

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?

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:

Carissa Wright

Email:

Phone number:

Work

Home

Postal address:

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

346 Duncan Road Kaingaroa

Postcode

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:

Logiplan Limited C/- Nina Pivac

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

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:

Carisa Wright

**Property address/
location:**

346 Duncan Road Kaingaroa

Postcode

8. Application site details

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

Name/s:

Carissa Wright

Site address/
location:

346 Duncan Road Kaingaroa

Postcode

Legal description:

Pt Allot E86 PSH of Mangatete

Val Number:

Certificate of title:

NA58B/468

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

Site visit requirements:

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

Is there a dog on the property? ☒ Yes ☐ No

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

Please contact applicant to arrange site visit.

9. Description of the proposal

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

Subdivision to create one additional lot in the Rural Production Zone as a Restricted Discretionary Activity.

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

As per applicant details.

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Carissa Wright

Signature:

(signature of bill payer)

Date 28-Oct-2025

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)

Nina Pivac

Signature

Date 28-Oct-2025

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

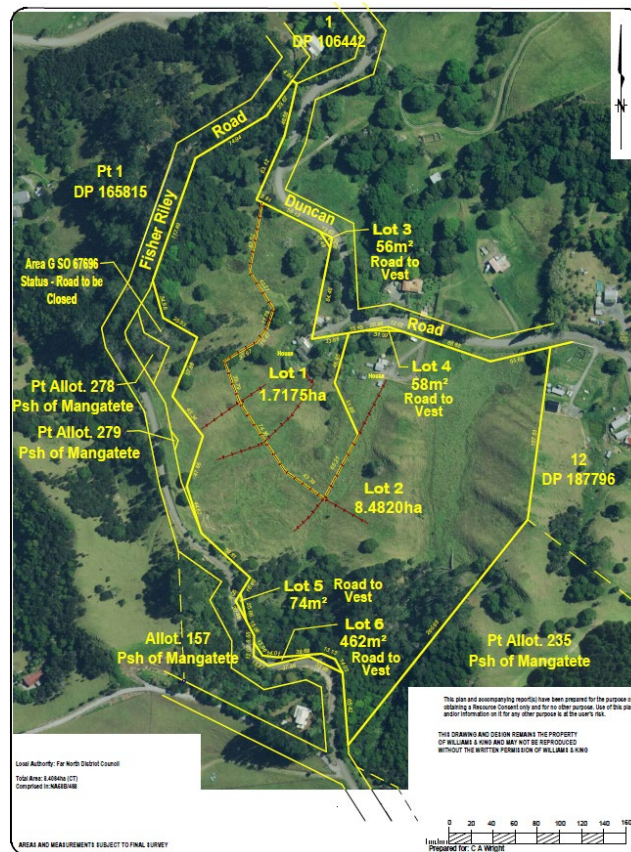
See overleaf for a checklist of your information...

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 APPLICATION

346 DUNCAN ROAD, KAINGAROA
PT ALLOT E86 PSH OF MANGATETE

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
CARISSA WRIGHT

28 October 2025
REV A

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Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Site Suitability Report

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1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	346 Duncan Road, Kaingaroa
Applicant's name:	Carissa Wright
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitia 0410
Legal description:	PT Allot E86 PSH of Mangatete
Site area:	8.4065ha (subject survey)
Site owner/s:	Carissa Adele Wright
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Kiwi Presence
Proposed District Plan:	Rural Production Zone
Proposed overlays/resource areas:	Nil
Brief description of proposal:	To create one additional allotment in the Rural Production Zone, resulting in the following allotment areas: Lot 1 – 1.7175ha (contains existing dwelling) Lot 2 – 8.4820ha (balance lot, contains existing dwelling) The application also proposes to vest Lots 3 to 6 as public road reserve to align with the current physical road formation.
Summary of reasons for consent:	Overall, resource consent is required as a Restricted Discretionary Activity .

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

2.0 PROPOSAL

The applicant, Carissa Wright, proposes to undertake a subdivision in the Rural Production Zone to create one additional allotment.

The proposal will result in the following allotment areas:

- Lot 1 – 1.7175ha (contains existing dwelling)
- Lot 2 – 8.4820ha (balance lot, contains existing dwelling)

The application also proposes to vest Lots 3 to 6 as public road reserve to align with the current physical road formation.

A Site Suitability Report has been prepared in support of the application. No new easements are required.

