



Office Use Only
Application Number:

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):

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

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Te Rarawa

Who else have you consulted with?

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

5. Applicant details

Name/s: Andy Stankovich

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: Northland Planning & Development 2020 Ltd

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.

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: Andrew Glen Stankovich and George Ian Stankovich

Property address/ location:

_____ Postcode

8. Application site details

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

Name/s:	Andrew Stankovich		
Site address/ location:	24 Brass Road		
	Kaitaia		
	0481		
		Postcode	
Legal description:	Lot 1 DP 97668	Val Number:	
Certificate of title:	NA53B/278		

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please contact Andy Stankovich and Graeme Morrell to organise site visit.

9. Description of the proposal

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

Proposal to subdivide the site to create three additional allotments as a Restricted Discretionary Activity within the Rural Production zone under the ODP.

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Waitakere Scrap Metals Ltd

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.

NB: PLEASE EMAIL ALL INVOICES

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

ANDREW GLENN STANKOVICH

Signature:

(signature of bill payer)

[Signature area]

Date 29/05/2026

MANDATORY

16. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required. You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

ANDREW GLENN STANKOVICH

Signature

[Signature area]

Date 29/05/2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Subdivision Resource Consent Proposal

Andrew Stankovich

24 Brass Road, Ahipara

Date: 8/06/2026

Please find attached:

- an application form for a Subdivision Resource Consent in the **Rural Production zone** under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision requires consent under the Operative District Plan as a **Restricted Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

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

Regards

Reviewed by

Alex Billot

Sheryl Hansford

Resource Planner

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title – LINZ**
- 3. Scheme Plan – Williams & King**
- 4. Site Suitability Report – Wilton Joubert**
- 5. ODP & PDP Objectives and Policies**



Assessment of Environment Effects Report

2.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

2.1 The proposal is to undertake a subdivision of Lot 1 DP 94668 to create three additional lots (four allotments in total). The site currently contains an existing dwelling and shed, which will be located wholly within Proposed Lot 3. There is also an existing manmade pond that will be located within Proposed Lots 2 & 3. The remainder of the 8 hectare site is utilised for grazing purposes. The site is located within the Rural Production zone under the Operative District Plan (ODP).

2.2 The proposed lot sizes are as follows -

- Lot 1 – 2.01 hectares - vacant land
- Lot 2 – 2.005 hectares – vacant land
- Lot 3 – 2.0883 hectares – to contain the existing built development
- Lot 4 – 2.0005 hectares – vacant land

Areas and measurements are subject to final survey.

2.3 Given the title date for the site is 1982, the subdivision proposal has been assessed as a **Restricted Discretionary Activity** under the ODP.

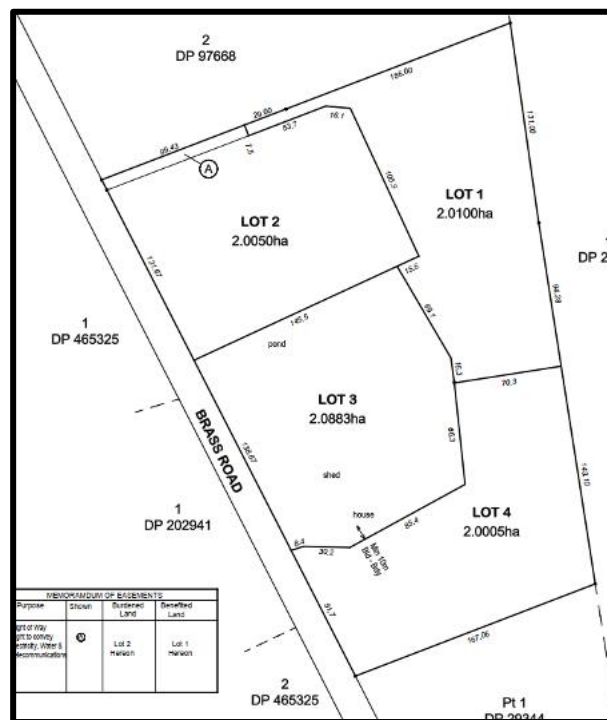


Figure 1: Proposed Scheme Plan



2.4 Access to the lots will be via Brass Road. Lots 1 & 2 will share a crossing place, with a right of way being provided over Lot 2 to enable access to Lot 1, via a panhandle access leg, as can be seen within Figure 1 above. Lots 3 & 4 will share the existing double width crossing place from Brass Road which services the existing dwelling. The portion of Brass Road which adjoins the site, is of straight alignment, providing clear unobstructed sight lines from crossing place locations. The intersection of Brass Road and Kaitaia Awaroa Road is located approximately 140 metres to the south of the site. The portion of Brass Road which adjoins the subject site is sealed.



Figure 3: Existing crossing place to the dwelling on the site which will service Lots 3 & 4.



Figure 2: Existing access to the dwelling where the right of way to Lots 3 & 4 will be created.

2.5 Wilton Joubert have completed a Site Suitability Report (SSR) to determine the suitability of Lots 1, 2 & 4 for future onsite wastewater disposal systems. This report is contained within **Appendix 4**. Commentary was provided for the existing onsite wastewater disposal system within Lot 3 as well, which found the existing septic system to be in good working order and within the proposed lot boundaries. Commentary was also provided for stormwater design for the proposed lots. Overall, Wilton Joubert determined that the proposed lots are suitable for onsite wastewater disposal and stormwater attenuation within the proposed lot boundaries. Setback provisions for the existing pond have been provided.

3.0 THE SITE AND SURROUNDING ENVIRONMENT

3.1 The site is located within the Rural Production zone within the Operative District Plan as well as within the Rural Production zone under the Proposed District Plan (PDP). This 8-hectare site contains a dwelling, sleep-out and sheds as well as a manmade pond. The remainder of the site is utilized for grazing of livestock. The site is relatively flat, with the exception of a hill



within the southern portion of Lot 1, which would be suitable for future built development and servicing.



Figure 5: Elevated portion within Proposed Lot 1, overlooking the northern area of Lot 1. The northern site boundary is located where the row of trees is located.



Figure 5: Proposed Lot 2 taken from Brass Road. Row of trees are located on boundary with adjoining Lot 2 DP 67668.



Figure 6: Proposed Lot 4, taken from near the existing crossing place from Brass Road.



Figure 4: Existing dwelling and shed on Proposed Lot 3.



Figure 8: Existing sleepout within Lot 3.



Figure 9: Existing manmade pond which will be contained within Lots 2 & 3.



- 3.2 Access is existing to the site from Brass Road, which adjoins the westernmost boundary of the site. The site adjoins privately owned allotments along the northern, eastern and southern boundaries.
- 3.3 The intersection of Brass Road and Kaitaia Awaroa Road is approximately 140 meters from the site. The site is located approximately 4 kilometers from the Ahipara Village and 11 kilometers from the township of Kaitaia. The central location makes the site an ideal location being close to schools, amenities and places of employment.
- 3.4 The allotment directly to the south of the site (Lot 1 DP 23944) and the two allotments located on the opposite side of Brass Road (Lot 1 DP 202941 and Lot 2 DP 465325) are of similar size to the proposed lots, ranging from 2.1 – 3.9 hectares. Further along Brass Road are lots ranging in size from 1.6 hectares – 5.7 hectares reflecting rural lifestyle lots and larger productive lots in excess of 30 hectares. To the south, on the opposite side of Kaitaia Awaroa Road, are smaller rural-residential allotments over 4000m² in area.



Figure 6: Lots in the surrounding environment.



3.5 The site is shown to have soils classified as LUC 3e1. LUC 3 soils are currently classified as highly productive land under the National Policy Statement for Highly Productive Land (NPS-HPL). Cabinet has agreed to remove LUC-3 soils from the NPS-HPL with these changes being progressed as part of the National Direction changes in Phase 2 of the RMA reform. Hence, the NPS-HPL would not be applicable to the site as part of Phase 2 of the RMA reforms. Furthermore, as per the Land Implementation Guide for the NPS-HPL, consideration on the productive capacity of the land is not provided for within the discretion for activities with Controlled or Restricted Discretionary Activity statuses, however consideration of the effect of the activity on existing land use activities must be provided for. Therefore, no consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) will be provided for within this application, however the effect of the activity on existing land use activities will be provided for further within this application.

