

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

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|--|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge: Total volume = <input type="text" value=""/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Subdivision |
| <input type="radio"/> Change of Consent Notice (s.221(3)) | <input type="radio"/> Existing Use Certificate (s.139A) |
| <input type="radio"/> Certificate of Compliance (s.139) | <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Extension of time (s.125) | |
| <input type="radio"/> Other (please specify) <input type="text" value=""/> | |

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

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Jon and Angela Gill

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:

Steven Sanson - Bay of Islands Planning

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? Yes No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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)

SARA Gill Family Trust

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Angela Gill

Signature:

(signature of bill payer)

Date 05-Jun-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

Checklist of your information

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.*

BAY OF ISLANDS PLANNING LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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25 June 2026

Far North District Council
John Butler Centre
Kerikeri

Application seeking consent for a two-lot subdivision on Lot 2 DP 354175 in the Rural Living zone at Kerikeri Inlet Road, Kerikeri.

Please find attached an application for a two-lot subdivision along Kerikeri Inlet Road, Kerikeri. The site is legally described as Lot 2 DP 354175.

The proposed subdivision will create the following lots:

Lot 1 – 1,820m²

Lot 2 – 2,182m²

Jon and Angela Gill seek consent to subdivide a 4,003m² site creating two lots as a non-complying activity in the Rural Living zone within the Operative Far North District Plan (**ODP**).

Under the Proposed Far North District Plan (**PDP**) the site is in the Rural Residential Zone. The two lots proposed are also a non-complying activity under the PDP. Consequential land use breaches are also sought for the subdivision.

Neither plan identifies any other overlays or constraints from a mapping perspective.

The application is supported by the following information –

- **Appendix A - Certificate of Title**
- **Appendix B - Scheme Plan & Topo Plan**
- **Appendix C – Site Suitability Report & Vehicle Crossing Plans**
- **Appendix D – HAIL Report**
- **Appendix E – Consultation with Utility Providers**
- **Appendix F – Written Approvals**

Regards,

Steven Sanson
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	John and Angela Gill
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 2 DP 354175
Certificate Of Title	221336
Physical Address	0 Kerikeri Inlet Road, Kerikeri
Site Area	4,003m ²
Owner of the Site	Angela Mary Gill, Johnathon Robert Gill, and Robert Nigel Gill
Operative District Plan Zone / Features	Rural Living Zone
Proposed District Plan	Rural Residential Zone
Archaeology	Nil
NRC Overlays	Nil
Soils	2s1
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

SUMMARY OF PROPOSAL

Proposal	A two-lot subdivision in the Rural Living zone along Kerikeri Inlet Road, Kerikeri.
Reason for Application	The lot sizes proposed are not provided for within the ODP or PDP making the application for subdivision a Non-Complying Activity.
Appendices	Appendix A – Certificate of Title Appendix B – Scheme Plan & Topo Plan Appendix C – Site Suitability Report & Vehicle Crossing Plans Appendix D – HAIL Report Appendix E – Consultation With Utility Providers Appendix F – Written Approvals
Consultation	Please refer Attachments E & F

1.0 INTRODUCTION

The applicant, John and Angela Gill, seek resource consent to undertake a two-lot subdivision on their property located along Kerikeri Inlet Road which is legally described as Lot 2 DP 354175. The title is provided in **Appendix A**.



Figure 1: Site Aerial (Source: Prover)

2.0 DESCRIPTION OF THE SITES AND SURROUNDS

The site is located approximately 1.5km from the intersection of Kerikeri Inlet, Cobham Road and Shepherd Road and 2.6km from the centre of town.

The site and surrounding area are zoned Rural Living in the ODP and Rural Residential in the PDP. The area is well developed and can be best described as promoting rural residential living. There is some evidence in the immediate surrounds of rural production activities being undertaken, largely in the form of horticulture.



Figure 2: Site & Surrounds (Source: Prover)

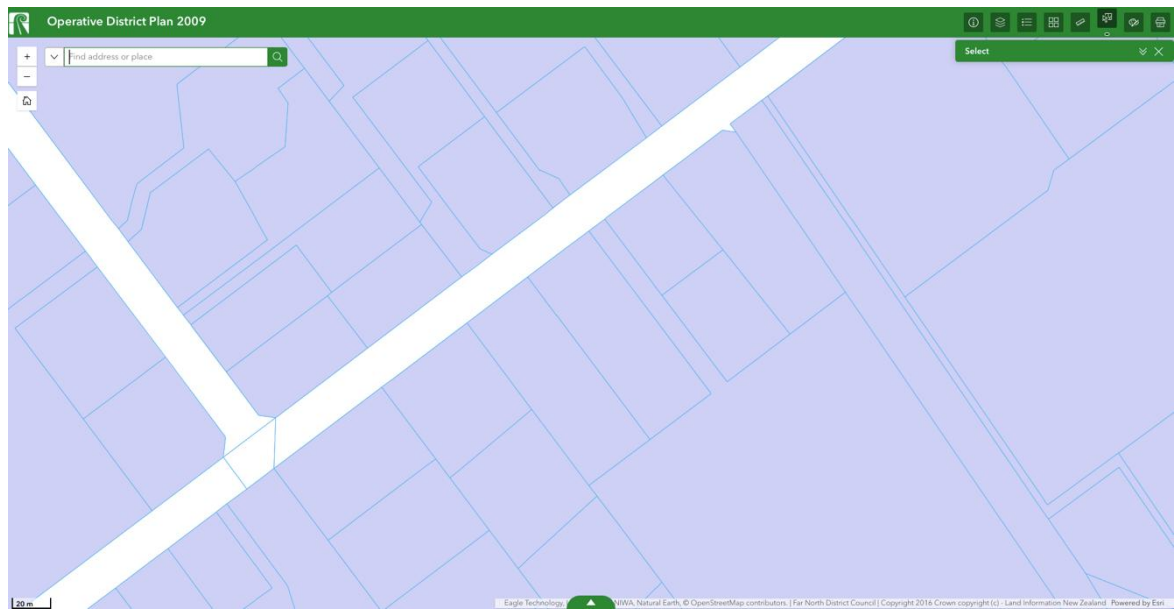


Figure 3: Zoning ODP (Source: Far North Maps)

The site is currently vacant and in pasture. A small swale runs through the site on its western flank, with formal stormwater infrastructure at Kerikeri Inlet Road. Overhead power runs along the site's boundary with Kerikeri Inlet Road.



Figure 4: Zoning PDP (Source: Far North Maps)

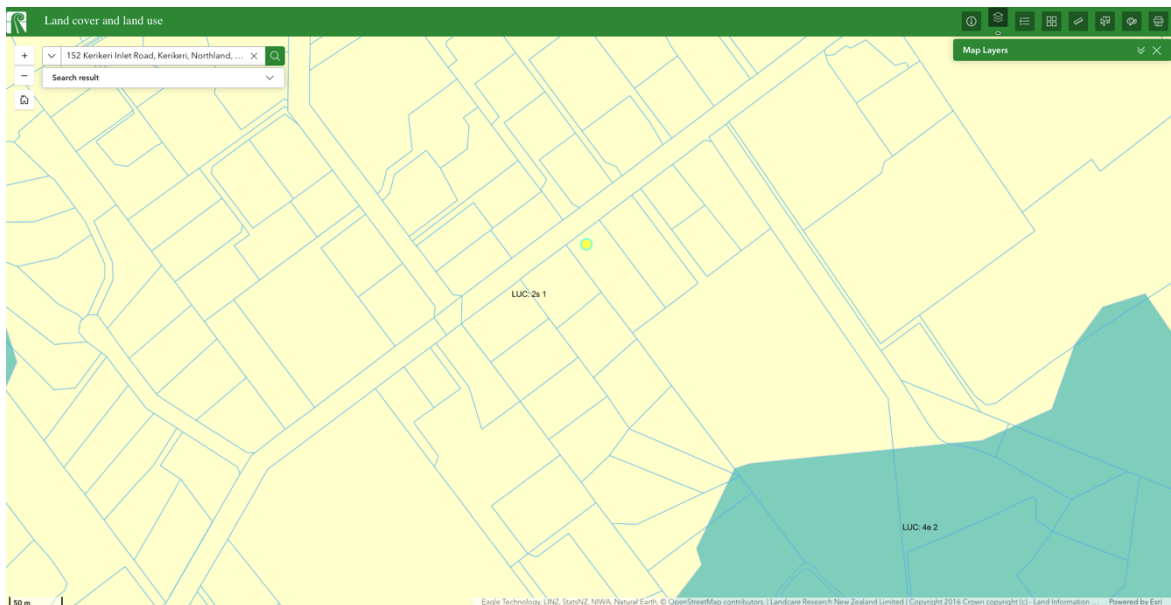


Figure 5: Soils Map (Source: Far North Maps)

As is evidenced from the from the various figures above, the subject site is similar in size to properties to the east and north. The recent subdivision at 158 Kerikeri Inlet Road has an evidenced outcome of a site being 1,845m² [front lot] and 2,158m² [rear lot] which is very similar to that proposed here.

The sites to the north are more in the realm of 2,000m² whilst the remaining sites are either very large or closer to the classic Rural Living size of 3,000m².

The site is not subject to any known hazards.

The site is proposed to be accessed via a vehicle crossing on Kerikeri Inlet Road. Kerikeri

Inlet Road is a primary collector road with a posted speed limit of 50km/hr.

The topography can best be described as generally flat with water flowing along the sites western flank, being a natural lower point across the site.

The landholding is identified as having Class 2 soils and considered to be highly productive in accordance with the National Policy Statement for Highly Productive Land (NPS-HPL).

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. Relevant consent notices have been provided. These are not considered to be of relevance in this instance.

4.0 DESCRIPTION OF PROPOSAL

The proposal seeks to subdivide a 4,003m² site creating two lots as a non-complying activity in the Rural Living zone within the ODP and Rural Residential Zone in the PDP.

The proposed subdivision will create the following lots:

- Lot 1 – 1,820m²
- Lot 2 – 2,182m²

The proposal will be in accordance with the scheme plan provided in **Appendix B**.



Figure 6: Proposed Scheme Plan [Source: Survey Worx]

Due to the design of the subdivision, a strict 30m x 30m envelope as required under the ODP cannot be contained within Lot 1 and there is a 73cm – 75cm infringement on its eastern boundary with Lot 2.

Under the PDP, a 20m x 20m envelope is fully contained within the relevant setbacks.

Based on the assessment of environmental effects provided below, it is concluded than any potential adverse effects arising from the subdivision would be less than minor and can be mitigated through appropriate conditions.

5.0 DISTRICT PLAN ASSESSMENT [OPERATIVE AND PROPOSED]

As noted, the site is zoned Rural Living in the ODP and Rural Residential in the PDP. There are no identified resource features or overlays in either the ODP or the PDP.

The subdivision is subject to performance standards as set out in [Table 1](#) below:

Table 1 - Subdivision Performance Standards ODP

Subdivision Performance Standard	Comment
Rule 13.6.1 Definition of Subdivision of Land	The application meets the definition of subdivision as defined in the Resource Management Act 1991 (RMA).

Subdivision Performance Standard	Comment
Rule 13.6.2 Relevant Sections of Act	These are applied to the application.
Rule 13.6.3 Relevant Sections of the District Plan	These are applied to the application.
Rule 13.6.4 Other Legislation	There are no other pieces of legislation which are triggered by the proposal.
Rule 13.6.5 Legal Road Frontage	The site is currently accessed off Kerikeri Inlet Road.
Rule 13.6.6 Bonds	Not applicable
Rule 13.6.7 Consent Notices	There are no consent notices that apply to the site.
Rule 13.6.8 Subdivision consent before work commences	Minimal physical works will be required to complete the subdivision (if any).
Rule 13.6.9 Assessing Resource Consents	The application is non-complying so Council may impose conditions to address effects of the proposal.
Rule 13.6.10 Joint Applications	Not applicable
Rule 13.6.11 Joint Hearings	Not applicable
Rule 13.6.12 Suitability for Proposed Land Use	The application does not create significant risk from natural hazards and has made sufficient provision for legal and physical access to each of the allotments proposed.
Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards	
Performance Standard	Comment
Rule 13.7.2.1 – Minimum Lot Sizes	The proposed two lot subdivision creates lots that are smaller than 3,000m ² in size. Non Complying
Rule 13.7.2.2 – Allotment dimensions	Lot 1 cannot provide a 30m x 30m envelope as shown in Appendix B . Discretionary
Rule 13.7.2.3 - Amalgamation of land in a rural zone with land in an urban or coastal zone	Not applicable.
Rule 13.7.2.4 – Lots divided by zone boundaries	Not applicable.
Rule 13.7.2.5 -	Not applicable

Subdivision Performance Standard	Comment
Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	
Rule 13.7.2.6 – Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 – Savings as to previous approvals	Not applicable
Rule 13.7.2.8 – Proximity to Top Energy transmission lines	Not applicable
Rule 13.7.2.9 – Proximity to National Grid	Not applicable

Table 2 - Natural and Physical Resources - Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed as part of the subdivision. The site does not contain any habitats of indigenous fauna.
12.3 Soils and Minerals	Earthworks are required to form access onto each site, and these will be within the requirements of the permitted baseline. Any other earthworks will be considered at time of future development.
12.4 Natural Hazards	Not applicable
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Not applicable
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	The proposed subdivision will only generate one additional lot. While no development is proposed at this juncture, standard

	<p>residential units generate 10 one-way vehicle movements per unit in accordance with Appendix 3A – Traffic Intensity Factors. One dwelling can be reasonably expected per site and would be exempt.</p> <p>Complies</p>
15.1.6B.1 Parking	<p>No development is proposed at this juncture; however the proposed sites are of sufficient size to provide parking manoeuvring for residential development.</p> <p>Complies</p>
15.1.6C Access	<p>The Site Suitability Report considers the proposed access arrangements as compliant with the District Plan.</p> <p>Complies</p>
15.1.6C.1.8 Frontage to Existing Roads	<p>Both Proposed Lots 1 and 2 will be accessed off Kerikeri Inlet Road, which is an established primary collector road.</p> <p>Complies</p>

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to potential built development:

Table 4 – Land-Use Performance Standards

Rural Living Zone	
Rule 8.7.5.1.1 Residential Intensity	<p>No development is proposed.</p> <p>Complies</p>
Rule 8.7.5.1.2 Scale of Activities	<p>Not applicable at this stage as no land use is proposed for the vacant site. It is envisaged that the sites will be used in a residential capacity.</p> <p>Complies</p>
Rule 8.7.5.1.3 Building Height	<p>9m is permitted on each site. No development is proposed at this juncture on the vacant site.</p> <p>Complies</p>
Rule 8.7.5.1.4 Sunlight	<p>No development is proposed at this juncture on the vacant site.</p> <p>Complies</p>
Rule 8.7.5.1.5 Stormwater Management	<p>The Site Suitability Report in Appendix C, promotes a conceptual coverage per site of 350m².</p>

Rural Living Zone	
	For Lot 1, this equates to 19.23% coverage. For Lot 2, this equates to 16.04%. Controlled
Rule 8.7.5.1.6 Setback from Boundaries	No development is proposed at this juncture on the vacant sites. Complies
Rule 8.7.5.1.7 Screening for Neighbours – Non-Residential Activities	Not applicable at this stage as no land use is proposed and both will be used in a residential capacity. Complies
Rule 8.7.5.1.8 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.
Rule 8.7.5.1.9 Hours of Operation – Non-Residential Activities	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.10 Keeping of Animals	Not proposed. Complies
Rule 8.7.5.1.11 Noise	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.12 Helicopter Landing Area	It is envisaged that the sites will be used in a residential capacity. Complies
Rule 8.7.5.1.13 Building Coverage	Both lots have been designed on the conceptual basis of having 250m ² of coverage. For Lot 1 this equates to 13.7% coverage and for Lot 2 this equates to 11.45%. Restricted Discretionary

Overall, this subdivision application falls to be considered as a Non Complying Activity.

In terms of the PDP, the following rules with legal effect are assessed in Table 5 below.

Table 5 – PDP Standards With Legal Effect

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence

Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed Complies
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Yes	Yes	The site is not located within any identified heritage area overlay in the PDP. No land use is proposed and no subdivision trigger arises under this chapter. Not within 20m of a scheduled heritage resource. Complies
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource Complies
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan Complies
Sites and Areas of Significance to Māori (Property specific) Applied when a property	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan

is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)				Complies
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	No proposed vegetation clearance. Complies
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan Complies
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a condition of consent. EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05. No earthworks are required for the subdivision. Complies
Signs (Property specific) as rules only relate to	The following rules have immediate legal effect:	N/A	Yes	Not indicated on Far North

situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area			Proposed District Plan Complies
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan Complies
Subdivision	SUB-R6, R13-R15, and R17	Yes		Not relevant. Complies

As above, at time of writing no rules with legal effect promote a need for a consent under the PDP. However, due to the decisions on the PDP being notified on the 30th June 2026, it is considered prudent to provide an overall assessment of the PDP, which is provided in the Tables below.

Table 6 – Subdivision Chapter PDP

Subdivision Chapter	
SUB-R1 Boundary Adjustments	No boundary adjustment is proposed. Complies
SUB-R2 Subdivision of Land Solely to Create an Allotment for the Purpose of Public Works, Infrastructure Reserves or Access	Not proposed. Complies
SUB-R3 Subdivision of Land to Create a New Allotment	The proposal can meet CON-1 but cannot meet the minimum lot sized required to meet CON-2. CON-3 is not relevant. DIS-1 is not achieved as the proposal does not meet the discretionary activity minimum allotment sizes. Non-Complying
SUB-R4 Subdivision That Creates a Private Accessway	The subdivision promotes access for 1 x user for each site. Complies

Subdivision Chapter	
SUB-R5 Subdivision Around an Approved Residential Development	Not relevant Complies
SUB-R6 Environmental Benefit Subdivision	Not relevant Complies
SUB-R7 Management Plan Subdivision	Not relevant Complies
SUB-R8 Subdivision of a Site Containing Land Susceptible to Land Instability	Not relevant Complies
SUB-R9 Subdivision of a Site Within the National Grid Subdivision Corridor	Not relevant Complies
SUB-R10 Subdivision of a Site within 32m of the Centre Line of a Critical Electricity Line Overlay	Not relevant Complies
SUB-R11 Subdivision of a Site Within Flood Hazard Zones	Not relevant Complies
SUB-R12 Subdivision of a Site Within Coastal Hazard Zones	Not relevant Complies
SUB-R13 Subdivision of a Site Within a Heritage Area Overlay	Not relevant Complies
SUB-R14 Subdivision of a Site that Contains a Scheduled Heritage Resource	Not relevant Complies
SUB-R15 Subdivision of a Site Containing a Scheduled Site and Area of Significance to Maori	Not relevant Complies
SUB-R16 Subdivision of Lan Within the Mineral Extraction Zone	Not relevant Complies

Subdivision Chapter	
SUB-R17	Deleted
SUB-R18 Subdivision creating One or More Additional Allotments within an ONL or ONF	Not relevant Complies
SUB-R19 Subdivision Creating One or More Additional Allotments within Wetland, Lake and River Margins	Not relevant Complies
SUB-R20 Subdivision Creating One or More Additional Allotments Within the Coastal Environment (Excluding ONCA's)	Not relevant Complies
SUB-RXX Subdivision of Land Within 100m of a Mineral Extraction Zone	Not relevant Complies
SUB-RYY Subdivision Creating One of More Additional Allotments that Contain Highly Productive Land	Not relevant Complies
SUB-R21 Subdivision Creating One or More Additional Allotments Within ONCA in the Coastal Environment	Not relevant Complies
SUB-S1 Minimum Allotment Sizes	The proposal seeks allotment smaller than the Discretionary Standard. Non Complying
SUB-S2 Requirements for Building Platforms for Each Allotment	The proposal provides for 20m x 20m building envelopes as required. Complies
SUB-S3 Water Supply	Water tanks proposed for fire fighting and domestic supply. Complies
SUB-S4 Stormwater Management	On site means of stormwater disposal is provided, with details in Appendix C.

Subdivision Chapter	
	Complies
SUB-S5 Wastewater Management	On site means of wastewater disposal is provided, with details in Appendix C. Complies
SUB-S6 Telecommunications and Power Supply	Utility connections are proposed to be provided through the subdivision. Complies
SUB-S7 Easements for Any Purpose	No easements are required. Complies
SUB-S8 Esplanades	Not relevant Complies

Table 7 – Rural Residential Chapter PDP

Rural Residential Chapter	
RRZ-R1 New Buildings or Structures and Relocated Buildings or Extensions or Alterations to Existing Buildings or Structures	In terms of PER-1, the proposed end use is for a residential unit. In terms of PER-2, RRZ-S5 is not complied with. PER-3 is not relevant. Restricted Discretionary
RRZ-R2 Impermeable Surface Coverage	The Site Suitability Report in Appendix C , promotes a conceptual coverage per site of 350m ² . For Lot 1, this equates to 19.23% coverage. For Lot 2, this equates to 16.04%. Restricted Discretionary
RRZ-R3 Residential Activity	Lot 1 will be on a site to be created that is less than 2,000m ² . Non Complying
RRZ-R4 Visitor Accommodation	Not relevant Complies
RRZ-R5 Home Business	Not relevant

Rural Residential Chapter	
	Complies
RRZ-R6 Educations Facility	Not relevant Complies
RRZ-R7 Farming	Not relevant Complies
RRZ-R8 Conservation Activity	Not relevant Complies
RRZ-R9 Rural Produce Retail	Not relevant Complies
RRZ-RX Artificial Crop Protection Structures and Crop Support Structures	Not relevant Complies
RRZ-R10 Minor Residential Unit	Not relevant Complies
RRZ-RY Vegetation Within Airport Protection Surface Area	Not relevant Complies
RRZ-R11 Retirement Village	Not relevant Complies
RRZ-R12 Community Facility	Not relevant Complies
RRZ-R13 Sport and Recreational Facility	Not relevant Complies
RRZ-R14 Activities Not Otherwise Listed in this Chapter	Not relevant Complies
RRZ-R15 Intensive Indoor and Outdoor Primary Production	Not relevant Complies

Rural Residential Chapter	
RRZ-R16 Community Corrections Activity	Not relevant Complies
RRZ-R17 Industrial Activity	Not relevant Complies
RRZ-R18 Rural Industry	Not relevant Complies
RRZ-R19 Commercial Activity Not Provided For As A Permitted Activity	Not relevant Complies
RRZ-R20 Landfill	Not relevant Complies
RRZ-R21 Mineral Extraction Activity	Not relevant Complies
RRZ-R22 Commercial Composting	Not relevant Complies
RRZ-R23 Offensive Trade	Not relevant Complies
RRZ-S1 Maximum Height	To be confirmed at time of building consent. Complies
RRZ-S2 Height in Relation to Boundary	To be confirmed at time of building consent. Complies
RRZ-S3 Setback (excluding from MHWS or Wetland, Lake and River Margins)	3m setbacks achieved as shown on the plan. Complies
RRZ-S4	Deleted
RRZ-S5 Building or Structure Coverage	Both lots have been designed on the conceptual basis of having 250m ² of coverage. For Lot 1 this equates to 13.7% coverage and for Lot 2 this equates to 11.45%.

Rural Residential Chapter	
	Restricted Discretionary
RRZ-SX Sensitive Activities Setback from Boundaries of a Mineral Extraction Zone	Not relevant Complies
RRZ-SY Sensitive Activities Setback from Intensive Indoor and Outdoor Primary Production Activities	Not relevant Complies
RRZ-SZ Sensitive Activities Setback from Buildings or Structures Used to House, Milk, or Feed Stock (Excluding Buildings or Structure Used for An Intensive Indoor or Outdoor Primary Production Activity)	Not relevant Complies

In relation to broader district wide and discrete matters, the Table below considers these.

Table 8 – Other Chapters PDP

Various Chapter	
EW-S1 Maximum Earthworks Thresholds	The proposal will not exceed the 300m ³ / 2,500m ² limit. Complies
EW-S2 Maximum Depth	The proposal will not exceed the 1.5m / 3m combined cut/fill depth limit. Complies
EW-S3 – EW-S9	These will all be complied with. Complies
Light Chapter	Lighting will be provided in accordance with the chapter for proposed residential end use. Complies
Signs Chapter	Not relevant. Complies
GMO Chapter	Not relevant.

