- The proposal is not located within an identified outstanding natural feature or landscape.

The proposal does not contain any identified sites of significance to Māori within the District Plan and there are no known archaeological sites on the subject site. PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks, and it is noted that this protocol will also need to be observed by contractors undertaking any earthworks on the site.

13.3 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.

13.4 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not located within any sites of significance to Māori under the District Plan. The proposal has taken into account the principals of the Treaty of Waitangi, and is not considered to be contrary to these principals. The proposal is a restricted discretionary activity, and the council is restricted in their discretion to consider these matters.

13.5 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

## **14 CONCLUSION**

The proposal is to subdivide the site to create four additional allotments. The proposal is a restricted discretionary activity.

In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor.

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.

In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in Section 9.

In accordance with sections 104, and 104C of the Act in relation to restricted discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA626/56  
**Land Registration District** North Auckland  
**Date Issued** 22 June 1931

**Prior References**  
NA329/18

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**Estate** Fee Simple  
**Area** 192.3433 hectares more or less  
**Legal Description** Lot 1 and Lot 4 Deposited Plan 22761

**Registered Owners**  
Elbury Holdings Limited

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**Interests**  
9273924.4 Mortgage to ANZ Bank New Zealand Limited - 21.12.2012 at 1:24 pm



## Azalea Warren

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**From:** Elizabeth Stacey  
**Sent:** Thursday, 29 May 2025 10:01 am  
**To:** tom@haighworkman.co.nz  
**Cc:** office@foyproperty.co.nz; Nadia de la Guerre  
**Subject:** RE: 25 073: Shine Road, Kaimaumau

Good morning Tom,

I see a question below in regards development standard of paper roads. The road would be requested to be developed to the private accessway standards – formation standard dependent on the number of lots served. Since it is a paper road it can't be gated or otherwise closed to public use. Road would be maintained privately. Let me know if this helps, thanks Tom.



**Elizabeth Stacey**

Team Leader - Capital Works & Renewals

M 272467309 | P 6494015274 | Elizabeth.Stacey@fndc.govt.nz

**Te Kaunihera o Te Hiku o te Ika | Far North District Council**

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

[fndc.govt.nz](http://fndc.govt.nz)



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**From:** Foy Property <[office@foyproperty.co.nz](mailto:office@foyproperty.co.nz)>  
**Sent:** Thursday, 29 May 2025 8:47 am  
**To:** Trish Routley <[Trish.Routley@fndc.govt.nz](mailto:Trish.Routley@fndc.govt.nz)>  
**Cc:** Tom Adcock <[tom@haighworkman.co.nz](mailto:tom@haighworkman.co.nz)>  
**Subject:** Fwd: 25 073: Shine Road, Kaimaumau

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**CAUTION:** This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Trish. Please see below, a query from my engineer (Tom).

I am doing a RDA subdivision in the rural production zone, but the access is via a legal paper road. Please can you advise about his queries about the access and the upgrading of the road, in terms of the transportation rules of the plan?

Will it be a standard condition of the subdivision for the legal paper road to be upgraded to be 6m wide? The road is not maintained by fndc. It is just maintained by the private land owners/users.

Or is the upgrade standard only required up the standards required by the private way standards (reducing in carriageway width as the lot accessways drop off/go past along the road), as the road is not maintained by fndc?

I'm sure that this is a common question by paper road users, when the road is not maintained by fndc?

Felicity Foy  
0274988131

Begin forwarded message:

**From:** Tom Adcock <[tom@haighworkman.co.nz](mailto:tom@haighworkman.co.nz)>  
**Date:** 23 May 2025 at 8:40:49 AM NZST  
**To:** Foy Property <[office@foyproperty.co.nz](mailto:office@foyproperty.co.nz)>  
**Cc:** [elbury@xtra.co.nz](mailto:elbury@xtra.co.nz)  
**Subject:** 25 073: Shine Road, Kaimaumu

Good morning Felicity and my apologies for not having completed your report already.

I would be grateful if you could provide direction and confirm the status of the subdivision, I know we discussed this before.

The parent lot contains LUC 3 & 4 land.

My understanding is that a discretionary activity on LUC 3 is subject to the National Policy Statement for Highly Productive Land.

Later this month or June? An amendment is expected whereby only subdivision of LUC 1 & 2 will trigger the National Policy Statement for Highly Productive Land.

Shine Road is unformed and contains a single-track driveway. The intersection with Kaimaumu Road is also not formed. The road serves 4-5 existing properties including the subject Lot 1 DP 22761 which will increase to 8-9 following subdivision.

Because the property has frontage onto Shine Road, then Rule 15.1.6C.1.8.(b) requires the road to be upgraded. If the road is not upgraded, then the activity becomes Discretionary under Rule 15.1.6C.2.(a), hence triggering the National Policy Statement for Highly Productive Land (LUC 3).

The other variable is that Council is reluctant to take on new road maintenance so it would be unreasonable insisting on an upgrade if the road were not to be maintained.

**Options:**

1. Recommend upgrade of Shine Road to 6m
2. Right the report assuming that changes to the National Policy Statement for Highly Productive Land whereby a discretionary activity on LUC 3 will no longer trigger the legislation. I.e. recommend upgrade as per APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCESS
3. Allow a ROW parallel to Shine Road, however the access is still off Shine Road and the property still has frontage so Rule 15.1.6C.1.8.(b) may still apply? A ROW has complications for maintenance and might be as attractive to purchasers as access off Shine Road, although someone will still need to provide maintenance.

## APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCE

(Reference: *Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Acces*.)

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb
				Unsealed	Sealed	
Residential	1	-	3.0	1:6	1:4	-
Coastal Residential	2	5.0	3.0	-	1:4	-
Russell Township	3 - 4	7.5	3.0 with passing bays	-	1:4	-
Point Veronica	5 - 8	7.5	5.0	-	1:4	Yes
Commercial	1	-	3.0	1:8	1:5	-
Industrial	2 - 4	8.0	6.0	-	1:5	-
Orongo Bay Special Purpose	>5	8.0	6.0	-	1:5	-
Rural Production	1	-	3.0	1:5	1:4	-
Rural Living						
Waimate North Horticultural Processing	2	5	3.0	1:5	1:4	-
Carrington Estate						

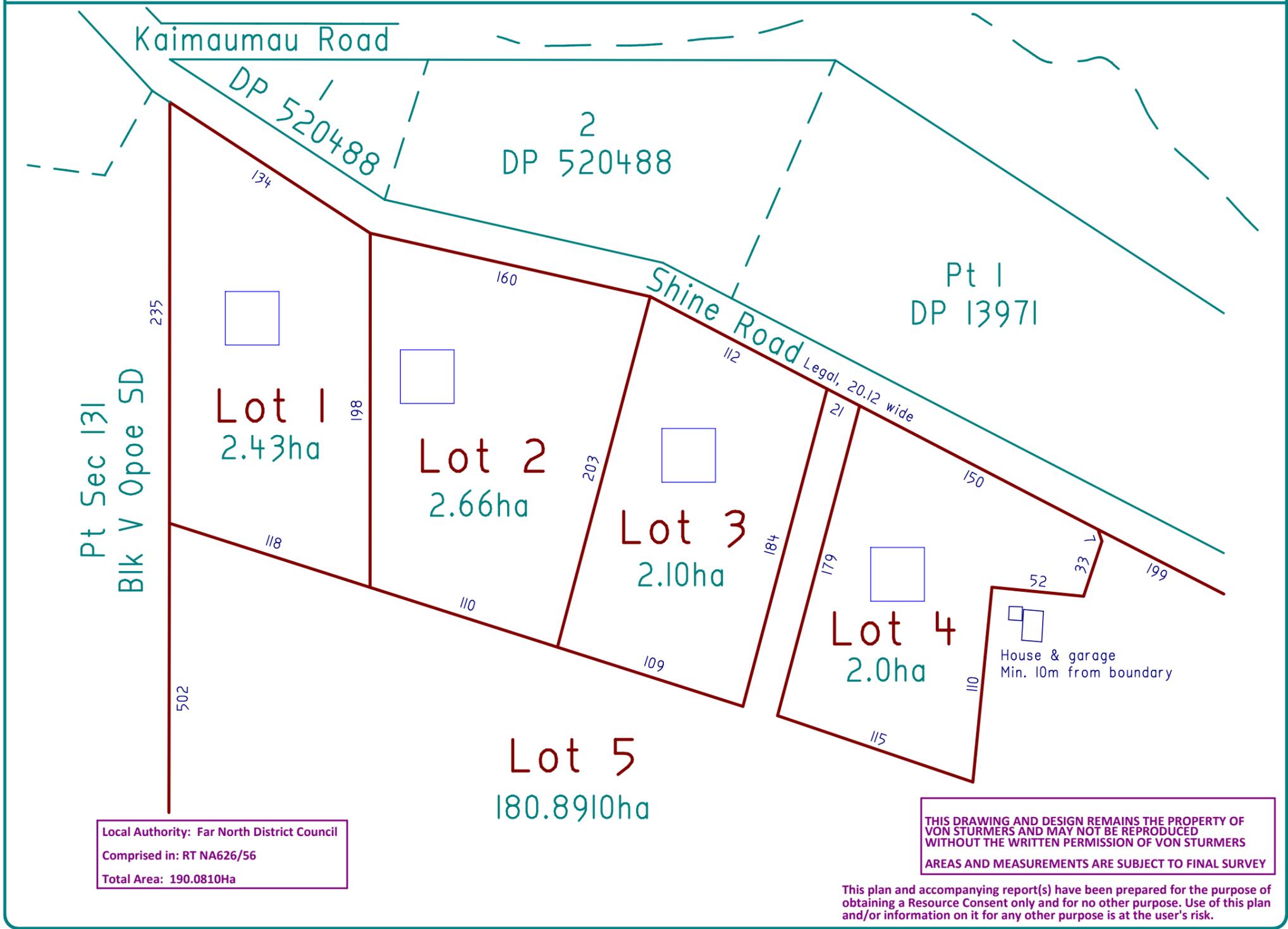
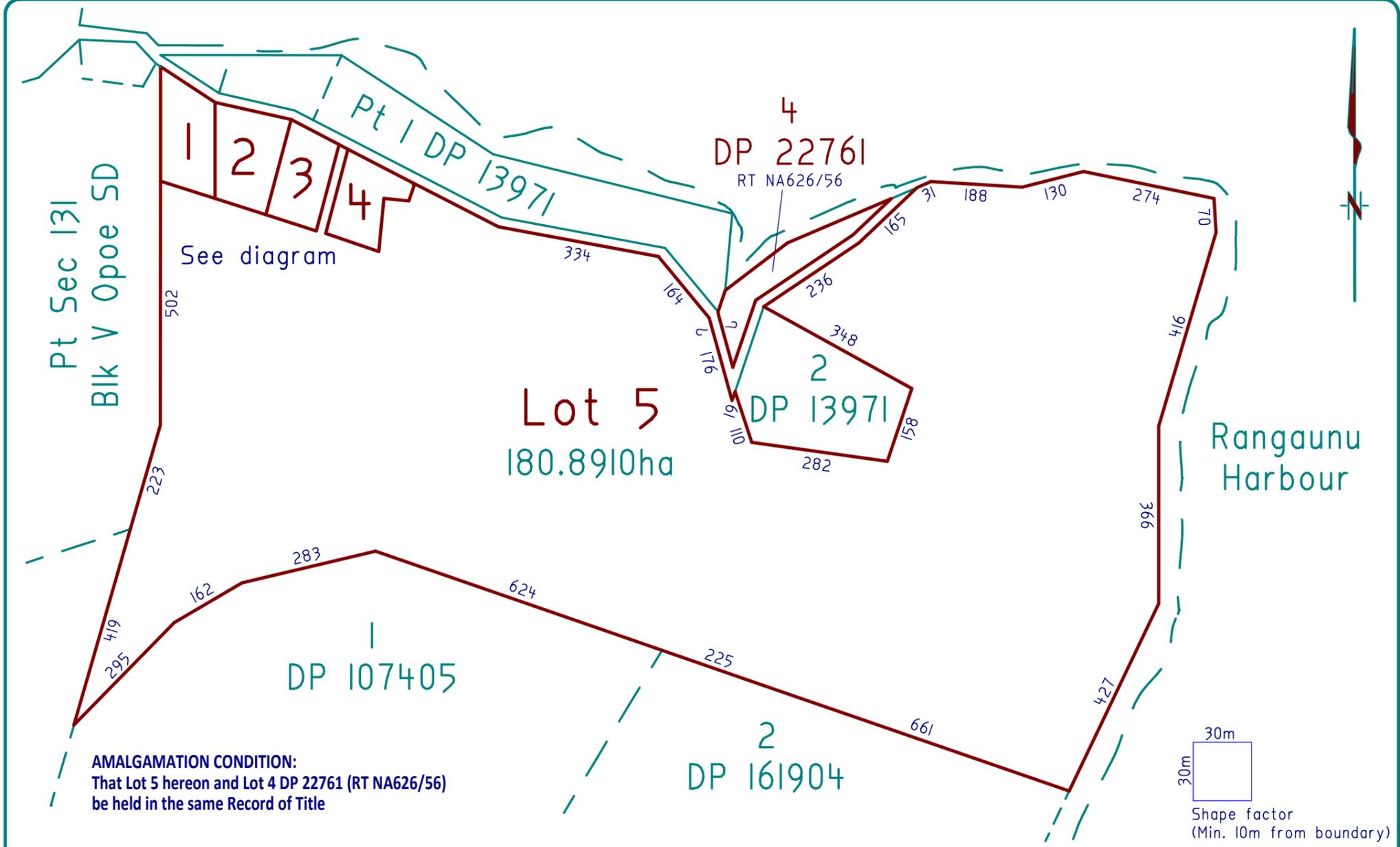
Best regards

**Tom Adcock 021 441 915**

Senior Civil Engineer - Haigh Workman Ltd

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**VON STURMERS**  
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**PROPOSED SUBDIVISION OF LOT 1 DP 22761**

	Name	Date	ORIGINAL	SHEET SIZE
Survey			SCALE	
Design			1:2500	A3
Drawn	SH	12-03-25		
Rev				

Surveyors Ref. No:  
**15511**  
Series  
Sheet **1/1**

# Engineering Assessment for Proposed Subdivision

Lot 1 Deposited Plan 22761, Shine Road,  
Waiharara, Awanui

for

Foy Farms Ltd

*Supporting report for RC Applications to Far North District Council*

*Haigh Workman reference 25 073*

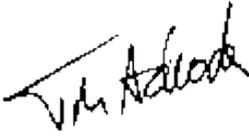
25 June 2025



## Revision History

Revision N <sup>o</sup>	Issued By	Description	Date
A	Tom Adcock	for Resource Consent	25 June 2025

Prepared by



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## Executive Summary

Haigh Workman Ltd (Haigh Workman) was commissioned by Foy Farms Ltd (the client) to undertake an engineering assessment of land at Shine Road, Waiharara, Awanui (the site), for a proposed five lot subdivision comprising four vacant and one developed section.