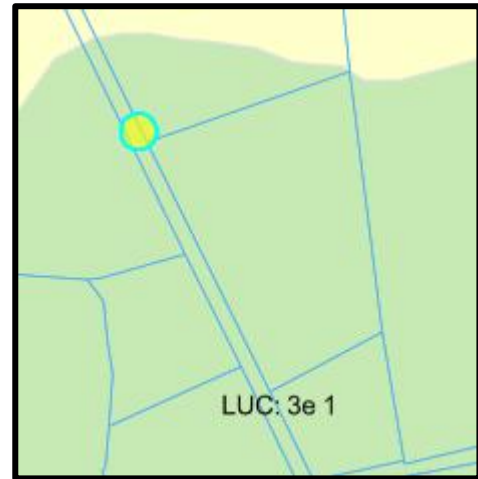


Figure 7: LUC soil classification maps.

3.6 The site is shown to have some areas of river flood susceptibility. These areas follow an existing drain which runs from the southern portion of the pond, through Proposed Lots 3 & 4, to the adjoining lot to the south. Wilton Joubert have considered these river flood hazards as part of the SSR and determined that onsite wastewater and stormwater disposal could be managed effectively within the proposed lots without creating adverse effects on the river flood susceptibility.



Figure 9: River flood susceptibility of the site.



Figure 8: Existing drain (below treeline) within Proposed Lot 4 where flood susceptibility is shown.



- 3.7 The site is not shown to contain any areas of PNA or reserves. The site is located in an area where kiwi are noted as being present.
- 3.8 There are archaeological sites registered in the surrounding environment however these are not registered to the subject site. Given the only earthworks associated with the proposal will be for the construction of the private accessways, it is considered that the proposal will have less than minor effects on archaeological sites in the area.
- 3.9 With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.
- 3.10 The site is not located within or near a Statutory Acknowledgement Area.
- 3.11 The site is not considered a HAIL site. Historic aerials indicate that the site has been utilised for rural lifestyle use including grazing of livestock and domestic use surrounding the dwelling. The manmade pond is also not present within the 1979 aerial (*Figure 15* below).



Figure 10: Aerial imagery map – Northland 1.25m Rural Aerial Photos 2000 (LINZ).



Figure 11: Retrolens 1979 aerial.

Title

- 3.12 Lot 1 DP 97668 is held within Record of Title NA53B/278, which is dated 21 December 1982, with a legal area of 8.1035ha. There is an appurtenant easement for water supply registered on the title which will remain unaffected by the proposal. There are no consent notices registered on the title.

4.0 ACTIVITY STATUS OF THE PROPOSAL

Weighting of Plans

- 4.1 The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 4.2 A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.
- 4.3 District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. The recommendation reports on submissions have been provided to Council from the Hearings Panels as of 25th May 2026. These reports set out the Panel's recommendations and any proposed changes to the plan. Council will now consider these recommendations and make final decisions at an Extraordinary Council Meeting on 11th June 2026. The recommendations are not final decisions and do not change either the operative or proposed plan at this stage.
- 4.4 Following Council decisions, submitters and the public will be notified of the decision by the end of June 2026, where there will then be a 30 working day period for submitters to appeal.
- 4.5 For this reason, PDP rules which do not have immediate legal effect are not considered. Recent advice from Council is that objectives and policies of the PDP are now given more weighting.

Operative District Plan

- 4.6 The site is zoned as Rural Production under the ODP, and therefore the site will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

Subdivision

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:
--

<u>PERFORMANCE STANDARDS</u>



Plan Reference	Rule	Performance of Proposal
13.7.2.1 (i)	MINIMUM LOT SIZES	<p>Restricted Discretionary Activity.</p> <p>The title date is 1982 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 4 of the RDA provisions, given there will be less than five lots created and each lot exceeds 2ha in area.</p> <p>The proposal is therefore assessed as a Restricted Discretionary Activity.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Complies</p> <p>The proposed lots can adequately contain the concept 30m x 30m building envelope.</p> <p>Proposed Lot 3 will contain the existing dwelling and associated onsite servicing.</p>
13.7.2.3 - 13.7.2.9	Not Applicable for this application.	

4.7 The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

4.8 Proposed Lot 3 is to contain the existing dwelling, sleep-out and shed as well as the existing internal accessway which services the dwelling. Proposed Lots 1, 2 & 4 will be vacant land. Right of way easement A will also be provided as part of this application which will create a small amount of impermeable surfaces within Proposed Lot 2.

4.9 As such, assessment of the proposal against the rules contained within 8.6.5.1 of the ODP has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:

PERFORMANCE STANDARDS



Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	<p>Permitted.</p> <p>Proposed Lot 3 will contain the existing dwelling. All other lots will be vacant.</p>
8.6.5.1.2	SUNLIGHT	<p>Permitted</p> <p>The existing structures within Lot 3 are located over 10 metres from the new proposed dividing boundaries such that the sunlight provisions will be adequately met.</p>
8.6.5.1.3	STORMWATER MANAGEMENT	<p>Permitted</p> <p>Given the proposed size of the lots and the existing built development, it is considered that this will account for less than 15% of the total site area for each lot.</p> <p>The existing impermeable surfaces within Lot 3 are considered to be less than 15% of the total site area of Lot 3.</p>
8.6.5.1.4	SETBACK FROM BOUNDARIES	<p>Permitted.</p> <p>The existing structures within Lot 3 are set back in excess of 10 metres from the new dividing boundaries.</p>
8.6.5.1.5	TRANSPORTATION	<p>A full assessment has been undertaken in the table below.</p>
8.6.5.1.6	KEEPING OF ANIMALS	<p>Not applicable.</p>
8.6.5.1.7	NOISE	<p>Not applicable.</p>
8.6.5.1.8	BUILDING HEIGHT	<p>No new buildings sought.</p>
8.6.5.1.9	HELICOPTER LANDING AREA	<p>Not applicable.</p>
8.6.5.1.10	BUILDING COVERAGE	<p>Permitted</p> <p>The building coverage within Lot 3 is well within 12.5% of the total site area for the lot.</p>



8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

4.10 Overall, the proposal has been assessed as a Permitted Activity in terms of the Rural Production zone (RPZ) rules.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The subject site does not contain any outstanding landscape areas.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The proposal will not result in removal of any indigenous flora or fauna.
12.3	SOILS AND MINERALS	Permitted. Excavation works will be required to construct the private accessway within Easement A and B. It is considered the excavations will be well within the permitted volumes for the Rural Production zone.
12.4	NATURAL HAZARDS	Permitted. The site is not susceptible to coastal erosion and there are no new dwellings proposed which would breach the fire risk rule.
12.5	HERITAGE	Permitted. The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	AIR	Deleted chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. The proposal is not known to be in proximity to any lakes, rivers, wetlands or the coastline. The pond onsite is manmade and is therefore not defined as a natural inland wetland.



12.8	HAZARDOUS SUBSTANCES	Permitted. The site does not contain any known hazardous substances.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Permitted. No renewable energy is proposed.
Chapter 15 – Transportation		
15.1.6A	TRAFFIC	Permitted Activity The first residential unit on a site and farming activities are exempt from this rule. Proposed Lot 3 will contain the existing dwelling with Lots 1, 2 & 4 being vacant land. The permitted TIF for the zone is 60 if not accessed from a State Highway, or 30 if accessed from a State Highway. As such, the proposal can comply with this section.
15.1.6B	PARKING	Permitted Activity The parking areas within Proposed Lot 3 will remain unchanged. Proposed Lots 1, 2 & 4 do not contain an existing residential dwelling. There is ample area for future parking requirements within these lots.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. (a) There is one private accessway proposed. Easement A will be provided over Lot 2 to provide access to Lots 1 & 2. Access to Lots 3 & 4. Is existing via a double width vehicle crossing. There will be two users for the private accessway. Appendix 3B-1 requires a legal width of 5 metres and a carriageway width of 3 metres. This will be provided for. The surfacing will be metal. (b) As above. (c) The private accessway will only serve two HEs each. (d) Not Applicable. (e) Not Applicable.



15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Permitted. The private accessways within Easement A will each be less than 100 metres long and as such, no passing bays are required.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Permitted (a) Lots 1 & 2 will share a new vehicle crossing and Lots 3 & 4 will utilise the existing crossing servicing the site. These will be constructed/upgraded in accordance with Council's Engineering Standards. (b) Brass Road as it adjoins the site is a sealed road and as such splays will be surfaced. (c) Each vehicle crossing will service two allotments and as such the private accessway will be 6m wide and extend a minimum of 6m from the edge of the carriageway.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) Not applicable. (b) There are no bends proposed on the private accessways. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted. (a) Brass Road is considered to meet the legal road width standards. (b) Brass Road is considered to be constructed to the required standards. (c) Complies.