Overall, the proposal is a Restricted Discretionary Activity under the Operative District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

It should be noted that an application for a Licence to Occupy has also been lodged with FNDC to address the garage and water tank that are currently located within the public road reserve despite the structures being previously consented by Council, see **Appendix D**.

3.0 SITE CONTEXT

The subject site contains consists of one title and is located at 346 Duncan Road, Kaingaroa. The subject site is legally described as Part Allotment E86 Parish of Mangatete.

A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 1: Map showing subject site and surrounds (Premise)

The subject site is zoned Rural Production under both the ODP and PDP, and is located within a kiwi presence zone.

Proposed Lots 1 and 2 each contain an existing dwelling and associated services as per previous Council approvals. It should be noted that the garage and a water tank associated with the dwelling in Lot 1 has been found to be located within the public road reserve, despite previous Council approvals with the most recent being in 2014. An application for an LTO has been made simultaneous to this subdivision application.

The subject site is currently in residential and productive use which will remain unchanged.

The site does not contain any areas of significant indigenous vegetation or fauna.

Access to proposed Lots 1 and 2 is achieved via existing vehicle crossings off Duncan Road which have been formed to an adequate standard.

4.0 DISTRICT PLAN RULES ASSESSMENT

OPERATIVE DISTRICT PLAN

SUBDIVISION:

An assessment of the proposal against the relevant subdivision rules of the Far North District Plan is provided below:

Rural Production Zone	Relevant Standards	Compliance
Rule 13.8.1 Subdivision within the Rural Production Zone	(b) A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m ² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000	The proposed subdivision is able to meet this criteria. Resource consent is required for a Restricted Discretionary Activity
Rule 13.7.2.2 Allotment Dimensions	A minimum square building envelope of 30m x 30m is required and should not encroach into the permitted activity boundary setbacks for the relevant zones.	All existing development will remain compliant with setback requirements. Controlled Activity

LANDUSE

An assessment of the proposal against the relevant landuse rules of the Far North District Plan is provided below:

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	Lots 1 and 2 will contain one dwelling each as per previous Council approvals. Permitted Activity
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	All existing built development will remain compliant with the HIRB rules. Permitted Activity

Rural Production Zone	Permitted Standards	Compliance
Rule 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%.	Based on a lot area of 1.7175ha (Lot 1) and 8.4820ha (Lot 2), a maximum impermeable surface of 2576.25m ² and 1.7ha is permitted in each respective lot. Existing impermeable surfaces fall well within these thresholds. Permitted Activity
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	All existing built development will not encroach the 10m setback from any new boundaries. Permitted Activity
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	As concluded in the site suitability report, the existing vehicle crossing and internal accessways have been formed to an adequate standard. Permitted Activity
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	All existing buildings are less than 12m in height. Permitted Activity
Rule 8.6.5.1.10 Building Coverage	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Based on a lot area of 1.7175ha (Lot 1) and 8.4820ha (Lot 2), a maximum building coverage of 2146.9m ² and 1.06ha is permitted in each respective lot. Existing building coverage falls well within these thresholds. Permitted Activity

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity** under the ODP.

PROPOSED DISTRICT PLAN

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

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore,

only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOILS (NES CONTAMINATED SOILS)

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

Based on a search of Council records, historic aerial images and archives, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. The use of the site will remain unchanged and no land disturbance is required as part of this proposal. Therefore, no further assessment is required under the NES Freshwater.

7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 6 soils which are not deemed as 'highly productive' under the NPSHPL. Therefore, the NPSHPL is not applicable to the site.

8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

9.0 PUBLIC NOTIFICATION ASSESSMENT (SECTIONS 95A, 95C TO 95D)

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) the applicant has requested that the application be publicly notified;*
- b) public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - i. a controlled activity;*
 - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above apply, therefore public notification is not precluded.

Step 3 must be considered.

Step 3: Public notification required in certain circumstances

Public notification is precluded if:

- 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.*

The proposal requires consideration under s95D of the Act. An assessment of environmental effects is provided in Section 8.0 below which concludes that any adverse effect will be less than minor.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

If the answer is yes, then those persons are required to be notified.

In this case, the proposal is for a subdivision activity which is provided for as restricted discretionary activity. As such, it is considered that this level of development is anticipated by the Far North District Plan and that there is nothing out of the ordinary that could give rise to special circumstances.

Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as effect will be less than minor; and
- Under step 4, there are no special circumstances.

Therefore, this application can be processed without public notification.

10.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to the proposal, and therefore limited notification is not precluded.

Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity as defined in the Act or a prescribed activity under s360H(1)(b), and therefore an assessment in accordance with s95E is required, of which is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment above, special circumstances are not considered to apply to this proposal.

SECTION 95E STATUTORY MATTERS

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

The sections below set out an assessment in accordance with section 95E, and an assessment of potential adverse effects.

Written Approval

No written approvals have been sought as it is considered that any adverse effects as a result of this proposal will be less than minor or negligible.

Assessment of Effects on the 'Localised Environment'

The matters to which Council shall restrict its discretion, as outlined in Sections 13.8.1 and 13.7.3 of the Far North District Plan, are addressed below:

AMENITY, CHARACTER AND LANDSCAPE EFFECTS

As discussed earlier in the report. The use of the site will remain unchanged, and no physical works are required as part of the proposal. No additional development rights will be created as part of this application. On this basis, it is considered that any adverse effects in relation to amenity are negligible.

INDIGENOUS FLORA AND FAUNA

According to the aerial images, at present, there are no registered significant sites of indigenous flora or habitats of indigenous fauna within or in proximity to the subject site.

NATURAL AND OTHER HAZARDS

As per NRC Maps, the site has not been mapped as being flood susceptible.

PROPERTY ACCESS

Lots 1 and 2 are currently accessed via their own separate vehicle crossings off Duncan Road. As concluded in the site suitability report, this accessway has been formed to an adequate standard and no upgrades are anticipated.

SERVICING EFFECTS

Proposed Lots 1 and 2 are fully serviced in terms of access, stormwater and wastewater disposal, electricity and telecommunications. Current service arrangements will remain unchanged. It should be noted that an application for a Licence to Occupy has also been lodged with FNDC to address the garage and water tank that are currently located within the public road reserve despite the structures being previously consented by Council, see **Appendix D**.

EASEMENTS FOR ANY PURPOSE

No new easements are necessary.

PRESERVATION OF HERITAGE RESOURCES

The site is not known to contain any heritage resources.

ACCESS TO RESERVES AND WATERWAYS

There are no reserves or waterways that will be affected by the proposal.

LAND USE COMPATIBILITY

The site is currently in residential and productive use which will remain unchanged.

PROXIMITY TO AIRPORTS

The subject site is located at least 14km from the nearest airport. As such, this matter is not relevant to the proposal.

CONCLUSION

Taking the above into account, it is considered that there will be no adverse effects on the wider and localised environment. As such, no parties are considered to be adversely affected.

LIMITED NOTIFICATION CONCLUSION

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and

- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

11.0 CONSIDERATION OF APPLICATIONS (SECTION 104)

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

As a Restricted Discretionary activity, section 104C of the Act states that:

- 1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which-*
 - a) *A discretion is restricted in national environmental standards or other regulations;*
 - b) *It has restricted the exercise of its discretion in its plan or proposed plan.*
- 2) *The consent authority may grant or refuse the application.*
- 3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which-*
 - a) *A discretion is restricted in national environmental standards or other regulations;*
 - b) *It has restricted the exercises of its discretion in its plan or proposed plan.*

12.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of rural land while maintaining character and amenity values intrinsic to rural communities.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

13.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

Regional Policy Statement for Northland

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of

the proposed subdivision, being a restricted discretionary activity, it is considered that this level of development is compatible with the intent of the RPS.

Operative Far North District Plan – Objectives and Policies

The relevant objectives and policies of the District Plan can be found in the Rural Environment, Rural Production Zone, and Subdivision Chapters. As a restricted discretionary activity, the proposal is considered to be generally consistent with the relevant objectives and policies. The site is already in rural production/residential use which will remain unchanged as a result of the proposal. The rural character of the site will therefore not be eroded by the proposed subdivision.

Proposed Far North District Plan – Objectives and Policies

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and Rural Production Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- RPROZ-01 to RPROZ-04
- RPROZ-P1 to RPROZ-P7

Conclusion

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS, ODP, and PDP.

14.0 PART 2 MATTERS

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

15.0 OTHER MATTERS (SECTION 104(1)(C))

There are no other matters considered relevant to this proposal.