Various Chapter	
	Complies
Temporary Activities Chapter	Not relevant. Complies
Transport Chapter	Parking and manoeuvring can be provided within the various standards. The subdivision will likely result in residential end use which will be compliant from a traffic generation perspective. The proposed vehicle crossings will meet the requirements of the PDP. Complies
Hazardous Substances Chapter	Not relevant. Complies

6.0 STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for Non Complying activities:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

With respect to Non-complying activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –

- (i) any actual and potential effects on the environment of allowing the activity; and
- (ii) any relevant provisions of –
- (iii) a national environment standard;
- (iv) other regulations;
- (v) a national policy statement; and

- (vi) *a New Zealand Coastal Policy Statement;*
- (vii) *a regional policy statement or proposed regional policy statement;*
- (viii) *a plan or proposed plan; and*
- (ix) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

The matters to be addressed under s104 are discussed below which has been guided, where relevant, by the assessment criteria in section 13.10 of the ODP.

No Regional Plan matter is considered to be pertinent to the considerations as no consents are required in this respect.

Those relevant s104 considerations are addressed and followed by an assessment of Part II matters as they apply to the application.

Section 104 (1)(a) Assessment of Effects on the Environment

Minimum Lot Size

While Lot 1 (1,820m²) falls technically short of the 2,000m² minimum standard under the PDP, making this a Non-Complying Activity, this 180m² variance is solely a functional necessity to provide safe pan-handle access to Lot 2.

More importantly, the proposed 1,820m² and 2,182m² lots are entirely consistent with the 'planned environment' and objectives of the PDP's Rural Residential Zone (RRZ-O2), which seeks to maintain a peri-urban scale.

This is further evidenced by the established physical character of the immediate environment, where neighbouring lots are of highly comparable sizes i.e see 158 Kerikeri Road. Therefore, the proposal achieves the PDP's intended amenity outcomes despite the minor numerical shortfall.

In addition, as is outlined below, the minimum lot sizes promoted do not result in any additional or large scale effects to the environment or to neighbours, and is merely a design issue.

Visual character and amenity effects

While the proposed lots fall slightly below the 2,000m² minimum area required for subdivisions in the Rural Residential zone this minor non-compliance does not generate any adverse effects on the visual character or amenity of the wider environment.

The subject site is not located within the coastal environment, nor is it subject to any heritage, landscape, or natural feature overlays in either the ODP or PDP. The lack of these features set the baseline for amenity and visual character which when reflected

against its current and proposed zoning, is considered appropriate for rural residential housing.

Currently, the site comprises pasture defined only by stock fencing. While no specific landscaping or screening conditions are proposed, standard rural residential development will inherently introduce new planting over time, including amenity landscaping and vegetation required to service wastewater disposal areas. The applicant intends to fence the boundaries as is typical to define allotments for sale / purchase.

Ultimately, the proposal will result in negligible change to the Kerikeri Inlet Road area as the subdivision actively reflects both the existing and anticipated built character of the surrounding environment, any adverse effects on visual character and rural amenity will be less than minor, resulting from anticipated residential use.

Allotment sizes and dimensions

The land is being subdivided with the intent of providing for rural residential development. Aside from Lot 1's minor non-compliance due to the design of access to the rear Lot 2, both are considered to have appropriate allotment sizes and dimensions for future residential use. I note that the proposal meets the 20m x 20m envelope required by the PDP but not the stricter 30m x 30m requirement under the ODP. In this instance, the 20m x 20m envelope is a more realistic and practical approach to setting buildable dimensions in the peri-urban area and as the proposal aligns with this requirement, there are no adverse effects arising.

Natural Hazards & HAIL Report Findings

The Site Suitability Report prepared by RS Eng assesses the property against natural hazards and concludes that the land is unlikely to be subject to material damage from subsidence, slippage, or inundation from any source, which satisfies the requirements of Section 106 of the RMA.

In accordance with the National Policy Statement for Natural Hazards 2025 (**NPS-NH**), the risks associated with flooding, landslips, and liquefaction for the proposed lots have all been evaluated as low, carrying an 'unlikely' likelihood and 'minor' potential consequences.

Specifically regarding slope stability, the identified building sites feature gentle slopes of 5 to 8 degrees and are set back more than 40 meters from moderate or steep slopes. Subsoil investigations encountered very stiff residual soils overlying completely weathered basalt, and with no signs of slope instability observed on or adjacent to the property, the overall risk of slope instability is considered low.

Similarly, the risk of liquefaction is assessed as low because the site is underlain by the Kerikeri Volcanic group, which consists of cohesive soils that are unlikely to liquefy during seismic shaking.

The primary geotechnical consideration identified for the site is the presence of expansive soils. The clayey soils encountered are prone to volumetric changes due to seasonal moisture variations, expanding during wet winters and shrinking during dry summers.

Consequently, RS Eng considers these soils to be Class H1 (Highly Reactive) under the AS2870 standard. To mitigate this, specific foundation design such as conventional foundations or raft-type slabs tailored for Class H1 soils will be required at the building consent stage. This recommendation can be placed on the titles as consent notices, ensuring that the risk is appropriately mitigated at time of development.

A Preliminary and Detailed Site Investigation was undertaken by LDE for the proposed subdivision at Lot 2 DP 354175, Kerikeri Inlet Road.

The Preliminary Site Investigation identified that the site and surrounding land were historically utilised for horticultural production from at least 1951 until at least 1981, which is classified as a Hazardous Activities and Industries List (**HAIL**) activity, specifically HAIL A10 for persistent pesticide use or storage. However, subsequent site investigations certified by a Suitably Qualified and Experienced Practitioner (**SQEP**) demonstrated that any contaminants present in the soil are at or below natural background concentrations.

Consequently, pursuant to Regulation 5(9), it has been formally concluded that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NESCS**) regulations do not apply to this proposal.

Water Supply

As reticulated water connections are not available for the proposed lots, the subdivision will rely entirely on on-site rainwater storage tanks for its domestic water supply.

Consequently, future development must comply with the SNZPAS 4509:2008 Code of Practice for firefighting water supplies in non-reticulated areas. While the standard generally requires a minimum supply of 45m³ of water within 90 meters of the furthest point of a dwelling, Fire and Emergency New Zealand has previously advised that either 10 to 15m³ of dedicated permanent storage per lot, or a communal 25m³ supply within 90 meters, is acceptable.

This firefighting storage requirement can be easily accommodated on-site by installing a standard water tank configured so that the domestic draw-off point is located above the permanent firefighting reserve level.

To ensure emergency readiness, the tanks must be shielded from radiated heat, requiring a minimum 6.0-meter setback from the dwelling for plastic tanks and must maintain unimpeded vehicle access free from overgrown vegetation, hanging cables, or building projections. Waivers for reduced storage volumes may also be applied for through the Fire Emergency Department at the building consent stage.

This aspect including the optionality engrained in this assessment can be placed on each title as a consent notice to ensure that the potential risk is appropriately mitigated and remedied.

Stormwater disposal

For the proposed subdivision, the impermeable surfaces introduced by the required vehicle crossings are minor (estimated at approximately 30m²), meaning specific stormwater attenuation is not considered necessary at the subdivision stage. However, for future residential development on the newly created lots, the permitted impervious coverage within the Rural Residential Zone is limited to 12.5% or 2,500m², whichever is lesser.

As part of the proposal, we have assessed a conceptual % of coverage for each lot and consent is sought based off of these conceptual figures.

The Site Suitability Report notes that specific stormwater attenuation will be required to ensure that post-development peak flows are restricted to less than 80% of pre-development levels for both the 20% and 1% Annual Exceedance Probability (**AEP**) storm events, in accordance with Far North District Council Engineering Standards.

As demonstrated by conceptual modelling within the report, this attenuation can be successfully managed on-site by directing roof runoff into suitably sized rainwater storage tanks fitted with restricted outlets.

To effectively manage ultimate stormwater disposal and mitigate risks, the report notes that uncontrolled or concentrated discharges can lead to erosion and slope instability. Consequently, all stormwater runoff from roofs and paved areas, including overflows from the attenuation tanks, must be collected and piped to the existing open drain located along the western boundaries.

Discharges into this drain must be managed via an energy dissipating, erosion-protected outlet structure, such as a rock-lined outfall. Furthermore, earthworks and building

platforms must be carefully shaped to disperse surface water away from buildings and towards the drain, ensuring that the existing overland flow paths are neither modified nor impeded.

Provided these recommendations are promoted as consent notice conditions, effects are considered to be less than minor.

Sanitary sewage disposal

The Site Suitability Report confirms that both proposed lots possess suitable land for on-site wastewater disposal, characterised by gently sloping topography of less than 5 degrees.

Subsoil investigations have classified the site soils as Category 4 (clay loams) in accordance with AS/NZS 1547. A concept design demonstrates that wastewater from a hypothetical three-bedroom, five-person dwelling generating up to 900l per day can be effectively managed using a secondary treatment system.

The treated effluent is proposed to be dispersed via sub-surface, pressure-compensating drip irrigation lines situated within a planted and fenced area. Based on a design irrigation rate of 3.5l per square meter per day, an irrigation area of 257m² is required. This footprint is comfortably accommodated within the 340m² of suitable disposal area available on each lot. Final specific system designs, or alternative disposal methods, will be confirmed at the building consent stage.

Furthermore, the conceptual wastewater disposal design demonstrates full compliance with the permitted discharge criteria under the Northland Regional Council's Regional Plan.

The identified disposal areas achieve all necessary environmental and boundary setbacks. This includes maintaining separation distances of greater than 5 meters from identified stormwater flow paths, 15 meters from any river or stream, 20 meters from existing water supply bores, and 1.5 meters from property boundaries.

Additionally, the design maintains more than 0.6 meters of vertical separation from the groundwater table and provides ample space to accommodate the required 30% reserve effluent disposal area.

Consent notices should be applied to engrain the design recommendations within the report or a new report should be provided where the assumptions differ at time of development.

Energy supply and transmission lines and Telecommunications

Contact has been made with Chorus and Top Energy in respect of the application (see **Appendix F**) and confirms that the proposed two lot subdivision can be accommodated.

Easements

No easements are proposed.

Provision of access

Access is to be provided as outlined in the Vehicle Crossing Plans provided in **Appendix C**.

Effect of Earthworks and Utilities

Earthworks are limited to those associated with developing crossings to each site and provision of utilities. These will be within the bounds of permitted standards for the zone and incur no effects.

Building locations

There is a substantial building envelope provided as part of the proposal. These locations have been tested from an engineering perspective. All relevant effects can be mitigated.

Heritage resources, vegetation, fauna and landscape

The site is not located within any identified heritage area overlay in either the ODP or the PDP, and there are no scheduled heritage resources on or adjacent to the site.

The site is not within the coastal environment and is not subject to any identified landscape, natural feature or heritage overlay. A landscape assessment has not been considered necessary.

There is no identified vegetation or habitats of indigenous fauna affected by the proposed subdivision.

It is considered that there will be less than minor effects on landscape and amenity character.

Soil

While the landholding contains Class 2 soils and is considered to be highly productive in accordance with the NPS-HPL, the site is not subject to the NPS-HPL as it is not zoned General Rural or Rural Production. The proposal is therefore not at odds with the restrictive requirements to protect Class 2 soils.

Access to waterbodies

The landholding does not abut any waterbodies, nor does it prevent public access to and along the coastal marine area or to and along the banks of lakes or rivers.

Land use incompatibility

The proposed subdivision is considered to be compatible with the receiving zone and surrounding land use, which can be best described as large lot residential properties.

Proximity to airports

The site is well clear of the Kerikeri Airport, as such there is not considered to be any adverse effects from being in proximity to the airport.

Natural character of the coastal environment

The site is not located within a coastal zone in the ODP, nor is it identified as being within the coastal environment within the Regional Policy Statement for Northland. As such there are not considered to be any effects on the natural character of the coastal environment.

Energy efficiency and renewable energy

No further development is proposed at this juncture. The subdivision is not of a scale where the consideration of energy efficiency and renewable energy are relevant to the application.

National grid corridor

The national grid does not apply in Kerikeri. Transpower New Zealand Limited assets are confined to Kaikohe south. Consultation has been undertaken with Top Energy who confirm that the proposed subdivision can be accommodated.

Building coverage

Both lots are likely to have a building coverage that exceeds the permitted standards due to their size. The proposed subdivision design ensures that any potential adverse visual and spatial effects are appropriately mitigated. The creation of two generously sized lots, Lot 1 at 1,820m² and Lot 2 at 2,182m² is considered consistent with what the PDP is seeking in terms of future built development.

These expansive site areas ensure that future buildings will be proportionate in scale and bulk to the land, avoiding any sense of overdevelopment while leaving ample unencumbered room for comprehensive landscaping and high-quality private open spaces outside the indicative building envelopes.

Furthermore, the scheme plan shows the required strict 3-meter setback from all boundaries for these envelopes. Centralised siting of future development can provide a physical buffer that prevents future dwellings from visually dominating adjacent properties or the streetscape, while also safeguarding the privacy, outlook, and peaceful enjoyment of neighbouring open spaces.

As the proposal essentially introduces only one additional lot into this existing framework, the spatial separation naturally disperses building mass, ensuring that the cumulative visual impact on the wider landscape is negligible and that sufficient space remains for any voluntary mitigation planting or fencing along the boundaries.

In addition, it is highly likely that future development will be of new and modern design, adding to the overall aesthetic of development in the area.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects arising from the subdivision include enabling the efficient use of land in the Rural Living zone and providing sections for much needed housing in the Kerikeri. The Rural Living zone is described in the ODP as an area of transition between town and country and the large lot residential land use pattern in the area is commensurate with the lot sizes proposed in the application.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

The NESCS is not considered relevant according to expert assessment as found in **Appendix D**.

The NES for Freshwater (**NESFW**). A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NESFW provisions. Therefore, no further assessment is required under the NESFW.

The **NPS-NH** has been considered above, with the proposal cleared of any concerns with respect to its aims, intent and requirements.

Section 104 (b)(iii) National Policy Statement(s)

The NPS-HPL is considered to be relevant insofar as the Class 2 soils are presented on the site. While the NPSHPL is relevant in terms of the underlying soil, the proposal is not on land zoned General Rural or Rural Production zone. The site is zoned Rural Living in the ODP and Rural Residential in the PDP. The purpose of these two zones is to accommodate a large lot residential property. Therefore, the NES-HPL does not apply.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not relevant to this application.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. Jurisdiction for subdivision is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the district is set out in the ODP. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement.

Table 9 – NRC Regional Policy Statement Review Assessment

Regional Policy Statement for Northland	
Objective / Policy	Assessment
Integrated Catchment Management	Not relevant.
Region Wide Water Quality	Not relevant.
Ecological Flows and Water Quality	Not relevant.
Enabling Economic Wellbeing	The proposal will increase economic wellbeing for the applicants, local building and construction suppliers at a later juncture when land use is undertaken.
Economic Activities – Reverse Sensitivity and Sterilisation.	The purpose of the subdivision is to provide rural residential sections commensurate with the surrounding land use pattern. There are no reverse sensitivity or sterilisation effects from the proposal as it is being developed in accordance the zones intent.
Regionally Significant Infrastructure	Not relevant.
Efficient and Effective Infrastructure	Council reticulated services are not available at the boundary of the site. The subdivision has been designed so it serviced on site.
Security of Energy Supply	Top Energy have confirmed that both lots can be connected.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any reverse sensitivity or change in character. The subdivision will provide for large lot residential lots, which is the intent of the zone in which it sits.

Tangata Whenua Role in Decision Making	Tangata whenua decision-making processes are not engaged by this proposal; no sites or areas of significance to Māori are identified on or adjacent to the site.
Natural Hazard Risk	Natural Hazards have been considered and appropriately assessed.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	The site is not located within any identified heritage area, natural character, outstanding natural feature or landscape overlay in either the ODP or the PDP. There are no scheduled heritage resources on or adjacent to the site.

Section 104 (b)(vi) Plans or Proposed Plans

This subdivision application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The site is zoned Rural Living in the ODP and Rural Residential in the PDP. In terms of the ODP it is to be assessed in terms of the objectives and policies for the Rural Environment and Rural Living Zone and the district-wide subdivision provisions.

The following objectives and policies are relevant to the assessment of this application:

Rural Environment

Table 10 – ODP - Rural Environment Objectives and Policies

OBJECTIVE OR POLICY		Assessment
OBJECTIVES		
8.3.1	To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.	The rural environment includes provision for both rural residential use which is proposed in this instance.
8.3.2	To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.	The site is zoned Rural Living so the NPS-HPL is not relevant. The subdivision of land in the Rural Living zone for the purpose of creating rural residential sections is considered appropriate use of land in this zone and is commensurate with the surrounding land use.
8.3.3	To avoid, remedy or mitigate adverse effects of activities on the rural environment.	The assessment of effects concludes that any effects would be less than minor on the rural environment.

OBJECTIVE OR POLICY		Assessment
8.3.4	To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.	The site does not contain any areas of significant indigenous vegetation or habitats of indigenous fauna.
8.3.5	To protect outstanding natural features and landscapes.	The area does not contain any outstanding landscapes or outstanding natural features.
8.3.6	To avoid actual and potential conflicts between land use activities in the rural environment.	The proposed subdivision is considered to be compatible with the receiving zone and surrounding land use, which can be best described promoting rural residential land and use.
8.3.7	To promote the amenity values of the rural environment.	The landholding is situated within a land use environment that is best described as rural residential. This land use pattern will remain. The proposed lot sizes in their locations are comparable with those surrounding the subject site.
8.3.8	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	This objective is not relevant to the size and scale of this proposed subdivision.
POLICIES		
8.4.1	That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.	Refer to 8.3.1 above.
8.4.2	That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.	The proposed subdivision will not generate adverse effects on local productive soil or ecosystem values. While the site does contain Class 2 soils, the site zoned Rural Living and is not subject to the NPS-HPL. There are no highly valued eco-systems as mapped by FNDC.

OBJECTIVE OR POLICY		Assessment
8.4.3	That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.	All necessary infrastructure can be provided for the proposal.
8.4.4	That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.	There are no outstanding landscapes or outstanding natural features present on the site or in the vicinity. The amenity values of the local environment will not be affected by the proposal.
8.4.5	That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e., reverse sensitivity).	The purpose of the subdivision is to provide rural residential sections commensurate with the surrounding land use pattern. There are no reverse sensitivity or sterilisation effects from the proposal as it is being development in accordance the zones intent. It is considered compatible with the surrounding land use pattern and would not generate adverse reverse sensitivity effects, nor in context is it considered to incur any precedent effect.
8.4.6	That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.	The site does not contain any areas of significant indigenous vegetation or habitats of indigenous fauna.
8.4.7	That Plan provisions encourage the efficient use and development of natural and physical resources.	The proposed subdivision would enable efficient use of Rural Living land in this location, commensurate with the surrounding land use pattern.

OBJECTIVE OR POLICY		Assessment
8.4.8	That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated.	The proposed subdivision is considered appropriate in this location and would avoid or mitigate adverse effects on the amenity of the local rural environment. There are no outstanding landscapes, outstanding natural features or habitats that would be affected by the proposal.

Rural Living Zone

The Rural Living zone is described in the ODP as an area of transition between town and country and is generally applied to land on the periphery of urban zoning.

The relevant expected outcomes listed within the ODP for the Rural Living zone are:

8.7.2.1 A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.

8.7.2.2 A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.

8.7.2.3 A Rural Living Zone where activities are self sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.

The relevant objectives and policies for the Rural Living Zone are discussed in Table 11 below:

Table 11 - Rural Living Zone Objectives and Policies

OBJECTIVE OR POLICY	PERFORMANCE OF PROPOSAL
OBJECTIVES	

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.7.3.1	To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.	The purpose of the subdivision is to provide rural residential sections commensurate with the surrounding land use pattern and type of development.
8.7.3.2	To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.	The proposed subdivision will create rural residential sections commensurate with the surrounding land use pattern.
8.7.3.3	To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.	The site is not located on the frontage of Kerikeri Road.
POLICIES		
8.7.4.1	That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.	Refer to 8.7.3.1 above.
8.7.4.2	That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.	The proposed subdivision is similar to the surrounding subdivision pattern, which can be described as rural residential.
8.7.4.3	That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.	The Site Suitability Report in Appendix C has demonstrated that each lot can accommodate a generous indicative future dwelling and areas for disposal fields.
8.7.4.4	That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.	No development is proposed at this juncture. The Site Suitability Report in Appendix C has demonstrated that each lot can accommodate a generous indicative future dwelling and areas for disposal fields.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.7.4.5	That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.	No land use is proposed at this time.
8.7.4.6	That home-based employment opportunities be allowed in the Rural Living Zone.	No land use is proposed at this time.
8.7.4.7	That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.	No land use is proposed at this time. This can be demonstrated at a time when development is proposed.
8.7.4.8	That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.	No land use is proposed at this time.
8.7.4.9	That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.	No land use is proposed at this time.
8.7.4.10	That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.	No land use is proposed at this time.
8.7.4.11	That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	The site is not located on the frontage of Kerikeri Road.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.7.4.12	That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).	Connection to Councils reticulated sewerage system is not available in this location.

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for the Rural Living zone, particularly in this location where the surrounding land use pattern is similar. Further, the lot sizes proposed are consistent with Council direction in providing for large lot residential sections in the Rural Residential zone in the PDP.

Subdivision

The objectives and policies for subdivision are assessed in Table 12 below.

Table 12 – Subdivision Objectives and Policies

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
OBJECTIVES		
13.3.1	To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan and will promote the sustainable management of the natural and physical resources of the District, including airports and the social, economic and cultural wellbeing of people and communities.	The assessments above demonstrates that sustainable management of the physical land resource would be achieved. The subdivision pattern is consistent with sites in the area. It is considered that the proposal is appropriate within the zone and will not generate adverse effects in this location.
13.3.2	To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.	As per the assessment of effects, the proposed subdivision will not result in adverse effects on the life-supporting capacity of air, water, soil or ecosystems, nor will the proposal give rise to reverse sensitivity effects.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.3.3	To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.	The sites do not possess such values or features and is not part of the coastal environment.
13.3.4	To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.	The site is not located within any identified heritage area overlay in either the ODP or the PDP, and there are no scheduled heritage resources, significant indigenous vegetation, outstanding landscapes or natural features on or adjacent to the site.
13.3.5	To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.	On site water storage is proposed.
13.3.6	To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.	As the sites do not possess any significant values or characteristics, special forms of subdivision are not necessary.
13.3.7	To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.	No sites of significance to Māori have been identified in the District Plan on the land or in the vicinity of the properties. No sites or areas of significance to Māori are identified on or adjacent to the site.
POLICIES		

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.1	That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (c) landscape values; (d) amenity values; (e) cultural values; (f) heritage values; and (g) existing land uses.	The relevant items are the amenity and heritage values of the locality and surrounds. The AEE did not identify any adverse effects on these identified values.
13.4.2	That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	Appropriate access arrangements can be attained to achieve both safe and effective vehicular movement.
13.4.3	That natural and other hazards be taken into account in the design and location of any subdivision.	The site is not affected by hazards.
13.4.4	That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.	Utilities can be provided on site. Power and telecommunications delivery can be provided in accordance with the consultation with Top Energy and Chorus (see Appendix F).
13.4.5	That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads, and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.	Work on the sites will be managed to avoid effects of this nature however it considered that these would be minimal and of a typical nature given the topography of the site.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.6	That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	The site does not contain, and is not adjacent to, any scheduled heritage resources, significant indigenous vegetation, significant habitats of indigenous fauna, or outstanding landscapes or natural features. The proposal therefore does not affect any such values.
13.4.7	That the need for a financial contribution be considered only where the subdivision would: (a) result in increased demands on car parking associated with non-residential activities; or (b) result in increased demand for esplanade areas; or (c) involve adverse effects on riparian areas; or (d) depend on the assimilative capacity of the environment external to the site.	Not applicable
13.4.8	That the provision of water storage be taken into account in the design of any subdivision.	See Objective 13.3.5 above.
13.4.9	That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.	N/A
13.4.10	The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.	N/A

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.11	That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.	See Objective 13.3.7 above.
13.4.12	That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.	N/A
13.4.13	Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regard to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area; (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas; (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide	<p>This report has demonstrated that the proposal does not generate any adverse effects that are more than minor.</p> <p>The techniques described in the policies have either been addressed earlier in the report or are not necessary as this juncture, as land use is not proposed. The proposed subdivision is located within a land use pattern similar to what is being proposed.</p>

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
	<p>for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council’s “<i>Tangata Whenua Values and Perspectives</i>” (2004);</p> <p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	
13.4.14	<p>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</p>	<p>These have been taken into account as described in the assessments above.</p>

Overall, it is considered that the proposal is consistent with the ODP objective or policy framework.

Table 13 – PDP Rural Residential Zone¹

OBJECTIVES	
RRZ-O1	<p>The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity <u>values</u> of the zone.</p>

¹ Please note this assessment is from the Commissioners Recommendations version.