		(d) There are no known encroachments of the carriageway into the proposed lots.
15.1.6C.1.9 – 15.1.6C..11 are not applicable to this application		

4.11 It is therefore determined that the proposal does not result in any breaches of the applicable Zone or District Wide Rules.

Overall status of the proposal under the Operative District Plan

4.12 The subdivision proposal is able to meet the Restricted Discretionary provisions for the Rural Production zone as per the requirements within 13.7.2.1(i).

4.13 The proposal will be assessed as a **Restricted Discretionary Activity** subdivision with the relevant sections of 13.8.1 and 13.7.3 being assessed as part of this application process.

Proposed District Plan

4.14 The proposal is also subject to the Proposed District Plan process. The notified site zoning is 'Rural Production'. The site is also subject to river flood hazard overlay as well as the Treaty Settlement Area of Interest Overlay.

4.15 Land use rules that have current legal effect are set out below.

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>



	HS-R9 relates to a hazardous facility within a scheduled heritage resource.	
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect:	Not applicable. The subdivision is not an Environmental Benefit Subdivision



	SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	(SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	<p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p> <p>As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.</p>	Permitted. Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or</p>	Not applicable. No signs are proposed as part of this application.



	attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

4.16 The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

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

4.17 The site is not known to have or previously contained any activities listed on the HAIL. The site has been utilized for grazing of livestock. As such, the application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

4.18 NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

4.19 There are no known wetland areas near the proposed allotments which would trigger the requirement for consent under the NES-F. The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish. The pond on the site is manmade and therefore is not defined as a natural inland wetland.

4.20 As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

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



5.0 STATUTORY ASSESSMENT

Section 104C of the Act

- 5.1 Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in national environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the Act

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

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

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

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

(b) Any relevant provisions of –

(i) A national environmental standard

(ii) Other regulations

(iii) A national policy statement.

(iv) A New Zealand Coastal Policy Statement

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

(vi) A plan or proposed plan; and

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

- 5.3 Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal is considered to have actual and potential effects that are acceptable. The proposal is to subdivide the site to create three additional allotments. The proposal will result in allotments where some form of rural productive use can still be undertaken on each site, as well as residential development to enable future owners to reside on and live off the land.



- 5.4 Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Production zone.
- 5.5 Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.
- 5.6 Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

6.0 ENVIRONMENTAL EFFECTS ASSESSMENT

- 6.1 Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 6.2 The proposal is considered to be a Restricted Discretionary activity as per rules 13.8.1. In considering whether to impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision within the Rural Production Zone

- 6.3 As per Section 13.8.1 of the District Plan, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:



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

6.4 The subject site is not located within the Coastal Environment.

6.5 The site is not located within 500 metres of land administered by DOC.

6.6 The proposal is not considered to have any effects on areas of significant indigenous flora or habitats of indigenous fauna given the site does not contain these features.

6.7 The proposal is not considered to exacerbate fire hazards for the health and safety of residents.

Subdivision Assessment Criteria

6.8 In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.

Property Access

6.8.1 Proposed Lots 1 & 2 will utilise one vehicle crossing place which is to be located within the northwestern corner of the site. This crossing will lead on to Easement A, which will contain the private accessway servicing Lots 1 & 2. The private accessway will be constructed to a 3 metre width in accordance with Appendix 3B-1, with metal surfacing proposed. No passing bays are proposed given the length of the accessway will be less than 100 metres. The proposed crossing place is said to meet the required sightline distances.



- 6.8.2 Proposed Lots 3 & 4 will utilise the existing double width crossing place which services the existing dwelling. This crossing place will also be upgraded to Council Standards as part of this proposal if required.
- 6.8.3 Given the straight alignment of the road, the required sight distances are adequately achieved. The intersection with Kaitaia Awaroa Road is located in excess of 140 metres from the nearest site boundary.
- 6.8.4 As assessed earlier in this report, the application is assessed as being Permitted in terms of Chapter 15 of the ODP. Access has been provided to the lots in the safest and most practical way.

Natural and Other Hazards

- 6.8.5 River flood hazards are shown to surround the existing drain which leads from the pond through Proposed Lots 3 & 4 to the adjoining site to the south. These river flood hazards are localized around the drain with the existing built development and access within Lot 3 being located outside of these areas. Wilton Joubert have determined that there is ample area within Lot 4 to accommodate future built development and onsite servicing, which would not affect the flood hazard areas within the site nor exacerbate flood hazards. Stormwater attenuation will be designed at the building consent stage to ensure that downstream effects are less than minor in regard to increased impermeable surfaces within the proposed lots.
- 6.8.6 In terms of section 106 of the Act, the likelihood of natural hazards occurring is low. No material damage is expected, and the proposal is not considered to accelerate or worsen natural hazards, given that future development can be located outside of the flood prone areas and consent notice conditions can control design of future buildings. It is therefore considered that there are no matters under s106 of the Act which would cause the Council to refuse the subdivision consent. An assessment of the proposal against the National Policy Statement for Natural Hazards (NPS-NH) will be undertaken further in this report.

Water Supply

- 6.8.7 Proposed Lot 3 has existing provision for water supply via water tanks. Proposed Lots 1, 2 & 4 will be vacant land as part of this proposal. Therefore, it is anticipated that the standard consent notice condition will apply for any future dwelling constructed on these lots.



Stormwater Disposal

- 6.8.8 Wilton Joubert have completed an assessment of stormwater management within the SSR. Please refer to this for more detailed information.
- 6.8.9 Wilton Joubert confirmed that *'given the large lot sizes and low anticipated impervious coverage associated with rural-residential development, the change in peak runoff characteristics is expected to be negligible relative to the existing catchment response. Consequently, stormwater attenuation measures are not considered necessary.'*
- 6.8.10 Low Impact Design methods have been recommended for future development within the sites with stormwater management methods recommended within the SSR.
- 6.8.11 Overall, it is considered that stormwater can be adequately managed within the vacant lots at time of built development. The existing provisions within Lot 3 will remain for the existing built development, with all methods adequately contained within the proposed lot boundaries.

Sanitary Sewage Disposal

- 6.8.12 Council's infrastructure is not available to this rural site.
- 6.8.13 There is an existing onsite wastewater system within Lot 3 which services the existing dwelling. Wilton Joubert confirmed that the system was visually inspected and no obvious signs of system failure were observed. It is understood that the existing septic system and associated disposal area are within the proposed lot boundaries. As such, no further assessment of the existing system is considered necessary.
- 6.8.14 Lots 1, 2 & 4 are vacant land. Wilton Joubert provided a concept design for the allotments to ensure they were each capable of containing a future onsite wastewater system. A 4 bedroom moderate size dwelling was provided for. Secondary level treatment or higher has been recommended with indicative disposal and reserve areas provided for. Wilton Joubert confirmed that the proposed lots can comply with the activity requirements for future onsite domestic wastewater discharges subject to site-specific design at Building Consent Stage.



6.8.15 As such, it is considered that onsite wastewater disposal can be adequately contained within the vacant lots with the existing system on lot 3 being wholly contained within the new Lot 3 boundaries.