16.0 CONCLUSION

The proposal involves the subdivision of NA58B/468 to create one additional title in the Rural Production Zone, as a Restricted Discretionary Activity.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 28 October 2025

Appendices:

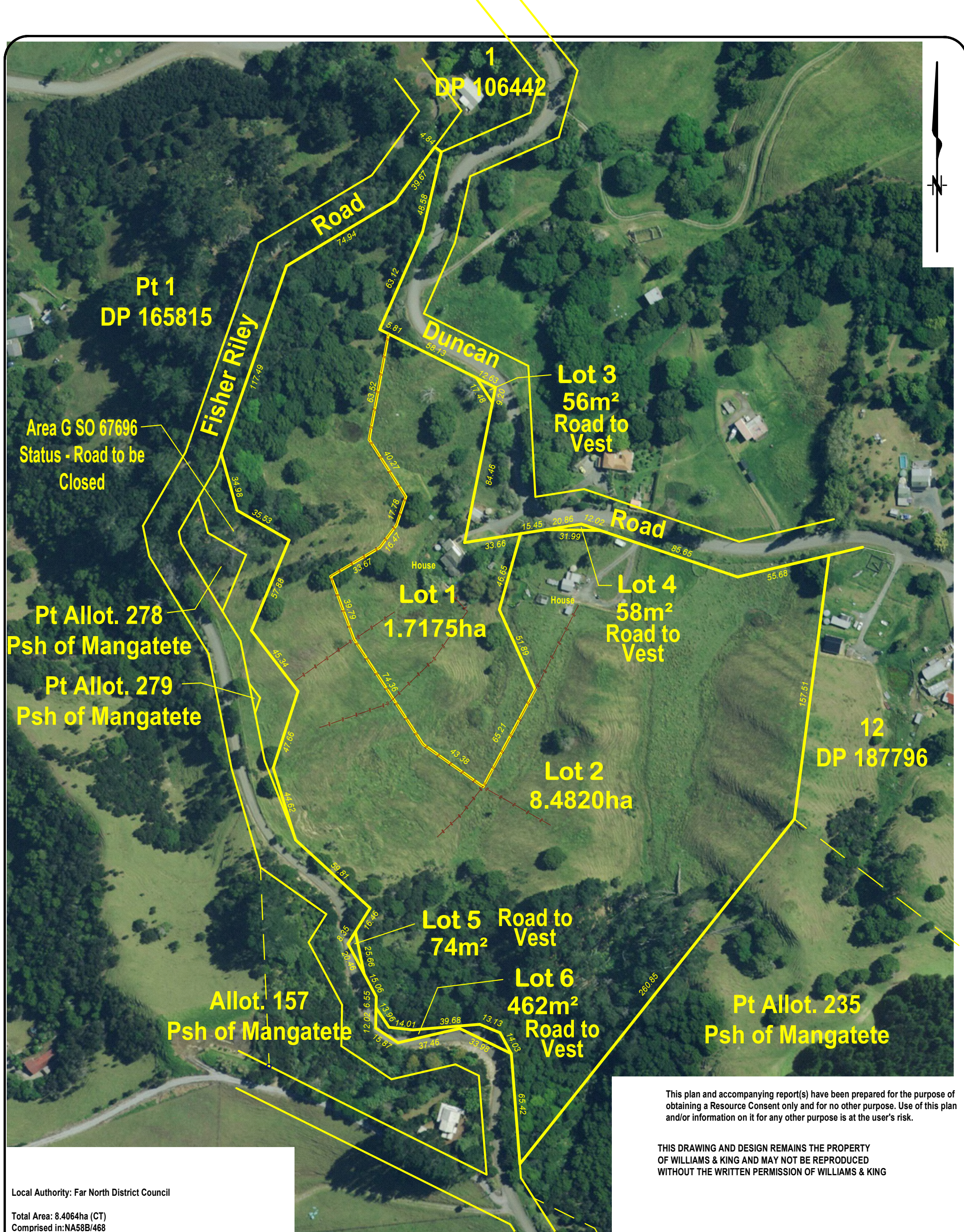
Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Site Suitability Report

Appendix D – LTO Application

Appendix A – Scheme Plan



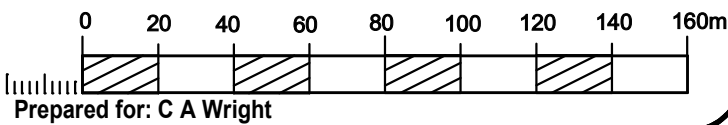
Local Authority: Far North District Council

Total Area: 8.4064ha (CT)
Comprised in: NA58B/468

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.