RRZ-O2	<p>The predominant character and amenity of the Rural Residential zone are maintained and enhanced, which includes:</p> <ul style="list-style-type: none"> a. peri-urban scale residential activities; b. small-scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and d. a diverse range of rural residential environments reflecting the character and amenity <u>values</u> of the adjacent urban area.
RRZ-O3	<p>The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.</p>
RRZ-O4	<p>Land use and subdivision in the Rural Residential zone:</p> <ul style="list-style-type: none"> a. maintains rural residential character and amenity values; b. supports a range of rural residential and small-scale farming activities; and c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.
POLICIES	
RRZ-P1	<p>Enable activities that will not compromise the role, function and predominant character and amenity <u>values</u> of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ul style="list-style-type: none"> a. rural residential activities; b. small-scale farming activities; c. home business activities; d. visitor accommodation; and e. small-scale education facilities.
RRZ-P2	<p>Avoid activities that are incompatible with the role, function and predominant character and amenity <u>values</u> of the Rural Residential zone including:</p> <ul style="list-style-type: none"> a. activities that are contrary to the density anticipated for the Rural Residential zone; b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.
RRZ-P3	<p>Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in <u>the adjacent Rural Production zones and Horticulture precinct zones</u>.</p>
RRZ-P4	<p>Require Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network.

RRZ-P5	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone:</p> <ol style="list-style-type: none"> a. consistency with the scale and character of the rural residential environment; b. location, scale and design of buildings or structures; c. at zone interfaces <u>and the rail designation boundary</u>: <ol style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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The application is for a two-lot subdivision that will cater for rural residential activities at a scale commensurate with the surrounding land use pattern.

The density generally proposed is provided for as a discretionary activity within the PDP subdivision rules [2,000m²], being a rural lot for residential purposes.

Whilst primary production activities are being undertaken in the broader vicinity of the site, the design of the subdivision and the separation distances involved ensures that no effects result to primary production activities, particularly when their written approval has been provided.

The surrounding land use is best described as rural residential, which this application for subdivision supports. As such it is considered that there will be no reverse sensitivity effects resulting from the application.

Top Energy and Chorus have confirmed that electricity and telecommunications can be provided for the proposed Lots (see **Appendix F**).

No development is proposed at this stage, however the Site Suitability Report (**Appendix C**) has demonstrated that each allotment can be appropriately serviced.

As mentioned, the size of the sites is commensurate with surrounding landholdings, and no heritage, cultural, or natural feature overlays affect the site.

Overall, it is considered that the proposal is consistent with the PDP Rural Residential objective and policy framework.

Table 14 – PDP Subdivision Chapter²

OBJECTIVES	
SUB-O1	<p>Subdivision results in the efficient use of land, which:</p> <ul style="list-style-type: none"> a. achieves the objectives of each relevant zone, <u>precinct, development area overlays and the district wide provisions;</u> b. contributes to the <u>existing or planned</u> local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and f. manages adverse effects on the environment.
SUB-O2	<p>Subdivision <u>recognises and</u> provides for the:</p> <ul style="list-style-type: none"> a. Protection of highly productive land; and b. <u>Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.</u>
SUB-O3	<p>Infrastructure is planned to service the proposed subdivision and development where:</p> <ul style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should <u>is</u> provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be <u>is</u> planned and consideration be given to <u>connections made with the wider infrastructure network.</u>
SUB-O4	<p>Subdivision is accessible, connected, and integrated with the surrounding environment <u>including by and providing for:</u></p> <ul style="list-style-type: none"> a. <u>safe transport connections including active modes of public transport where practicable</u> b. <u>new, and connection to existing</u> public open spaces; c. esplanade where land adjoins the coastal marine area; and d. esplanade where land adjoins other qualifying waterbodies.
SUB-OX	<p><u>Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry activities.</u></p>
SUB-OY	<p><u>Subdivision occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by additional infrastructure.</u></p>
POLICIES	

² Please note this assessment is from the Commissioners Recommendations version.

SUB-P1	<p>Enable boundary adjustments that:</p> <ul style="list-style-type: none"> a. do not alter; b. the degree of non compliance with District Plan rules and standards; c. the number and location of any access; and d. the number of certificates of title; and e. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	<p>Enable subdivision for the purpose of public works, infrastructure, reserves or access.</p>
SUB-P3	<p>Provide for subdivision where it results in allotments that:</p> <ul style="list-style-type: none"> a. are consistent with the <u>planned environment purpose, characteristics and qualities</u> of the zone <u>or precinct</u>; b. comply with the minimum allotment sizes for each zone <u>or precinct</u>; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access.
SUB-P4	<p>Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan.</p>
SUB-P5	<p>Manage subdivision design and layout in the General Residential, Mixed Use, <u>Medium Density Residential, Town Centre</u> and Settlement zone to provide for safe, connected and accessible environments by</p> <ul style="list-style-type: none"> a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, <u>(including for emergency response) and connectivity</u> by creating walkways, cycleways and an interconnected transport network. f. <u>Providing additional infrastructure where required.</u>
SUB-P6	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced <u>(including telecommunications)</u> and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided is in accordance <u>with the planned environment purpose, characteristics and qualities</u> of the zone.
SUB- P7	<p>Require the vesting of esplanade reserves or <u>esplanade strips</u> when subdividing <u>to specific allotment sizes</u> land adjoining the coast or other qualifying waterbodies.</p>

SUB-P8	<p>Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ul style="list-style-type: none"> a. will protect areas of significant indigenous vegetation, or significant habitats of indigenous fauna or natural inland wetlands a qualifying SNA in perpetuity as required in SUB-R6 and result in the SNA being added to the District Plan SNA schedule; and b. achieves the environmental outcomes required in SUB-R7; Provides a management plan which results in superior environmental outcomes, including through, where relevant: <ul style="list-style-type: none"> i. the protection of natural character, landscape, amenity, heritage or cultural values; and/or ii. the restoration, enhancement and legal protection of indigenous biodiversity; or c. is around an existing residential unit., as provided for by SUB-R3 will not result in the loss of versatile soils for primary production activities.
SUB-PX	<p><u>Avoid subdivision that:</u></p> <ul style="list-style-type: none"> a. <u>Within the Horticulture Precinct, is not provided for in PREC1-P5:</u> b. <u>In all other parts of the Rural Production Zone:</u> <ul style="list-style-type: none"> i. <u>results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;</u> ii. <u>cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;</u> iii. <u>fragments land into parcel sizes that are no longer able to support farming or forestry activities in accordance with RPROZ-P6(c);</u> iv. <u>Results in rural lifestyle subdivision unless provided for in SUB-P8.</u>
SUB-P9	<p>Avoid subdivision rural lifestyle subdivision in the Rural Production zone and <u>Restrict</u> rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule SUB-R7 provides a management plan which results in superior environmental outcomes, including through, where relevant:</p> <ul style="list-style-type: none"> I. The protection of natural character, landscape, amenity, heritage, or cultural values; and/or II. The restoration, enhancement and legal protection of indigenous biodiversity.
SUB-P10	<p>To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.</p>

SUB-P11	<p>Consider the following matters where relevant when assessing and managing the effects of subdivision Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:</p> <ol style="list-style-type: none"> a. <u>The potential for reverse sensitivity effects that would prevent or adversely affect the activities already established on land from continuing to operate;</u> b. consistency with the scale, density, design and character of the environment and purpose of the zone; c. the location, scale and design of buildings and structures; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. managing natural hazards; f. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and g. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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For the reasons already provided through this report, the proposal is considered to be consistent with the objectives and policies for subdivision under the PDP.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 NOTIFICATION (S95A-95D)

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. Overall the application is for a non-complying subdivision, so none of the circumstances in this step apply.
- *Step 3* – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.

- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. (*Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

Section 95B sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. These circumstances do not apply to this application.
- *Step 3* – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person’s written approval.

Written approvals received for the proposal are provided in **Appendix F**. Contextually, the approvals are outlined in red in Figure 7 below.

There are no effects resulting to persons across Kerikeri Inlet Road due to the road acting as a sufficient buffer. With respect to the persons to the west, plan required setbacks as well as the swale drain impose a sufficient buffer in terms of likely residential use. As noted earlier, voluntary fencing and planting are likely to arise over time and this will provide further mitigation to these parties.

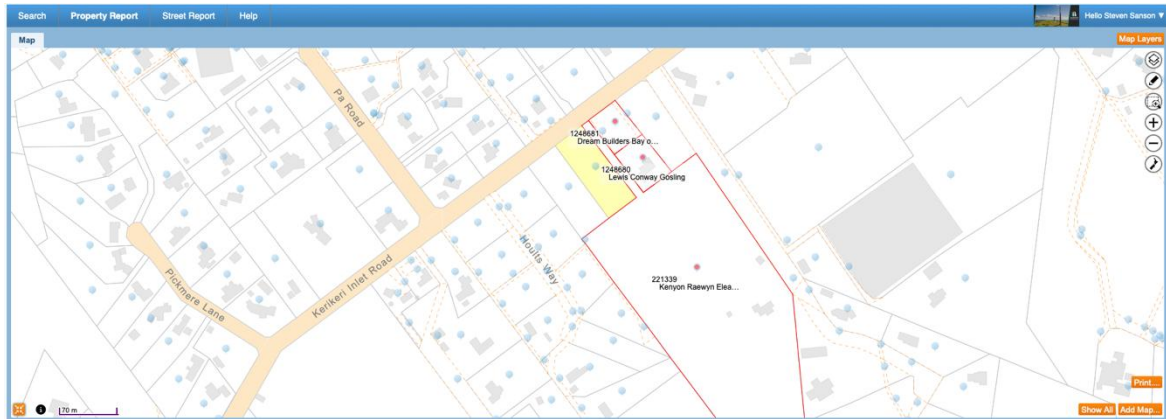


Figure 7: Neighbours Approval – Site in Yellow – Approvals in Red [Source Prover]

- **Step 4 – Public notification in special circumstances.** As above no special circumstances exist.

The assessment of effects above has concluded that the effects on the environment will be less than minor. The proposed subdivision density is commensurate with surrounding land use so is consistent within the built development in this locale.

It is therefore reasonable to conclude that any future development at a density and scale commensurate with the existing environment is consistent with the character and amenity of the surrounding area, and the proposed two lot subdivision would incur less than minor effects on the adjacent landowners.

Section 95C relates to the public notification after a request for further information which does not apply to this application. Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor.

This assessment concludes that potential adverse effects arising from this subdivision proposal would be less than minor, as such it can proceed on a non-notified basis.

PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed subdivision will support the provision of housing in the Kerikeri area.

Matters of National Importance

The site is not subject to any matters of national importance under section 6 of the RMA.

There are no scheduled heritage resources, sites of significance to Māori, outstanding landscapes, or areas of significant indigenous vegetation on or adjacent to the site.

Other Matters

The development will enable the landowner to subdivide their property, releasing land for large lot residential development zoned for that purpose.

8.0 'Gateway' Assessment

Section 104D – Particular Restrictions for Non-Complying Activities

When dealing with non-complying activities, before granting an application Council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

This consideration for non-complying activities is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under s104. There is no primacy given to either of the two limbs, so if one limb can be passed then the 'test' can be considered to be passed.

In this instance it has been demonstrated that both the effects of the proposal are less than minor and that there is positive consistency with all objective and policies of relevance to the proposal. Therefore, FNDC in this instance has both 'limbs' to appropriately decide in favour of this application.

9.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a two-lot subdivision in the Rural Living zone as a Non-complying activity under the ODP and PDP.

Consent is also required for future breaches relating to stormwater management, and building coverage.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate conditions.

Adverse effects on adjacent neighbours would be less than minor as the proposed subdivision is commensurate with existing development density in this general location.

The proposal is consistent with the relevant objectives of policies of the ODP and the PDP.

An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

On this basis, it is considered that the application is able to be processed on a non-notified basis.

Please do not hesitate to contact me should you require any additional information.

Kind regards

Steven Sanson
Consultant Planner



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **221336**
Land Registration District **North Auckland**
Date Issued 08 August 2005

Prior References
NA638/197

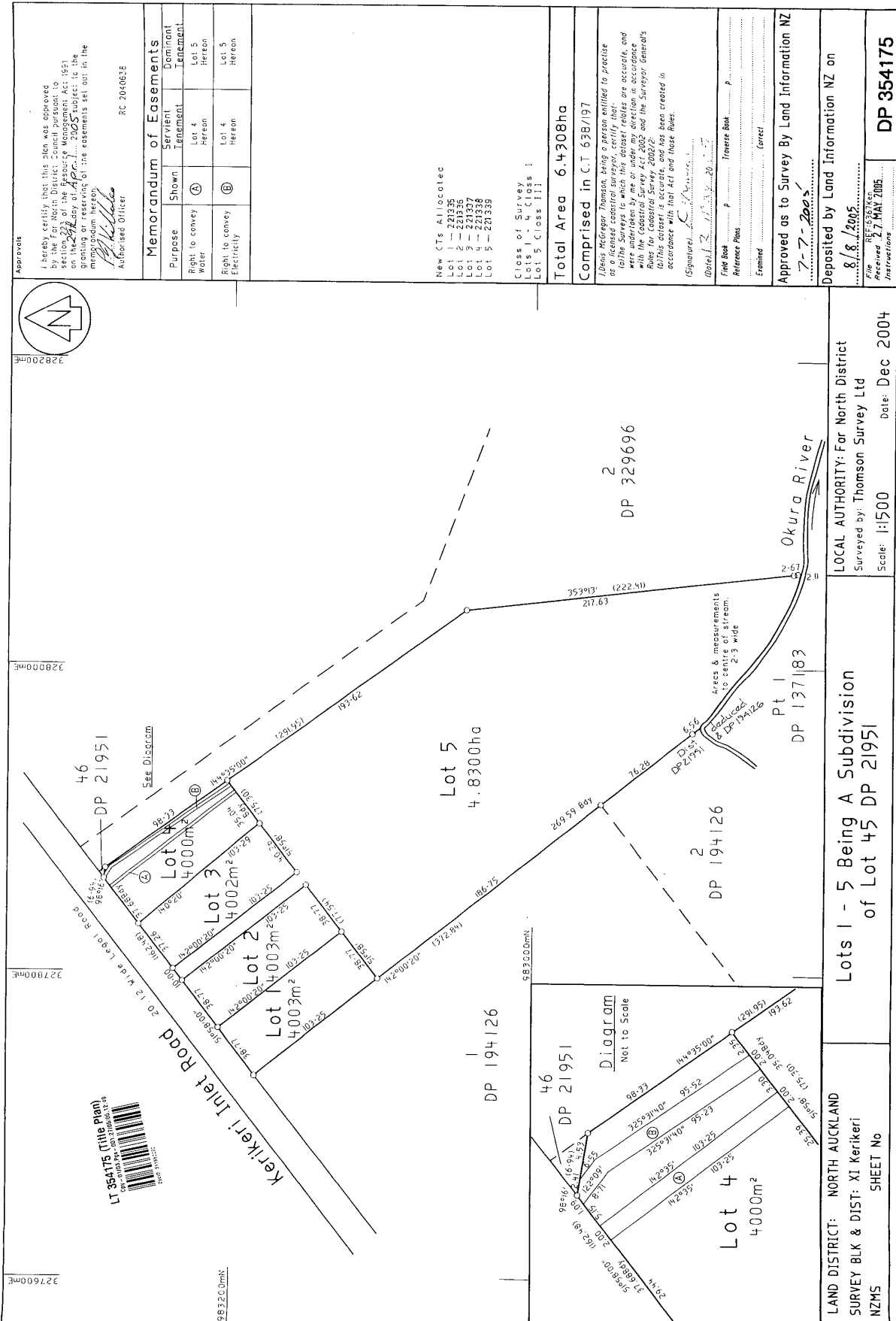
Estate Fee Simple
Area 4003 square metres more or less
Legal Description Lot 2 Deposited Plan 354175
Registered Owners
Jonathan Robert Gill, Angela Mary Gill and Robert Nigel Gill

Interests

Appurtenant hereto is a right of way, right to transmit electricity, a right to transmit telecommunications and computer media, a right to convey water and a right to drain water created by Easement Instrument 6191292.5 - 22.10.2004 at 9:00 am

The easements created by Easement Instrument 6191292.5 are subject to Section 243 (a) Resource Management Act 1991 6525667.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.8.2005 at 9:00 am

Land Covenant in Easement Instrument 8555386.2 - 11.2.2011 at 11:23 am



Approval
I hereby certify that this plan was approved by me as a licensed cadastral surveyor, in accordance with section 223 of the Resource Management Act 1991 on the 27th day of April 2005. 2205 subject to the granting or reserving of the easements set out in the memorandum hereon.
[Signature]
Authorised Officer
RC 204063E

Memorandum of Easements		
Purpose	Shown	Dominant Tenement
Right to convey water	(A)	Lot 4 hereon
Right to convey Electricity	(B)	Lot 5 hereon

New Cts Allocated
Lot 1 - 221336
Lot 2 - 221337
Lot 3 - 221338
Lot 4 - 221339
Lot 5 - 221340

Class of Survey
Lots 1 - 4 Class 1
Lot 5 Class 111

Total Area 6.4308ha
Comprised in C.T 638/197

[Signature]
Date: 27/04/2005

Field Book
Reference Plans
Enrolled

Approved as to Survey By Land Information NZ
7-7-2005

Deposited by Land Information NZ on
8/8/2005

File No. 221336
Instructions
Approved NZLT 2005
Keyton

DP 354175

Scale: 1:1500
Date: Dec 2004

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Ltd

Lots 1 - 5 Being A Subdivision
of Lot 45 DP 21951

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI Kerikeri
NZMS SHEET No

Diagram Not to Scale

Diagram Not to Scale



**Far North
District Council**

CONO 6525667.4 Cons

Cpy - 01/01, Pgs - 001, 08/08/05, 08:52



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Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2040638
the Subdivision of Lot 45 DP 21951
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of Lots 1, 2, 3 & 4 DP 354175.

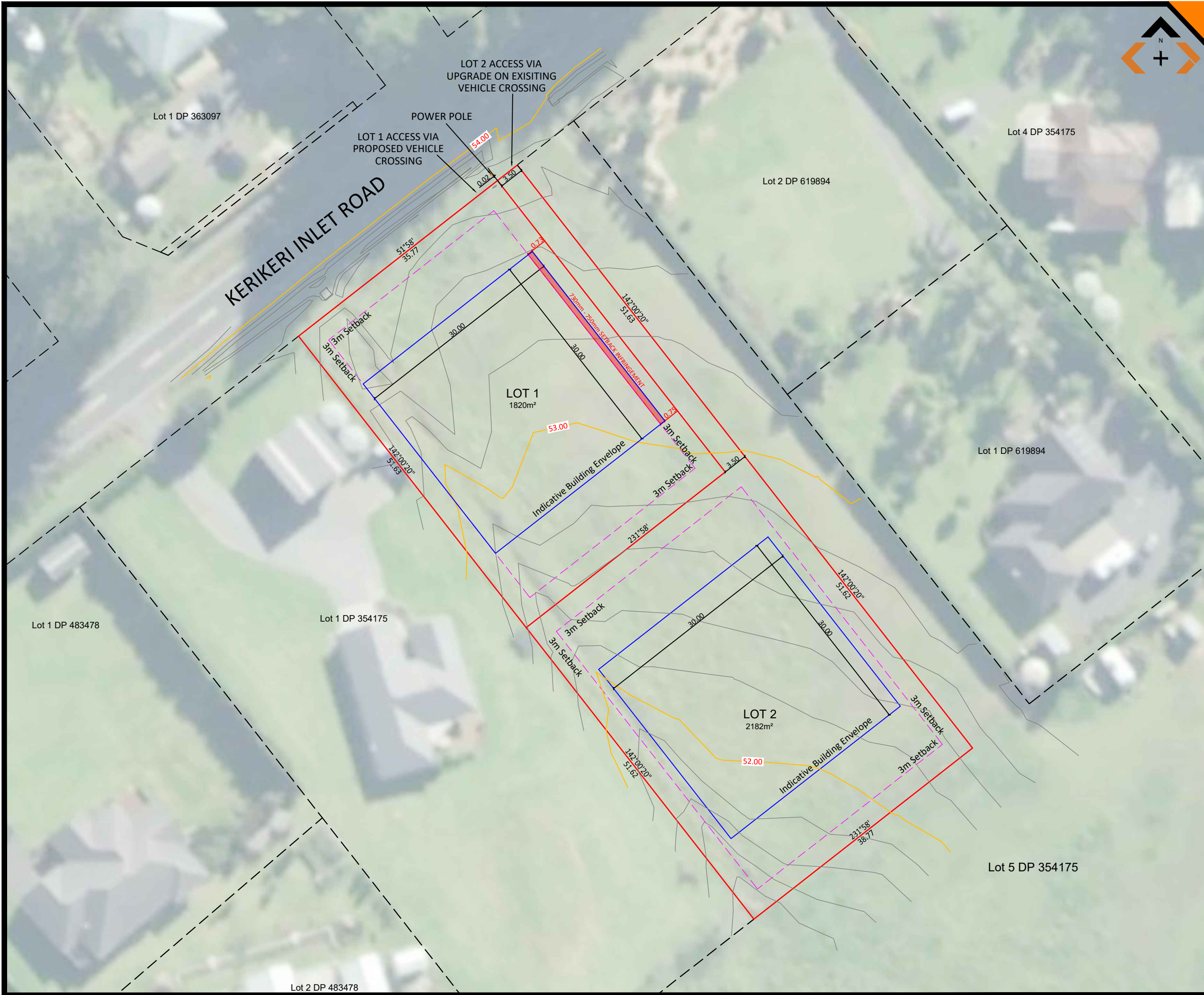
SCHEDULE

- i. Due to horticultural activities taking place in the vicinity any dwelling to be constructed on the Lots that will utilise rainwater as a potable water supply will require a suitable water filtration system to be installed.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *15th* day of *July* 2005



SURVEYED			APPROVED	
DESIGNED			DATE	
BRAWN	JA	24.04.2026		
CHECKED				
APPROVED				

REV	CHANGES	CHKD	DATE
0	ORIGINAL ISSUE	JA	24.04.26
1	AMENDMENTS	AG	25.05.26
2	WIDEN ACCESS	AG	17.06.26

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LEGEND

- Lot Boundaries
- Easement Boundaries
- Yard Setback
- - - Existing Abuttal Boundaries

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 PRECISE LEVELLING: TRIMBLE DIN Series 0.3mm DIGITAL
 VERTICAL PLUMMING: FOIF DZ2 LASER PLUMMIT
 LASER SCANNER: LEICA RTC360 / LEICA P30

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1016A Great South Road, Penrose Auckland, NZ

NZIS
 REGISTERED PROFESSIONAL SURVEYOR

MEMBER OF:
 Survey and Spatial New Zealand

CLIENT

ANGELA GILL

PROJECT

KERIKERI INLET ROAD
 LOT 2 DP 354175

TITLE

SCHEME PLAN
 LOTS 1 AND 2 BEING
 PROPOSED SUBDIVISION
 OF LOT 2 DP 354175

SCALE 1:250 (A1) 1:500 (A3)

DRAWING No 12251-1105-01 **SHEET** 1 of 1 **REVISION** 2

PLOT DATE: 6/17/2026 12:41 pm



SURVEYED	DATE	DRAWN	DATE	CHECKED	DATE
BEM	28.04.2026	BEM	28.04.2026	JGF	04.05.2026
0	ORIGINAL ISSUE				04.05.2026
REV		AMENDMENTS			DATE

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SURVEY NOTES:

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- LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016.
- ORIGIN OF SURVEY RM 65 SO 55466 GD CODE: C31M 983273.467mN 327844.833mE RL 54.14m
- CALCULATED BOUNDARIES SHOWN FOR PRIMARY PARCEL.
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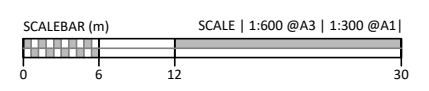
CLIENT
 ANGELA GILL

PROJECT
 KERIKERI INLET ROAD
 KERIKERI
 LOT 2 DP 354175

TITLE
 TOPOGRAPHICAL PLAN

SCALE 1:300 (A1) 1:600 (A3)
DRAWING No 12251-705-001
SHEET 1 of 1
REVISION 0

PLOT DATE: 5/4/2026 4:29 pm





SUBDIVISION SUITABILITY REPORT

154 Kerikeri Inlet Road

Kerikeri

(Lot 2 DP 354175)

SUBDIVISION SUITABILITY REPORT

154 Kerikeri Inlet Road

Kerikeri

(Lot 2 DP 354175)

Report prepared for: A & J Gill

Report reference: 19814

Date: 27 May 2026

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
27/05/2026	1	Resource Consent Issue	S Scott Compton	C Hay	M Jacobson



association of
consulting and
engineering

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E	Crossing Locations
F	Attenuation Example

SUBDIVISION SUITABILITY REPORT

154 Kerikeri Inlet Road, Kerikeri

(Lot 2 DP 354175)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by A & J Gill to investigate the suitability of their property (Lot 2 DP 354175) for a residential subdivision. The purpose of this report is to review the identified suitable building area/s, assess natural hazards, geotechnical aspects, on-site wastewater disposal, stormwater attenuation and disposal, and access.