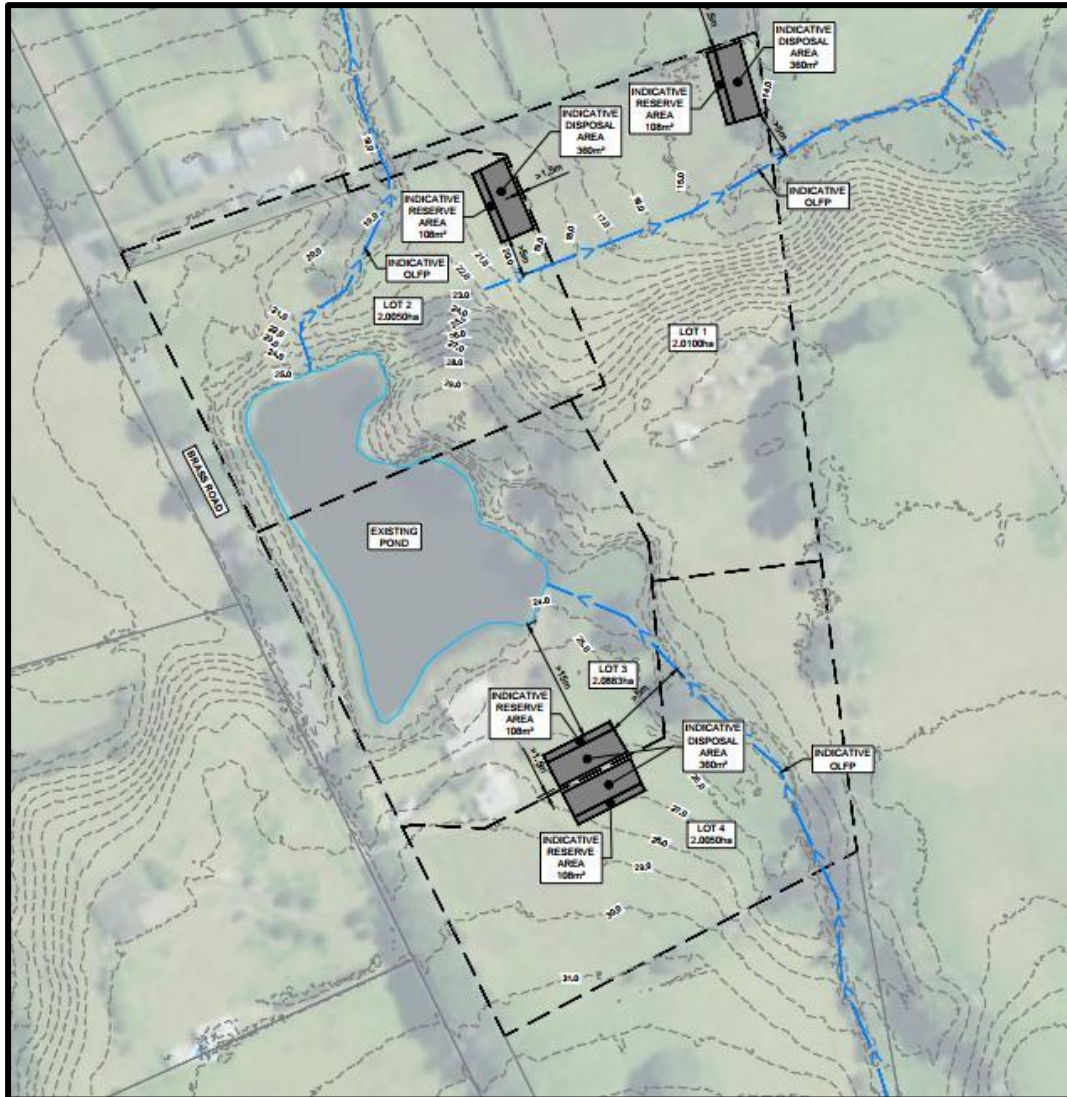


Figure 12: Wilton Joubert Wastewater Site Plan.

Energy Supply & Telecommunications

6.8.16 The provision for power supply and telecommunications is not a requirement for the Rural Production zone. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.



Easements for any purpose

6.8.17 There is one proposed easement as a result of the subdivision. Easement A will be for the purpose of right of way which will provide rights of access and rights to convey electricity, water and telecommunications over Lot 2 to Lot 1.

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

6.8.18 The subject site does not contain any notable trees, historic sites, building or objects. The site is not known to contain any sites of historical or cultural significance. The site is not shown as containing an Outstanding Natural Feature or Landscape Feature. The site is not shown to contain any areas of PNA or protected indigenous vegetation. The site is not shown to be within an area where kiwi may be present.

6.8.19 It is therefore considered that the proposed subdivision does not have any adverse effects on any indigenous vegetation or fauna habitats, heritage resources or landscapes.

Access to Reserves and Waterways

6.8.20 The site does not have any access to public reserves, waterways or esplanade reserves where public access would be warranted. It is therefore considered that the provision for public access is not applicable to this proposal.

Land Use Compatibility

6.8.21 The site and surrounding allotments are zoned Rural Production. Lots in the surrounding environment vary considerable in size. There are smaller rural-residential lots of around 4,000m², rural lifestyle lots of 1-5 hectares and larger farming lots in excess of 30 hectares.

6.8.22 The typical land use is rural lifestyle lots which contain a residential dwelling. The proposal will see three additional allotments created which are of similar size to lots in the surrounding environment.

6.8.23 FNR Quarry is located to the southeast of the site, approximately 300 metres from the subject site. There are existing rural-residential allotments as well as Kaitaia Awaroa Road which separates the site and the quarry activity. Given the land use activities (being residential and a traffic network) which separates the site and the quarry activity, it is considered that no reverse sensitivity effects are generated as there is adequate separation distance as well as



similar activities between the site and the quarry which will buffer any noise and dust from the quarrying activities. It is therefore considered that the proposal will not create any incompatible land use activities or reverse sensitivity effects in terms of the quarry activity given these activities already exist in the surrounding environment and the buffer/separation distance between the site and the quarry activity.



Figure 13: Image showing over 300m distance from site to quarry and existing land use activities between the site and quarry.

6.8.24 Given that the proposal will create lots similar to those in the surrounding environment, it is considered that the proposal is not objectionable with the surrounding environment nor will any reverse sensitivity effects be created given the large size of the lots and ample area for future residential development within Lots 1, 2 & 4.

6.8.25 It is therefore considered that the proposal is not objectionable with lots in the surrounding environment and does not set a precedence given it is an application enabled as a Restricted Discretionary activity within the plan and lots of similar size and land use activities are already present in the surrounding environment.

Proximity to Airports

6.8.26 The subject site is not located in close proximity to any airport boundaries.



7.0 POLICY DOCUMENTS

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

National Environmental Standards

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

7.2 In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as detailed within Section 4 of this report.

Other National Environmental Standards

7.3 No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4 There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025

7.5 The only applicable NPS is considered to be the NPS for Natural Hazards (NPS-NH) given Proposed Lots 3 & 4 are affected by natural hazards. Assessment of the NPS-HPL is not considered to be required as detailed earlier in this application and given no reverse sensitivity or incompatible land use activities are anticipated as detailed within this report..

National Policy Statement for Natural Hazards 2025



- 7.6 The new National Policy Statement for Natural Hazards is applicable to the site given the area of the site affected by flood susceptibility within Proposed Lots 3 & 4.
- 7.7 Proposed Lot 3 contains existing built development which will remain unchanged as part of this proposal. Lot 4 is vacant and Wilton Joubert have determined that there is adequate area within the site to accommodate built development and onsite servicing, without creating adverse effects in terms of flooding. Any subsequent use of the land is unlikely to accelerate, worsen or result in material damage to the land, other land, or structure. Sufficient provision has been made for physical access to each lot and no material damage of future development is anticipated.

Regional Policy Statement

- 7.8 The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.
- 7.9 The proposal will result in three additional allotments which will be of a size where they can be utilised for residential development and some form of productive use. No effects on ecosystems and biodiversity are anticipated as has been discussed throughout this report.
- 7.10 It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.

Far North Operative District Plan

- 7.11 The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan given the proposal is a Restricted Discretionary Activity and therefore anticipated within the Plan. Those relevant objectives and policies are listed within **Appendix 5** attached to this application.



Proposed District Plan

7.12 Under the Proposed District Plan, the site is zoned Rural Production. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan. Those relevant objectives and policies are listed within **Appendix 5** attached to this application.

Plan Weighting Summary

7.13 As required by Section 104(1)(b) of the RMA, a decision on this application must consider the extent to which a proposal is consistent with the relevant provisions of ODP and the PDP. As the operative plan, the ODP provisions retain the greatest weight until such time as the PDP has advanced beyond a Council decision and the resolution of any appeals.

7.14 Hearings on the PDP have concluded and the Independent Hearings Panel (IHP) recommendations have been released. The IHP recommendations are based on a lengthy and rigorous hearing process that has included considerable submitter expert evidence and advice from Council reporting officers, including legal counsel. The IHP recommendation for the application site is that it be zoned Rural Production.

7.15 Regarding the ODP objectives and policies, the intent of the Rural Production zone is given effect to as the activity is small scale, located within a mixed-use environment and will not have any adverse impact on land classified as highly productive.

Summary

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

8.0 SECTION 125 – LAPSING OF CONSENT

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



9.0 NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

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

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

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

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

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

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

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

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

Step 2: Public Notification precluded in certain circumstances.