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





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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
Pt ALLOTMENT E86
PSH OF MANGATETE

	Name	Date
Survey		
Design		
Drawn	W & K	Sept 2025
Rev		

ORIGINAL
SCALE
1:2000
SHEET
SIZE
A3

24672

Appendix B – Certificate of Title



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

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



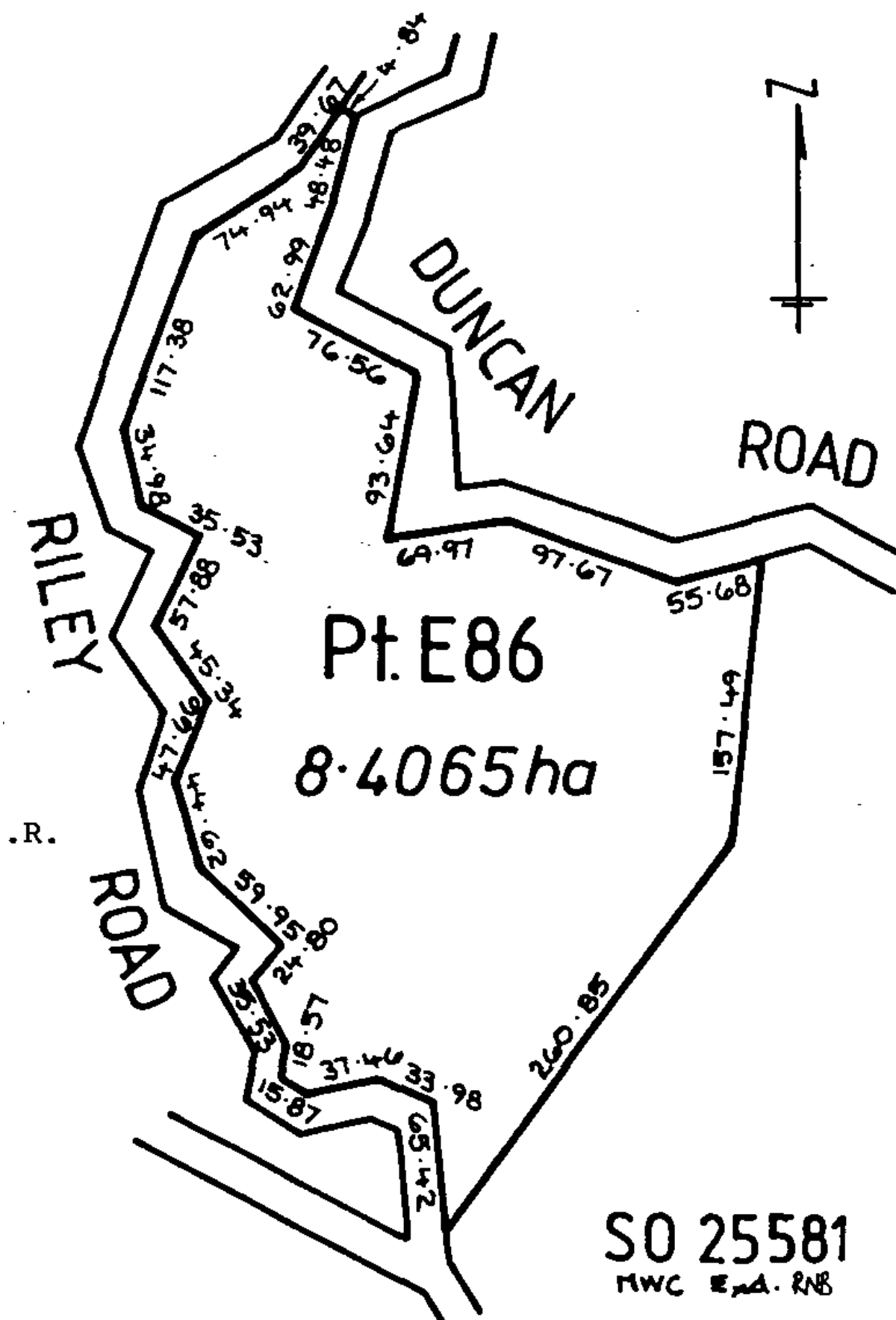

R.W. Muir
Registrar-General
of Land

Identifier **NA58B/468**
Land Registration District **North Auckland**
Date Issued 23 September 1985

Prior References
NA830/220

Estate Fee Simple
Area 8.4065 hectares more or less
Legal Description Part Allotment E86 Parish of Mangatete
Registered Owners
Carissa Adele Wright

Interests
13142593.4 Mortgage to Westpac New Zealand Limited - 17.12.2024 at 11:55 am