This report assesses natural hazards, access, earthworks, stormwater, wastewater, water supply and firefighting, with specific regard to the local authority plans and subdivision rules. The proposed subdivision is shown on Von Sturmers plan ref. 15511

Below is a synopsis of the key sections covered.

### Natural Hazards

Part of the site is subject to natural hazard river flooding. However, there is adequate area available on each lot free from flood hazard to support residential development. A site-specific assessment should be carried out at BC stage to establish habitable floor levels.

### Shine Road

Shine Road is an unformed legal road with a 1.7km by 3m wide gravel formation throughout its length. The carriageway has been formed to a typical rural standard cross-section and has an estimated operating speed of not greater than 40kph. There are 2 existing Household Equivalent (H.E.s), lot 5 and a dwelling at the far end of Shine Road. Following subdivision this will increase to 6 H.E.s, which is within the requirement for a private accessway serving a maximum of 8 H.E.s. We recommend that the existing 3m wide carriageway be retained as a private access but with the addition of passing bays.

In terms of construction, the shallow cemented pan provides excellent subgrade strength, requiring minimal pavement thickness and shoulders. The vertical alignment is flat and forward intervisibility sight distance is good. The application of maintenance gravel and some re-shaping will be required to bring the road up to rural roading standard.

### Shine Road Entrance onto Kaimaumau Road

Shine Road approaches Kaimaumau Road at an oblique angle of 30-degrees. We recommend the entrance be re-aligned to as close as 70-degrees as practicable and be re-shaped to achieve a Type 1B crossing, with a 15m western radius flare, 4.5m eastern flare and sealed for a minimum distance of 20m.

The sight distance to the west is partly obscured and can be improved by cutting back the vegetation to the road boundary.

### Vehicle Crossings off Shine Road

Vehicle crossings for lots 1 to 4 off Shine Road shall be Type 1A. The crossings can be positioned to achieve a minimum sight distance of 60m. To reduce the amount of roading work, the crossings can be positioned to coincide with passing bays at chainages 105m, 230m, 355m and 480m.

### Access & Parking

All lots have adequate land available for two car parking spaces including manoeuvring.

### **Earthworks**

Earthworks at time of subdivision will be minor comprising topsoil stripping and placing of aggregate for vehicle crossings within the Shine Road legal corridor. The volume will be well below both the Far North District Plan Rural Production zone and Proposed Regional Plan permitted activity of 5,000m<sup>3</sup> per 12 months period.

All earthworks will comply with the proposed District Plan Rules EW-R12 and R13, and Standards EW-S3 and EW-S5. We suggest that, as a condition of consent, an Erosion and Sediment Control Plan be required to be submitted for approval by Council prior to start of earthworks. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks.

### **Stormwater Management**

The impermeable surface areas following residential/lifestyle development are expected to be well within the permitted activity threshold of 15% for the Rural Production zone. The estimated impermeable surfaces for the 2ha lots are expected to be less than 4%, with the larger lot 5 less than 1%. The large lot areas and relatively low impermeable surfaces makes discharge of stormwater to ground an appropriate method for stormwater management. Concentrated flows from developed surfaces will be discharged onto the gentle slopes in a dispersive manner where it may be absorbed by the sandy soils. However, the shallow pan will limit how much water can be absorbed such that during very heavy rainfall events surplus runoff will drain as sheet flow, congregating in the natural low-lying hollows and depressions, eventually draining out to the local network of farm drains.

### **Wastewater**

All lots contain ample suitable area for effluent disposal including reserve area. The sandy soils were categorised as AS/NZS 1547 Class 6 soils Very Poorly Drained due to the presence of a shallow cemented hard pan. We recommend design irrigation loading rate (DIR) of 2mm/day for secondary treated effluent. This will require a disposal area of 435m<sup>2</sup> for an indicative 4-bedroom dwelling, plus an additional 435m<sup>2</sup> for a 100% reserve area.

The cemented pan layer typically lies 0.4m below ground level. To achieve the required minimum separation distance of 0.6 m from the seasonal high-water table, disposal areas may need to be mounded.

### **Water Supply**

Domestic water supply may be provided using roof runoff collected in storage tanks.

### **Fire Fighting**

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. There is no reticulated water supply, so each lot will be responsible for providing an on-site firefighting supply.

# 1 Introduction

## 1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) was commissioned by Foy Farms Ltd (the client) to undertake an engineering assessment of land at Shine Road, Waiharara, Awanui (the site), for a proposed five lot subdivision.

The scope of the report includes the following assessment items:

- Natural hazards
- Vehicle access and parking
- Earthworks to complete the subdivision
- Stormwater and wastewater
- Water supply and firefighting

A proposed subdivision plan prepared by Von Sturmers, ref. 15511 was made available at the time of writing this report.

The site is zoned 'Rural Production' under the Far North District Council Operative District Plan.

## 1.2 Limitations

This report has been prepared for our Client Foy Farms Ltd with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided with the four smaller lots subsequently developed for residential end use and the balance lot to remain in agriculture. At the time of writing there was no information available for the proposed future development on any of the lots following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

## 2 Site Description and Proposed Development

### 2.1 Site Identification

<b>Site Address:</b>	Shine Road, Waiharara, Awanui
<b>Legal Description:</b>	Lot 1 Deposited Plan 22761
<b>Area:</b>	190.0 ha
<b>Zone:</b>	Rural Production (Operative District Plan)

### 2.2 Site Description

The site is legally described as Lot 1 DP 22761 with a total land area of 190.0 ha and borders the southern side of Shine Road, approximately 6 km south of Kaimaumu. The site and surrounding land use is agricultural with a cluster of residential lifestyle properties at the intersection of Shine Road with Kaimaumu Road. The Waiparera Stream forms a small inlet off the Rangaunu Harbour and runs parallel to Shine Road approximately 200m to the north.

The topography of the area of the site identified for subdivision is gently rolling. A copy of the proposed subdivision plan by Von Sturmers Ref. 15511 is appended. The area being subdivided drains southward into a network of farm drains that in turn drain northwards into the Waiparera Stream.

Refer Figure 5. Proposed lots 1 to 4 are all vacant and laid to pasture. Balance lot 5 contains an existing dwelling, garage, sheds and formed driveway off Shine Road. Refer Figure 1 below for site location.

### 2.3 Proposed Subdivision

The scope this report is to undertake an engineering assessment for the creation of four new rural residential lifestyle lots. Proposed lots are described in Table 2.1.

**Table 2-1 Proposed Lots**

<b>Lots</b>	<b>Proposed Area (ha)</b>	<b>Land-use</b>
Lot 1	2.43	Rural residential
Lot 2	2.66	Rural residential
Lot 3	2.10	Rural residential
Lot 4	2.00	Rural residential
Lot 5 (balance)	180.891	Agricultural
<b>Total</b>	<b>190.081</b>	

We understand that the proposed subdivision will be Restricted Discretionary under the Operative District Plan as per Rule 13.7.2.



Figure 1: Site location

### 3 Environmental Setting

#### 3.1 Published Geology

Published information extracts are provided as background only. Sources of Information:

- GNS Science Geological Memoir 2, 2009: 'Geology of the Whangarei Area'
- GNS Sciences 1:250,000 scale map Sheet 2, 2009: 'Whangarei' (Rocks)
- NZMS Sheet 290 P04/05, 1:100,000 scale map, Edition 1, 1980: 'Whangaroa – Kaikohe' (Soils)

Extracts of the geological and soils maps are presented below.

##### 3.1.1 Bedrock Geology

The geology of the site is mapped as Tauranga Group Alluvium (Q1a) Late Pleistocene - Holocene estuary, river and swamp deposits comprising sand with peat and mud. Land to the southwest of the site is mapped as Karioitahi Group (eQdp) Early Pleistocene windblown deposits comprising weakly cemented and partly consolidated sand in parabolic dunes with interdune lake and swamp deposits.

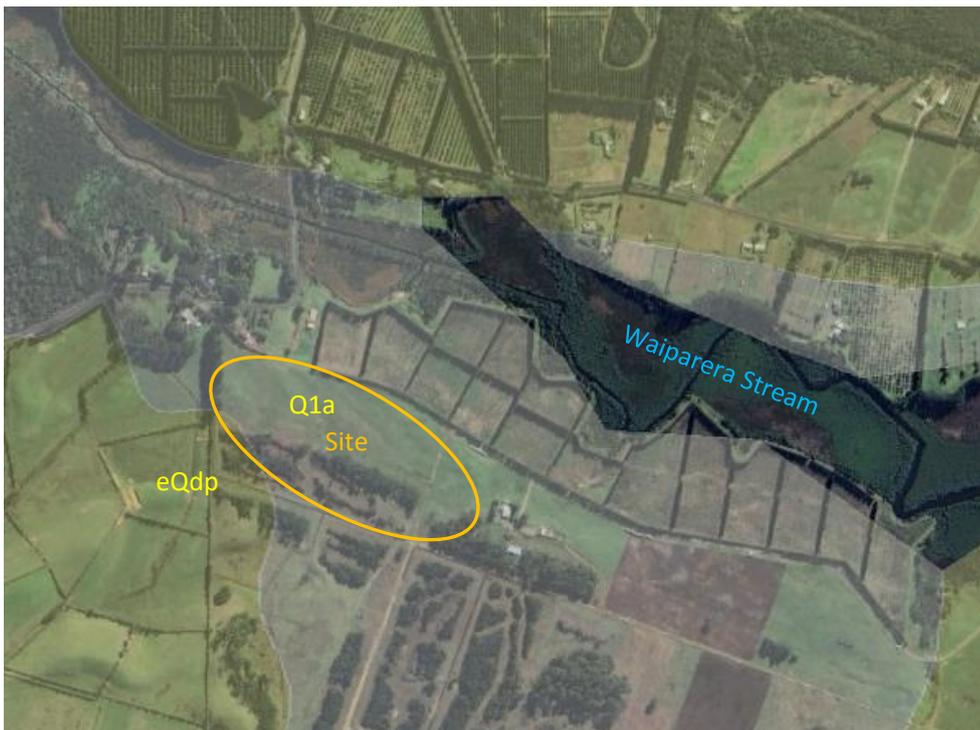


Figure 2: NZL GNS 250K geological units

##### 3.1.2 Weathered Geology (Soils)

The soils are mapped as 'Kaikino sand + Ruakaka peaty sandy loam' (KK + RK), categorised as '*imperfectly to very poorly drained*'.



Figure 3: NZMS 290 Sheet O04/05 Soil Map

## 3.2 Natural Hazards

Under Section 2 of the Resource Management Act 1991, **natural hazard** means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural hazards listed in Section 71(3) of the Building Act 2004 include: erosion, falling debris, subsidence, inundation and slippage. We assess the susceptibility of the land associated with the nominated building platforms to these potential hazards in Table 3-1 below.

**Table 3-1: Natural Hazards**

Natural Hazard	Risk
Erosion (including coastal erosion, bank erosion, and sheet erosion)	<b>No</b> , subject to maintaining vegetation cover
Falling debris (including soil, rock, snow, and ice)	<b>No</b>
Subsidence (vertical settlement)	<b>Moderate to High</b> , under superimposed loads. Geotechnical investigations required to assess the risk.
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	<b>No</b> , subject to buildings being constructed at a safe level above the mapped flood hazard level. There is land available on all lots with adequate freeboard above the mapped flood hazard.
Slippage	<b>Low</b> , due to the gently rolling terrain.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

### 3.3 Preliminary Geotechnical Appraisal

Due to the gently rolling terrain, the potential risk of instability is low. However, the Tauranga Group Pleistocene and Holocene estuary, river, swamp and estuarine deposits are predominantly unconsolidated and susceptible to settlement under superimposed loads. Hence our preliminary risk rating of moderate to high. Geotechnical investigations will be required to inform the risk.

## **4 Site Investigations**

### **4.1 Site Walkover**

A walkover of the site comprised checking sightlines for the existing entrance of Shine Road onto Kaimaumau Road, inspecting the existing formed driveway on Shine Road, stormwater flowpaths including the existing farm drainage and, with the help of the occupier, locating the existing wastewater disposal trench for the house on lot 5. Refer sample photographs appended.