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

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

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

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

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

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

(i) a controlled activity:

(ii) [Repealed]

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

(iv) [Repealed]

(6) [Repealed]

9.1.2 The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

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

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



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

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

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

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

- 9.1.3 No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

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

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

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

- 9.1.4 There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the Rural Environment where three additional lots will be created which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

Public Notification Summary

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

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

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

(3) Determine—

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

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

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



- 9.3.1 There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

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

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

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

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

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

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

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

Step 3: Certain other affected persons must be notified

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

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

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

- 9.3.3 The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

- 9.3.4 A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

- 9.3.5 With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 5 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects



on persons, the assessment in Sections 4, 5 & 6 are also relied on, and the following comments made:

- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal is not considered to create any reverse sensitivity effects.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

9.3.7 Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

9.3.8 The proposal is to subdivide the site to create three additional allotments. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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



10.0 PART 2 ASSESSMENT

- 10.1 The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2 The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.
- 10.3 Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal is not anticipated to increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4 Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of



this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

11.0 CONCLUSION

- 11.1 The proposal is to undertake a subdivision as a Restricted Discretionary Activity, where three additional allotments will be created. Proposed Lots 1, 2 and 4 have been assessed as suitable for future residential development and onsite servicing, with Proposed Lot 3 containing the existing built development and onsite servicing. The proposal will not create any reverse sensitivity effects on existing land use activities in the area.
- 11.2 Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3 In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4 It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5 As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12.0 LIMITATIONS

- 12.1 This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2 Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals,



without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

- 12.3 Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4 Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R. W. Muir
Registrar-General
of Land

Identifier **NA53B/278**
Land Registration District **North Auckland**
Date Issued 21 December 1982

Prior References
NA1661/15

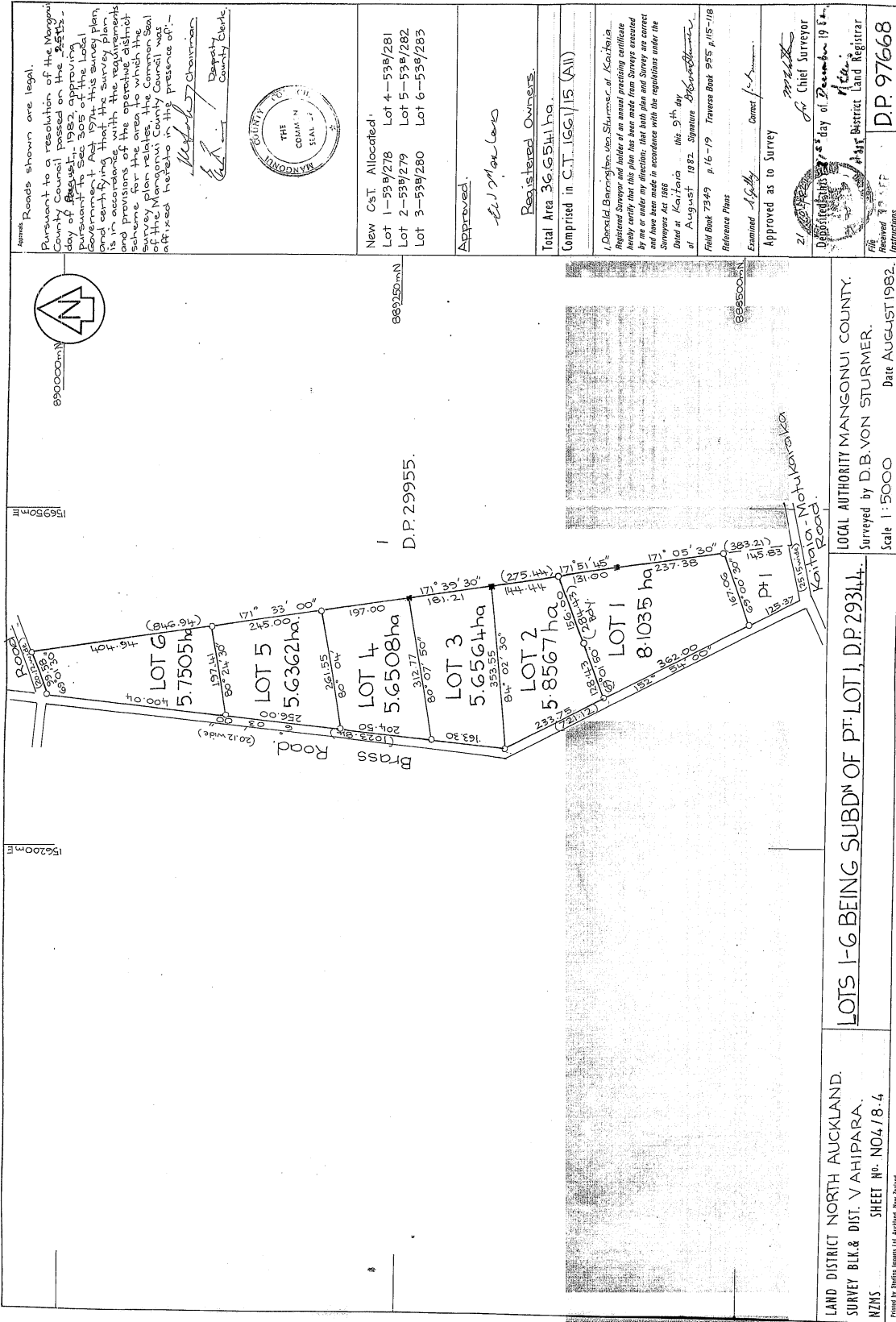
Estate Fee Simple
Area 8.1035 hectares more or less
Legal Description Lot 1 Deposited Plan 97668

Registered Owners

Andrew Glenn Stankovich as to a 1/2 share
George Ian Stankovich as to a 1/2 share

Interests

Appurtenant hereto are water supply rights specified in Easement Certificate B618419.2 - 16.1.1987 at 9:21 am
Subject to a water supply right over part marked A on Plan 115348 specified in Easement Certificate B618419.2 -
16.1.1987 at 9:21 am
8434593.3 Mortgage to Bank of New Zealand - 10.3.2010 at 12:20 pm



2
DP 97668

1
DP 465325

1
DP 202941

2
DP 465325

1
DP 29955

Pt 1
DP 29344

LOT 2
2.0050ha

LOT 1
2.0100ha

LOT 3
2.0883ha

LOT 4
2.0005ha

BRASS ROAD

Kaitaia Awaroa Road



MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to convey Electricity, Water & Telecommunications	Ⓐ	Lot 2 Hereon	Lot 1 Hereon

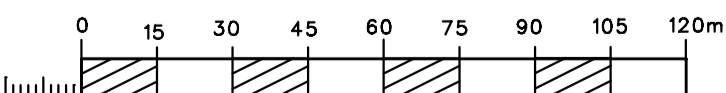
Local Authority: Far North District Council

Total Area: 8.1035ha
Comprised in: NA53B/278

THIS DRAWING AND DESIGN REMAINS THE PROPERTY
OF WILLIAMS & KING AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of
obtaining a Resource Consent only and for no other purpose. Use of this plan
and/or information on it for any other purpose is at the user's risk.



Prepared for: A G & G I Stankovich



WILLIAMS AND KING

Registered Land Surveyors, Planners &
Land Development Consultants

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Email: kerikeri@saps.co.nz

27 Hobson Ave
PO Box 937 Kerikeri

**Proposed Subdivision of
Lot 1 DP 97668**



	Name	Date
Survey		
Design		
Drawn	W & K	May 2026
Rev		

ORIGINAL
SCALE SHEET
SIZE
1:1500 A3

24854

SITE	24 Brass Road, Ahipara
LEGAL DESCRIPTION	Lot 1 DP 97668
PROJECT	Proposed Subdivision
CLIENT	Andrew Glenn Stankovich
REFERENCE NO.	147195
DOCUMENT	Civil Site Suitability Report
STATUS/REVISION NO.	01– Resource Consent
DATE OF ISSUE	3 June 2026

Report Prepared For	Email
Andrew Glenn Stankovich	waitakerescrap@gmail.com

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

1 EXECUTIVE SUMMARY

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

Legal Description:	Lot 1 DP 97668								
Scope:	Civil Site Suitability Investigation: <ul style="list-style-type: none">- Potable Water Recommendations- Wastewater Assessment- Stormwater Assessment								
Development Proposals Supplied:	Subdivision Scheme Plan supplied by Williams and King (Ref No: 24854, dated: May 2026)								
District Plan Zone:	Rural Production Zone								
Wastewater:	<p>The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – given the subsoils encountered we recommend Secondary Level Treatment or higher:</p> <table><tr><td>Daily Wastewater Production:</td><td>1,080L/day</td></tr><tr><td>Daily Application Rate:</td><td>3mm/day</td></tr><tr><td>Disposal Area:</td><td>360m²</td></tr><tr><td>Reserve Area:</td><td>108m² (30%)</td></tr></table> <p>Recommendations for wastewater are provided in Section 6.</p>	Daily Wastewater Production:	1,080L/day	Daily Application Rate:	3mm/day	Disposal Area:	360m ²	Reserve Area:	108m ² (30%)
Daily Wastewater Production:	1,080L/day								
Daily Application Rate:	3mm/day								
Disposal Area:	360m ²								
Reserve Area:	108m ² (30%)								
Stormwater Management – District Plan Rules:	<p>Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p> <p>Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.</p>								
Stormwater Management:	<p>To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1, 2, 3 & 4 must not exceed an impermeable area of 3,015m², 3,007m², 3,132m² & 3,007m² respectively. It is therefore expected that existing / future development of the lots should fall within the Permitted Activity range.</p> <p>Given the very large lot sizes and low anticipated impervious coverage associated with rural residential development, the change in peak runoff characteristics is expected to be negligible relative to the existing catchment response. Consequently, stormwater attenuation measures are not considered necessary.</p> <p>Stormwater mitigation / attenuation recommendations are provided in Section 7.</p>								

2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (potable water, wastewater and stormwater) of the above site, where we understand, it is proposed to subdivide the existing property into four individual allotments.