Appendix C – Site Suitability Report

SITE 346 Duncan Road, Kaingaroa
LEGAL DESCRIPTION Pt Allotment E86 PSH OF MANGATETE
PROJECT 6-Lot Subdivision
CLIENT Carissa Wright
REFERENCE NO. 142881
DOCUMENT Civil Site Suitability Report
STATUS/REVISION NO. 02 – Resource Consent
DATE OF ISSUE 23 October 2025

Report Prepared For	Email
Carissa Wright	carissa.kohukohu@gmail.com

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

1 EXECUTIVE SUMMARY

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

Legal Description:	Pt Allotment E86 PSH OF MANGATETE
Development Type:	6-Lot Subdivision
Scope:	Civil Site Suitability Investigation (Lots 1 & 2): - Wastewater Assessment - Stormwater Assessment
Development Proposals Supplied:	Scheme Plan by Williams and King (Ref No: 24672, dated: September 2025)
District Plan Zone:	Rural Production Zone
Wastewater:	It is recommended that the existing on-site wastewater treatment and disposal systems continue to service the existing residential dwellings given that Lots 1 & 2 are not redeveloped. Recommendations for wastewater are provided in Section 5 for any future redevelopment of the sites.
Stormwater Management – District Plan Rules:	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%.
Stormwater Management:	To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), Lots 1 & 2 must not exceed an impermeable area of 15%. The maximum permitted impermeable area for Lot 1 and Lot 2 is 2,576m² and 12,723m² respectively. Given the above, it is expected that the existing and any future residential development of Lots 1 & 2 would comfortably comply with Permitted Activity Rule (8.6.5.1.3). As such, it is not expected that a stormwater attenuation report will be required for any future residential development of Lots 1 & 2. Stormwater management recommendations are provided in Section 6.

2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater & stormwater) of proposed Lots 1 & 2 to support a subdivision of Pt Allotment E86 PSH OF MANGATETE.

At the time of report writing a scheme plan by Williams and King (Ref No: 24672, dated: September 2025) has been provided to WJL showing the proposed subdivision. No development plans for future development of Lots 1 & 2 have been supplied to WJL.