### **4.2 Subsurface Investigations**

Haigh Workman undertook soils investigations on 25th April 2025 for the purpose of assessing effluent disposal. This comprised drilling 5-hand augured boreholes, at least one borehole per lot. In all cases the boreholes encountered a shallow cemented sand pan layer, preventing advancement beyond 0.65m below ground level but typically 0.4m. The boreholes targeted the more elevated ground except BH 2 which was deliberately sunk into a more low-lying area.

Based on the results of the investigation we consider the soils to comprise poorly drained recent deposits in accordance with the published geological maps. The topsoil layer was generally 200mm thick and sandy. Ground water was encountered in the one low-lying hollow investigated (BH2) and can be expected to be repeated across all natural hollows on site.

Despite the proceeding dry summer, the groundwater encountered in BH2, is an indication of the low permeability of the cemented sand layer. Refer appended borehole logs and plans showing location of subsurface investigations.

## 5 Flood Hazard

### 5.1 Flood Mapping

NRC have included the site as part of their Regionwide river flood modelling, refer report appended.

The 100yr. + Climate Change flood level for the vacant lots 1 to 4 is RL 4.532 to 4.731m NZVD 2016 Datum. Parts of the site, mostly the lower lying southern areas of Lots 1 to 4 are indicated as being subject to shallow inundation during the 50-yr. and 100-yr. + CC events, as indicated in the NRC report and reproduced on the Surveyor's subdivision plans appended. The Regionwide flood model is somewhat 'broad brushed', consequently the mapped flood extents do not match the ground terrain. A more accurate representation is provided by the Haigh Workman plans with the flooding shown following the 4.7m ground contour.

Despite the flood mapping, building platforms are available on all lots above the 100yr. flood hazard. The 30m by 30m building envelopes shown on the Surveyor's subdivision plan for lots 1, 3 and 4 are higher than the 100yr. flood hazard level. For lot 2 the Haigh Workman plans indicate an alternative platform in the northwest that comfortably exceeds the flood hazard level.

Downstream river flooding extends across low lying farmland but with no buildings on other properties or roading mapped as being affected. Coastal flooding is shown at the far western end of the property but does not impact the proposed subdivision at the eastern end and can be ignored.

### 5.2 Minimum Floor Levels

Habitable floor levels for dwellings on the four vacant lots 1 to 4 will be confirmed at BC stage and shall be based on the best available information at that time.

## 6 Site Access

### 6.1 Subdivision Site Access

Upon subdivision, each lot will gain access directly off Shine Road. Proposed crossings to each lot are indicated on the site plans appended.

### 6.2 Shine Road

Shine Road is an unformed legal road with a 1.7km by 3m wide gravel formation throughout its length. The carriageway has been formed to a typical rural standard cross-section and has an estimated operating speed of not greater than 40kph. The four vacant lots and existing dwelling on lot 5 are all located within the first 600m. The shallow cemented sand pan provides excellent subgrade strength, hence requiring minimal pavement thickness and shoulders. The vertical alignment is flat and forward intervisibility sight distance is good. There is one moderately tight bend 100m from the start, the Approach Sight Distance (ASD) here is estimated at 50m which exceeds the minimum 45m required for an operating speed of 40kph. Reference Council Engineering Standards 2023 Sheet 4. Furthermore, the operating speed at the bend is estimated to be less at 30kph.

There are 2 existing Household Equivalents (H.E.s) accessed via Shine Road; lot 5 and a dwelling at the far end of Shine Road. Following subdivision this will increase to 6 H.E.s, which is within the requirement for a private accessway serving a maximum of 8 H.E.s given under Rule 15.1.6C.1.1 (c). On this basis there is no requirement for the carriageway to be upgraded to public road standard.

There are four other properties that have frontage onto Shine Road but of these, two have remained in agriculture since their creation in 1954, the remain two have existing crossings off Kaimaumau Road.

- Lot 2 DP 13971 - 7.3ha vacant land use pasture
- Pt Lot 1 DP 13971 - 10ha vacant land use pasture
- Lot 2 DP 520488 (2.3ha contains some sheds and has an existing crossing off Kaimaumau Road
- Lot 1 DP 520488 – 0.6ha developed with house and existing vehicle crossing off Kaimaumau Road

We recommend that the access on Shine Road meets the Private Access standard given in Appendix 3B-1 which for the Rural Production zone serving an ultimate development 3 - 4 H.E.s is 3.0m wide with passing bays, and for 5 - 8 H.E.s is 5.0m wide.

As would be expected, the size of carriageway is a function of the number of vehicle movements. In the District Plan, 1 H.E. represents 10 vehicle movements per day (vpd). For remote rural locations such as Shine Road, the longer distance to destinations discourages multiple journeys. For remote households, a Traffic Intensity Factor (TIF) of 6 is considered more appropriate. Using this lower TIF, 6 properties would be equivalent 5.4 H.E.s which barely achieves the 5 H.E.s trigger for a 5.0m access.

Given the flat vertical alignment and good forward intervisibility, we recommend that the existing 3m wide carriageway be retained but with the addition of passing bays at nominal 100m spacings

The entrance to Shine Road is fitted with an automated security gate in response to earlier incidences; by retaining the 3m wide access, the character of the road remains private, helping to discourage unwanted traffic.

The gate is setback 24m from Kaimaumau Road providing adequate off-road queuing for vehicles waiting for the gate to operate.

It should not be overlooked that of the 9 properties counted as gaining access off Shine Road, Lot 2 DP 520488 has an existing access off Kaimaumau Road and 2 other lots have remained vacant since their creation in 1954. Not counting these 3 would result in an adjusted H.E.s of 3.6.

### 6.3 Shine Road Entrance onto Kaimaumau Road

Shine Road approaches Kaimaumau Road at an oblique angle of 30-degrees. We recommend that the entrance be re-aligned to as close as 70-degrees as practicable to comply with Council Engineering Standards 2023 Section 3.2.9.1. Refer roading plan appended.

Kaimaumau Road is Secondary Collector class with an estimated Annual Daily Traffic (ADT) of 316 Vehicles Per Day (VPD). Using Figure 3.1 of the Standards, a Type 1 crossing is required. The majority of traffic flow will be towards SH1 to the east. To accommodate larger farm traffic, it is recommended that the eastern flare be widened to 15m radius as per a Type 1B crossing, with the eastern radius 5m as per the Type 1 crossing.

Sight Distances for the entrance are summarised below:

**Table 6-1: Sight Distances for Shine Road entrance onto Kaimaumau Road**

Direction of travel	Operating Speed	Stopping Sight Distance (m)		
		Measured	Eng. Standards 2023 Sheet 4	Approach Sight Distance (Austroads Part 4A Equation 1)*
From West (SH1)	60 Kph	67m 75m with vegetation clearance)	90m	73m
From East (Kaimaumau)	50 Kph (at sharp bend)	148m	70m	62m

\*The Approach Sight Distance (ASD) for a crossing may be calculated using Austroads Guide to Road Design, Part 4A Equation 1.

Equation 1 provides the formula for ASD and Figure 3.1 illustrates the application of ASD:

$$ASD = \frac{R_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$$

where

- ASD = approach sight distance (m)
- $R_T$  = reaction time (sec), refer to *AGRD Part 3* (Austroads 2016b) for guidance on values
- $V$  = operating (85<sup>th</sup> percentile) speed (km/h)
- $d$  = coefficient of deceleration, refer to Table 3.3 and *AGRD Part 3* for values
- $a$  = a longitudinal grade in % (in direction of travel: positive for uphill grade, negative for downhill grade)

**Figure 4: Austroads Guide to Road Design, Part 4A Equation 1**

Inputs:

- Reaction time,  $R_T$  of 2.5 sec. (50kph) and 2.0 sec. (60kph)
- Longitudinal grade,  $a$  of 0% (flat)
- Coefficient of deceleration,  $d$  of 0.36 (sealed surface)

The sight distance looking east complies with Council Engineering Standards. Looking west the sight distance is less than that required but with vegetation clearance can achieve the Austroads approach sight distance. The crossing is existing so there is little that can be done except to clear vegetation as recommended. The western approach sight distance only affects right turning vehicles exiting Shine Road in the direction of Kaimaumau which is expected to be a far smaller proportion than those vehicles exiting west towards SH1.

We recommend that vegetation partially obscuring the western approach be cut back to the road boundary to improve the sight distance.

## 6.4 Summary

Traffic volumes are likely to be low, forward sight distance and intervisibility is good, vehicle movements can be expected to follow normal commuting patterns with same direction outward morning and return afternoon flows. We recommend a 3.0m wide carriageway plus passing bays at not greater than 100m intervals. Furthermore, the flat grade and shallow hard pan means that vehicles can use the berm should the need arise to passing at locations between the designated passing bays.

For the entrance of Shine Road onto Kaimaumau Road and to avoid traffic congestion occurring, we recommend the carriageway be widened to 6m and sealed for a minimum distance of 20m. Either side of the entrance gate if this is to be retained the carriageway should be widened to 5.0m for a minimum distance of 10m to provide queuing space.

In conclusion, we recommend for following upgrades for Shine Road:

- 3m carriageway width shaped with a minimum 4% camber plus running course as per Council Engineering Standards 2023 Sheet 9.
- Crossing onto Kaimaumau Road be re-aligned to intercept Kaimaumau Road at not less than 70 degrees with a 6m width, 15m and 5m radius flares generally in accordance with Council Engineering Standards Sheets 21 and 22.
- Seal the crossing for a minimum distance of 20m from edge of seal on Kaimaumau Road.
- Widen the carriageway to 5m for a minimum distance of 10m either side of the security gate.
- Passing bays at the following locations from the start; 105m (bend), 230m, 355m (bend) and 480m (lot 4 crossing). The spacings slightly exceed the standard 100m spacings but have been positioned to suit the roading alignment and take advantage of the good advance sight distance and intervisibility offered by the flat grade.
- Passing bays to be minimum 15m long and provide a minimum usable width of 5.5m. We recommend a 5m long bay with 5m long tapers at each end. Passing bays may coincide with vehicle crossings to reduce amount of Passing bays to be minimum 15m long and provide a minimum usable width of 5.5m. We recommend a

5m long bay with 5m long tapers at each end. Passing bays may coincide with vehicle crossings to reduce amount of roading works.

- Cut back vegetation on the western approach to the Shine Road as far as the Kaimaumau Road boundary to improve the sight distance.

## 6.5 Roading Assessment Criteria

Rule 15.1.6C.4, in assessing an application for a discretionary activity, the Council will consider the matters listed below:

**Table 6-2: Operative District Plan Rule 15.1.6C.4 Assessment Criteria**

Property Access Assessment Criteria	Comment
(a) Adequacy of sight distances available at the access location.	Refer Section 6.3. The sight distances for the entrance of Shine Road onto Kaimaumau Road were measured. The sight distances looking east complies with Council Engineering Standards 2023 Sheet 4.  The sight distance looking east does not comply. However, by cutting back vegetation the Approach Sight Distance given by Austroads Guide to Road Design, Part 4A Equation 1 can be achieved.  Sight distances both for individual crossing and intervisibility for single lane traffic comply.
(b) Any current traffic safety or congestion problems in the area.	None known
(c) Any foreseeable future changes in traffic patterns in the area	None known
(d) Possible measures or restrictions on vehicle movements in and out of the access.	None proposed
(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.	The entrance of Shine Road onto Kaimaumau Road will be upgraded to Council Engineering Standards 2023 Type 1A. The access on Shine Road will be upgraded to Private Access Standards, including passing bays.
(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.	The site is in a remote rural location. Pedestrian, cyclist and mobility impaired persons other than in vehicles are expected to be minimal, although these can still be accommodated none-the-less.
(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.	The access will be formed to the Council Engineering Standards for Rural Roading with stormwater runoff discharged onto the roadside berms in a dispersive manner, as per the existing condition.

<p>(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:</p> <p>(i) the visual impact of hard surfaces and vehicles on the natural character;</p> <p>(ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur;</p> <p>(iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road;</p> <p>(iv) the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.</p>	<p>Not applicable</p> <p>In keeping with the Rural environment</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>(i) The provisions of the roading hierarchy, and any development plans of the roading network.</p>	<p>None known</p>
<p>(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.</p>	<p>Not applicable</p>
<p>(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.</p>	<p>Not applicable</p>
<p>(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).</p>	<p>Not applicable</p>
<p>(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.</p>	<p>Not applicable</p>

## **6.6 Vehicle Crossings**

Vehicle crossings for lots 1 to 4 shall be Type 1A complying with Sheets 21 and 22 of the Standards. Gates shall be set back minimum 10m from the carriageway plus the gate length if this opens towards the road. The crossings shall be positioned to achieve a minimum sight distance of 60m. Crossings for lots 1, 2, 3 and 4 can coincide with passing bays at 105m, 230m, 355m and 480m to reduce the amount of roading work.

## **6.7 Parking and Manoeuvring**

Parking and manoeuvring in accordance with District Plan can be accommodated within all proposed lots.

## 7 Earthworks

### 7.1 Proposed Earthworks

Earthworks at time of subdivision will be minor comprising topsoil stripping and placing of aggregate for vehicle crossings within the Shine Road legal corridor. The volume will be well below both the Far North District Plan Rural Production zone and Proposed Regional Plan permitted activity of 5,000m<sup>3</sup> per 12 months period.