The client proposes to create two residential lots. The proposed scheme plan, prepared by Surveyworx is enclosed in Appendix A.

2.0 Site Description

This 4002m² property is located on the southern side of Kerikeri Inlet Road, approximately 190m where it intersects Pa Road. The property is made up of gentle slopes which fall to the south. A drain is located along the western boundary with ground coverage consisting of pasture.



Figure 1: Lot 2 DP 354175.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map shows that the property is located within an area underlain by Kerikeri Volcanics, which has been described as follows: *“Basalt lava, volcanic plugs and minor tuff.”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically two images, from 1951 and 1981. See Figure 2 below of the 1951 image. Several notable features were observed, listed below.

- In 1951 imagery the property was used as an orchard. By 1981 this had been cleared and remained in pasture.
- No signs of slope instability were observed on the property.
- The property remained undeveloped.



Figure 2: 1951 Aerial Image (Source: www.retrolens.nz).

4.0 Field Investigation

A Technician from this office visited the property on 4 May 2026 to undertake a walkover inspection and five hand augers.

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

The hand augers were dug to a maximum depth of 2.2m. Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

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

- Topsoil was encountered between 0.2m-0.3mBGL
- Residual soils consisted of very stiff clayey silts, extending to 0.5m-0.9mBGL overlying completely weathered basalt.
- Completely weathered, extremely weak basalt consisted of very stiff silts with some gravels and clay. In-situ Undrained Shear Strength exceeded 213kPa.
- Groundwater was not encountered during the investigation. Static groundwater is assessed greater than 5mBGL.

6.0 Geotechnical Hazards

6.1 Slope Stability

The identified building sites on Lots 1 and 2 are made up of gently sloping (5-8°) topography setback >40m from slopes considered moderate or steep. Subsoil investigations encountered very stiff residual soils overlying completely weathered basalt with no signs of slope instability observed across or adjacent to the property. RS Eng consider the risk of slope instability to be low.

6.2 Liquefaction

The property is positioned on land underlain by the Kerikeri Volcanic group, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

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

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

Based on a visual tactile assessment, laboratory testing of similar soils, RS Eng Ltd considers the soils as being Class H1 (Highly Reactive) as per AS2870. Specific design will be required at the building consent stage.

7.0 Three Waters

7.1 On-site Wastewater Disposal

7.1.1 Concept Design

The land available for effluent disposal is typically gently sloped (less than 5°) and linear planar. Subsoil investigations have assessed the soil as Category 4 as per AS/NZS1547. Disposal of secondary treatment effluent loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable, alternative methods and locations of effluent disposal is available, being subject to specific design at building consent stage.

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

Table 1: Concept Wastewater Disposal Design

Number of Bedrooms	3	No.
Number of Persons	5	No.
Flow Allowance	180	L/person/Day
Total Flow	900	L/Day
Irrigation Rate (DIR)	3.5	L/m ² /day
Slope Reduction Factor	0	%
Irrigation Area Required	257	m ²
Irrigation Line Spacing	1	m

A copy of the FNDC SEW1 is enclosed in Appendix D.

7.2 Regional Plan – On-Site Domestic Wastewater Discharge Compliance

Table 2 below demonstrates compliance with the Northland Regional Council’s New Regional Plan.

Table 2: NRC Permitted Discharge Compliance.

Feature	Regional Plan	Available
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	0.6m	>0.6m
10m Buffer Zone	Slopes >10°	5°
Floodplain Exclusion	5% AEP	>5% AEP
Reserve area	30%	>30%

7.3 Stormwater

7.3.1 Attenuation – Subdivision Works

Impervious surfaces are proposed as part of the subdivision for the proposed crossings. As these are proposed to be in the order of 30m² stormwater attenuation is not considered to be required at the subdivision stage.

7.3.2 Attenuation - Future Residential Buildings

The permitted impervious coverage for Rural Residential Zone is no more than 12.5% or 2,500m², which ever is lesser. If future development exceeds this coverage, then stormwater attenuation is required. An example design is as follows;

An example roof and driveway area of future development is 250m² and 100m², respectively. Therefore, exceeds the permitted coverage by 100m², proposed to be attenuated to pre-development levels, in accordance with FNDC ES. Impervious surfaces allow little or no infiltration of stormwater into the ground, causing a greater volume and peak flow of rainfall runoff. As a result, attenuation of the stormwater runoff is required. This minimises any potential adverse effects on downstream properties.

The Far North District Council (FNDC) Engineering Standards (ES) requires attenuation of stormwater runoff from any increase in impervious areas so that post-development peak flows are less than 80% of pre-development. The FNDC ES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events.

It is proposed to direct stormwater runoff from the roof of the example dwelling into two rainwater storage tanks with restricted outlets which reduce the peak flows to predevelopment levels.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by FNDC ES. The subsoils have been assessed as clay loam, Class C soils with good grass cover. Table 3 includes a summary of the stormwater attenuation modelling.

Table 3: Example Stormwater Attenuation Design Summary.

	Pre-development		Post-development	
Area exceeding (grassed)	100			
Remaining Collected Roof	150		-	
Impervious Area (m ²)				
Total Roof	-		250	
Peak flow l/s	20% AEP	1% AEP	20% AEP	1% AEP
			+20%	+20%
From surfaces	2.09	4.07	2.84	5.14
80% (design flows reqd.)	1.67	3.26		
Total attenuated flows			1.67	3.26
Tank storage required			3.9m ³	7.5m ³

Attenuation Tank Summary		
Tank	X2 25000L Tank	
Tank Diameter	3.6m	
	Diameter	Depth from Overflow
Primary Orifice	44mm	0.37m
Secondary Orifice	33mm	0.17m

7.3.3 Disposal

Stormwater overflow from attenuation tanks shall outlet to the existing drain via energy dissipating protected outlet structures (eg rock lined outlet).

8.0 Water Supply/Firefighting

Reticulated water connections are not available, rainwater storage tank(s) are required. The Standards New Zealand Publicly Available Specification (SNZPAS) 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice states that buildings (FW2 Classification) require a minimum supply of 45m³ of water within a 90m distance from the furthest point of a dwelling for fire-fighting purposes for a non-reticulated water supply. The Fire Service has previously advised that either 10-15m³ of permanent storage must be available, or a communal 25m³ storage be made available to within 90m of any proposed house site. It is noted that a waiver for reduced storage volumes can be made to the Fire Emergency Department at Building Consent Stage.

The required water storage for firefighting can be achieved on-site by installing a water tank with domestic take above the permanent level. The tank will need to be shielded from the effects of radiated heat from a fire (plastic tanks should be setback a minimum of 6.0m from the dwelling). There should be unimpeded vehicle access to the water tank including the control of overgrown vegetation, hanging cables and building projections.

8.1 Overland Flows

An existing defined open drain runs within the western boundaries of the lots, where it then discharges to a defined gully feature downstream through the southern neighbouring property. The drain currently takes stormwater runoff from part of Kerikeri Inlet Road via a Ø300mm culvert that discharges to the drain, as well as overland flow from the lots in question. The drain shall be maintained and not modified as to not alter or divert any flows to building platforms. Platforms shall be suitably shaped to disperse stormwater away from buildings towards the drain.

9.0 Transport

9.1 Crossings

Proposed Lot 2 will utilise the existing crossing to Kerikeri Inlet Road. A new crossing is proposed to Lot 1 along the road frontage. Kerikeri Inlet Road is a primary collector, with a posted speed limit of 50km/hr. A power pole is located 5m back from the road frontage, this setback is considered to not impeded visibility. The FNDC District Plan requires a minimum sight distance of 70m. The available sight distances are shown in Table 4 below and images appended in Appendix E.

Table 4: Available Sight Distance

Crossing	Sight Distance (m)	
	West	East
Lot 1	210	190
Lot 2	220	180

9.2 Parking and Manoeuvring

The proposed lots are near level, and have ample space available for parking and manoeuvring.

10.0 Recommendations

10.1 Site Subsoil Class

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

10.2 Earthworks

To form the identified suitable building sites at building consent stage, minor earthworks will be required. To suitably develop the building area, we recommend as follows:

- Cuts and fills are limited to 1.0m without further geotechnical review.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.
- The building sites and driveways should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Platforms or earthworks shall not impede or divert the open drain.

10.3 Foundations

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

10.4 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. Stormwater overflow from roof and paving shall be collected and piped to an outlet at the existing drain via an erosion protected outlet structure(s) (eg rock lined outlet).

11.0 Conclusions

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

11.1 RMA – Section 106

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

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

11.2 NPS for Natural Hazards 2025

In accordance with the National Policy Statement for Natural Hazards 2025, RS Eng has assessed the risk of the listed natural hazards, based on Figure 1 and Tables 1-2 of the NPS. Our risk assessment is detailed in Table 5 below.

Table 5: Risk Table Assessment NPS.

Natural Hazard	Lot No.	Likelihood	Consequence	Risk	Notes
Flooding	1&2	Unlikely	Minor	Low	Refer to Section 8.1
Landslips	1&2	Unlikely	Minor	Low	Refer to Section 6.1
Liquefaction	1&2	Unlikely	Minor	Low	Refer to Section 6.2

12.0 Limitations

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

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

The minimum flood levels recommended herein are based on requirements of the requirements of the territorial authorities and the National Policy Statement for Natural Hazards 2025 and may be subject to inundation in storm events greater than those accounted for.

Prepared by:



Sarah Scott Compton

Senior Technician
NZDE(Civil)

Reviewed by:



Codie Hay

Senior Technician
NZDE(Civil)

Approved by:



Matthew Jacobson

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

RS Eng Ltd

Appendix A

Scheme Plan



SURVEYED			APPROVED	
DESIGNED			DATE	
BRAWN	JA	24.04.2026		
CHECKED				
APPROVED				

REV	CHANGES	CHKD	DATE
0	ORIGINAL ISSUE	JA	24.04.26
1	AMENDMENTS	AG	25.05.26
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LEGEND

- Lot Boundaries
- Easement Boundaries
- Yard Setback
- - - Existing Abuttal Boundaries

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MEMBER OF:
 Survey and Spatial New Zealand

CLIENT

ANGELA GILL

PROJECT

KERIKERI INLET ROAD
 LOT 2 DP 354175

TITLE

SCHEME PLAN
 LOTS 1 AND 2 BEING
 PROPOSED SUBDIVISION
 OF LOT 2 DP 354175

SCALE 1:250 (A1) 1:500 (A3)

DRAWING No 12251-1105-01 **SHEET** 1 of 1 **REVISION** 2

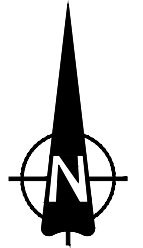
PLOT DATE: 6/17/2026 12:41 pm

Appendix B

Drawings

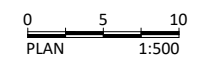


- NOTES:**
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 - These plans are indicative only and shall not be used for construction set-out or scaled off.
 - All services shall be identified on-site prior to construction.
 - It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
 - This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.



- LEGEND**
- Hand Auger Location
 - Identified Building Sites
 - Identified Wastewater Fields

Contour Interval: 0.2m
 Vertical Datum: NZVD2016
 Survey Data Source: Surveyworx



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

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**PROPOSED SUBDIVISION
 SUITABILITY REPORT
 SITE PLAN**

Client
ANGELA GILL
 Location
**KERIKERI INLET ROAD
 KERIKERI**

Date	25/05/2026	Rev	A	Notes	FIRST ISSUE
Drawn by:	SSC		Reviewed by:	NW	
Approved by:	MJ				

Scale	1:500	Rev No.	A
Original	A3	Sheet No.	C01
Job No.	19814		

Appendix C

Subsurface Investigations



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

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Angela & Jon Gill
PROJECT: Geotechnical Investigations

JOB NO.:
19814

SITE LOCATION: 154 Kerikeri Inlet Road, Kerikeri
CO-ORDINATES: 1688362mE, 6101466mN

ELEVATION: 53.31m

START DATE: 04/05/2026
END DATE: 04/05/2026
LOGGED BY: SS

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER			
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values				
TS	TOPSOIL.		0.0	TS																		
	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2	TS																		
Kerikeri Volcanics	Completely weathered; brown; fine fabric; BASALT; extremely weak. SILT, with minor clay and gravel; brown. Very stiff; moist; low plasticity; gravel, angular.		0.4	TS																		
			0.6	TS																	213+	
			0.8	TS																		-
			1.0	TS																		213+
			1.2	TS																		-
			1.4	TS																213+		
			1.6	TS																-		
			1.8	TS																		
			2.0	TS																213+		
			2.2	TS																-		
	2.2m - Unable to penetrate - Rock. End Of Hole: 2.20m		2.4																			

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Angela & Jon Gill
PROJECT: Geotechnical Investigations

JOB NO.:
19814

SITE LOCATION: 154 Kerikeri Inlet Road, Kerikeri
CO-ORDINATES: 1688373mE, 6101453mN

ELEVATION: 52.98m

START DATE: 04/05/2026
END DATE: 04/05/2026
LOGGED BY: SS

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER	
						50	100	150	200		Values
TS	TOPSOIL.		0.0 - 0.2	TS							
Kerikeri Volcanics	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2 - 0.4								
	Completely weathered; brown/orange; fine fabric; BASALT; extremely weak.		0.4 - 0.6							213+	Groundwater Not Encountered
	SILT, with minor clay and gravel; brown/orange. Very stiff; moist; low plasticity; gravel, angular.		0.6 - 1.0							213+	
	Gravelly SILT; orange/brown. Very stiff; moist; low plasticity.		1.0 - 1.4							UTP	
1.5m - Unable to penetrate - Gravels. End Of Hole: 1.50m		1.4 - 1.5									
			1.6 - 2.4								

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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

HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Angela & Jon Gill
PROJECT: Geotechnical Investigations

JOB NO.:
19814

SITE LOCATION: 154 Kerikeri Inlet Road, Kerikeri
CO-ORDINATES: 1688397mE, 6101418mN

ELEVATION: 52.01m

START DATE: 04/05/2026
END DATE: 04/05/2026
LOGGED BY: SS

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER	
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values		
TS	TOPSOIL.		0.0 - 0.2	TS																
Kerikeri Volcanics	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2 - 0.6																	213+
	Completely weathered; orange/brown; fine fabric; BASALT; extremely weak. SILT, with minor clay and gravel; orange/brown. Very stiff; moist; low plasticity; gravel, angular.		0.6 - 1.8																	213+
	1.8m - Unable to penetrate - Gravels. End Of Hole: 1.80m		1.8 - 2.4																	213+

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA05

CLIENT: Angela & Jon Gill
PROJECT: Geotechnical Investigations

JOB NO.:
19814

SITE LOCATION: 154 Kerikeri Inlet Road, Kerikeri
CO-ORDINATES: 1688405mE, 6101411mN

ELEVATION: 52.03m

START DATE: 04/05/2026
END DATE: 04/05/2026
LOGGED BY: SS

UNIT	MATERIAL DESCRIPTION <small>(See Classification & Symbology sheet for details)</small>	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER <small>(Blows / 0mm)</small>										VANE SHEAR STRENGTH <small>(kPa)</small> Vane: GEO3603				WATER						
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values							
TS	TOPSOIL.		0.0 - 0.2	TS																					
Kerikeri Volcanics	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2 - 0.7																						
	Completely weathered; orange/brown; fine fabric; BASALT; extremely weak. SILT, with minor clay and gravel; orange/brown. Very stiff; moist; low plasticity; gravel, angular.		0.7 - 1.4																						
	1.4m - Unable to penetrate - Gravels. End Of Hole: 1.40m		1.4 - 2.4																						

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

Appendix D

FNDC SEW1

Appendix B ES-SEW1

Onsite Wastewater Disposal Investigation

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A – Contact Details

1 - Applicant

Name: A & J Gill

Property Address: 154 Kerikeri Inlet Road, Kerikeri

Lot/DP Number: Lot 2 DP 354175

2 - Consultant / Site Evaluator

Site Evaluator Name: Matthew Jacobson

Company Name: RS Eng Ltd

Postal Address: 2 Seaview Rd, Whangarei

Business Phone: 09 438 3273

Mobile: _____

Email: _____

SQEP Registered²: Yes No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP: _____

Company Name: _____

Postal Address: _____

² It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: _____

Mobile: _____

Email: _____

Part B - Site and Soil Evaluation

1: Desk Study

Requirements (✓ appropriate box) Please complete **all** options. *(If more than one option applies to land under consideration, please clarify with supporting information)*

?	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
1	Hazard maps/GIS hazard layer - stability		
<input checked="" type="checkbox"/>	Low instability risk		
<input type="checkbox"/>	Medium instability risk		
<input type="checkbox"/>	High instability risk		
2	GIS hazard layer – effluent on slope stability		
<input checked="" type="checkbox"/>	Low disposal potential		
<input type="checkbox"/>	Moderate disposal potential		
<input type="checkbox"/>	High disposal potential		
3	GIS hazard layer – effluent suitability		
<input checked="" type="checkbox"/>	Medium unsuitability		
<input type="checkbox"/>	High unsuitability		
4	GIS hazard layer – flood susceptibility		
<input type="checkbox"/>	Is flood susceptible		
<input type="checkbox"/>	Is partially flood susceptible		
<input checked="" type="checkbox"/>	Is not flood susceptible		
5	GIS land resources layer - streams		
	Are there streams on or adjacent to land under investigation?	<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
6	GIS land resources layer – aquifers at risk		
	Is land situated over or adjacent to aquifer?	<input type="checkbox"/> Yes	
		<input checked="" type="checkbox"/> No	
7	Annual Rainfall (HIRDS)		

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

2: On-Site Evaluation

a. Determination of Soil Category (refer table 4.1.1 AS/NZS 1547:2012) (✓ appropriate box)

Soil Category	Structure	Applies to lot(s)	Comments
1 Gravels & Sands	<input type="checkbox"/> Structureless (massive)		
2 Sandy loams	<input type="checkbox"/> Weakly Structured		
	<input type="checkbox"/> Massive		
3 Loams	<input type="checkbox"/> High/Moderate structured		
	<input type="checkbox"/> Weakly structured or Massive		
4 Clay loams	<input checked="" type="checkbox"/> High/moderate structured	Lots 1 and 2	Kerikeri Volcanic Group
	<input type="checkbox"/> Weakly structured		
	<input type="checkbox"/> Massive		
5 Light clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		
6 Medium to heavy clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment [AS/NZS 1547:2012](#) for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

On-Site Evaluation Continued

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

?	DETAILS	APPLIES TO SITE(S)	
1	Flooding potential to proposed field and reserve field (refer note 1 below)		
✓	Fields will not flood, or	Lots 1 and 2	
	Fields will flood in		
	20% AEP event		
	5% AEP event		
	1% AEP event		
2	Surface water separation to proposed field and reserve field (refer note 2 below)		
✓	Main/reserve disposal field comply with NRC rules	Lots 1 and 2	
	Main/reserve disposal field do not comply with NRC rules		
3	Surface water separation to proposed field and reserve field (refer note 2 below)		
✓	Main/reserve disposal field comply with NRC rules	Lots 1 and 2	
	Main/reserve disposal field do not comply with NRC rules		
4	Winter ground water separation to proposed field and reserve field (refer note 3 below)		
✓	Main and reserve disposal field comply with NRC rules	Lots 1 and 2	
	Main and reserve disposal field do NOT comply with NRC rules		
5	Slope of ground of proposed field and reserve field (refer note 4)		
Description	Gently sloping		
6	Shape of ground of proposed field and reserve field (Refer note 5 below)		
	Waxing divergent	<input type="checkbox"/>	Linear divergent <input type="checkbox"/> Waning divergent
	Waxing planar	✓	Liner planar <input type="checkbox"/> Waning planar
	Waxing convergent	<input type="checkbox"/>	Linear convergent <input type="checkbox"/> Waning convergent
Comments			

?	DETAILS	APPLIES TO SITE(S)	
7	Intended water supply source		
<input type="checkbox"/>	Public supply		
<input checked="" type="checkbox"/>	Rainwater		
<input type="checkbox"/>	Bore		
8	Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)		
Description	Secondary treatment loading to irrigation line using a loading rate of		
	3.5L/m ² /day		
Peak loading factored in (refer note 6 below)			
	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
Comments			
9	Site exposure (refer note 7 below)	Description	Applies to Site(s)
	Site(s) aspect	Northwest	
	Pre-dominant wind direction	-	
	Presence of shelter belts	-	
	Presence of topographical features or structures	-	
10	Proximity of water bores (include adjacent to properties) (refer note 9 below)		
None			
11	Visible evidence of slips / instability (refer note 8 below)		
None			
12	Total suitable area available for type of effluent disposal proposed (including reserve area)		
340m ² per lot			
13	Setback areas proposed (if any) (refer note 10 below)		
As per NRC, refer to report.			

Notes

1. *If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.*
2. *NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.*
3. *Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.*
4. *Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.*
5. *Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.*
6. *The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.*
7. *The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.*
8. *If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.*
9. *If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).*
10. *If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.*

Appendix E

Crossing Locations

West Facing View

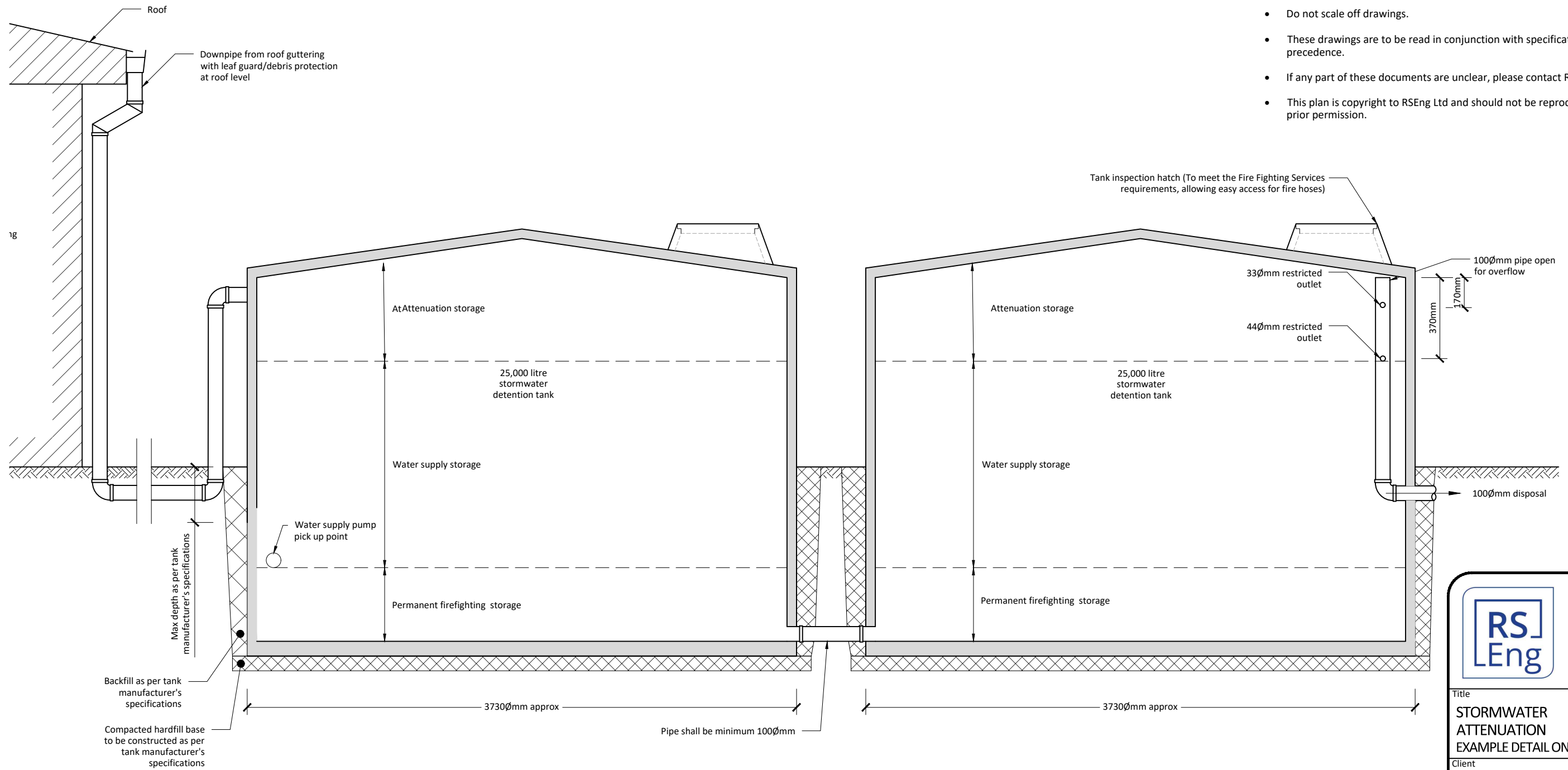


East Facing View



Appendix F

Attenuation Example



- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with all relevant local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.
 - If any part of these documents are unclear, please contact RSEng Ltd.
 - This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

- Tank installation and footing to manufacturers instructions.
- All tank penetrations and pipe connections to manufacturers instructions.
- Leaf guard/debris protection to manufacturers instructions.