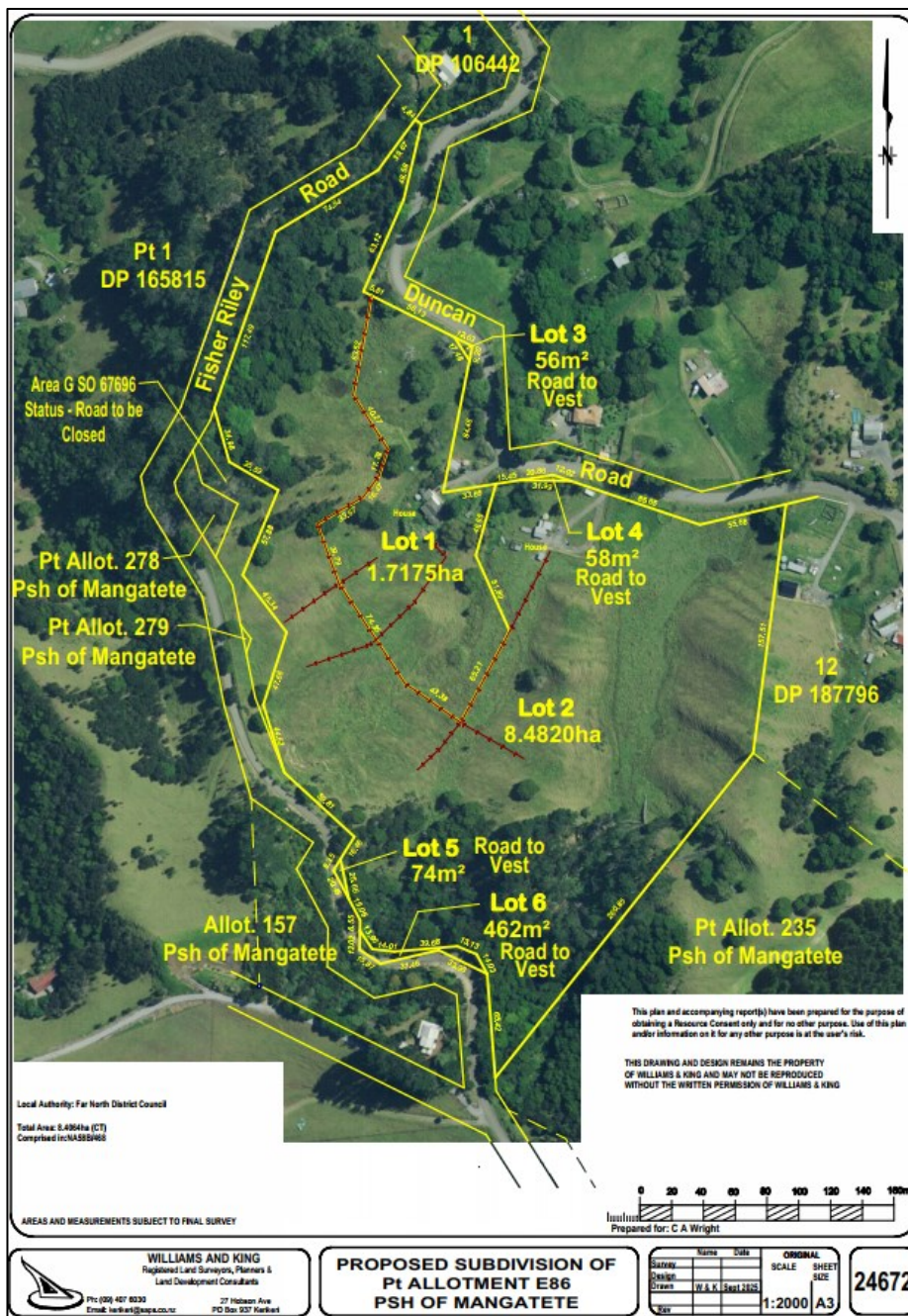


Figure 1: Markup of Proposed Subdivision.

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

3 SITE DESCRIPTION

The parent 105,965m² Rural Production zoned block is located off the southern side of Duncan Road (Duncan Road is partially within the site). The site is accessed directly off Duncan Road along the lot's northern boundary.

Built development on-site comprises two residential dwellings, multiple sheds and metalled driveways. Vegetation comprises predominantly pasture with trees / bush concentrated near the lot's northern and southern corners.

Topographically speaking, the property generally falls to the northeast at gentle to moderate grades in proximity to the existing development.

At the time of preparing this report, we note the FNDC on-line GIS Water Services Map indicates that reticulated water, wastewater, and stormwater service connections are not available to the property.



Figure 2: Snip from FNDC GIS Maps Showing Parent Lot's Boundaries (cyan).

4 PUBLISHED GEOLOGY

Local geology across the property is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Taipa Mudstone (Motatau Complex) in Northland Allochthon**, described as; *“Weakly to moderately indurated grey to blue-grey calcareous mudstone commonly with redeposited beds of glauconitic sandstone.”*, the land directly to the northeast of the subject property is noted on the aforementioned map as; **OIS4-OIS1 (Late Pleistocene to Holocene) estuary, river and swamp deposits**, described as; *“Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial).”* (ref: GNS Science Website).