The Proposed Far North District Plan was notified on 27 July 2022. The following rules and standards have legal effect and will be complied with:

- Earthworks Rule EW-R12 (Earthworks and the discovery of suspected sensitive material)
- Earthworks Rule EW-R13 (Earthworks and erosion and sediment control)
- Standard EW-S3 Accidental Discovery Protocol
- Standard EW-S5 Erosion and sediment control

We suggest that, as a condition of consent, an Erosion and Sediment Control Plan be required to be submitted for approval by Council prior to start of earthworks. Likewise, PDP EW-R12 requires archaeological Accidental Discovery Protocol during earthworks.

Erosion and sediment control for earthworks should be carried out in accordance with Council's Engineering Standards and Guidelines and Auckland Council GD05.

## 8 Stormwater Management

### 8.1 Existing Site Drainage

The majority of the lots are grazed grassland with some remnant scrub across the southern areas. The natural topography is an undulating surface comprising a series of gently sloping ridges interspersed with shallow hollows and depressions which attract surface runoff. The depressions drain out naturally into a field drain just beyond the southern boundary, this drain forms part of a network of farm drains that ultimately drains northwards into the Waiparera Stream.

The lot 5 building platform is on a broader ridge elevated some 2m above the surrounding ground. Stormwater runoff from the existing buildings and impermeable surfaces discharges to ground where it finds its way to the natural hollows and low-lying areas. There were no indications of stormwater erosion or nuisance that might otherwise need to be addressed.

### 8.2 Regulatory Framework

#### 8.2.1 Far North District Plan Provisions

The site is zoned as Rural Production. The relevant permitted activity rule for stormwater is as follows:

**8.6.5.1.3 STORMWATER MANAGEMENT**

*The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.*

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

**13.7.3.4 STORMWATER DISPOSAL**

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

#### 8.2.2 Regional Plan Provisions

Proposed Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

### 8.2.3 Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated and Council is encouraging their use. The pertinent sections relating to stormwater management are:

#### **Chapter 4: Stormwater and Drainage**

##### **4.1.3 Performance Standards**

- e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).
- h. Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase.
- i. The stormwater system shall provide the required amount of treatment through the use of low impact design and sustainable solutions (See Sections 4.3.20 Soakage Devices and 4.3.21 Stormwater Treatment and Detention Devices).

##### **4.1.6. Managing Effects of Land Use on Receiving Environments**

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

##### **4.2.1. Discharge into a Stream or Watercourse**

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

##### **Section 4.2.5. Discharge to Land**

Subject to the requirements of the NRC Regional Plans, discharge of stormwater from the development onto land is permitted provided that:

- a. Flooding levels shall not be increased due to the development,
- b. New outlets to any low-lying areas shall be provided or existing outlets retained,
- c. Dispersal of concentrated flow from the development shall be designed to occur at the shortest practicable distance and before a concentrated overland discharge to a neighbouring property occurs and,
- d. An acceptable rate of dispersed discharge from stormwater runoff at the boundary is  $<2\text{L/sec/m}$  (e.g. flow can be managed via dispersal swale or trench).

##### **4.3.8. System Design**

###### **Table 4-1: Minimum Design Summary**

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

- Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

- Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release. Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

### 8.3 Impermeable Surfaces

The proposed subdivision provides for, but does not include rural-residential / lifestyle development. It is anticipated that development once this occurs will be of a typical rural residential / lifestyle scale. A typical lot may therefore have 775m<sup>2</sup> of impermeable surfaces once developed comprising roof 400m<sup>2</sup> and driveway 375m<sup>2</sup>, amounting to 4% for a 2ha lot area which is well below the 15% permitted rule threshold.

It should also be recognised that the poorly drained soils will result in higher-than-normal rates on runoff, meaning that the effect of impermeable surfaces on runoff will be lessened.

### 8.4 Stormwater Assessment Criteria

Rule 8.6.5.4, when considering a discretionary activity application, Council will have regard to the assessment criteria set out under Chapter 11 assessment criteria.

**Table 8-1: Operative District Plan Section 11.3 matters of discretion**

Stormwater Disposal Assessment Criteria	Comment
(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	Impermeable surfaces associated with future residential development will have a very small contribution to overall catchment impermeability, particularly since lot are in excess of 2ha.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability.	Concentrated runoff from impermeable surfaces and roof tank overflows will be disposed of to ground in a dispersive manner encouraging soakage and avoiding erosion and nuisance. Council Engineering Standards 2023 Section 4.3.21.2, rainwater tanks when used for domestic water supply can provide a significant contribution to stormwater attenuation. Table 4.12

	estimates that a single 25,000L tank attached to a 300m <sup>2</sup> roof achieves a 25% reduction in attenuation storage volume. For smaller roof areas the percentage increases.
(c) any cumulative effects on total catchment impermeability.	The proposed subdivision and future residential development of the lots is small in relation to the total catchment which is wholly rural land. Furthermore, lots are in excess of 2ha which also reduces any cumulative effects.
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Drainage patterns will not be altered by the proposed subdivision.
(e) the physical qualities of the soil type.	The soils are poorly drained due to the presence of a shallow cemented sand pan typical of the surrounding area.
(f) any adverse effects on the life supporting capacity of soils.	None. Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	There is sufficient suitable land available for the disposal of effluent and reserve areas including environmental setbacks and property boundaries.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity.	Widening of the existing driveway on Shine Road is a necessary requirement for access.
(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off.	The site is currently in pasture. Additional landscaping likely to be planted with future dwellings will further reduce adverse effects of runoff.
(j) any recognised standards promulgated by industry groups.	The stormwater management for the proposed development is considered in line with recognised standards for lots in excess of 2ha.
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	Stormwater attenuation to permitted levels is not considered necessary due to proposed lots in excess of 2ha and no buildings on downstream properties or roading mapped as being affected. Furthermore, future development is estimated to result in no greater than 4% impermeable surfaces, well below the 15% permitted rule threshold. Stormwater discharge will be managed in a dispersive manner.

(l) the extent to which the proposal has considered and provided for climate change.	Increased runoff resulting from climate change shall be taken into account when sizing stormwater devices. When assessing downstream flood potential, the 100-yr. + CC event has been considered.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Detention ponds are not considered necessary for the proposed development given lots in excess of 2ha, impermeable surfaces estimated at not greater than 4% and absence of downstream river flooding affecting buildings on other properties.

Rule 13.10, when considering a discretionary (subdivision) activity application, Council will have regard to the assessment criteria set out in 13.10.4 stormwater disposal

**Table 8-2: Operative District Plan Section 13.10.4 assessment criteria**

Subdivision Stormwater Disposal Assessment Criteria	Comment
(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.	The application complies with the Proposed Regional Plan. The site does not drain into any urban drainage areas.
(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).	The application does not comply with Section 4.1.6 of the Far North Engineering Standards 2023. This is due to detention not being proposed as it is not considered necessary due to the large lot areas.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	Complies.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Concentrated runoff from impermeable surfaces and roof tank overflows will be disposed to ground in a dispersive manner encouraging soakage and avoiding erosion and nuisance. The proposed lots are in excess of 2ha. Impermeable surfaces are not expected to exceed 4%, hence the vast majority of site will remain as permeable. Council Engineering Standards 2023 Section 4.3.21.2, rainwater tanks when used for domestic water supply can provide a significant contribution to stormwater attenuation. Table 4.12 estimates that a single 25,000L tank attached to a 300m <sup>2</sup> roof achieves a 25% reduction in attenuation volume. For smaller roof areas the percentage increases.

<p>(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.</p>	<p>Stormwater runoff from storage tanks, roofs and impervious surfaces will be disposed of to land in a dispersive manner to encourage absorption. Excess stormwater will collect in the natural hollows and depressions present on all lots before draining out naturally into the downstream catchment.</p>
<p>(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.</p>	<p>Not applicable. Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided.</p>
<p>(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.</p>	<p>Will discharge to natural low-lying areas and flow paths. There will be no reliance on piped or canal systems.</p>
<p>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</p>	<p>Runoff will not be directed into the Council stormwater system.</p>
<p>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</p>	<p>Not applicable.</p>
<p>(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.</p>	<p>Onsite retention is not considered necessary for the proposed development given lots in excess of 2ha, impermeable surfaces estimated at not greater than 4% and absence of downstream river flooding affecting buildings on other properties.</p>
<p>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</p>	<p>None. Flood mapping indicates no downstream river flooding affecting buildings on other properties.</p>
<p>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipelines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</p>	<p>Stormwater will be disposed of by way of gravity.</p>
<p>(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</p>	<p>None proposed.</p>

whether filling or pumping may constitute a satisfactory alternative.	
(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.	No stormwater easements are proposed.
(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.	Not applicable.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	Not applicable.
(q) The need for and extent of any financial contributions to achieve the above matters.	Not applicable.
(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.	Not applicable.

Rule 13.7.3.4 references Technical Publication 10 which has now been superseded by Stormwater Management Devices in the Auckland Region GD01 December 2017 and refers to the Countryside Living suite of documents for rural development. GD01 identifies the key approach to managing the impact of stormwater and associated pollutants is to reduce the need through prevention and considers non-structural approaches to minimise the impacts of the development on stormwater. This standard is appropriate for the low-density rural development consider for this site.

Examples of non-structural approaches that can be adopted for this site are:

- Preserve and using existing site features such as watercourses, depressions, wetlands, vegetation and permeable areas that contribute to the current hydrological cycle balance.
- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, shared ROWs, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas.
- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

## 8.5 Subdivision Stormwater Management

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules.

- To receive the maximum treatment benefits from overland flow stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner where it will be absorbed by the sandy soils. During heavier rainfall events excess runoff will drain as sheet flow, congregating in the natural interdune hollows and depressions before entering the downstream farm drain network.
- Where considered necessary, stormwater dispersal may be achieved using an above ground Tee bar or Vegetated/Rigid Lip spreader bar device onto a gently sloping grassed or well vegetated surfaces. Refer standard details appended. (A buried pipe spreader bar in a soakage trench is not appropriate due to the shallow hard pan.)
- Rainwater collection tanks for domestic water supply, with overflows piped to dispersed outlets.
- For driveways we recommend grass lined swales with crossroad culverts at 100m intervals and/or natural low points as required.
- Stormwater drainage shall be into the naturally occurring shallow hollows and depressions which then drain out naturally into the downstream field drainage network, matching the existing condition.

## 9 Potable Water

### 9.1 Potable Water Supply

There is no public water supply available at the site. Domestic water supply may be provided by roof runoff collected in storage tanks.

### 9.2 Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. Where there is no reticulated water supply, then each residential lot will be responsible for providing adequate on-site firefighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a minimum firefighting water storage capacity of 45m<sup>3</sup> within 90m of the dwelling, fitted with an adequate means for extracting the water from the tank.

### 9.3 Alternative to Fire Fighting Supply

The Code (SNZ PAS 4509:2008) specifically allows for alternative methods to be used in meeting the Code requirements, as long as there is approval from an appropriate person nominated by the NZFS National Commander. Clause 4.4 of the Code states that:

- Fire engineers or similar competent persons may use alternative methods to determine firefighting water supplies. To comply with this code of practice, such alternatives must be submitted for approval to the person(s) nominated by the National Commander. The person(s) so nominated will approve these cases on confirmation that the method and calculations used are correctly applied.
- Alternative methods will need to show that the calculated firefighting water supply makes allowances for tactical flow rates (that is, the amount needed above a theoretical amount to absorb the released heat for operational effectiveness).

The procedure to be followed in the case of an alternative fire-fighting supply is as follows:

- The competent person should submit a firefighting facilities checklist (FFFC), with a scale site map showing contours and proposed alternatives to Table 2 with rationale for assessment to NZFS.

If the proposed supply is approved by a nominated NZFS person, Council will accept the FFFC and compliance with the Code will be achieved.

NZFS considers that a 'one size fits all' volume is not appropriate in all circumstances. There are alternatives to firefighting couplings but firefighters are not expected to lift pumps or hoses onto the top of water tanks.

## 10 On-site Effluent Disposal

### 10.1 Regulatory Framework

#### 10.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

**Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems**

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
<b>Exclusion areas</b>			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
<b>Horizontal setback distances</b>			
Identified <b>stormwater</b> flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, <b>dam</b> or <b>natural wetland</b>	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply <b>bore</b>	20 metres	20 metres	20 metres
<b>Property</b> boundary	1.5 metres	1.5 metres	1.5 metres
<b>Vertical setback distances</b>			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Additional requirements under the Rule also state:

- 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
- 5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via:
  - a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of AS/NZS 1547:2012; or
  - b) an irrigation line system that is dose loaded and covered by a minimum of 50mm of topsoil, mulch, or bark, and

The proposed disposal areas are not steeper than 10 degrees. However, we recommend that surface laid irrigation lines be firmly pinned to the ground and where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain be installed and maintained to divert surface runoff away from the disposal area.

District Council requires at time of subdivision a suitable reserve area equal to 100% of the effluent disposal area.

The following analysis ensures that future on-site wastewater disposal on each of the three vacant lots can comply with both the Operative District Plan and Regional Plan for Northland wastewater discharge rules.

## 10.2 Wastewater Assessment

### 10.2.1 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of the lots has been assessed.

It has been assumed for the purpose of this site suitability report that lots 1 to 4 will contain four-bedroom residential units.

### 10.2.2 Design Volumes

For subdivision purposes we assume residential units will be designed with standard water reduction fixtures. AS/NZS1547 estimates wastewater generation for roof water collection supply properties with standard water reduction fixtures of 145 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows:

$$\begin{aligned} \text{Total daily wastewater generation} &= \text{Daily occupancy number} \times \text{design flow allowances} \\ &= 6 \text{ persons} \times (145 \text{ litres/person/day}) \\ &= \underline{\underline{870 \text{ litres/day}}} \end{aligned}$$

Design flows of 870 litres per day for a four-bedroom household has been adopted for the purpose of this assessment.