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

Title
STORMWATER ATTENUATION EXAMPLE DETAIL ONLY

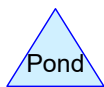
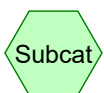
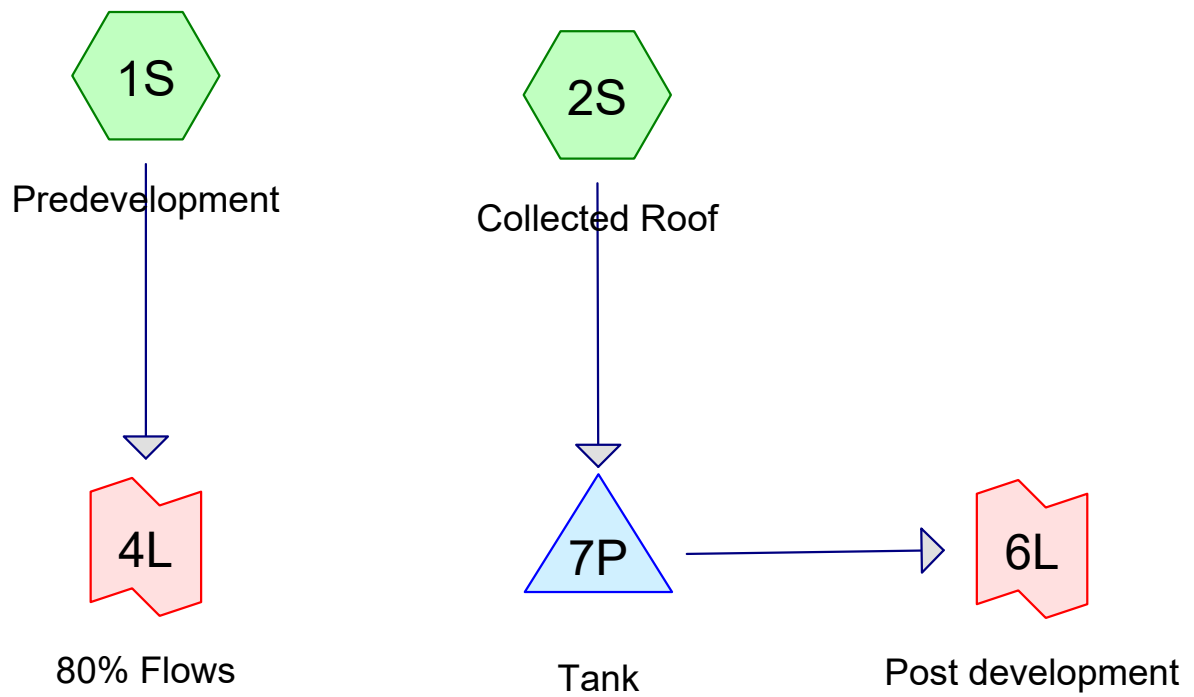
Client

Location

Date	Rev	Notes

Scale NTS	Original A3	Rev A
Drawn SSC	Approved MJ	File # 19814
		Sheet 1

2x 25,000L CONCRETE TANKS DETAIL- EXAMPLE
 NTS



Summary for Subcatchment 1S: Predevelopment

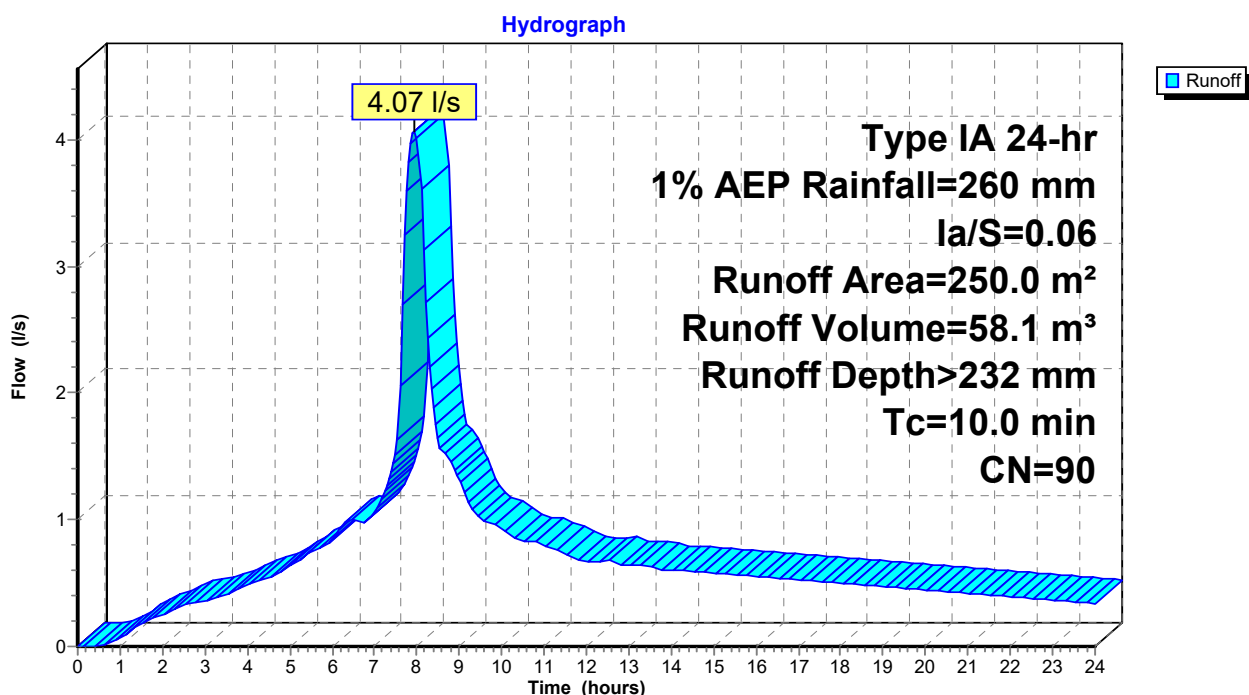
Runoff = 4.07 l/s @ 7.95 hrs, Volume= 58.1 m³, Depth> 232 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP Rainfall=260 mm, Ia/S=0.06

Area (m ²)	CN	Description
100.0	79	50-75% Grass cover, Fair, HSG C
150.0	98	Roofs, HSG D
250.0	90	Weighted Average
100.0		40.00% Pervious Area
150.0		60.00% Impervious Area

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

Subcatchment 1S: Predevelopment



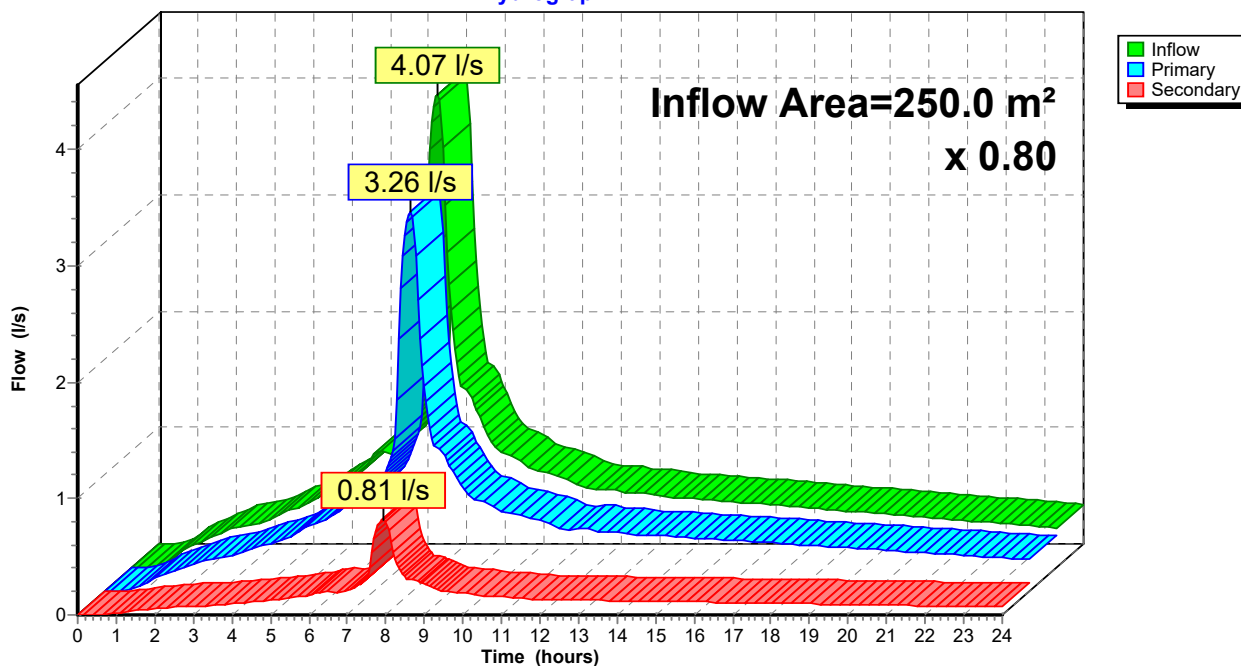
Summary for Link 4L: 80% Flows

Inflow Area = 250.0 m², 60.00% Impervious, Inflow Depth > 232 mm for 1% AEP event
 Inflow = 4.07 l/s @ 7.95 hrs, Volume= 58.1 m³
 Primary = 3.26 l/s @ 7.95 hrs, Volume= 46.4 m³, Atten= 20%, Lag= 0.0 min
 Secondary = 0.81 l/s @ 7.95 hrs, Volume= 11.6 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows

Hydrograph



Summary for Subcatchment 1S: Predevelopment

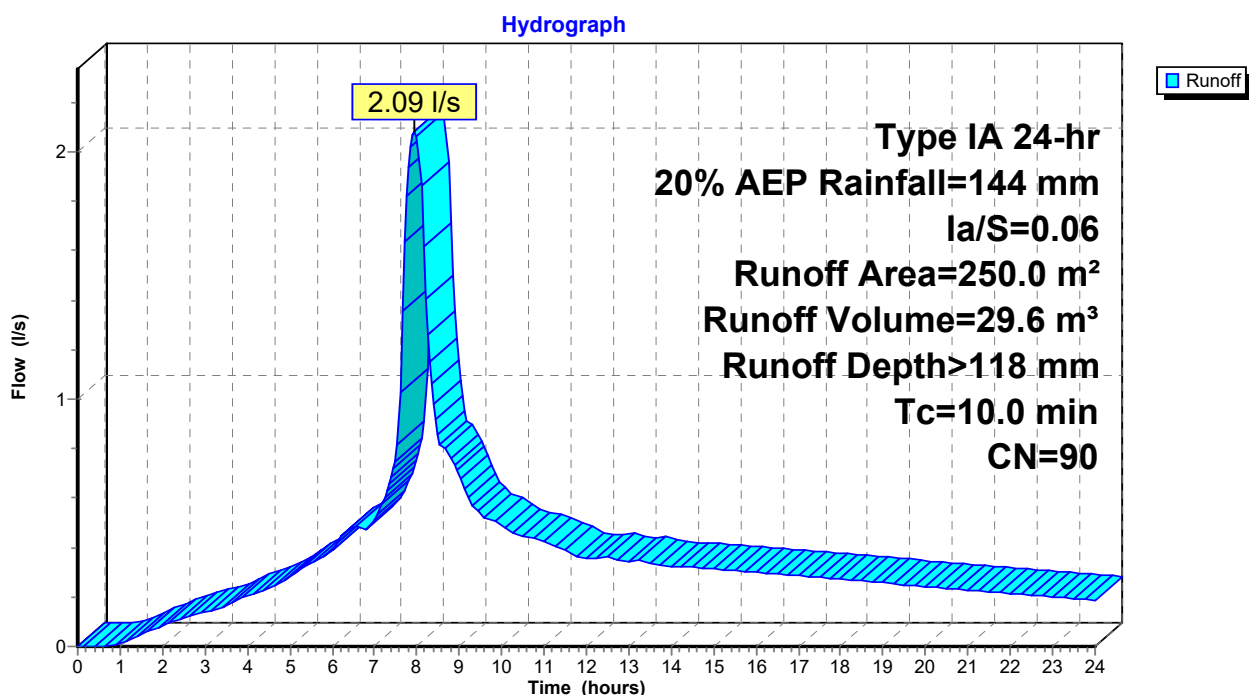
Runoff = 2.09 l/s @ 7.96 hrs, Volume= 29.6 m³, Depth> 118 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP Rainfall=144 mm, Ia/S=0.06

Area (m ²)	CN	Description
100.0	79	50-75% Grass cover, Fair, HSG C
150.0	98	Roofs, HSG D
250.0	90	Weighted Average
100.0		40.00% Pervious Area
150.0		60.00% Impervious Area

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

Subcatchment 1S: Predevelopment



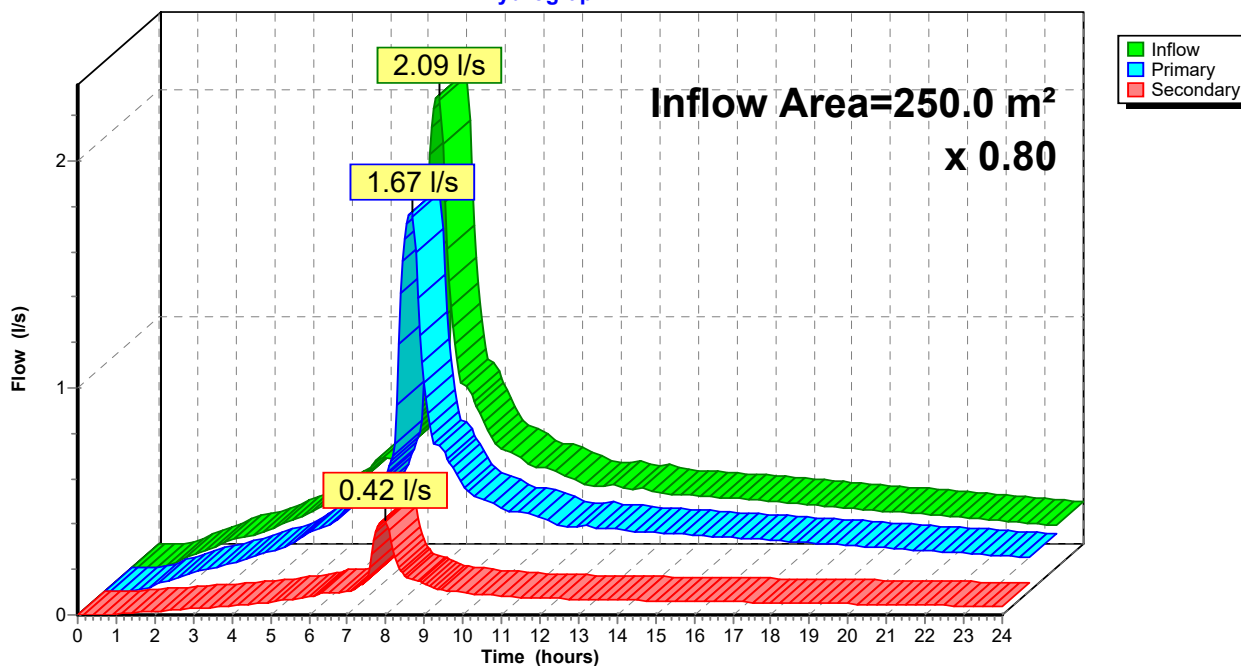
Summary for Link 4L: 80% Flows

Inflow Area = 250.0 m², 60.00% Impervious, Inflow Depth > 118 mm for 20% AEP event
 Inflow = 2.09 l/s @ 7.96 hrs, Volume= 29.6 m³
 Primary = 1.67 l/s @ 7.96 hrs, Volume= 23.7 m³, Atten= 20%, Lag= 0.0 min
 Secondary = 0.42 l/s @ 7.96 hrs, Volume= 5.9 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows

Hydrograph



Summary for Subcatchment 2S: Collected Roof

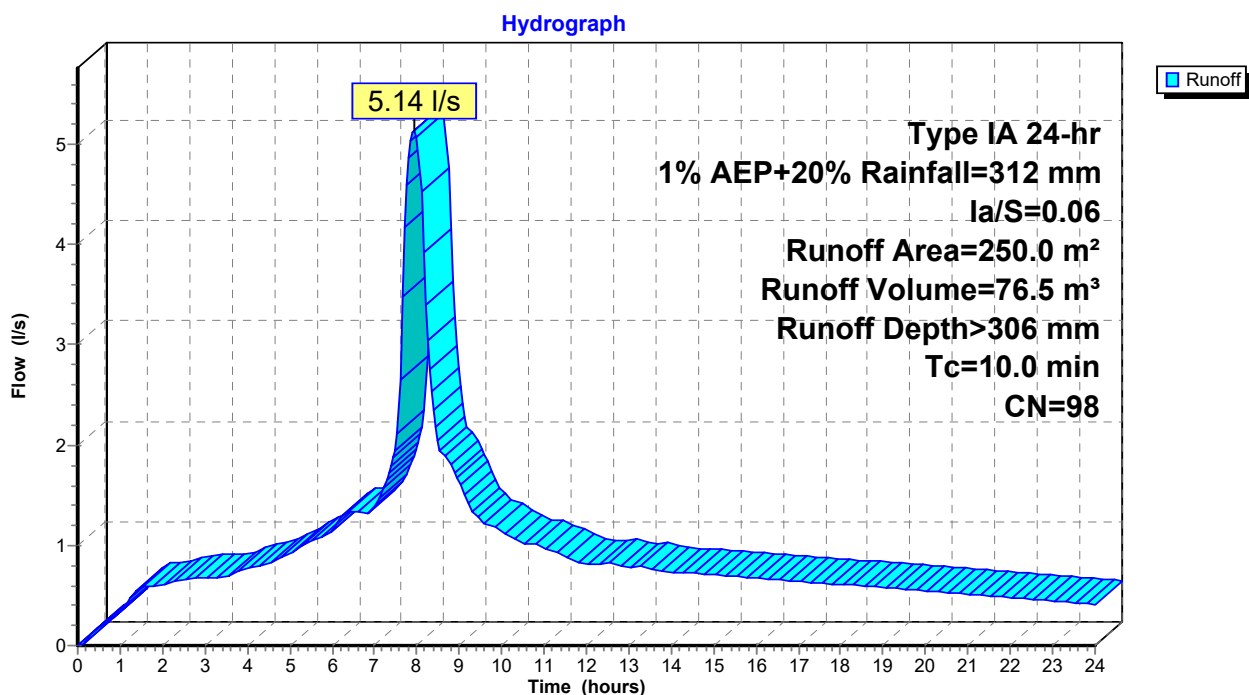
Runoff = 5.14 l/s @ 7.94 hrs, Volume= 76.5 m³, Depth> 306 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP+20% Rainfall=312 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 250.0	98	House roof
250.0		100.00% Impervious Area

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

Subcatchment 2S: Collected Roof



Summary for Pond 7P: Tank

Inflow Area = 250.0 m², 100.00% Impervious, Inflow Depth > 306 mm for 1% AEP+20% event
 Inflow = 5.14 l/s @ 7.94 hrs, Volume= 76.5 m³
 Outflow = 3.26 l/s @ 8.22 hrs, Volume= 75.8 m³, Atten= 37%, Lag= 16.9 min
 Primary = 3.26 l/s @ 8.22 hrs, Volume= 75.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.368 m @ 8.22 hrs Surf.Area= 20.4 m² Storage= 7.5 m³

Plug-Flow detention time= 30.3 min calculated for 75.6 m³ (99% of inflow)
 Center-of-Mass det. time= 23.0 min (665.4 - 642.4)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.9 m ³	3.60 mD x 2.50 mH Vertical Cone/Cylinder x 2

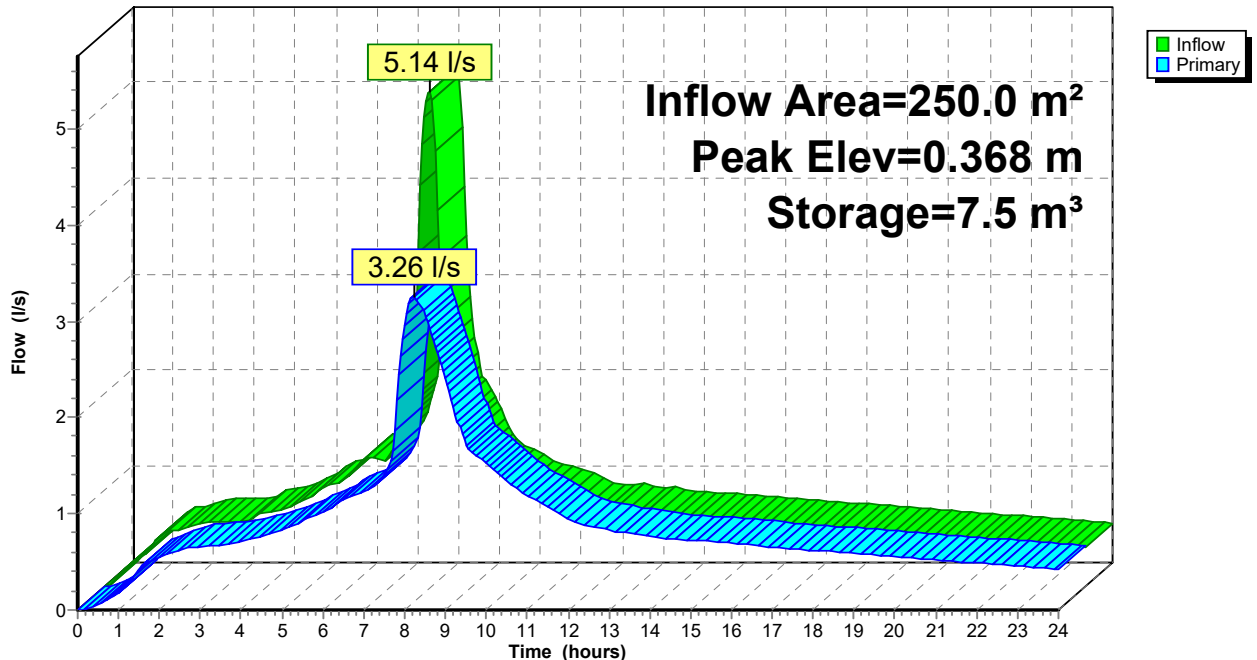
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	44 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.200 m	33 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=3.26 l/s @ 8.22 hrs HW=0.368 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 2.38 l/s @ 1.56 m/s)
- 2=Orifice/Grate (Orifice Controls 0.88 l/s @ 1.03 m/s)

Pond 7P: Tank

Hydrograph

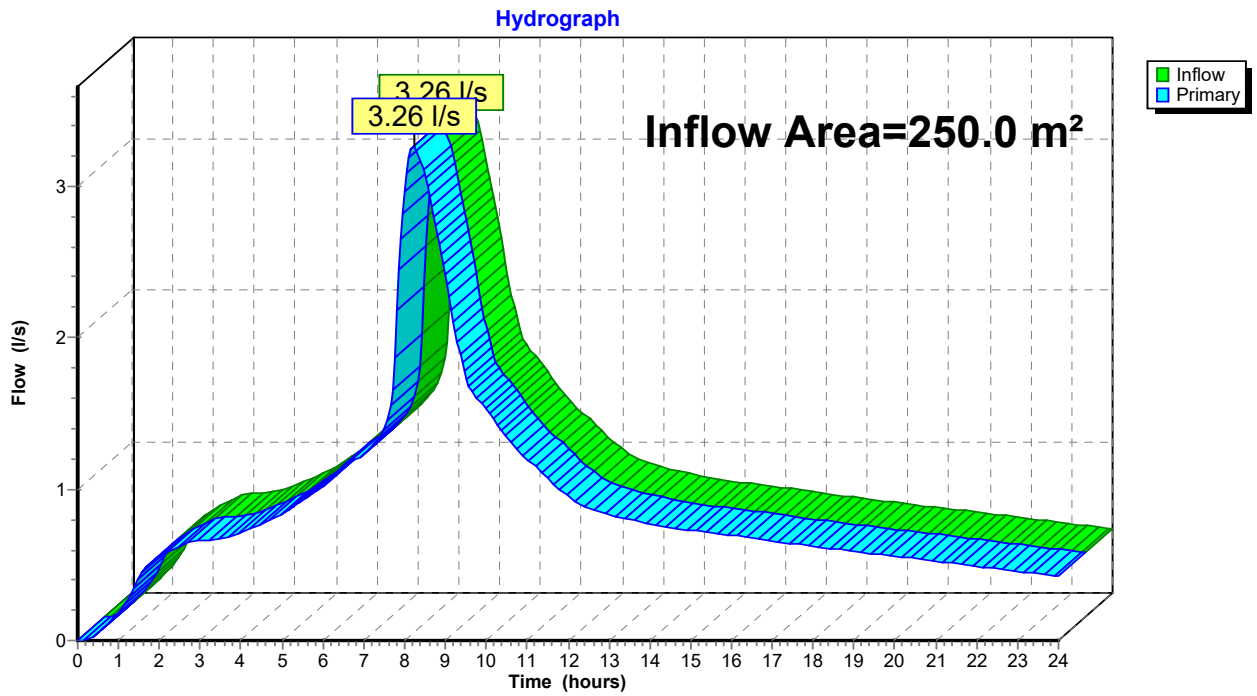


Summary for Link 6L: Post development

Inflow Area = 250.0 m², 100.00% Impervious, Inflow Depth > 303 mm for 1% AEP+20% event
 Inflow = 3.26 l/s @ 8.22 hrs, Volume= 75.8 m³
 Primary = 3.26 l/s @ 8.22 hrs, Volume= 75.8 m³, Atten= 0%, Lag= 0.0 min