This report is intended only to support the Resource/Subdivision Consent application and does not replace the requirement for detailed engineering design and site-specific investigations at the Building Consent stage.

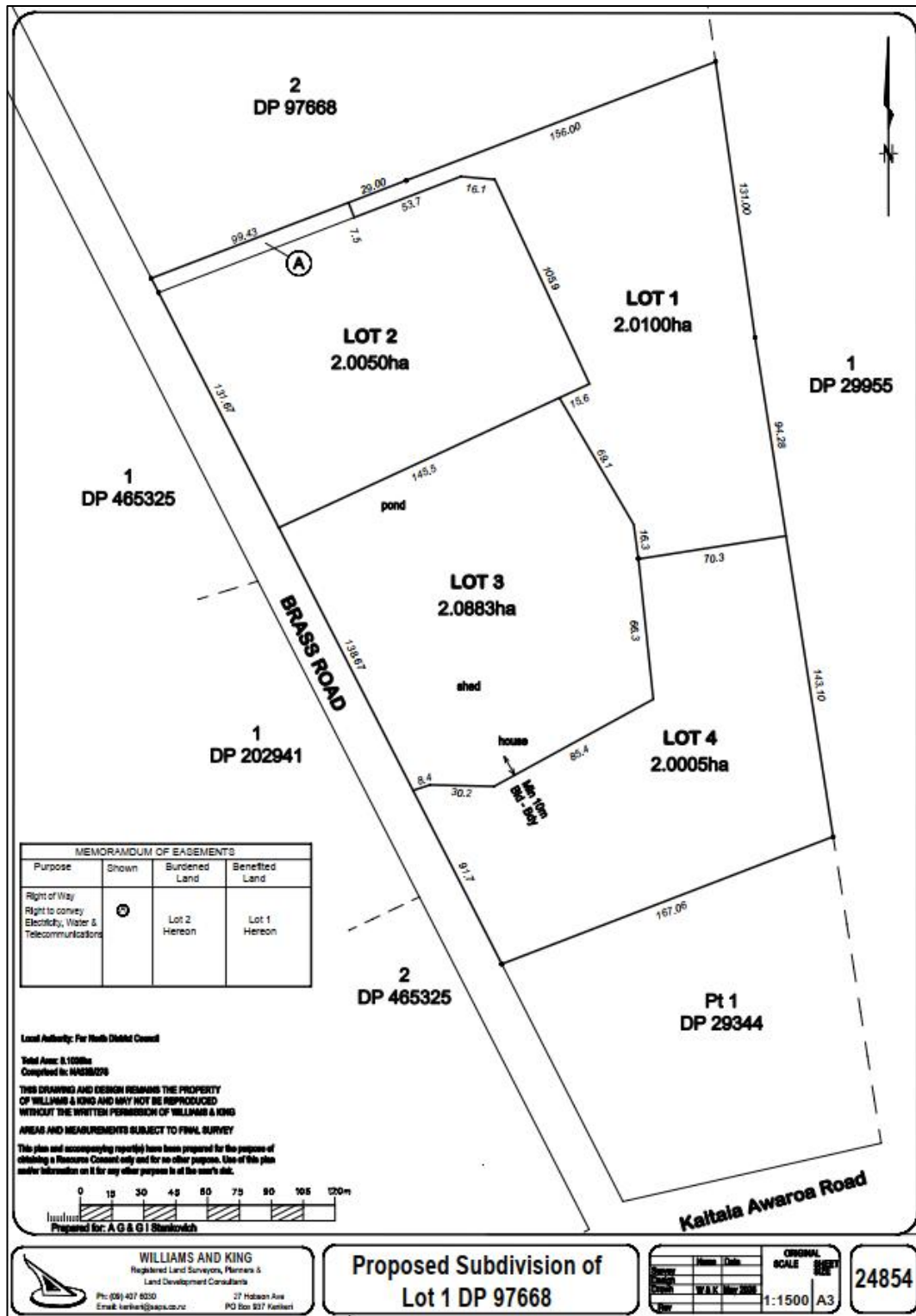


Figure 1: Snip of scheme plan prepared by Williams and King (Ref No: 24854, dated: May 2026)

3 SITE DESCRIPTION

The proposed subdivision is located off the eastern side of Brass Road, accessed 250m northwest of the Brass Road and Kaitaia – Awaroa Road intersection.

The parent lot is legally described as Lot 1 DP 97668, 24 Brass Road, Ahipara.



Figure 2: Aerial view with the subject property (parent lot) highlighted in cyan (from Far North District Council online GIS database)

The 81,035m² parent lot is accessed directly off Brass Road from the lot's western boundary via an existing driveway which provides access to the lot's existing dwelling. Additional existing development includes various sheds. The lot's remaining ground cover consists predominantly of pasture with trees / shrubs scattered throughout the property. A large pond makes up the central portion of the lot's western half.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public underground service connections are not available to the property.

4 PUBLISHED GEOLOGY

Reference to the New Zealand Geology Web Map hosted by GNS Science indicates that the site is dissected by a geological boundary that trends generally east to west.

The surrounding influential northern land is underlain by deposits of the **Late Pleistocene - Holocene estuary, river and swamp deposits**, described as; *"Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial)."* The surrounding southern land is underlain by deposits of **Awhitu Group alluvium**, described as; *"Partly consolidated sandstone and mudstone of high terraces."* Refer to GNS Science Website.



Figure 3: Screenshot aerial view from the New Zealand Geology Web Map

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

The subsoils encountered during WJL's fieldwork consisted predominantly of Clayey SILT and Silty CLAY. Approximately 300mm of TOPSOIL was overlying the investigated area. Groundwater was not observed to a tested depth of 1.2m below natural ground level. Refer to the appended 'BH Logs'.

Given the above, the site's subsoils have been classified as **Category 5** in accordance with AS/NZS 1547:2012.

5 POTABLE WATER SUPPLY

It is recommended that potable water be provided for by rainwater tanks in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage per lot / new dwelling. Final potable water storage, firefighting water supply requirements, tank configuration and treatment/filtration shall be confirmed at Building Consent stage.

6 WASTEWATER

Lots 1, 2 & 4

No existing wastewater management system is present within Lots 1, 2 & 4. As such, a new site-specific design in accordance with AS/NZS 1547:2012 will be required by FNDC for any future development within the proposed lots.

Lot 3

The existing on-site wastewater system comprises a septic tank and associated land disposal field serving the existing dwelling. The system was visually inspected as part of the site assessment; however, the septic tank was not opened, and no internal inspection of the tank, pipework, or disposal field was undertaken.

No obvious signs of system failure were observed during the site inspection. In particular, there was no evidence of wastewater ponding, breakout, surface runoff, seepage, offensive odour, or adverse effects beyond the property boundary at the time of inspection. The existing septic system and associated disposal area are understood to be located within the boundaries of the proposed lot containing the existing dwelling and are not proposed to rely on land outside that lot.

On this basis, the existing septic tank and disposal field are considered suitable to remain in use for the existing dwelling following subdivision, provided that the system remains wholly within the lot it serves, a 100% reserve disposal area is retained for the existing primary-treated septic system, no increase in wastewater loading is proposed, and the system continues to be appropriately operated and maintained. Should any upgrades, redevelopment, or intensification of the land be proposed in the future, the existing septic system should be decommissioned and replaced with a new wastewater treatment and disposal system in accordance with the recommendations outlined below.