### 10.2.3 Effluent Disposal

Effluent disposal systems will need to be situated to avoid surface runoff and natural seepage from higher ground, or protected by using interception drains. In addition, site restrictions listed in Section 9.1 of this report will need to be adhered to, to ensure a suitable setback from identified overland flow paths, boundaries and buildings.

Standard separation distances can be applied with regard to site slope, which is below 10° on all four lots assessed. Care will be need to exercised to ensure minimum ground water separation of 0.6m for secondary treated effluent is achieved for disposal fields adjacent to low lying areas.

### 10.2.4 Land Disposal System Sizing and Design

The onsite soil is classified as sandy; however, due to the presence of a shallow cemented hard pan, it is categorised as Soil Category 6 – Very Poorly Drained, in accordance with AS/NZS 1547. This soil type supports a design irrigation loading rate (DIR) of 2mm/day for secondary treated effluent.

Suitable effluent disposal areas on Lots 1 to 4 are situated on raised ground, where the cemented pan layer typically lies 0.4m below ground level, overlain by approximately 0.2m of rich topsoil. To achieve the required minimum separation distance of 0.6 m from the seasonal high-water table, disposal areas may need to be mounded to provide:

- 0.6m of soil cover over the hard pan for surface-laid drippers, or

- 0.7m for subsurface drippers buried 100mm deep within the topsoil layer

To minimise the risk of surface soil saturation, interception drains should be installed along the upslope side of each disposal area, excavated down to the level of the hard pan. Additionally, to enhance evapotranspiration and nutrient uptake, disposal fields should be densely planted with appropriate native vegetation.

The design of wastewater disposal fields must comply with all relevant setback distances and slope requirements in effect at the time of building consent. Access by livestock and vehicles to disposal areas should be restricted through fencing to prevent damage.

On this basis, a wastewater system producing 870 litres/day would require  $870/2 = 435\text{m}^2$  of disposal area. As indicated by the appended plans, each lot can accommodate primary effluent fields and reserve areas (100%) in accordance with current regulatory requirements.

### 10.2.5 Treatment Plant Design Sizing

The naming of a proprietary secondary treatment plant will be decided by the new owner at the building consent stage, when the position and scale of the building are known.

The system is to meet the quality output of AS/NZS 1546.3: 2003, producing effluent of less than  $20\text{g}/\text{m}^3$  of 5-day biochemical oxygen demand ( $\text{BOD}_5$ ) and no greater than  $30\text{g}/\text{m}^3$  total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development. Siting requirements for secondary treatment plants are:

- Invert level at inlet not less than 0.5 m below floor level
- Greater than 3.0 m from any house
- Greater than 1.5 m from any boundary
- Easily accessible for routine maintenance

### 10.2.6 Effects on Environment

It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects. All disposal fields will be located at a greater distance from overland flow paths than the minimum required.

To minimise any potential issues, regular inspections and servicing of the treatment plant and disposal field should be completed. Along with the appropriate inspections and approvals prior to plant commissioning.

The disposal field locations indicated by the appended drawings have taken into account the appropriate separation distances.

## 10.3 Lot 5 Wastewater Management

The Lot 5 existing wastewater treatment and disposal system was found to be in satisfactory working order with no olfaction smells or visible signs of surface breakout. The soakage trench was identified with the help of the building occupant and was recognisable by the improved grass growth. The trench location and dimensions were surveyed

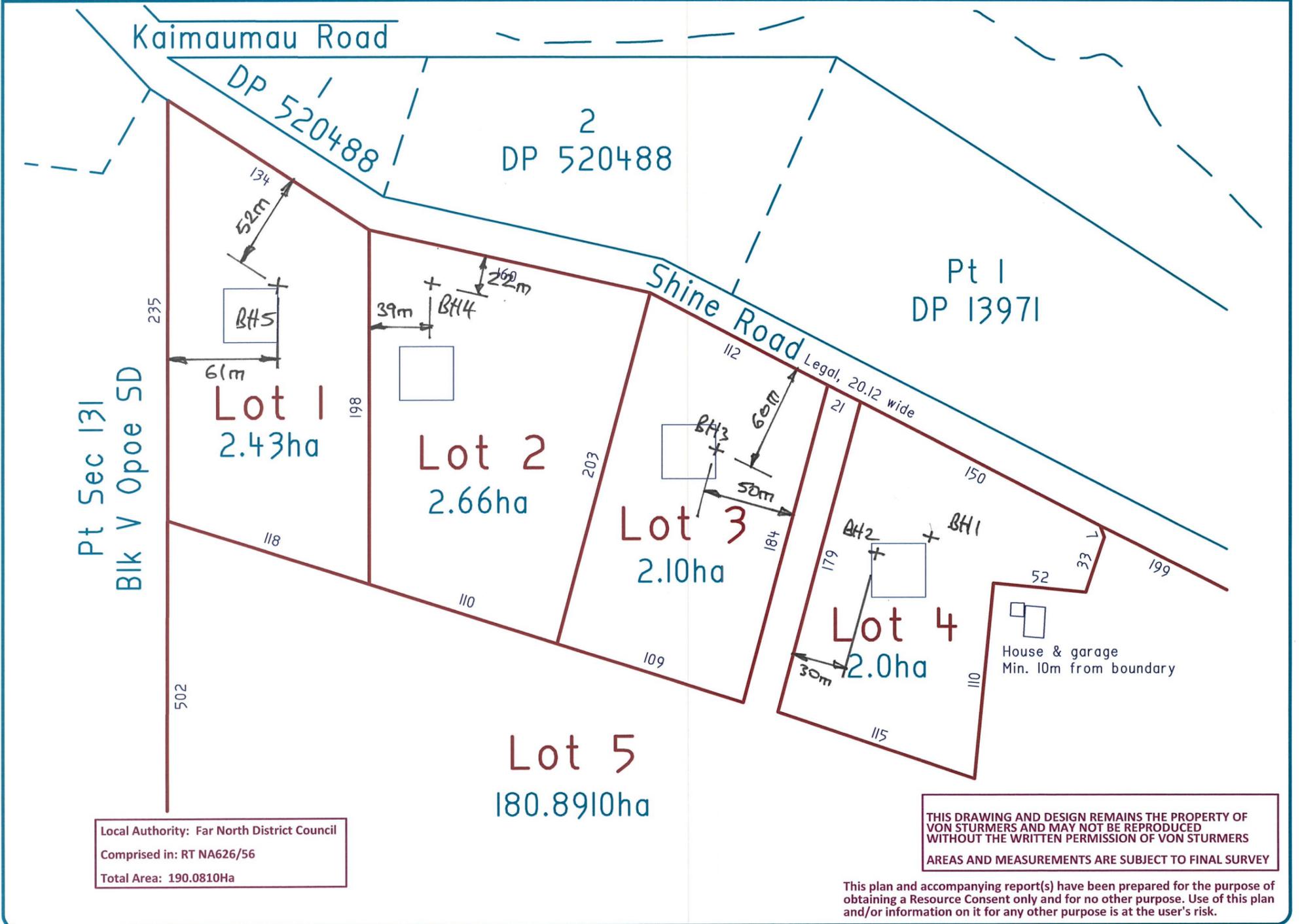
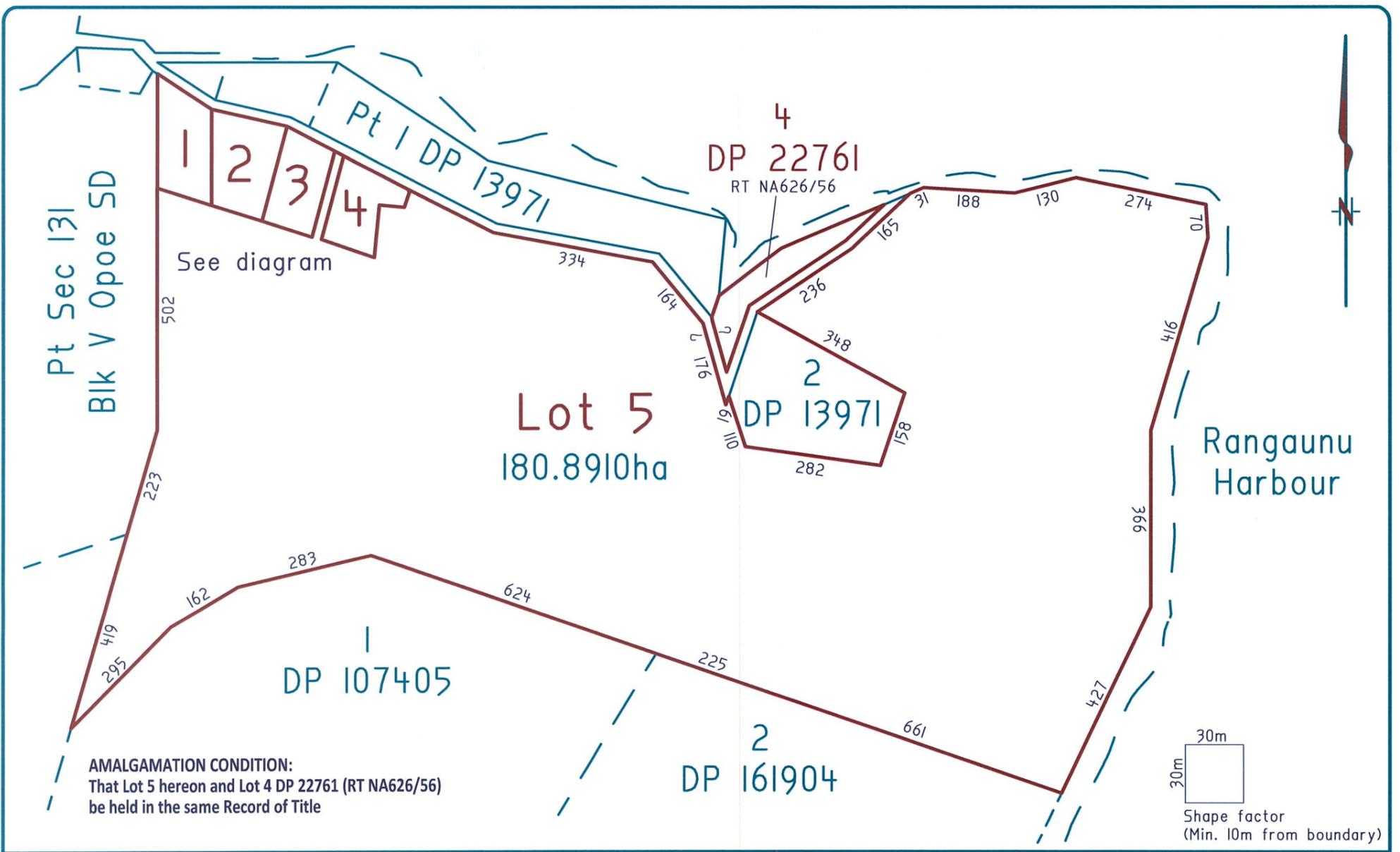
and have been drawn to scale on the proposed subdivision plan, including 1.5m setback from the nearest proposed lot boundary.

The length of the trench was measured at 33m. We have allowed an additional 3 trenches as reserve. Hence the total area for 1m wide trenches at 2m clear spacing, all lying wholly with the proposed lot boundaries, is:

- Primary area is  $33 \times 3 = 99\text{m}^2$
- Reserve area allowance  $33 \times 9 = 297\text{m}^2$

## Appendix A – Drawings

<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>
15511	Von Sturmers – Proposed Subdivision of Lot 1 DP 22761	1:2500
25 073/WWP01	Haigh Workman – Wastewater, Vehicle Crossing & Passing Bays Proposed Lots 1 & 2	1:1000
25 073/WWP02	Haigh Workman – Wastewater, Vehicle Crossing & Passing Bays Proposed Lots 3 & 4	1:1000
25 073/RDP01	Haigh Workman – Shine Road Crossing onto Kaimaumau Road Proposed Upgrade	1:500
25 073/SW01	Haigh Workman – Level Spreader Details	N.T.S