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

Link 6L: Post development



Summary for Subcatchment 2S: Collected Roof

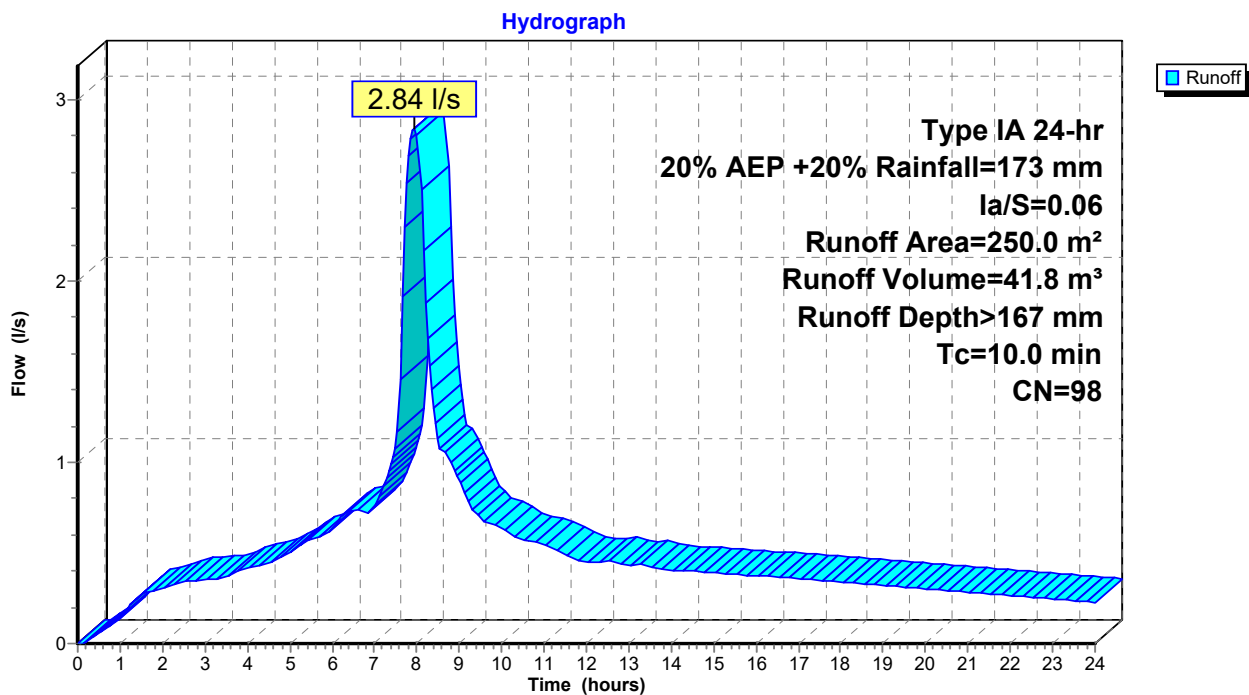
Runoff = 2.84 l/s @ 7.94 hrs, Volume= 41.8 m³, Depth> 167 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP +20% Rainfall=173 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 250.0	98	House roof
250.0		100.00% Impervious Area

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

Subcatchment 2S: Collected Roof



Summary for Pond 7P: Tank

Inflow Area = 250.0 m², 100.00% Impervious, Inflow Depth > 167 mm for 20% AEP +20% event
 Inflow = 2.84 l/s @ 7.94 hrs, Volume= 41.8 m³
 Outflow = 1.67 l/s @ 8.26 hrs, Volume= 41.4 m³, Atten= 41%, Lag= 19.0 min
 Primary = 1.67 l/s @ 8.26 hrs, Volume= 41.4 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.193 m @ 8.26 hrs Surf.Area= 20.4 m² Storage= 3.9 m³

Plug-Flow detention time= 29.6 min calculated for 41.3 m³ (99% of inflow)
 Center-of-Mass det. time= 21.0 min (669.8 - 648.7)

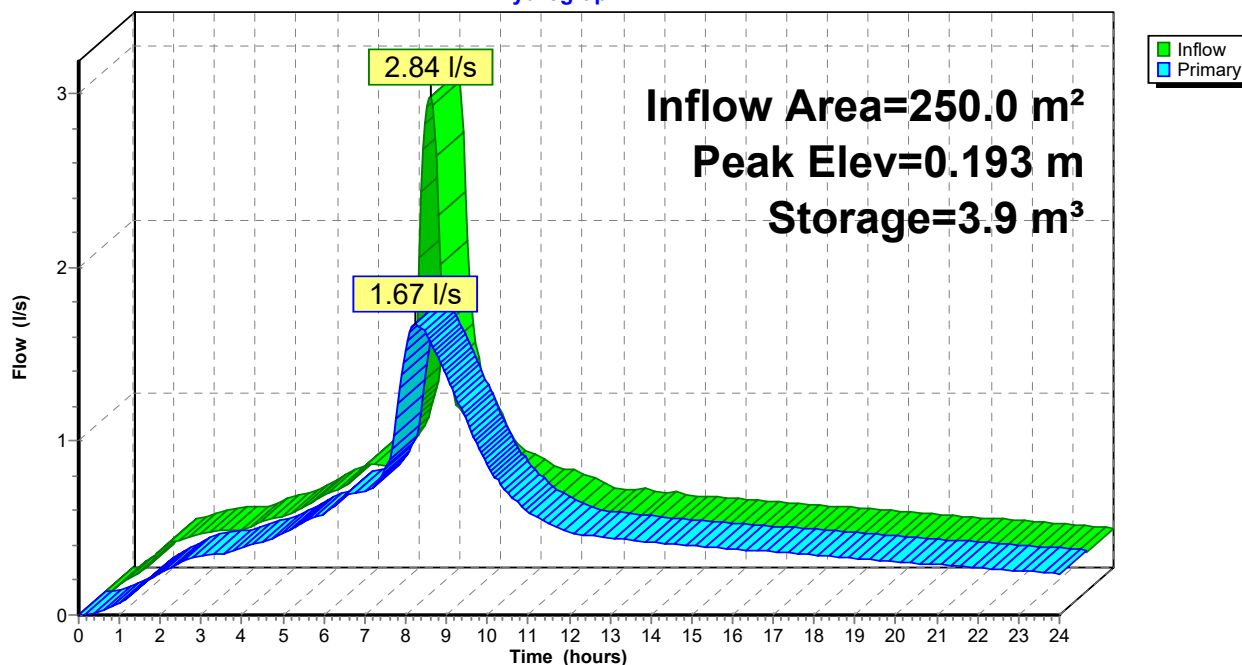
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	50.9 m ³	3.60 mD x 2.50 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	44 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.200 m	33 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.67 l/s @ 8.26 hrs HW=0.193 m (Free Discharge)
 1=Orifice/Grate (Orifice Controls 1.67 l/s @ 1.10 m/s)
 2=Orifice/Grate (Controls 0.00 l/s)

Pond 7P: Tank

Hydrograph

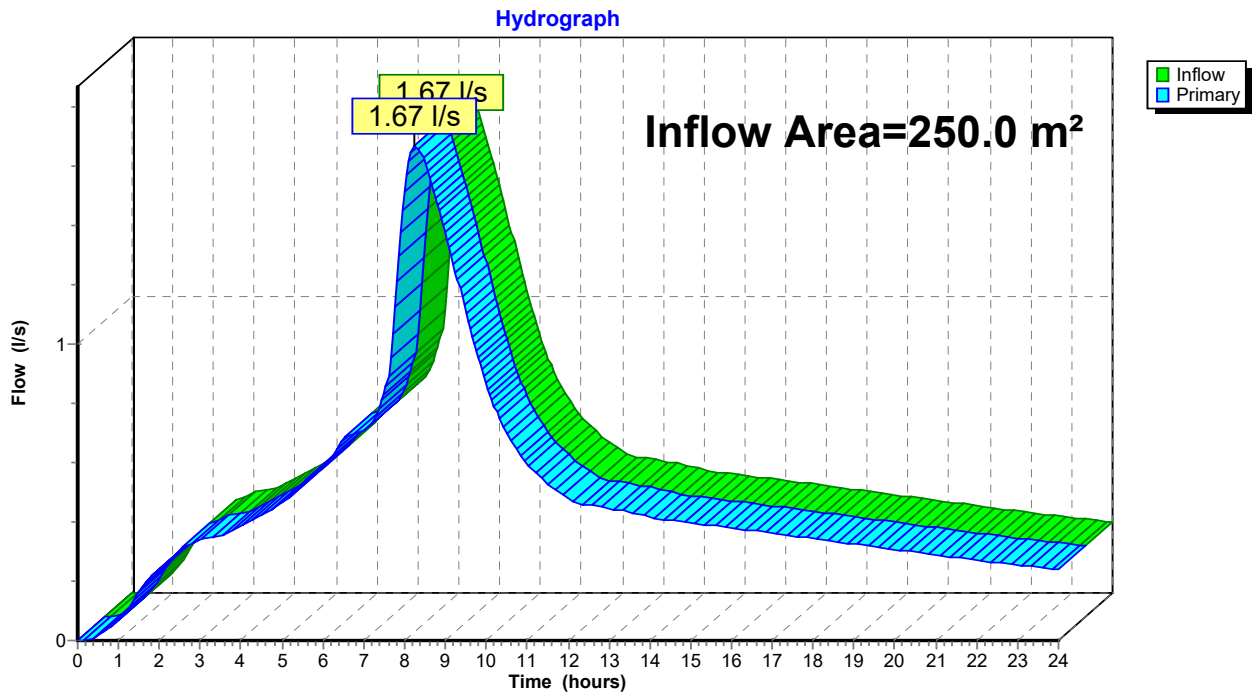


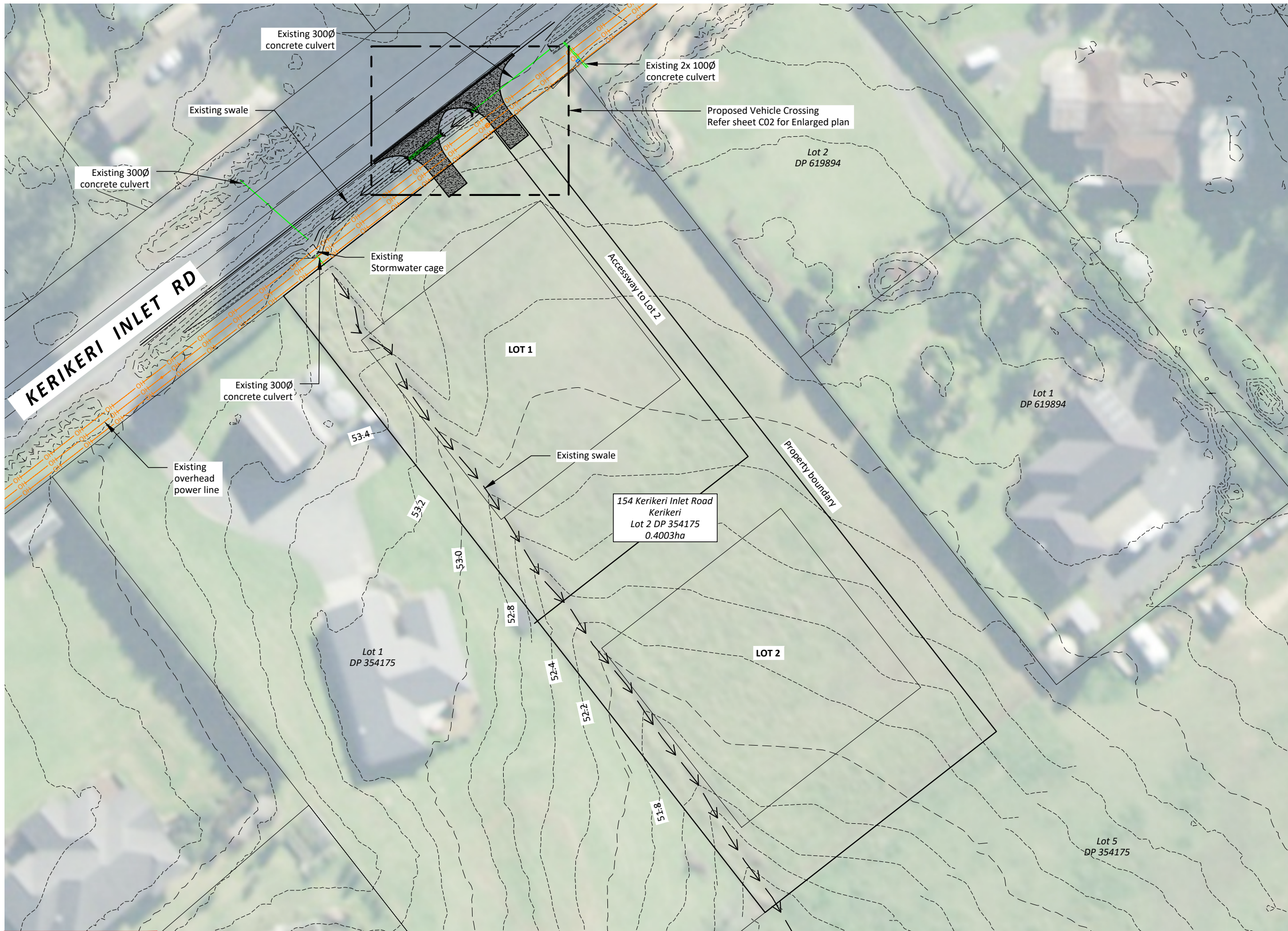
Summary for Link 6L: Post development

Inflow Area = 250.0 m², 100.00% Impervious, Inflow Depth > 165 mm for 20% AEP +20% event
 Inflow = 1.67 l/s @ 8.26 hrs, Volume= 41.4 m³
 Primary = 1.67 l/s @ 8.26 hrs, Volume= 41.4 m³, Atten= 0%, Lag= 0.0 min

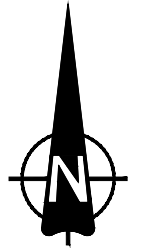
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: Post development



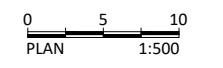


- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with FNDC ES 2023 local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.



- LEGEND**
- █ Proposed Vehicle Crossing
 - █ Proposed Extension of Culvert
 - Flow path
 - OH — Overhead power cable
 - Existing culvert

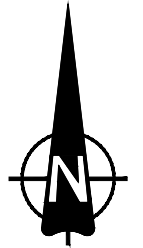
Contour Interval: 0.2m
 Vertical Datum: NZVD2016
 Topographical Survey: (2026)



FOR CONSENT

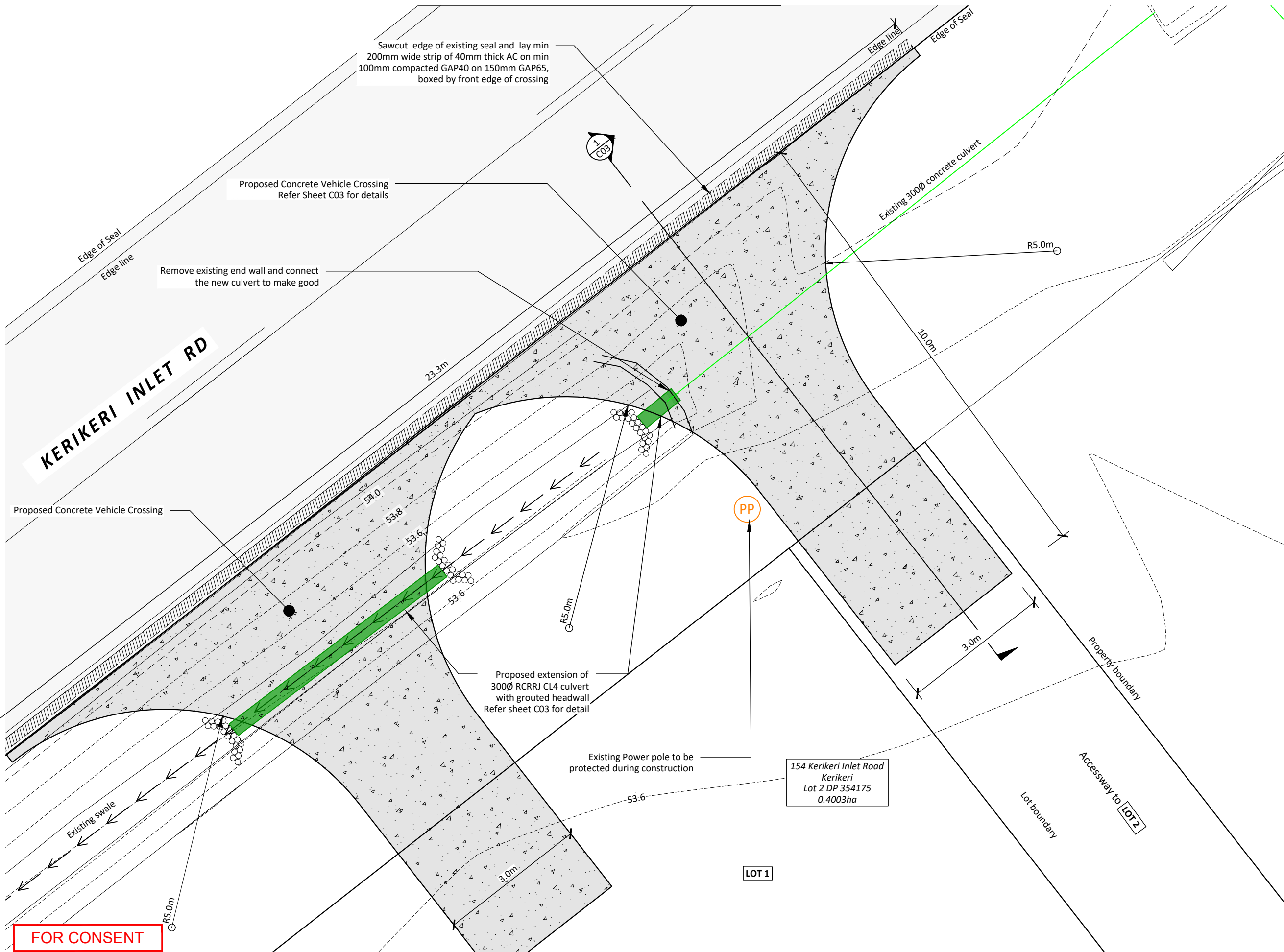
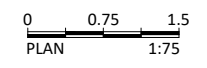
 RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	PROPOSED VEHICLE CROSSING CIVIL DRAWINGS OVERALL PLAN		Client	J and A GILL			Scale	1:500	Rev No.	A	
				Location	154 KERIKERI INLET ROAD KERIKERI			Original	A3	Sheet No.	C01	
				Date	02/06/2026	Rev	A	Notes	Original Issue		Job No.	19814
				Drawn by:	NW	Reviewed by:	SS	Approved by:	MJ			

- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with FNDC ES 2023 local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.



- LEGEND**
- ▨ Proposed concrete vehicle crossing
 - ▬ Proposed Extension of Culvert
 - Flow path
 - ▨ Sawcut

Contour Interval: 0.2m
 Vertical Datum: NZVD2016
 Topographical Survey: (2026)



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**PROPOSED VEHICLE CROSSING
 CIVIL DRAWINGS
 ENLARGED PLAN**

Client
J and A GILL
 Location
**154 KERIKERI INLET ROAD
 KERIKERI**

Date	02/06/2026	Rev	A	Notes	Original Issue
Drawn by:	NW	Reviewed by:	SS	Approved by:	MJ

Scale	1:75	Rev No.	A
Original	A3	Sheet No.	C02
Job No.	19814		



Angela Gill



**PRELIMINARY AND DETAILED SITE INVESTIGATION
(PSI/DSI)**

Lot 2 DP 354175, Kerikeri Inlet Road

**Project Reference: 31177
8 June 2026**

DOCUMENT CONTROL

Version	Date	Comments
A	08/06/2026	Issued for Information

Version	Issued For	Prepared By	Reviewed & Authorised By
A	Issued for Information	 Erin Gasston Environmental Scientist	 James Gladwin Environmental Group Manager SQEP



EXECUTIVE SUMMARY

A contamination preliminary and detailed site investigation (PSI & DSI) has been conducted for the site located at Lot 2 DP 354175, Kerikeri Inlet Road, Kerikeri.

The objectives of the assessment were to identify any potential sources of contamination from past and present land-use activities at the site and surrounding area, to determine the contamination status of soils at the site, and to subsequently assess compliance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) for the proposed subdivision at the site.

The investigation comprises a PSI (i.e., site history review) and DSI (i.e., intrusive soil sampling investigation). Evidence from the PSI indicate that **HAIL A10**: '*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*' is more likely than not to have occurred at the site.

Soil sampling was therefore carried out to provide an indication of the level of contamination in the soil (if any) from contaminants commonly associated with these activities undertaken at the site.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

As per rule C.6.8.1 of the Proposed Regional Plan for Northland, copies of the site investigation report must be provided to the regional council within three months of completion of the investigation (reports can be sent to: contamination@nrc.govt.nz).

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APPENDIX B QUALIFICATIONS AND EXPERIENCE OF THE SQEPS

1 INTRODUCTION

LDE has been engaged by Angela Gill to undertake a soil contamination Preliminary Site and Detailed Site Investigation (PSI & DSI) for the site located at Kerikeri Inlet Road, Kerikeri, Lot 2 DP 354175. LDE understands that the site is to undergo subdivision that may not meet the permitted activity conditions (Regulation 8) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

The PSI stage is therefore required to identify if there are or were any current or historical land-use activities that could have caused soil contamination that is a risk to human health to determine if the NESCS applies to the land and whether further investigation, a DSI is required to accompany the consent application for the proposed development. The DSI component of the investigation includes the collection and analysis of soil samples taken at the site. It is required to establish if soil contamination exceeds the applicable standard and to determine applicability and/or status of the site under the NESCS.

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (updated 2021). It has been managed by a suitably qualified and experienced practitioner (SQEP); carried out in general accordance with the Contaminated Land Management Guidelines No.1- Reporting on Contaminated Sites in New Zealand (revised 2021) and Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (revised 2021).

1.1 Investigation Objectives

The objectives of the investigation are to:

- Assess whether there has been (or is more likely than not to have been) a potentially contaminating land use.
- Assess the nature and source of potential or likely contaminants.
- Identify the possible locations of contamination.
- Identify known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- Identify known or potential human and ecological receptors that could be exposed to contaminants.
- Assess if the project is covered by the NESCS Regulations.
- Determine if further investigation in the form of a DSI is required.
- Determine if soil contamination exceeds the applicable standard and to identify if the site is restricted discretionary or controlled under the NESCS.
- Delineate the extent (vertically and horizontally) of the contamination on the site.

1.2 Site Identification

The site is located at Kerikeri Inlet Road, Kerikeri, approximately 1.6 km to the east of Kerikeri town centre. The site is zoned Rural Residential under the Far North District Plan (operative 2009) and under the Far North Proposed District Plan. The site comprises approximately 4,003 m² of land and is legally described as LOT 2 DP 354175. Figure 1 and Table 1 show the site location and land parcel details, respectively.



Figure 1. Site Location. Far North District Council (FNDC) Maps¹

Table 1. Site Details.