6.1 DESIGN PARAMETERS

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

The below wastewater design has been completed to show feasibility of on-site wastewater management within the proposed lots. As no development proposals are available at this stage for the eventual residential development within the lots, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend secondary level treatment or higher for any new wastewater system within the lots. The indicative disposal and reserve areas shown on the appended site plan are for feasibility purposes only. Final wastewater disposal field location, sizing, loading rate, slope reduction factor, reserve area, and setback compliance shall be confirmed by site-specific wastewater design at Building Consent stage once building platforms, accessways, water supply, and final wastewater loading are known.

Although dripper irrigation is recommended and shown below, alternative trench or bed setup with secondary level treatment may also be acceptable subject to specific design.

6.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	Not encountered
Water Source:	Rainwater Collection Tanks
Site Soil Category (AS/NZS 1547:2012):	Category 5 – Clayey SILT / Silty CLAY– Moderate Drainage
Estimate House AS/NZS 1547:2012 Occupancy:	6 Persons
Loading Rate:	3mm/day – reduction rate may need to be applied in accordance with AS/NZS 1547:2012 due to sloped topography. All future designs must consider the appropriate reduction rate based on the final field location.
Estimated Total Daily Wastewater Production:	1,080L/day
Typical Wastewater Design Flow Per Person:	Rainwater Supply: 180L/pp/day (water reduction fixtures may be utilised to lower the design flow)
Application Method:	Surface / Subsurface Laid PCDI Lines

Loading Method:	Dosed
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	360m ²
Required Min. Reserve Area:	108m ² (30%)
Buffer Zone:	Dependent on final field location
Cut-off Drain:	Dependent on final field location

6.2 REQUIRED SETBACK DISTANCES

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

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

6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal systems servicing Lot 3 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity		
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:		
#	Rule	Response
1	the discharge volume does not exceed:	The existing septic system serves the existing domestic dwelling only. No increase in wastewater loading is proposed as part of the subdivision. The discharge volume is therefore expected to remain within the permitted activity limits of 3m ³ /day averaged over the month of greatest discharge and 6m ³ /day over any 24-hour period.
	a) three cubic metres per day, averaged over the month of greatest discharge, and	
	b) six cubic metres per day over any 24-hour period, and	
2	the following reserve disposal areas are available at all times:	Sufficient land is available within the lot containing the existing dwelling to accommodate repair or replacement of the existing disposal area, if required. The reserve area does not rely on land within any other proposed lot.
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or	
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and	
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	The septic system should continue to be operated and maintained in accordance with good practice, including periodic desludging of the septic tank by a suitably qualified contractor. As the tank was not opened or internally inspected, this assessment does not confirm the internal condition or remaining service life of the septic tank.
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	N/A
5	the discharge does not contaminate any groundwater supply or surface water, and	No evidence of wastewater breakout, seepage, or contamination of surface water was observed at the time of inspection.
6	there is no surface runoff or ponding of wastewater, and	No surface runoff or ponding of wastewater was observed at the time of inspection.
7	there is no offensive or objectionable odour beyond the property boundary.	No offensive or objectionable odour was observed at or beyond the property boundary at the time of inspection.

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

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

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
9	the following reserve disposal areas are available at all times:
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and

10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

Based on the assessment undertaken, it is considered that the proposed lots can comply with the permitted activity requirements for future on-site domestic wastewater discharges, subject to site-specific design at the Building Consent stage.

Based on current site observations, topography, and the subsoil conditions encountered during the investigation, the proposed lots appear to contain sufficient undeveloped natural ground to accommodate both primary and reserve wastewater disposal areas in accordance with AS/NZS 1547:2012 and the relevant regional plan setback requirements. Final system sizing, treatment level, disposal field configuration, reserve area, slope reduction factors, and field positioning shall be confirmed through site-specific wastewater design and localised soil testing once final dwelling locations, access arrangements, and wastewater loading are known.

7 STORMWATER MANAGEMENT

7.1 ASSESSMENT CRITERIA

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

As below, the site resides in a Rural Production Zone.

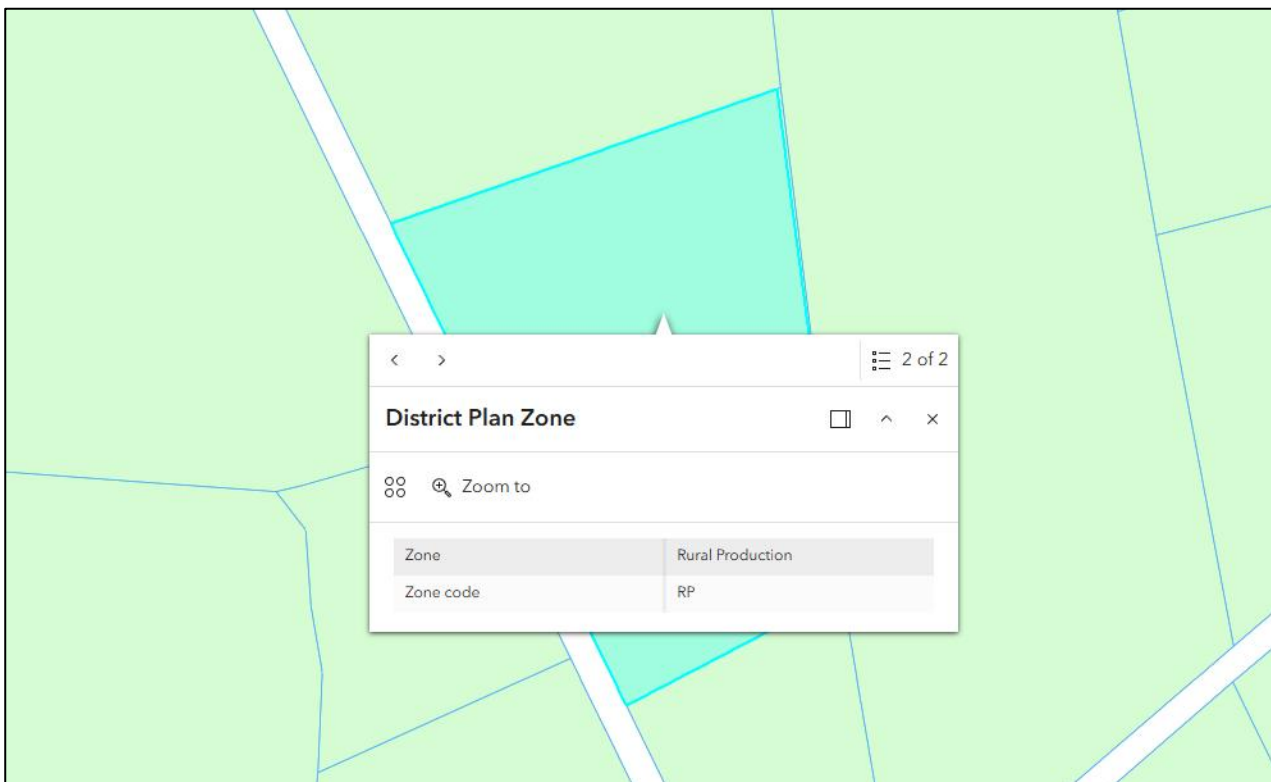


Figure 4: Snip of FNDC Maps showing site in Rural Production Zone

The following Stormwater Management Rules Apply:

Permitted Activity: 8.6.5.1.3 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Controlled Activity: 8.6.5.2.1 STORMWATER MANAGEMENT – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1, 2, 3 & 4 must not exceed an impermeable area of 3,015m², 3,007m², 3,132m² & 3,007m² respectively. It is therefore expected that existing / future development of the lots should fall within the Permitted Activity range.

Given the very large lot sizes and low anticipated impervious coverage associated with rural residential development, the change in peak runoff characteristics is expected to be negligible relative to the existing catchment response. Consequently, stormwater attenuation measures are not considered necessary.

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

Stormwater management recommendations are provided below.

7.2 PRIMARY STORMWATER

7.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to potable water tank(s) on the corresponding lot.

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

7.2.2 Stormwater Runoff from Hardstand Areas

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

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

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

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

7.2.3 Stormwater Runoff Discharge Point

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

The final outlet / dispersal location shall be reviewed in conjunction with any geotechnical recommendations to confirm that concentrated discharge will not adversely affect slope stability, cause scour, or discharge onto / through wastewater disposal areas.