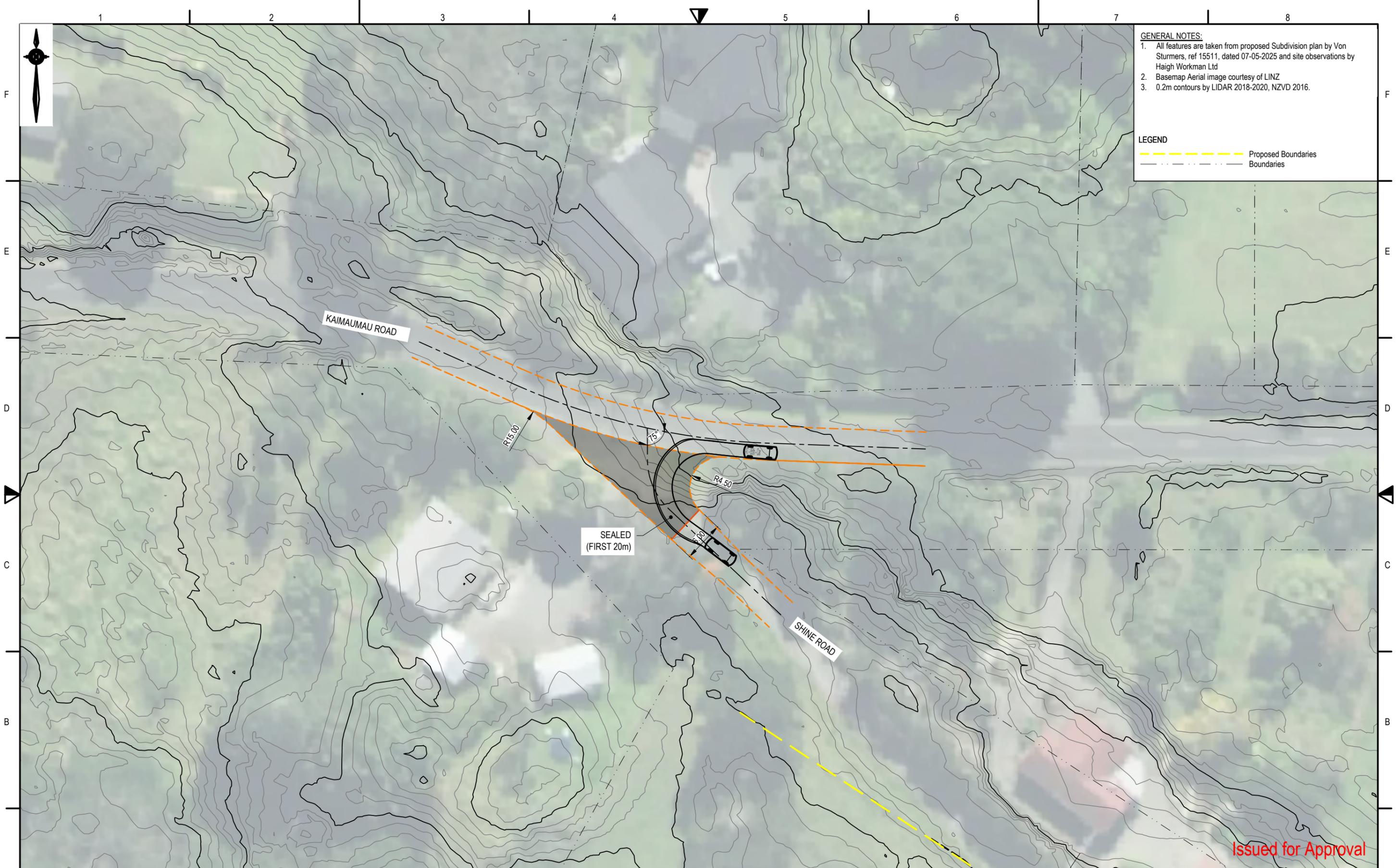


**VON STURMERS**  
Registered Land Surveyors, Planners & Land Development Consultants  
Ph: (09) 408 6000  
Email: kaitaia@saps.co.nz  
131 Commerce Street, Kaitaia

**PROPOSED SUBDIVISION OF LOT 1 DP 22761**

Name	Date	ORIGINAL
Survey		SCALE
Design		SHEET SIZE
Drawn SH	12-03-25	1:2500 A3
Rev		

Surveyors Ref. No: 15511  
Series 1/1  
Sheet 1/1



**GENERAL NOTES:**

1. All features are taken from proposed Subdivision plan by Von Sturmers, ref 15511, dated 07-05-2025 and site observations by Haigh Workman Ltd
2. Basemap Aerial image courtesy of LINZ
3. 0.2m contours by LIDAR 2018-2020, NZVD 2016.

**LEGEND**

--- Proposed Boundaries  
 --- Boundaries

Issued for Approval

Rev	Date	Description	By	Checked
A	26/06/2025	Issued for Approval	LP	TMA

DWG SHINE ROAD CROSSING ONTO KAIMAUMAU ROAD  
 PROPOSED UPGRADE

A3 Scale 1: 500 Date 26/06/2025

Drawn LP Checked TMA Approved TMA

File T:\CLIENTS\FOY FARMS LIMITED\JOBS\25 073 - SHINE ROAD, KAIMAUMAU\ENGINEERING\DRAWINGS\25 173\_CIVIL3D\_PLAN.DWG

**HAIGH WORKMAN**  
 Civil & Structural Engineers

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Project PROPOSED SUBDIVISION OF  
 LOT 1 AND 4 DP22761, SHINE ROAD, WAIHARARA

Client FOY FARMS Ltd

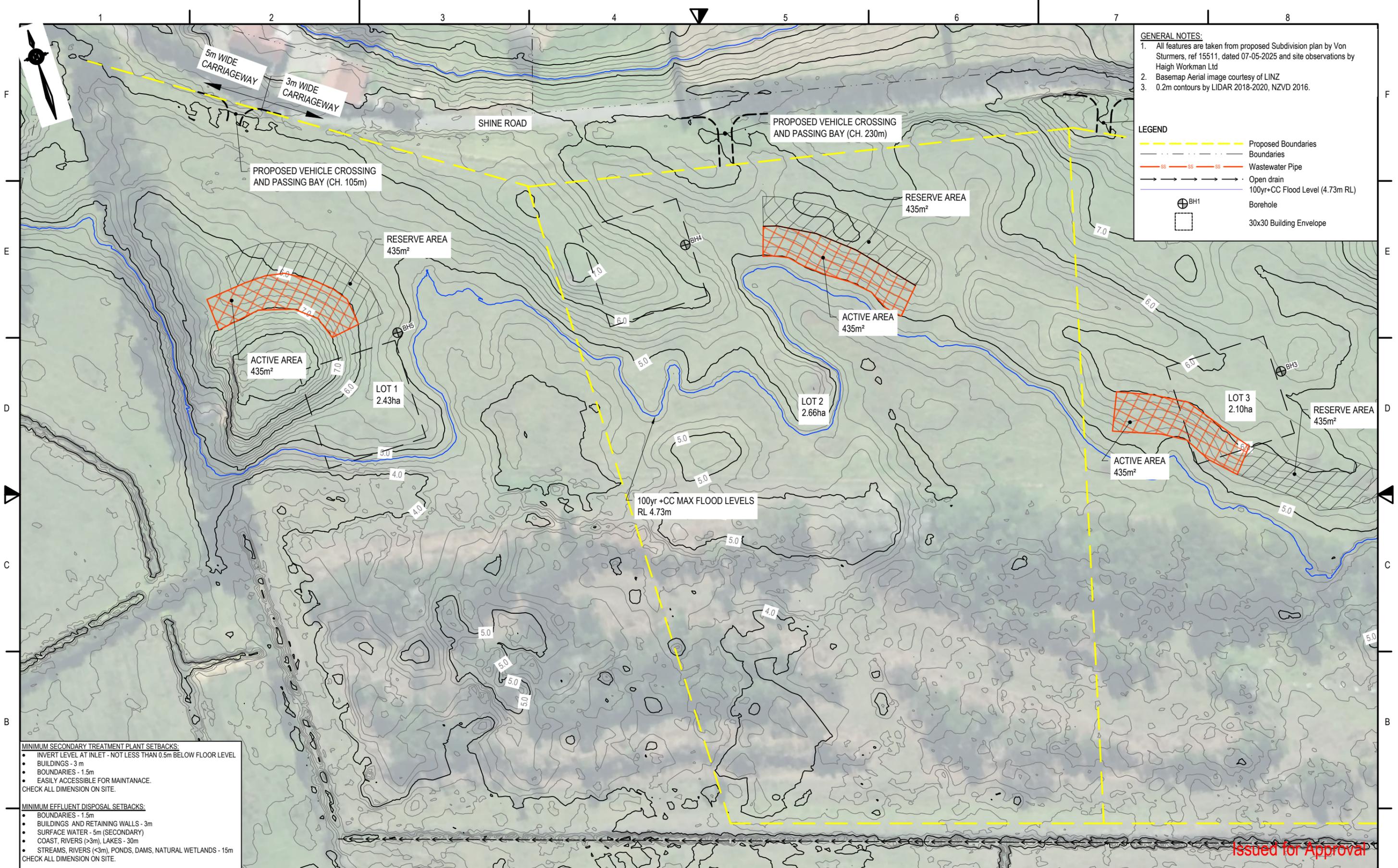
Project No. 25 073

RC no.

Stage 00

Dwg No. RDP01

Sheet No. 1 of 1



**GENERAL NOTES:**

- All features are taken from proposed Subdivision plan by Von Sturmers, ref 15511, dated 07-05-2025 and site observations by Haigh Workman Ltd
- Basemap Aerial image courtesy of LINZ
- 0.2m contours by LIDAR 2018-2020, NZVD 2016.

**LEGEND**

- Proposed Boundaries
- Boundaries
- Wastewater Pipe
- Open drain
- 100yr+CC Flood Level (4.73m RL)
- Borehole
- 30x30 Building Envelope

**MINIMUM SECONDARY TREATMENT PLANT SETBACKS:**

- INVERT LEVEL AT INLET - NOT LESS THAN 0.5m BELOW FLOOR LEVEL
- BUILDINGS - 3m
- BOUNDARIES - 1.5m
- EASILY ACCESSIBLE FOR MAINTANACE.

CHECK ALL DIMENSION ON SITE.

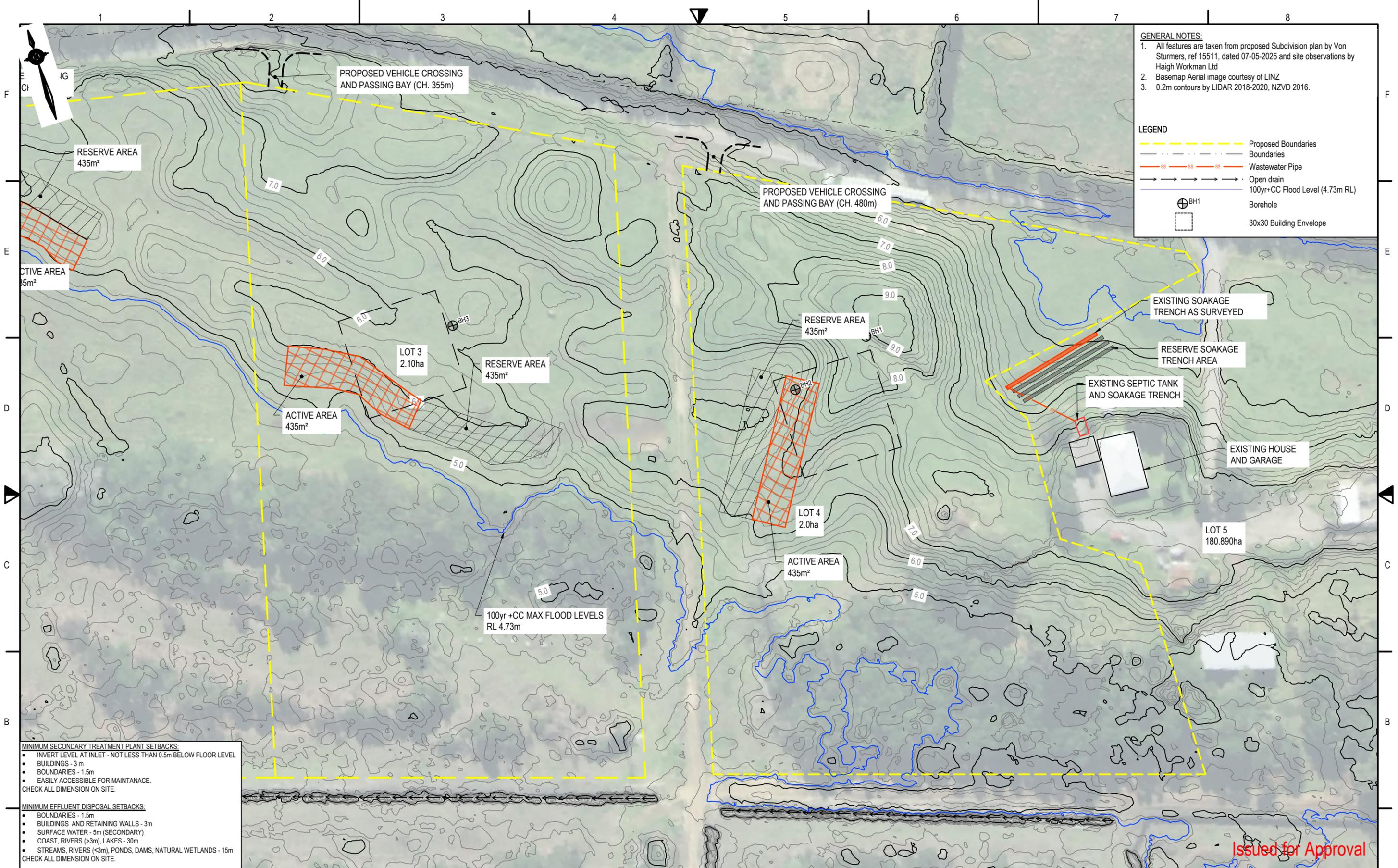
**MINIMUM EFFLUENT DISPOSAL SETBACKS:**

- BOUNDARIES - 1.5m
- BUILDINGS AND RETAINING WALLS - 3m
- SURFACE WATER - 5m (SECONDARY)
- COAST, RIVERS (>3m), LAKES - 30m
- STREAMS, RIVERS (<3m), PONDS, DAMS, NATURAL WETLANDS - 15m

CHECK ALL DIMENSION ON SITE.