Detail	Description
Site Address	Kerikeri Inlet Road, Kerikeri
Legal Description	Lot 2 DP 354175
Area	4,003 m ²
Owners	Jonathan Robert Gill, Angela Mary Gill, Robert Nigel Gill
Proposed Site Use	Rural residential subdivision

¹ [Property and land](#). Accessed December 2024.

2 SITE DESCRIPTION

2.1 Environmental Setting

The site is generally flat and level, sitting at approximately 53 m RL. The site is currently vacant and grassed, with no structures present. The site and surrounding area are dominated by rural lifestyle properties.

2.1.1 Geology

The New Zealand Geology Web Map by GNS² Science identifies the site as being underlain by 'Kerikeri Volcanic Group Late Miocene basalt of Kaikohe – Bay of Islands Volcanic Field' described as 'Basalt.'

2.1.2 Hydrology

A localised drainage channel appears to run down the western property boundary. The Okura River is the nearest body of water from the property and is located approximately 350 m south of the property at its closest point. The Pickmere Channel is also located approximately 580 m north of the site.

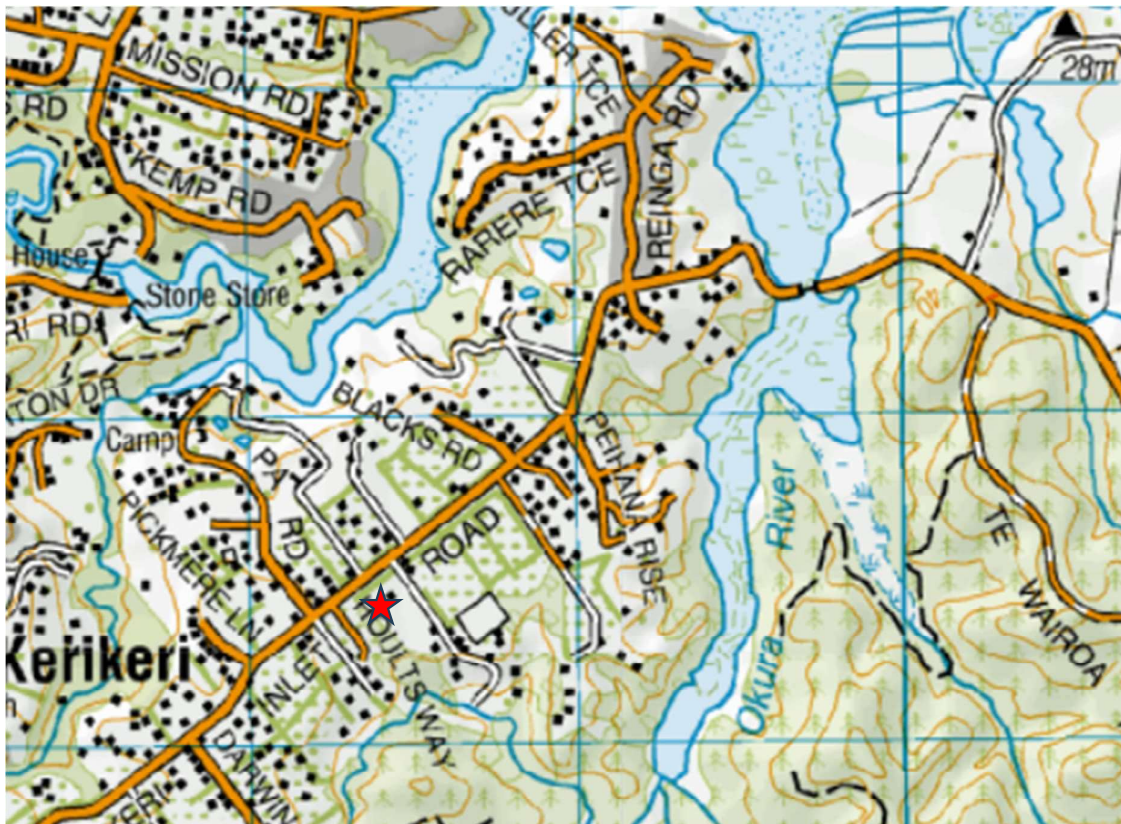


Figure 2. Topo map showing nearby waterbodies. Site indicated in red. Source: NZ Topo Maps³.

² <http://data.gns.cri.nz/geology/>. Accessed May 2026.

³ [New Zealand Topographic Map - NZ Topo Map](#). Accessed May 2026.

2.2 Site Layout and Current Site Uses

The proposed subdivision plan indicates the division of the site into two separate lots for rural residential use. No existing structures are present on site.



Figure 3. Proposed scheme plan. Source: supplied by client.

2.3 Surrounding Land Uses

Table 2 documents the surrounding land uses of the site.

Table 2. Surrounding Land Uses

Direction	Description
North	Kerikeri Inlet Road borders the property to the north. Further north is dominated by rural residential properties.
East	Rural residential / lifestyle properties.
South	Rural – vacant pasture.
West	Rural residential / lifestyle properties.

2.4 Site Inspection

A walkover assessment was undertaken at the site on 28 June 2026. The site is generally flat and is currently utilised for horse grazing. Significant grass growth is visible across the site. Some tree stumps are visible beneath the grass, and there is some minor gravel hardfill along the entrance way area, which is being taken over by grass. No evidence of burn pads, contamination, staining or struggling vegetation is visible. Two old steel drums are located in the SW site corner, both are filled with rain water.



Figure 4. View of the site, looking south.



Figure 5. View of the site, looking east towards the neighbouring property.



Figure 6. Two steel drums present at the SW site corner. Both are half-filled with rainwater.



Figure 7. View of the site from the rear of the property, looking north.

3 HISTORIC SITE USE

The following information was reviewed to establish the history of the site:

- Council Records
- Historical aerial photographs
- Site walkover/visual assessment

3.1 Council Information

The following sections provide a summary of information held by the local councils.

3.1.1 Northland Regional Council (NRC)

The NRC Selected Land Use Register (SLUR) was reviewed as part of this assessment. The site is not listed on the SLUR.

Several properties within 200m of the site are listed on the SLUR. These are summarised in Table 3 below.

Table 3. Surrounding properties listed on the SLUR.

Address	SLUR Identifier and Classification	Comments
165 Kerikeri Inlet Road	SLU.042112 – Verified HAIL site: Risk not quantified. HAIL A10.	Not an active orchard. Risk of contaminant migration offsite is unlikely.
163 Kerikeri Inlet Road	SLU.042090 - Verified HAIL site: Risk not quantified. HAIL A10.	Not an active orchard. Risk of contaminant migration offsite is unlikely.
173C Kerikeri Inlet Road	SLU.042076 – Verified HAIL: Suitable for land use – natural state. HAIL A10.	Low risk of contaminant migration. NRC classification indicates the site has been tested, and while contaminants are present, the risk to human health or the environment is considered to be acceptable for the specified land use.

3.1.2 Far North District Council (FNDC)

A search of the site property file was completed on 22 May 2026. A summary of the pertinent points are as follows:

- 2003 Approved plans for the subdivision of Lot 45 DP 21951 to create 4 additional 4,000m² lots over three stages, one of which is Lot 2 DP 354175.

3.2 Historical Aerial Imagery

Aerial images from 1951 to 2025 have been analysed as part of this investigation. A summary of our review of these images is as follows.

1951: The site is used for horticultural production, with rows of trees and crops evident both onsite and on all surrounding sites.



Figure 8. Aerial imagery 1951. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1968: The image resolution is poor however the site appears to be covered in vegetation.



Figure 9. Aerial imagery 1968. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1972: The northern portion of the site has been cleared of vegetation and crop rows are visible. The southern portion has trees remaining. The surrounding area is horticultural production land.



Figure 10. Aerial imagery 1972. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

1981: The whole site is now utilised for smaller ground crops. The surrounding land use to the east and south is the same as on site.



Figure 11. Aerial imagery 1981. Sourced from Retrolenz.nz and licensed by LINZ (annotated image). Approximate site boundary shown in yellow.

2003: The site is vacant and grassed, as is the immediately adjacent properties. The wider area is a mix of rural residential properties and horticultural land use.



Figure 12. Aerial imagery 2003. Sourced from LINZ (annotated image). Approximate site boundary shown in yellow.

2011: The site remains unchanged.

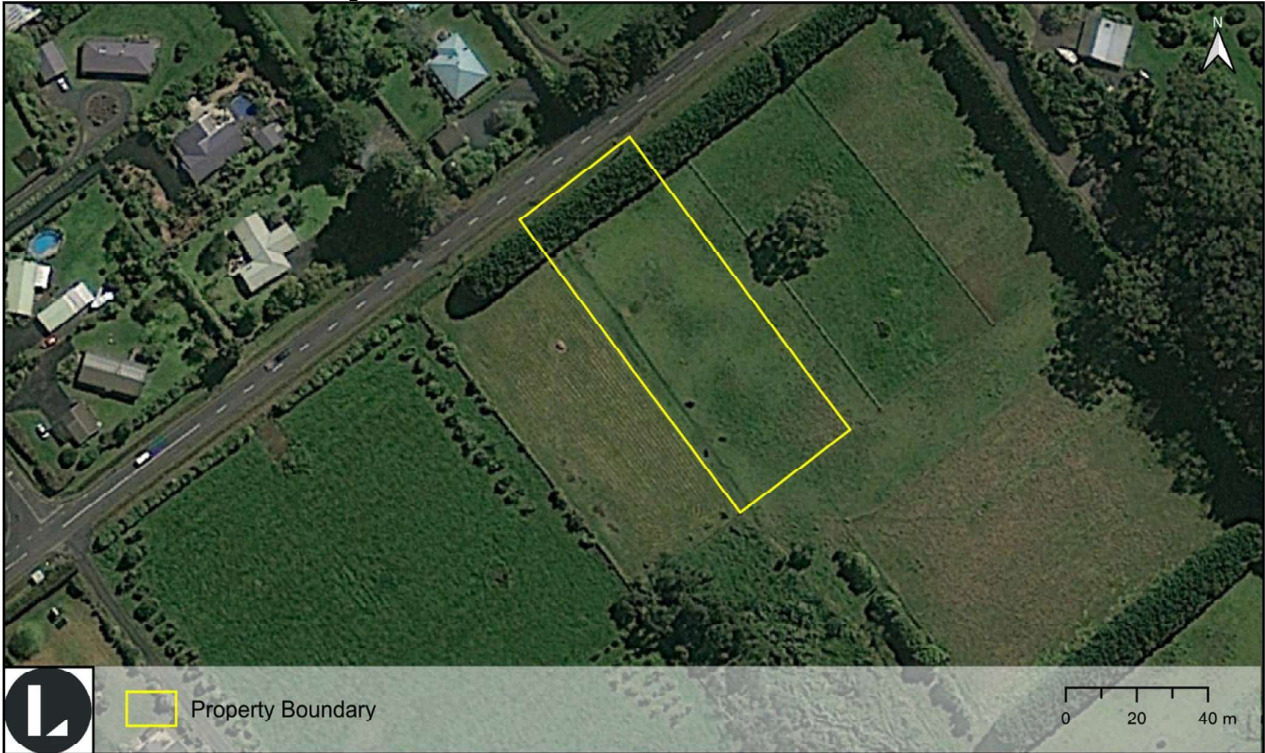


Figure 13. Aerial imagery 2011. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

2015: The site remains unchanged. A residential dwelling has been constructed to the east.



Figure 14. Aerial imagery 2015. Sourced from LINZ (annotated image). Approximate site boundary shown in yellow.

2025: The site remains unchanged. The properties to the east and west have been developed as rural residential.



Figure 15. Aerial imagery 2025. Sourced from Google Earth (annotated image). Approximate site boundary shown in yellow.

4 PSI RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- whether there has been (or is more likely than not to have been) a potentially contaminating land use.
- the nature and source of potential or likely contaminants.
- the possible locations of contamination.
- known or potential exposure pathways by which identified receptors could be exposed to the contaminants whilst undertaking the current or proposed future land use.
- known or potential human and ecological receptors that could be exposed to contaminants.
- if the project is covered by the NESCS Regulations.
- if further investigation in the form of a DSI is required.

4.1 Conceptual Site Model

The preliminary site CSM is provided in Table 4. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 4. Conceptual Site Model at the PSI stage.

HAIL, Potential Contaminants and Location	Receptors	Potential Pathways
HAIL A10 – Persistent pesticide bulk storage and use including sports turf, market gardens, orchards, glass houses or spray sheds. Heavy metals (including copper, arsenic), organochlorine pesticides (OCPs, including DDT, aldrin, dieldrin). Whole site has been utilized for horticultural production since at least 1951 (earliest available historic aerial imagery), until at least 1981.	Construction workers	Exposure via inhalation of contaminated dust or ingestion and skin contact (dermal).
	Future site users	Ingestion or skin contact with exposed soil
	Workers at off-site soil disposal sites	Inhalation of contaminated dust during placement at offsite disposal site.
	Ecological receptors	Sediment runoff, surface water flows. No sensitive ecological receptors identified within 100 m of the site.

4.1.1 NESCS application

As per Regulation 6 (3) following a desktop investigation it is considered that it is more likely than not an activity or industry described in the HAIL has been undertaken on the piece of land. The likelihood that the soil is contaminated and is a risk to human health because of the activity or industry occurring is considered likely.

As per Regulation 8(4)(b), LDE considers that it is not highly unlikely that there will be a risk to human health if the activity is done to the piece of land. As a result, LDE considers that the site is covered by the NESCS Regulations.

5 PSI CONCLUSION

Evidence from the PSI and site history review, indicates **HAIL A10**: ‘*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds*’ is more likely than not to have occurred at the site.

Based on the currently available information presented in this report LDE considers that the NESCS applies. This is because subdivision is covered by Regulations 5(5) and is in exceedance of the permitted activity conditions outlined in Regulation 8. The land is also covered by the NESCS because of HAIL activities that are more than likely to have been carried out at the site. A detailed site investigation is therefore required to establish if soil contamination exceeds the applicable standard and to determine if the site is restricted discretionary or controlled under the NESCS.

6 DETAILED SITE INVESTIGATION

Based on the findings of the PSI, further investigation was required to establish if soil contamination exceeds the applicable standard and to determine if the site is restricted discretionary or controlled under the NESCS.

The sampling objectives are to quantify the human health risk from potentially contaminated soil associated with the HAIL Activities identified in the PSI in relation to the end use of the site.

Based on the conceptual site model and taking into consideration the methodology for deriving soil contaminant standards (SCS) and the proposed development at the site, our investigation was designed to establish if site soils exhibit contaminant concentrations exceeding the soils contaminant standards applicable to the 'Rural Residential/Lifestyle Block 25% Produce' land-use scenario.

6.1 Sampling and analysis plan

The field investigation was undertaken on 28 June 2026 by an LDE contaminated land scientist. Each one of the sample locations was selected based on the proposed development, site history, and visual site characteristics. Discrete surface samples from locations S1 to S10 were collected across the site. All samples were tested for heavy metals, and three composite samples were analysed for OCPs. Deeper samples from selected locations (200-300 mm) were collected and placed on hold cold at the laboratory pending the results of the surficial samples. The sample locations and details are shown in Table 5 and Figure 16.

Table 5. Sample Details.

Test Pit / Borehole	Depth (mm)	Description	Sample(s)	Analysis	Rationale
S1 – S10	0-50	Topsoil	S1 – S10	Heavy metals	Check for residual contamination as a result of former horticultural land use.
S1, S3, S5, S7 and S9	200-300	Topsoil	S1, S3, S5, S7, S9 200-300	Hold cold	Hold at laboratory to analyse for vertical extent of contamination, if contamination is identified at the surface.
Composite of S1, S3 and S5	0-50	Topsoil	OCP1	OCPs	Check for residual pesticides as a result of former horticultural land use in proposed Lot 1.
Composite of S6, S8 and S9	0-50	Topsoil	OCP2	OCPs	Check for residual pesticides as a result of former horticultural land use in proposed Lot 2.



Figure 16. Soil sampling site plan. The approximate soil sampling locations are shown in blue. Source: Google Earth (annotated image).

6.2 Quality Assurance and Quality Control

6.2.1 Field QA/QC

The following procedures were adopted during soil investigation works:

- All fieldwork was carried out in compliance with a project specific Health and Safety Plan prepared for the site works.
- All works were conducted by trained LDE staff with precautions including implementation of procedures for the appropriate handling of potentially contaminated material.
- Prior to sampling, and between sample locations, equipment used to retrieve samples was cleaned by washing with potable water to minimise the chance of cross contamination.
- Soil samples were collected using a hand trowel / hand auger.

- A clean pair of nitrile gloves was also used for each sample location. All samples were placed into labelled laboratory supplied sample containers.
- Additional laboratory containers were taken to the site as a contingency for grab samples (one-off samples of material or soil that are of interest and observed by the sampler during a site inspection or sampling event) including soil stains, burn patches or pits, filled areas, and treated timber stockpiles.
- Following collection, all samples were transported, under standard chain of custody procedures, to an IANZ accredited laboratory (Hills) for analysis. The chain of custody documentation is attached in Appendix A.

6.2.2 Laboratory QA/QC

Laboratory reports from Hills have been included in Appendix A. These include the analytical methods and detection limits used by the laboratory and the laboratory accreditation for analytical methods used.

All Laboratory Analysis was completed through Hills. Hills are accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.

6.3 Background Concentrations, Soil Contaminant Standards (SCSs) and Guideline Values (SGVs)

6.3.1 Human Health

The NESCS references the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health (MfE, 2011). This is a national risk-based methodology for deriving soil contaminant concentrations protective of human health. Soil Contaminant Standards (SCS) and Soil Guideline Values (SGVs) have been selected in accordance with regulation 7.

Regulation 7 states that if the contaminant of concern is a priority contaminant⁴ and the land use fits within an exposure scenario adopted in the Methodology⁵, the applicable standard is the soil contaminant standard for the priority contaminant. If the contaminant of concern is a priority contaminant and the land use does not fit within an exposure scenario adopted in the Methodology, the applicable standard is whichever of the following is more appropriate in the circumstances:

- a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology;
- b) the soil contaminant standard for the priority contaminant of the exposure scenario adopted in the Methodology with greater assumed exposure than the actual exposure.

⁴ a contaminant for which the Methodology derives a soil contaminant standard.

⁵ The current edition of the Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health.

If the contaminant of concern is not a priority contaminant, the applicable standard is whichever of the following is more appropriate in the circumstances:

- a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the Methodology;
- b) a guideline value for the protection of human health that is chosen in accordance with the current edition of Contaminated Land Management Guidelines No. 2–Hierarchy and Application in New Zealand of Environmental Guideline.

Following the guidance, the Soil Contaminant Standards (SCS) for selected priority contaminants and for non-priority contaminants guidelines values were selected following Regulation 7 and the Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values (Revised 2021) as screening criteria for the risk to humans at the site and to inform on-site management actions. If exceeded, further investigation and a Tier 2 assessment would be considered.

No applicable New Zealand guideline criteria exist for some of the tested metals (i.e., nickel and zinc) and therefore Health Investigation Level (HIL) values from the Australian Guideline on the Investigation Levels for Soil and Groundwater have been used under the residential land-use scenario as outlined in the MfE document.

The soil samples were tested at the laboratory for total chromium. However, the methodology document distinguishes between the stable chromium III and the potentially toxic and less stable chromium VI. For the purposes of this analysis all total chromium results have been conservatively compared to the chromium VI.

6.3.2 Environmental

All results are compared against the Predicted Background Soil Concentrations (taken from Table 3, TP153:2001, values for volcanic soils)⁶ to determine if soil concentrations are anthropologically affected and the applicability of the NESCS.

6.3.3 Landfill Acceptance

The landfill acceptance criteria from the Technical Guidelines for Disposal to Land (WasteMINZ, 2023) have been used to determine appropriate disposal methods for contaminated material. Where results have exceeded the screening criteria then a TCLP analysis may be required by the receiving landfill prior to disposal.

⁶ Auckland Regional Council, *Technical Publication No. 153: Background Concentrations of Inorganic Elements in Soils from the Auckland Region*. April 2002.

6.4 Results

6.4.1 Heavy Metals

Table 6 summarises the laboratory results of soil samples tested for heavy metals.

- All metal concentrations were below the respective SCS for a '*Rural Residential/Lifestyle Block 25% Produce*' land-use scenario.
- All metal concentrations were below the Predicted Background Soil Concentrations.

The full lab results are included in Appendix A.

Table 6. Laboratory tests (heavy metal) compared against the soil contaminant standard (SCS) for a 'Rural Residential/Lifestyle Block 25% Produce' land-use.

Sample ID	Depth (mm)	Sample Description	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc
S1	0-50	Topsoil	5	0.32	37	30	16.4	7	41
S2	0-50	Topsoil	4	0.34	36	29	17.5	7	38
S3	0-50	Topsoil	4	0.31	37	29	15.5	6	38
S4	0-50	Topsoil	4	0.3	34	37	14.4	6	38
S5	0-50	Topsoil	4	0.28	35	31	16.3	7	34
S6	0-50	Topsoil	4	0.24	38	35	14.3	6	31
S7	0-50	Topsoil	4	0.41	33	37	16.6	7	44
S8	0-50	Topsoil	4	0.27	37	33	16.2	6	36
S9	0-50	Topsoil	4	0.39	34	33	13.7	6	38
S10	0-50	Topsoil	4	0.25	37	31	12.7	6	31
Rural residential / lifestyle block 25% produce¹			17	0.8	290	10000	160	400	7400
Background soil concentrations²			12	0.65	125	90	65	320	1160
Screening Criteria Class 1 Landfills³			100	20	100	100	100	200	200

Notes: All results and standard values are presented in mg/kg (dry weight). All metals tested for 'Total Recoverable' at screen level. Depths are mm below ground level.

- 1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health, Ministry for the Environment, 2011.
- 2 Table 3, TP153:2001.
- 3 Module 2: Hazardous Waste Guidelines, Landfill Waste Acceptance Criteria and Landfill Classification, Ministry for the Environment, 2004.
- 4 Technical Guidelines for Disposal to Land - Revision 3, WasteMINZ, 2022.

6.4.2 Organochlorine Pesticide (OCP) Results

Table 7 summarises OCP results. OCPs in all samples were below the guideline value. No organochlorine pesticides were detected above the laboratory limit of detection.

The laboratory transcripts are appended in Appendix A.

Table 7. Laboratory test results for OCP.

Sample ID	Depth (mm)	Description	Total DDT	Dieldrin	Aldrin	Aldrin+Dieldrin
OCP1	0-50	Topsoil	<0.09	<0.015	<0.015	<0.03
OCP2	0-50	Topsoil	<0.10	<0.016	<0.016	<0.032
Rural residential / lifestyle block 25% produce¹			45	1.1	1.1	1.1
Screening Criteria Class 1 Landfills²			500	8	0.00016	
Screening Criteria Class 5 Clean Fill³			<u>0.7</u>	<u>0</u>	<u>0</u>	

Notes: All results and standard values are presented in mg/kg (dry weight). Depths are mm below ground level.

Total DDT = sum of DDT, DDD, and DDE.

DDT = dichlorodiphenyltrichloroethane.

DDD = dichlorodiphenyldichloroethane.

DDE = dichlorodiphenyldichloroethylene.

- 1 Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Ministry for the Environment, 2011.
- 2 Module 2: Hazardous Waste Guidelines, Landfill Waste Acceptance Criteria and Landfill Classification. Ministry for the Environment, 2004.
- 3 Technical Guidelines for Disposal to Land - Revision 3. WasteMINZ, 2022.

7 DSI RISK ASSESSMENT

This section uses a Conceptual Site Model (CSM) to assess the currently available information presented in this report to determine:

- if the project is covered by the NESCS Regulations.
- if soil contamination exceeds the applicable standard and to identify if the site is restricted discretionary or controlled under the NESCS.

7.1 Conceptual Site Model

The preliminary site CSM is provided in Table 8. A human health risk can only occur where there is a complete pathway between contaminant source and a receptor. Building floors and paved or sealed areas will largely or completely prevent contact with underlying soils and therefore, direct exposure pathways are or will be incomplete for such areas.

Table 8. Conceptual Site Model at the DSI stage.

HAIL, Potential Contaminants and Location	Receptors	Pathways (Complete / Incomplete)
HAIL A10 – Persistent pesticide bulk storage and use including sports turf, market gardens, orchards, glass houses or spray sheds. Heavy metals (including copper, arsenic), organochlorine pesticides (OCPs, including DDT, aldrin, dieldrin). Whole site has been utilized for horticultural production since at least 1951 (earliest available historic aerial imagery), until at least 1981.	Construction workers Future site users	Incomplete - Exposure via inhalation of contaminated dust or ingestion and skin contact (dermal). Contamination was not detected above the SCS or SGVs and was below background.
	Workers at off-site soil disposal sites	Incomplete - Inhalation of contaminated dust during placement at offsite disposal site. Contamination was not detected above the SCS or SGVs and was below background.
	Ecological receptors	Incomplete - Sediment and surface water runoff to the receiving water bodies. Contamination was not detected above the SCS or SGVs and was below background.