7.3 SECONDARY STORMWATER

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

7.4 DISTRICT PLAN ASSESSMENT

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

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

13.10.4 – Stormwater Disposal

<p><i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i></p>	<p>No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.</p>
<p><i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i></p>	<p>The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009</p>
<p><i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i></p>	<p>The application is deemed compliant with the Far North District Council Strategic Plan - Drainage</p>
<p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p>	<p>Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should be shaped to shed to lower-lying grassed area via even sheet flow as passive mitigation, or to swales/catchpits for runoff conveyance to a safe outlet location.</p>
<p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p>	<p>As above. Runoff from roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a designated outlet, reducing scour and erosion. Hardstand areas should be shaped to shed runoff to lower-lying lawn areas as passive mitigation, or to swales/catchpits for runoff conveyance to a safe outlet location.</p>

<p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p>	<p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Hardstand areas should be shaped to shed runoff to lower-lying lawn areas as passive mitigation, or to swales/catchpits for runoff conveyance to a safe outlet location. Large downslope pasture areas and swales act as bio-filter strips to filter out entrained pollutants and catchpits/silt traps allow for the settlement of sediment.</p>
<p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p>	<p>No alteration to waterways is proposed.</p>
<p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p>	<p>Not applicable.</p>
<p><i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i></p>	<p>Not applicable.</p>
<p><i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i></p>	<p>Not applicable.</p>
<p><i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i></p>	<p>Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.</p>
<p><i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i></p>	<p>Not applicable.</p>
<p><i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i></p>	<p>Not applicable.</p>
<p><i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i></p>	<p>Not applicable.</p>

<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.
<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

8 LIMITATIONS

This report has been prepared for the benefit of the Client for the purpose of supporting a Resource/Subdivision Consent application for the project described herein and within the agreed scope of engagement. The report may be submitted to the relevant Territorial Authority for that purpose.

The Territorial Authority may rely on this report for the purposes of assessing the Resource Consent application, subject to the scope, assumptions, and limitations described herein. Any material changes to the development proposal, site conditions, or design assumptions from those described in this report should be referred to Wilton Joubert Limited for review.

This report remains the intellectual property of Wilton Joubert Limited. No responsibility or liability is accepted for the use of this report by any third party, or for any purpose other than that for which it was prepared, unless expressly agreed in writing. Any party choosing to rely on this report does so at their own risk.

While this report may be used in support of regulatory approvals, it does not remove the requirement for detailed, site-specific investigations, assessments, or inspections that may be required at subsequent design or Building Consent stages, in accordance with standard engineering practice.

The existing pond within the site has not been assessed as part of this report, and no assessment has been undertaken of its storage capacity, hydraulic function, outlet arrangement, embankment condition, or performance during storm events.

The conclusions and recommendations in this report are based on information available at the time of preparation and are dependent on appropriate implementation during construction. Variations in site conditions or construction practices may affect performance and should be reviewed by a suitably qualified and experienced engineer if encountered.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Hand Auger Borehole Records (3 sheets)



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.



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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	JUN '26	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
OTHER

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
**LOT 1 DP 97668
24 BRASS ROAD
AHIPARA
NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:2000	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 147195-C001	ISSUE: 01
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HAND AUGER : HA01

JOB NO.: 147195 SHEET: 1 OF 1

START DATE: 28/05/2026

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT: Andrew Glenn Stankovich

PROJECT: 4-Lot Subdivision

SITE LOCATION: 24 Brass Road, Ahipara

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsail	TOPSOIL, dark brown, moist.		0.0 - 0.2	Groundwater Not Encountered					
	NATURAL: Fine Gravelly SILT, trace clay, orangey brown with brown mottles, moist to wet, no plasticity.		0.2 - 0.4						
Pakihī Supergroup	SILT, minor to some clay, orangey brown with brown mottles, moist to wet, low plasticity.	0.4 - 0.6							
	Silty CLAY, greyish light brown with white mottles, moist to wet, moderate to high plasticity.	0.6 - 1.0							
		1.0 - 1.2							
		1.2 - 1.4							
	EOH: 1.20m - Target Depth								

REMARKS

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

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

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



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HAND AUGER : HA02

JOB NO.: 147195 **SHEET:** 1 OF 1
START DATE: 28/05/2026 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: **ELEVATION:** Ground
FACTOR: **DATUM:**

CLIENT: Andrew Glenn Stankovich
PROJECT: 4-Lot Subdivision
SITE LOCATION: 24 Brass Road, Ahipara

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsail	TOPSOIL, dark brown, moist.	[Pattern] TOPSOIL [Pattern] CLAY [Pattern] SAND [Pattern] PEAT [Pattern] FILL [Pattern] SILT [Pattern] GRAVEL [Pattern] ROCK	0.0 - 0.2	Groundwater Not Encountered					
	NATURAL: Clayey SILT, dark greyish brown with occasional grey mottles, frequent dark brown clasts, moist, low to moderate plasticity.	[Pattern]	0.2 - 0.4						
Pakihī Supergroup	Silty CLAY, light brownish grey with orange mottles, moist, moderate to high plasticity.	[Pattern]	0.4 - 0.6						
	0.8m: Greyish blue with orangey brown and brown mottles.	[Pattern]	0.6 - 0.8						
		[Pattern]	0.8 - 1.0						
		[Pattern]	1.0 - 1.2						
		[Pattern]	1.2 - 1.4						
		[Pattern]	1.4 - 1.6						
		[Pattern]	1.6 - 1.8						
		[Pattern]	1.8 - 2.0						
		[Pattern]	2.0 - 2.2						
		[Pattern]	2.2 - 2.4						
	[Pattern]	2.4 - 2.6							
	[Pattern]	2.6 - 2.8							
	[Pattern]	2.8 - 3.0							
	[Pattern]	3.0 - 3.2							
	[Pattern]	3.2 - 3.4							
	[Pattern]	3.4 - 3.6							
	[Pattern]	3.6 - 3.8							
	[Pattern]	3.8 - 4.0							
	[Pattern]	4.0 - 4.2							
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	[Pattern]	6.8 - 7.0							
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	[Pattern]	8.8 - 9.0							
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	[Pattern]	11.8 - 12.0							
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HAND AUGER : HA03

JOB NO.: 147195 SHEET: 1 OF 1

START DATE: 28/05/2026

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT: Andrew Glenn Stankovich

PROJECT: 4-Lot Subdivision

SITE LOCATION: 24 Brass Road, Ahipara

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsoil	TOPSOIL, dark brown, moist.		0.0 - 0.2	Groundwater Not Encountered					
			0.2 - 0.4						
Awhitu Group Alluvium	NATURAL: Silty CLAY, pale brown with orange mottles, moist, moderate to high plasticity.	0.4 - 1.0							
		1.0 - 1.2							
		1.2 - 1.4							
		1.4 - 1.6							
		1.6 - 1.8							
		1.8 - 2.0							
		2.0 - 2.2							
		2.2 - 2.4							
		2.4 - 2.6							
		2.6 - 2.8							
	EOH: 1.20m - Target Depth								

1.0m: Pale brown with orange and light grey mottles.

REMARKS

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

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

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



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Operative District Plan Relevant Objectives and Policies

Objectives and policies within the Subdivision Chapter

Objectives

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

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

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

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

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

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

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

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

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

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

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

Policies

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

- natural character, particularly of the coastal environment;
- ecological values;
- landscape values;
- amenity values;
- cultural values;
- heritage values; and
- existing land uses.

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

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

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

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

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

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

- (a) result in increased demands on car parking associated with non-residential activities; or
- (b) result in increased demand for esplanade areas; or
- (c) involve adverse effects on riparian areas; or
- (d) depend on the assimilative capacity of the environment external to the site.

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

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

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

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

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

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

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

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

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

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

- (c) encouragement of pedestrian and cycle use;*
- (d) access to alternative transport facilities;*
- (e) domestic or community renewable electricity generation and renewable energy use.*

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

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

Objectives and policies within the Rural Environment

Objectives

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.*
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna*
- 8.3.5 To protect outstanding natural features and landscapes.*
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.*
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 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.*
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.*
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

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.

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, and rural productive activities are able to continue.

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.

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.

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).

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.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

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. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

Objectives and policies within the Rural Production Zone

Objectives

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

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

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

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

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

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

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

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

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

Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

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

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

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

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 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.

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

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

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

Proposed District Plan Objectives and Policies

Rural Production Zone

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

(a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

(b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

(c) does not compromise the use of land for farming activities, particularly on highly productive land;

(d) does not exacerbate any natural hazards; and

(e) is able to be serviced by on-site infrastructure.

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

(a) enabling primary production activities as the predominant land use;

(b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities.*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:*

i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

(g)the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

(h)the adequacy of roading infrastructure to service the proposed activity;

(i)Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

(j)Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.