Issued for Approval

Rev	Date	Description	By	Checked	DWG	Project	Stage
1	16/06/2025	Issued for Approval	LP	TMA	WASTEWATER, VEHICLE CROSSINGS AND PASSING BAYS PROPOSED LOT 1 AND 2	PROPOSED SUBDIVISION OF LOT 1 AND 4 DP22761, SHINE ROAD, WAIHARARA	00
<p>A3 Scale 1: 1000</p> <p>Date 16/06/2025</p> <p>Drawn LP    Checked TMA    Approved TMA</p> <p>File T:\CLIENTS\FOY FARMS LIMITED\JOBS\25 073 - SHINE ROAD, KAIMU\ENGINEERING\DRAWINGS\25 173_CIVIL3D_PLAN.DWG</p>						<p>Client FOY FARMS Ltd</p> <p>Project No. 25 073</p> <p>RC no.</p>	
<p>6 Fairway Drive Kerikeri, BOI</p> <p>T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz</p> <p>DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK &amp; VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020</p>						<p>Dwg No. WWP01</p> <p>Sheet No. 1 of 2</p>	



- MINIMUM SECONDARY TREATMENT PLANT SETBACKS:**
- INVERT LEVEL AT INLET - NOT LESS THAN 0.5m BELOW FLOOR LEVEL
  - BUILDINGS - 3m
  - BOUNDARIES - 1.5m
  - EASILY ACCESSIBLE FOR MAINTANACE.
- CHECK ALL DIMENSION ON SITE.
- MINIMUM EFFLUENT DISPOSAL SETBACKS:**
- BOUNDARIES - 1.5m
  - BUILDINGS AND RETAINING WALLS - 3m
  - SURFACE WATER - 5m (SECONDARY)
  - COAST, RIVERS (>3m), LAKES - 30m
  - STREAMS, RIVERS (<3m), PONDS, DAMS, NATURAL WETLANDS - 15m
- CHECK ALL DIMENSION ON SITE.

Issued for Approval

Rev	Date	Description	By	Checked	DWG	Project	Stage
1	26/06/2025	Issued for Approval	LP	TMA	WASTEWATER, VEHICLE CROSSINGS AND PASSING BAYS PROPOSED LOT 3 AND 4	PROPOSED SUBDIVISION OF LOT 1 AND 4 DP22761, SHINE ROAD, WAIHARARA	00
					6 Fairway Drive Kerikeri, BOI T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz		
					Project No. 25 073		
					Client: FOY FARMS Ltd		
					Dwg No. WWPO2		
					Sheet No. 2 of 2		

A3 Scale 1: 1000

Date 26/06/2025

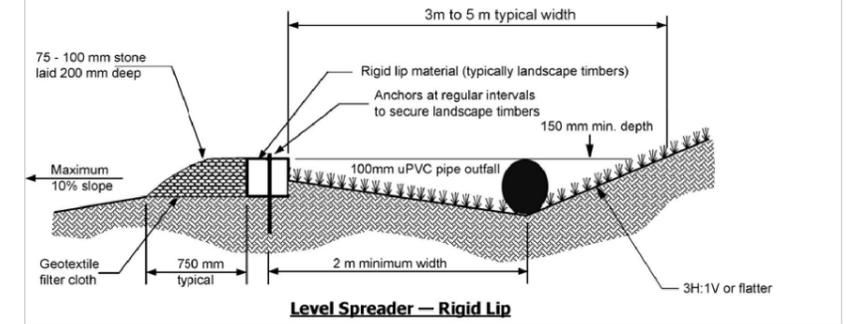
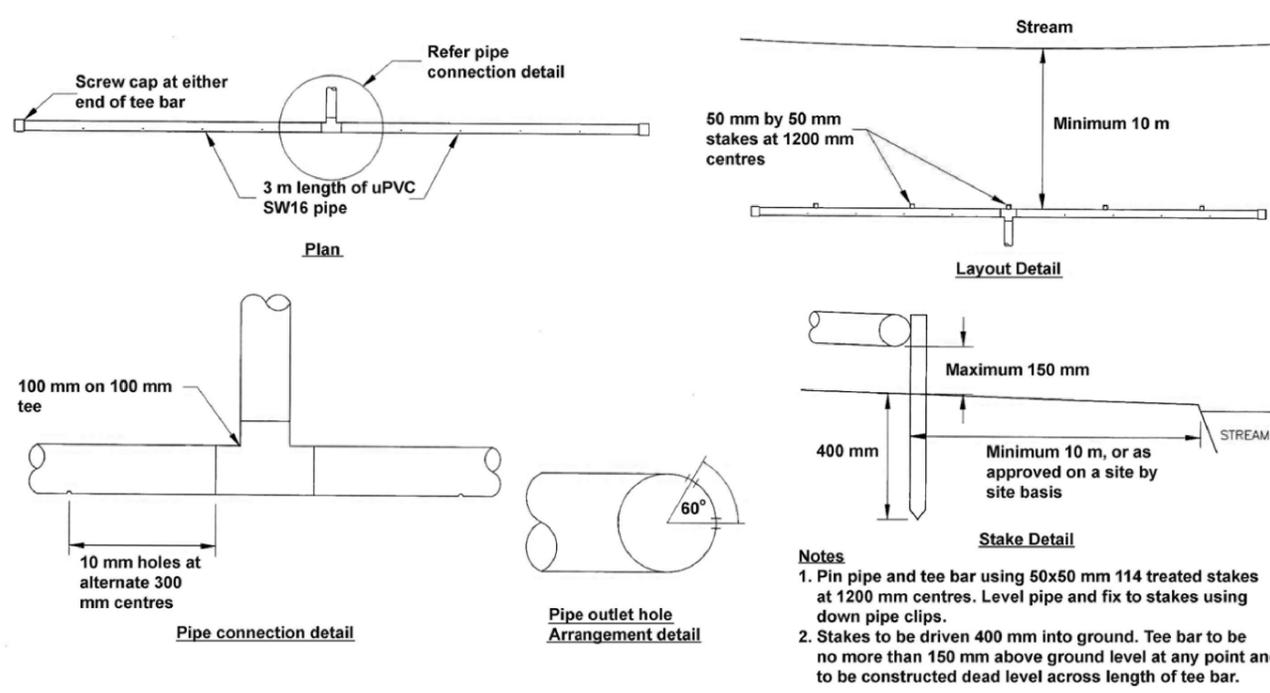
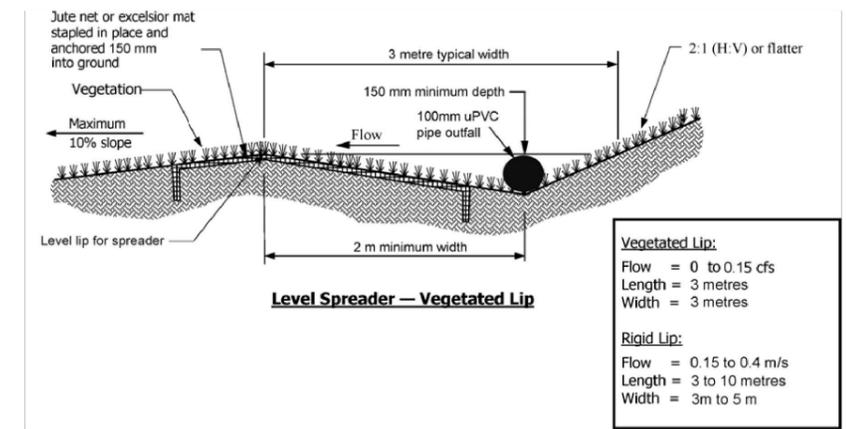
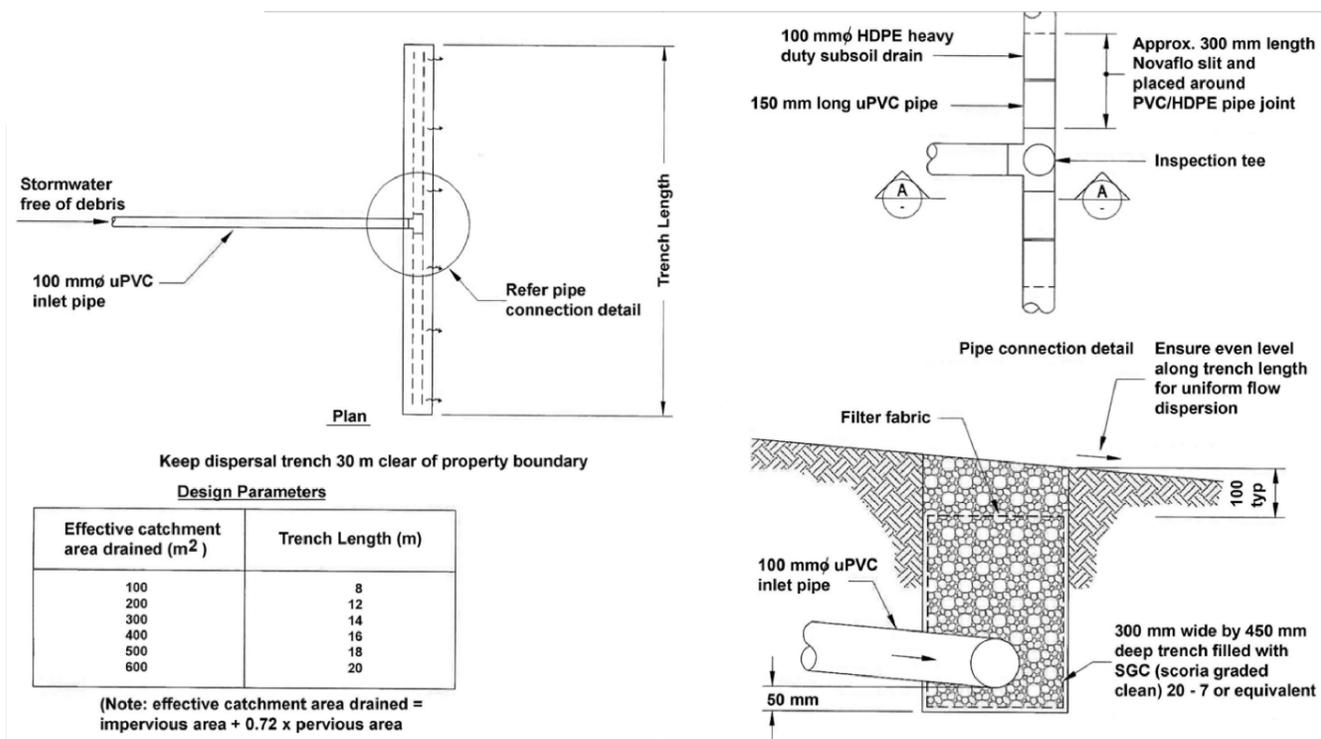
Drawn LP    Checked TMA    Approved TMA

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**NOTE:**

1. FOR THIS SITE, USE Ø200 PVC PIPE WITH Ø30 HOLES AT 300 CENTRES.



Issue	Date	Revision
A	10/06/2025	FOR CONSENT

DWG	Level Spreader Details			
Scale	N.T.S.	Date	10/06/2025	
Drawn	AP	Checked	TMA	Approved TMA
File				

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Project	Proposed Subdivision LOT 1 DP 22761, SHINE ROAD, WAIHARARA, AWANUI	
Client	FOY FARMS LTD	
Project No.	25 073	RC no.

DWG No.	<b>SW01</b>
Sheet No.	of

## Appendix B – Borehole Logs

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New Zealand



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[www.haighworkman.co.nz](http://www.haighworkman.co.nz)  
[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH1**

Hole Location: Refer to Site Plan

**JOB No. 25 073**

**CLIENT:** Foy Farms Ltd  
**Date Started:** 25/04/2025  
**Date Completed:** 25/04/2025

**SITE:** Shine Road  
**DRILLING METHOD:** Hand Auger  
**HOLE DIAMETER (mm)** 50mm

**LOGGED BY:** TMA  
**CHECKED BY:** 0

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)		
TOPSOIL black sandy moist	0.0	TS		Groundwater Not Encountered			0 5 10 15 20		
SAND 0.25m burnt red colour moist									
0.4m pan UTP orange									
	0.5								
	1.0								
	1.5								
	2.0								
	2.5								
	3.0								
	3.5								
	4.0								
	4.5								



**LEGEND**

- TOPSOIL**
- CLAY**
- SILT**
- SAND**
- GRAVEL**
- FILL**

- Corrected shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer

**Note:** UTP = Unable To Penetrate. T.S. = Topsoil.  
Scala penetrometer testing not undertaken.  
Hand Held Shear Vane S/N:

PO Box 89, 0245  
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Kerikeri, 0230  
New Zealand



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[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH2**

Hole Location: Refer to Site Plan

**JOB No. 25 073**

**CLIENT:** Foy Farms Ltd  
**Date Started:** 25/04/2025  
**Date Completed:** 25/04/2025

**SITE:** Shine Road  
**DRILLING METHOD:** Hand Auger  
**HOLE DIAMETER (mm)** 50mm

**LOGGED BY:** TMA  
**CHECKED BY:** 0

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL black sandy moist	0.0	TS		Groundwater			0 5 10 15 20
SAND 0.25m with organics (peat) moist							
0.45m groundwater				√			
0.65m pan UTP orange	0.5						
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						



**LEGEND**

- TOPSOIL**
- CLAY**
- SILT**
- SAND**
- GRAVEL**
- FILL**

- Corrected shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer

**Note:** UTP = Unable To Penetrate. T.S. = Topsoil.  
Scala penetrometer testing not undertaken.  
Hand Held Shear Vane S/N:

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[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH3**

Hole Location: Refer to Site Plan

**JOB No. 25 073**

**CLIENT:** Foy Farms Ltd  
**Date Started:** 25/04/2025  
**Date Completed:** 25/04/2025

**SITE:** Shine Road  
**DRILLING METHOD:** Hand Auger  
**HOLE DIAMETER (mm)** 50mm

**LOGGED BY:** TMA  
**CHECKED BY:** 0

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL black sandy moist	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
SAND 0.2m burnt red colour moist 0.4m pan UTP orange	0.5						
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						