7.1.1 NESCS Application

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site.

7.1.2 Northland Regional Council

As per rule C.6.8.1 of the Proposed Regional Plan for Northland, copies of the site investigation report must be provided to the regional council within three months of completion of the investigation (reports can be sent to: contamination@nrc.govt.nz).

8 CONCLUSIONS AND RECOMMENDATIONS

Activities on the MfE HAIL were identified at the site. These included **HAIL A10**: '*Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.*' Soil sampling and analysis was therefore undertaken to identify if these activities have contributed to soil contamination that would be unacceptable for the proposed development.

As per Regulation 5(9), this investigation demonstrates that contaminants in or on the piece of land are at, or below, background concentrations. As a result, LDE consider that the NESCS Regulations do not apply to this site. As per Regulation 8 (4)(d) the regulatory authority must be provided a copy of this report.

As per rule C.6.8.1 of the Proposed Regional Plan for Northland, copies of the site investigation report must be provided to the regional council within three months of completion of the investigation (reports can be sent to: contamination@nrc.govt.nz).

8.1 Site Investigation Certifying Statement

The document signatories of LDE certify that:

1. this preliminary and detailed site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:
 - a. done by a suitably qualified and experienced practitioner, and
 - b. done in accordance with the current edition of Contaminated land management guidelines No 5 – Site investigation and analysis of soils, and
 - c. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and
 - d. the report is certified by a suitably qualified and experienced practitioner.

This detailed site investigation concludes that:

- a. [For activities under Regulation 9 of the NESCS] does not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) (SQEPs) who have done this investigation and have certified this report is included in Appendix B.

9 LIMITATIONS

This investigation presents a preliminary and detailed site investigations of the potential for ground contamination, prepared exclusively for Angela Gill and Far North District Council with respect to the brief given to us.

Information, opinions, and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. LDE Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

Opinions given in this report are based on a review of existing data, evidence gathered during a site walkover, anecdotal information, and specific soil sampling at discrete locations. There is still some possibility that contaminating activities have taken place or contamination at the site is more than that described in this report and LDE should be contacted immediately if the conditions are suspected to differ from that described.

10 REFERENCES

- ANZECC. (2000). *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. Auckland: Australian and New Zealand Environment and Conservation Council.
- Auckland Regional Council. (2001). *Background Concentrations of Inorganic Elements in Soils in the Auckland Region*. Auckland: ARC.
- BRANZ. (2017). *New Zealand Guidelines for Assessing and Managing Asbestos in Soil*. Porirua: BRANZ.
- MfE. (2004). *Landfill Waste Acceptance Criteria and Landfill Classification*. Wellington: Ministry for the Environment.
- MfE. (2011). *Users' guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*. Wellington: Ministry for the Environment.
- MfE. (2021). *Contaminated Land Management Guidelines No 1*. Wellington: Ministry for the Environment.
- MfE. (2021). *Contaminated Land Management Guidelines No 5*. Wellington: Ministry of the Environment.
- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure*. Canberra: National Environmental Protection Council.
- Parliamentary Counsel Office. (2015). *Health and Safety at Work Act 2015*. Wellington: Parliamentary Counsel Office.
- PDP. (2015). *Guidance for Analysis of Soil Contamination Using a Portable X-Ray Fluorescence Spectrometer*. Auckland: PATTLE DELAMORE PARTNERS LTD.
- WasteMinz. (2023). *Technical Guidelines for Disposal to Land Revision 3.1*. Auckland: Waste Management Institute New Zealand.

APPENDIX A

**LABORATORY TEST RESULTS AND CHAIN OF CUSTODY
RECORDS**

Certificate of Analysis

Page 1 of 2

Client: LDE Limited	Lab No: 4228875	SPv1
Contact: Erin Gasston C/- LDE Limited 27 Hobson Avenue Kerikeri 0230	Date Received: 29-May-2026	
	Date Reported: 03-Jun-2026	
	Quote No: 115238	
	Order No: 31177	
	Client Reference: 31177	
	Submitted By: Erin Gasston	

Sample Type: Soil

	Sample Name:	S1 28-May-2026	S2 28-May-2026	S3 28-May-2026	S4 28-May-2026	S5 28-May-2026
	Lab Number:	4228875.1	4228875.3	4228875.4	4228875.6	4228875.7
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	5	4	4	4	4
Total Recoverable Cadmium	mg/kg dry wt	0.32	0.34	0.31	0.30	0.28
Total Recoverable Chromium	mg/kg dry wt	37	36	37	34	35
Total Recoverable Copper	mg/kg dry wt	30	29	29	37	31
Total Recoverable Lead	mg/kg dry wt	16.4	17.5	15.5	14.4	16.3
Total Recoverable Nickel	mg/kg dry wt	7	7	6	6	7
Total Recoverable Zinc	mg/kg dry wt	41	38	38	38	34

	Sample Name:	S6 28-May-2026	S7 28-May-2026	S8 28-May-2026	S9 28-May-2026	S10 28-May-2026
	Lab Number:	4228875.9	4228875.10	4228875.12	4228875.13	4228875.15
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	4	4	4	4	4
Total Recoverable Cadmium	mg/kg dry wt	0.24	0.41	0.27	0.39	0.25
Total Recoverable Chromium	mg/kg dry wt	38	33	37	34	37
Total Recoverable Copper	mg/kg dry wt	35	37	33	33	31
Total Recoverable Lead	mg/kg dry wt	14.3	16.6	16.2	13.7	12.7
Total Recoverable Nickel	mg/kg dry wt	6	7	6	6	6
Total Recoverable Zinc	mg/kg dry wt	31	44	36	38	31

	Sample Name:	OCP1 28-May-2026	OCP2 28-May-2026
	Lab Number:	4228875.16	4228875.17

Individual Tests			
Dry Matter	g/100g as rcvd	66	61
Organochlorine Pesticides Screening in Soil			
Aldrin	mg/kg dry wt	< 0.015	< 0.016
alpha-BHC	mg/kg dry wt	< 0.015	< 0.016
beta-BHC	mg/kg dry wt	< 0.015	< 0.016
delta-BHC	mg/kg dry wt	< 0.015	< 0.016
gamma-BHC (Lindane)	mg/kg dry wt	< 0.015	< 0.016
cis-Chlordane	mg/kg dry wt	< 0.015	< 0.016
trans-Chlordane	mg/kg dry wt	< 0.015	< 0.016
2,4'-DDD	mg/kg dry wt	< 0.015	< 0.016
4,4'-DDD	mg/kg dry wt	< 0.015	< 0.016
2,4'-DDE	mg/kg dry wt	< 0.015	< 0.016
4,4'-DDE	mg/kg dry wt	< 0.015	< 0.016
2,4'-DDT	mg/kg dry wt	< 0.015	< 0.016
4,4'-DDT	mg/kg dry wt	< 0.015	< 0.016
Total DDT Isomers	mg/kg dry wt	< 0.09	< 0.10
Dieldrin	mg/kg dry wt	< 0.015	< 0.016



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Sample Type: Soil			
Sample Name:		OCP1 28-May-2026	OCP2 28-May-2026
Lab Number:		4228875.16	4228875.17
Organochlorine Pesticides Screening in Soil			
Endosulfan I	mg/kg dry wt	< 0.015	< 0.016
Endosulfan II	mg/kg dry wt	< 0.015	< 0.016
Endosulfan sulphate	mg/kg dry wt	< 0.015	< 0.016
Endrin	mg/kg dry wt	< 0.015	< 0.016
Endrin aldehyde	mg/kg dry wt	< 0.015	< 0.016
Endrin ketone	mg/kg dry wt	< 0.015	< 0.016
Heptachlor	mg/kg dry wt	< 0.015	< 0.016
Heptachlor epoxide	mg/kg dry wt	< 0.015	< 0.016
Hexachlorobenzene	mg/kg dry wt	< 0.015	< 0.016
Methoxychlor	mg/kg dry wt	< 0.015	< 0.016

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

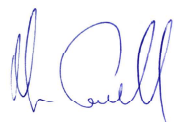
Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1, 3-4, 6-7, 9-10, 12-13, 15
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required. US EPA 200.2 (modified), APHA 3125 B: Online Edition.	0.10 - 4 mg/kg dry wt	1, 3-4, 6-7, 9-10, 12-13, 15
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	16-17
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	16-17

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 29-May-2026 and 03-Jun-2026. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.



Martin Cowell - BSc
Client Services Manager - Environmental

APPENDIX B

QUALIFICATIONS AND EXPERIENCE OF THE SQEP(S)

James Gladwin - BSc (Hons) Environmental Science, PgDip in Soil Science, CEnvP.

James is a Suitably Qualified and Experience Practitioner (SQEP). With 15+ years of experience in contaminated land covering a wide range of sites and contamination types, James has an excellent understanding of the investigation and remediation of contaminated land in accordance with the National Environmental Standards for Contaminated Land (NESCS) and the Contaminated Land Management Guidelines (CLMG).

James is a certified environmental practitioner (CEnvP) and has provided a wide range of contaminated land services to an array of clients. Key clients include the District and City Councils of the Bay of Plenty, the Bay of Plenty Regional Council, Christchurch City Council, Gisborne City Council, New Plymouth District Council, and the NZ Transport Agency. He has been a panel member that provided technical review and guidance for the development of contaminated sites. He has also provided technical reviews for contaminated land investigations completed by third parties. James currently sits on the Bay of Plenty Regional Council Environmental Panel and is a permanent member of ALGA.

James worked on the Kopeopeo Canal Remediation Project, providing independent technical analysis for dioxin contamination in soils, sediment, water, and air. He monitored and reported on the effectiveness of the dredge trial within resource consent requirements. This provided proof that the remediation methods were effective and practical so that the full-scale remediation of the canal could be completed. James continued to provide technical input through the remediation stage of the project.

29 May 2026

Angela Gill

Email: jon@alldrainsage.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Angela Gill – 158 Kerikeri Inlet road, Kerikeri. Lot 2 DP 354175.

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

Top Energy's requirement is that power be made available for the additional lot. Design and costs to provide a power supply would be provided after application and an on-site survey have been completed.

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

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

Yours sincerely



Aaron Birt

Planning and Design

E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

27 May 2026

Chorus reference: 11616259

Attention: Jon Gill

Quote: New Property Development

1 connections at Lot: 2, Deposited Plan: 354175, North Auckland

Your project reference: Kerikeri Inlet

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$1,400.00
---------------	------------

The total contribution we would require from you is **\$1,610.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 27 May 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

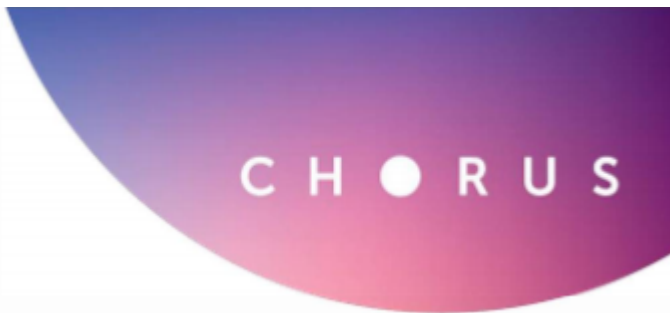
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team





NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

A, J & R Gill

Address of proposed activity:

Lot 2, Kerikeri Inlet Rd, Kerikeri

Legal description:

Lot 2 DP 354175

Description of the proposal (including why you need resource consent):

Subdivision into 2 lots in the Rural Living Zone.

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. *Scheme plan by Surveyor*
2. *dated 25/05/26*
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Raewyn Eleanor Kenyon

Address of affected property including legal description

*170 Kerikeri Inlet Rd, Kerikeri
Lot 5 DP 354175*

Contact Phone Number/s and email address

Daytime: *022 678 2345* email: *raewynkenyon@xtra.co.nz*

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

R.E. Kenyon

Date

28.5.2026

Signature

Date

Signature

Date

Signature

Date

DATE	24.04.2026	
BY	JA	
NO.	1	
DESCRIPTION	ORIGINAL PLAN	
REVISIONS		
NO.	DATE	DESCRIPTION
1	24.04.26	ORIGINAL PLAN
2	25.05.26	AMENDMENTS
3	17.06.26	REVISED ACCESS

NOTES:

HEARING AND COORDINATE DATUM IS NZGD2000
 MOUNT EDEN 2000 PROJECTION
 LANDOWNERS DATA BASE ARE DERIVED FROM LITE
 BOUNDARIES ARE SUBJECT TO SURVEY
 PLAN ARE INDICATIVE ONLY AND ARE SUBJECT TO
 COUNCIL APPROVAL AND LODGMENT WITH LAND
 INFORMATION NEW ZEALAND

LEGEND

- Lot Boundaries
- Establishment Boundaries
- Yest Setback
- Existing Actual Boundaries

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1016A Great South Road, Petrease Auckland, NZ

NZIS

REGISTERED PROFESSIONAL SURVEYOR

MEMBER OF
 Survey and Spatial
 New Zealand

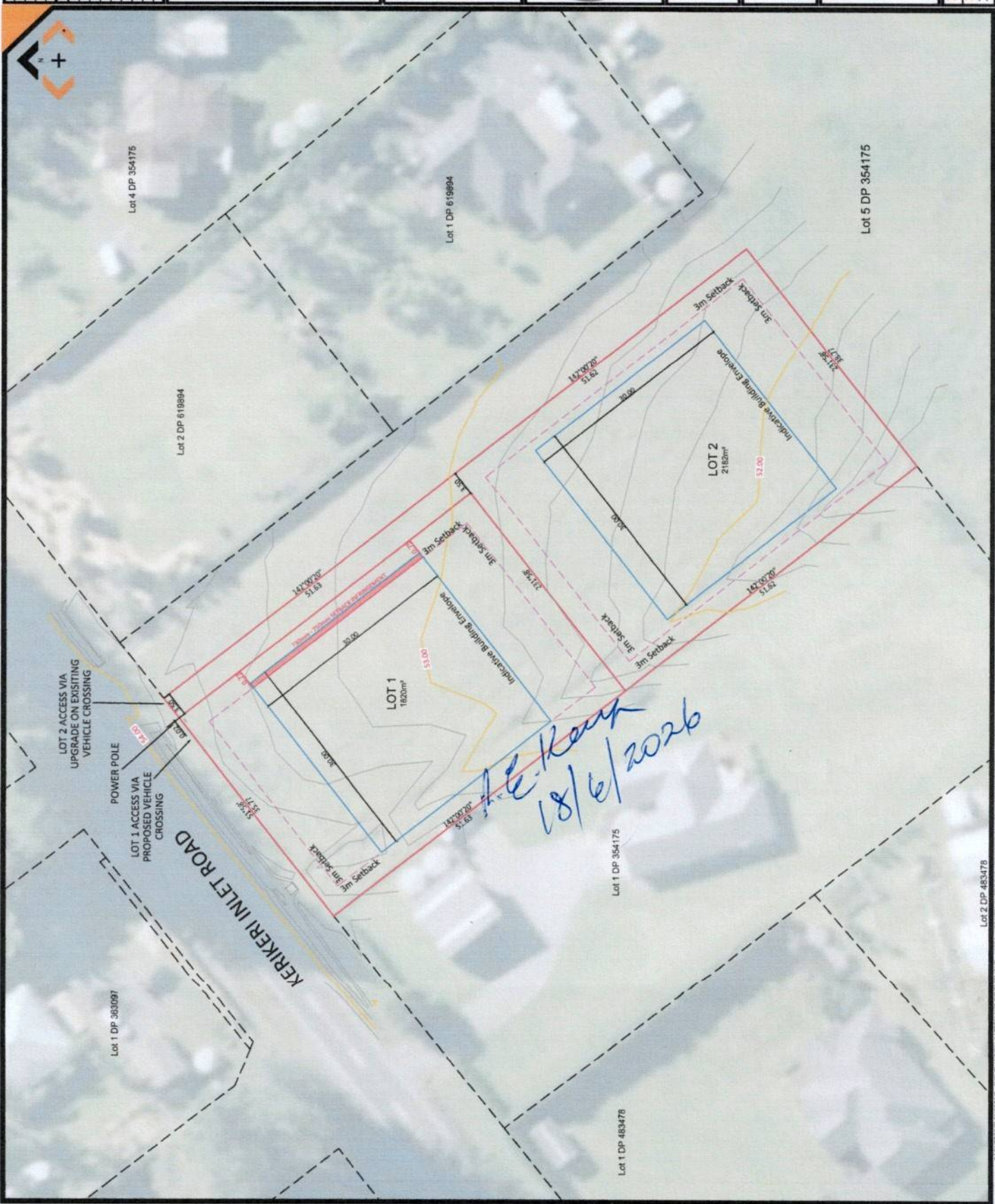
CLIENT
 ANGELA GILL

PROJECT
 KERIKERI INLET ROAD
 LOT 2 DP 354175

TITLE
 SCHEME PLAN
 LOTS 1 AND 2 BEING
 PROPOSED SUBDIVISION
 OF LOT 2 DP 354175

SCALE 1:250 (A4) 1:500 (A3)

DRAWING NO	12251-1105-01	SHEET	1	OF	1
REVISED		REVISED			



FILE PATH: C:\PROG\DWG\CONCRETE - SURVEY WORK\UNITS\DWG\DEVELOPMENT - 12251 - KERIKERI INLET ROAD, RESERVE (LOT 2 DP 354175)\SURVEY\PLANS_12251-001 - SCHEME PLAN R2 FINAL FINAL.DWG

NOT DATE: 6/17/2026 12:41 pm



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	A, J & R Gill
Address of proposed activity:	Lot 2, Kerikeri Inlet Rd, Kerikeri
Legal description:	Lot 2 DP 354175
Description of the proposal (including why you need resource consent):	Subdivision into 2 lots in the Rural Living Zone.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. Scheme plan by Surveyor X 2. dated 25/05/26 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Conway Gosling Lewis & Johanna Lewis.

Address of affected property including legal description

1586 Kerikeri Inlet Rd, Kerikeri
Lot 1 DP 619894.

Contact Phone Number/s and email address

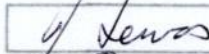
Daytime: 021 178 2856 email: con.jo@xtrea.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

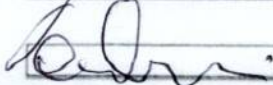
Signature



Date

28.5.26

Signature



Date

28.5.26

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	<i>A, J & R Gill</i>
Address of proposed activity:	<i>Lot 2, Kerikeri Inlet Rd, Kerikeri</i>
Legal description:	<i>Lot 2 DP 354175</i>
Description of the proposal (including why you need resource consent):	<i>Subdivision into 2 lots in the Rural Living Zone.</i>
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <i>Scheme plan by Surveywark</i> 2. <i>dated 25/05/26</i> 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Dream Builders Bay of Islands Limited

Address of affected property including legal description

*158a Kerikeri Inlet Rd, Kerikeri
Lot 2 DP 619894*

Contact Phone Number/s and email address

Daytime:

email:

021 402 600 mike@dreambuildersbayofislands.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

[Signature]

Date

3.06.26

Signature

[Signature]

Date

3.6.26

Signature

[Signature]

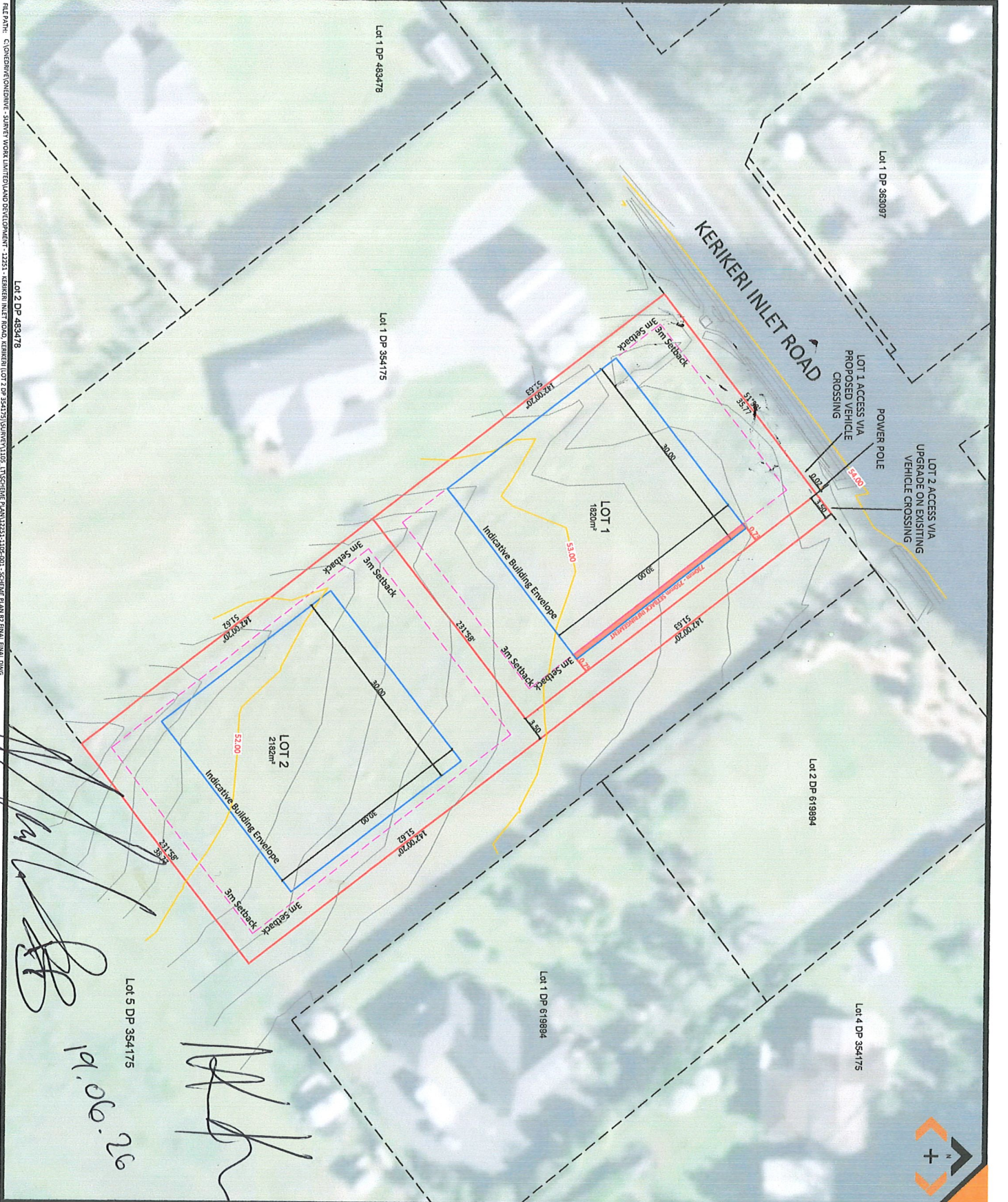
Date

3/6/26

Signature

Date

FILE PATH: C:\CONSERVATIVE CONSERVATIVE - SURVEY WORK\LAND DEVELOPMENT - 22251 - KERIKERI INLET ROAD, KERIKERI\LOT 7 DP 354175\SUBDIVISION - LITSCHINGER PLAN\22251-1105-001 - SCHEME PLAN TO FINAL FINAL.DWG



NO	REVISION	DATE	BY	APPROVED
0	ORIGINAL SCALE			
1	AMENDMENTS	JA	24.04.2016	
2	WIPING ACCESS			
3				
4				
5				
6				
7				
8				
9				
10				

NOTES:
 - BEARING AND COORDINATE DATA IS NZGD2000
 - ALL BOUNDARY FACETS ARE SLOPED FROM LINZ
 - LANDLINE DATA BASE
 - EASEMENTS AND SUBJECT TO SURVEY
 - PLAN ARE INDICATIVE ONLY AND ARE SUBJECT TO
 - CHECKING FROM OWN LAND ADJACENT WITH LAND
 - INFORMATION FROM 2015

LEGEND
 Lot Boundaries
 Easement Boundaries
 3m Setback
 Existing Actual Boundaries

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REGISTERED PROFESSIONAL SURVEYOR
 MEMBER OF
 Survey and Spatial

CLIENT: ANGELA GILL
PROJECT: KERIKERI INLET ROAD LOT 2 DP 354175

TITLE: SCHEME PLAN LOTS 1 AND 2 BEING PROPOSED SUBDIVISION OF LOT 2 DP 354175

SCALE: 1:250 (A1) 1:500 (A3)
DRAWING NO: 12251-1105-01
SHEET: 1 of 1
REVISION: 2

Handwritten signatures and dates: 19.06.26