**LEGEND**

- TOPSOIL**
- CLAY**
- SILT**
- SAND**
- GRAVEL**
- FILL**

- Corrected shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer

**Note:** UTP = Unable To Penetrate. T.S. = Topsoil.  
Scala penetrometer testing not undertaken.  
Hand Held Shear Vane S/N:

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6 Fairway Drive  
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[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH4**

Hole Location: Refer to Site Plan

**JOB No. 25 073**

**CLIENT:** Foy Farms Ltd  
**Date Started:** 25/04/2025  
**Date Completed:** 25/04/2025

**SITE:** Shine Road  
**DRILLING METHOD:** Hand Auger  
**HOLE DIAMETER (mm)** 50mm

**LOGGED BY:** TMA  
**CHECKED BY:** 0

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL black sandy moist SAND 0.1m burnt red colour moist 0.3m pan UTP orange	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
	0.5						
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						



**LEGEND**

- TOPSOIL**
- CLAY**
- SILT**
- SAND**
- GRAVEL**
- FILL**

- Corrected shear vane reading
- Remoulded shear vane reading
- Scala Penetrometer

**Note:** UTP = Unable To Penetrate. T.S. = Topsoil.  
Scala penetrometer testing not undertaken.  
Hand Held Shear Vane S/N:

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[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH3**

Hole Location: Refer to Site Plan

**JOB No. 25 073**

**CLIENT:** Foy Farms Ltd  
**Date Started:** 25/04/2025  
**Date Completed:** 25/04/2025

**SITE:** Shine Road  
**DRILLING METHOD:** Hand Auger  
**HOLE DIAMETER (mm)** 50mm

**LOGGED BY:** TMA  
**CHECKED BY:** 0

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL black sandy moist	0.0	TS		Groundwater Not Encountered			0 5 10 15 20
SAND 0.3m colour moist							
0.6m burnt red colour	0.5						
0.65m pan UTP							
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

**LEGEND**



Corrected shear vane reading	
Remoulded shear vane reading	
Scala Penetrometer	

**Note:** UTP = Unable To Penetrate. T.S. = Topsoil.  
Scala penetrometer testing not undertaken.  
Hand Held Shear Vane S/N:



Sight distance looking west on Kaimaumau Road. Sight distance 67m (75m with vegetation clearance).



Sight distance on western approach to Shine Road. Sight distance 67m (75m with vegetation clearance).



Shine Road looking west from proposed location of lot 4 crossing towards lot 5



Shine Road looking east from proposed location of lot 4 crossing towards Kaimaumau Road



Shine Road looking west from proposed location of lot 3 crossing



Shine Road looking east from proposed location of lot 3 crossing towards Kaimaumau Road



Shine Road looking west from proposed location of lot 1 crossing



Shine Road looking west from moderately tight bend 100m from the start. Approach Sight Distance exceeds minimum 45m required for an operating speed of 40kph.



Shine Road looking east from moderately tight bend 100m from the start. Approach Sight Distance exceeds minimum 45m required for an operating speed of 40kph.



Security gate and entrance off Shine Road

## Appendix D – NRC Flood Report

# Flood Level Report



**Parcel ID: 4709028**

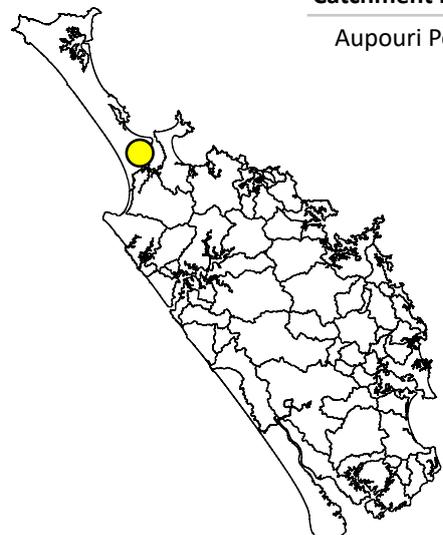
Title: NA626/56

Appellation: Lot 1 DP 22761

Survey Area: 1,900,808 m<sup>2</sup>

**Catchment Name(s)**

Aupouri Peninsula





## Useful Flood Information Definitions

**Annual Exceedance Probability (AEP)** - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

**1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.

**2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.

**5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.

**10% AEP** - A flood of this size or larger has a 1 in 10 chance or a 10% probability of occurring in any year.

**NZVD2016 - New Zealand Vertical Datum** - The reference level used in our flood models to define ground level.

**Flood Levels** - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.

**Climate Change (CC)** - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.

**Mean high water spring (MHWS)** - describes the highest level that spring tides reach, on average.

## Coastal Flood Hazard Zones (CFHZ)

Coastal flood hazard zones are derived using a range of data including tide gauge analysis, wind and wave data and models, and use empirical calculations to estimate extreme water levels around the coastline. The calculations include projected sea level rise scenarios based on the latest Ministry for the Environment guidance.

**CFHZ 0** Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event

**CFHZ 1** Coastal Flood Hazard Zone 1 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-50 year storm event, taking into account a projected sea-level rise of 0.6m over the next 50 years

**CFHZ 2** Coastal Flood Hazard Zone 2 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.2m over the next 100 years

**CFHZ 3** Coastal Flood Hazard Zone 3 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.5m over the next 100 years (rapid sea level rise scenario)

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## REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

River flood hazard zones are created to raise awareness of where flood hazard areas are identified, inform decision-making and to support the minimisation of the impacts of flooding in our region. The river flood hazard zones have been created using an assessment of best current available information, engaging national and international experts in the field, using national standards and guidelines and has been peer reviewed. This will provide a good indication of the areas at potential risk of flooding from a regional perspective. However, flood mapping is a complex process which involves some approximation of the natural features and processes associated with flooding.

**River Flood Hazard Zone 1** – 10% AEP flood extent: an area with a 10% chance of flooding annually

**River Flood Hazard Zone 2** – 2% AEP flood extent: an area with a 2% chance of flooding annually

**River Flood Hazard Zone 3** – 1% AEP flood extent: an area with a 1% chance of flooding annually with the inclusion of potential Climate Change (CC) impact



Maximum	Minimum
5.53 m	4.45 m

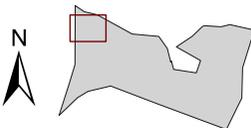
*Max Min flood levels are for the raster extent shown on the map*

10 Year  
m NZVD

- 4.447 - 4.646
- 4.647 - 4.846
- 4.847 - 5.046
- 5.247 - 5.446
- 5.447 - 5.646

Parcel

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Maximum	Minimum
5.57 m	3.93 m

*Max Min flood levels are for raster extent shown on the map*

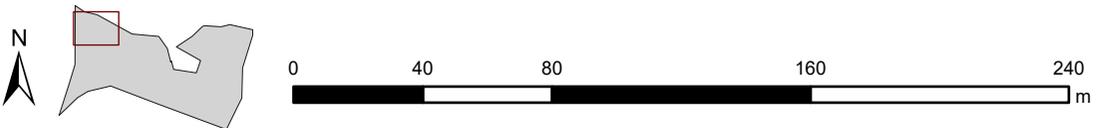
### 50 Year

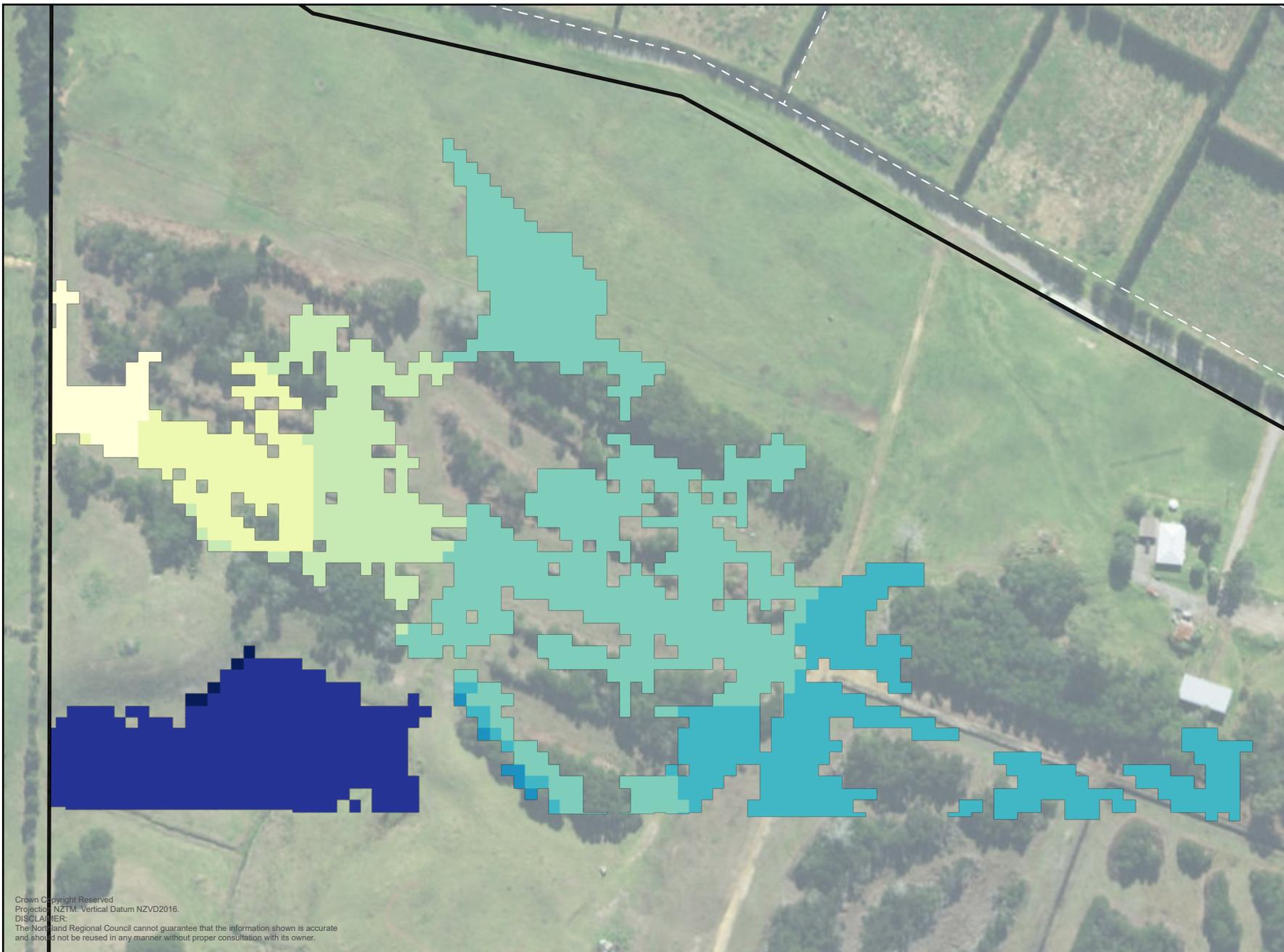
m NZVD

- 3.933 - 4.132
- 4.133 - 4.332
- 4.333 - 4.532
- 4.533 - 4.732
- 4.733 - 4.932
- 4.933 - 5.132
- 5.133 - 5.332
- 5.333 - 5.532
- 5.533 - 5.732

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Maximum	Minimum
5.6 m	3.93 m

*Max Min flood levels are for raster extent shown on the map*

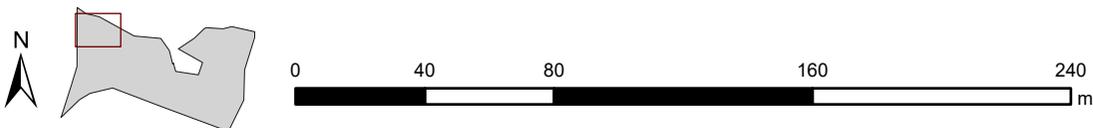
## 100 Year + CC

m NZVD

- 3.932 - 4.131
- 4.132 - 4.331
- 4.332 - 4.531
- 4.532 - 4.731
- 4.732 - 4.931
- 4.932 - 5.131
- 5.332 - 5.531
- 5.532 - 5.731

Parcel

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# Disclaimers

Our modelling disclaimers are linked below:

<https://www.nrc.govt.nz/media/ko2dkgxn/coastal-hazard-maps-disclaimer-june-2017.pdf>

<https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf>

Our regionwide modelling reports are linked below:

<https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/regionwide-river-catchments-analysis-technical-reports>

## ARE YOU FLOOD READY?



01

### Know your risk

Check what potential flood risks and other hazards that may impact your property.

The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region:

[www.nrc.govt.nz/environment/natural-hazards-portal](http://www.nrc.govt.nz/environment/natural-hazards-portal)

The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more:

[www.nrc.govt.nz/environment/environmental-data/environmental-data-hub](http://www.nrc.govt.nz/environment/environmental-data/environmental-data-hub)

02

### Have a plan

Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: <https://getready.govt.nz/en/prepared/> for tips on how to get ready.

03

### Stay up to date

In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page:

[www.facebook.com/civildefencenorthland](http://www.facebook.com/civildefencenorthland)

Or follow updates from the embedded feed on the regional council website: [www.nrc.govt.nz/civildefence](http://www.nrc.govt.nz/civildefence)

04

### In an emergency

Remember, if life is threatened dial 111 to contact emergency services.