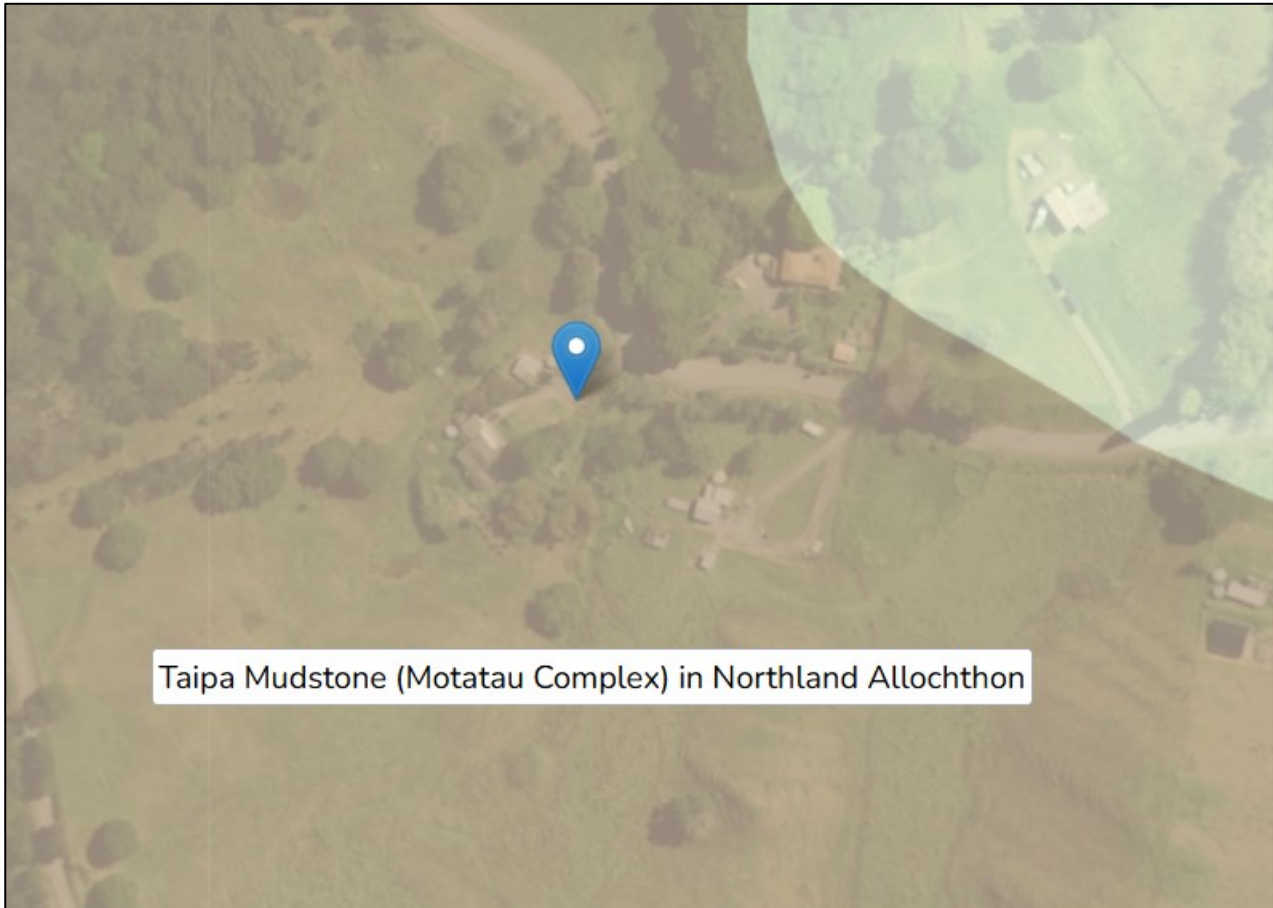


Figure 3: Screenshot from New Zealand Geology Web Map hosted by GNS Science.

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

In general terms, the subsoils encountered consisted predominantly of Silty CLAY. Approximately 200mm of TOPSOIL was overlying the investigated area. Refer to the appended 'BH Logs'. Given the above, the site's soils have been classified as **Category 6** in accordance with the TP58 design manual.

5 WASTEWATER

Lot 1

An existing on-site wastewater treatment system currently services Lot 1's existing residential dwelling.

A site visit conducted by WJL in September 2025 confirms that the existing septic tank and disposal trenches are located within Lot 1's proposed boundaries. Additionally, there were no signs that the existing wastewater system is not working as intended at and around the disposal location. It is therefore recommended that the existing wastewater treatment and disposal system continue to service Lot 1's existing residential dwelling.

A new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual and the recommendations contained within Section 5.1 below will be required by FNDC for any future development within the proposed lot.

Lot 2

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

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

A new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual and the recommendations contained within Section 5.1 below will be required by FNDC for any future development within the proposed lot.

5.1 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.

No future development of the proposed lots is proposed at this stage. 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 future development within the proposed 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 treatment or higher for any new wastewater treatment system within the proposed lots.

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

5.1.1 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:	No
Water Source:	Rainwater Collection Tanks or Reticulated Water Supply
Site Soil Category (TP58):	Category 6 – Silty CLAY –Moderate-Poor Drainage
Estimate House Occupancy:	6 Persons

Loading Rate:	PCDI System – 3mm/day
Estimated Total Daily Wastewater Production:	1,080L/day
Typical Wastewater Design Flow Per Person:	Rainwater Supply: 180L/pp/pd (Estimated –water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines
Loading Method:	Dosed
Minimum Tank size:	>1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	360m ²
Required Min. Reserve Area:	30%
Buffer Zone:	Anticipated to be required – subject to specific design
Cut-off Drain:	Anticipated to be required – subject to specific design

5.2 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

5.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal system servicing Lots 1 & 2 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

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

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

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and

4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
	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
6	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
	the following reserve disposal areas are available at all times:
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

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

6 STORMWATER MANAGEMENT

6.1 ASSESSMENT CRITERIA

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

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

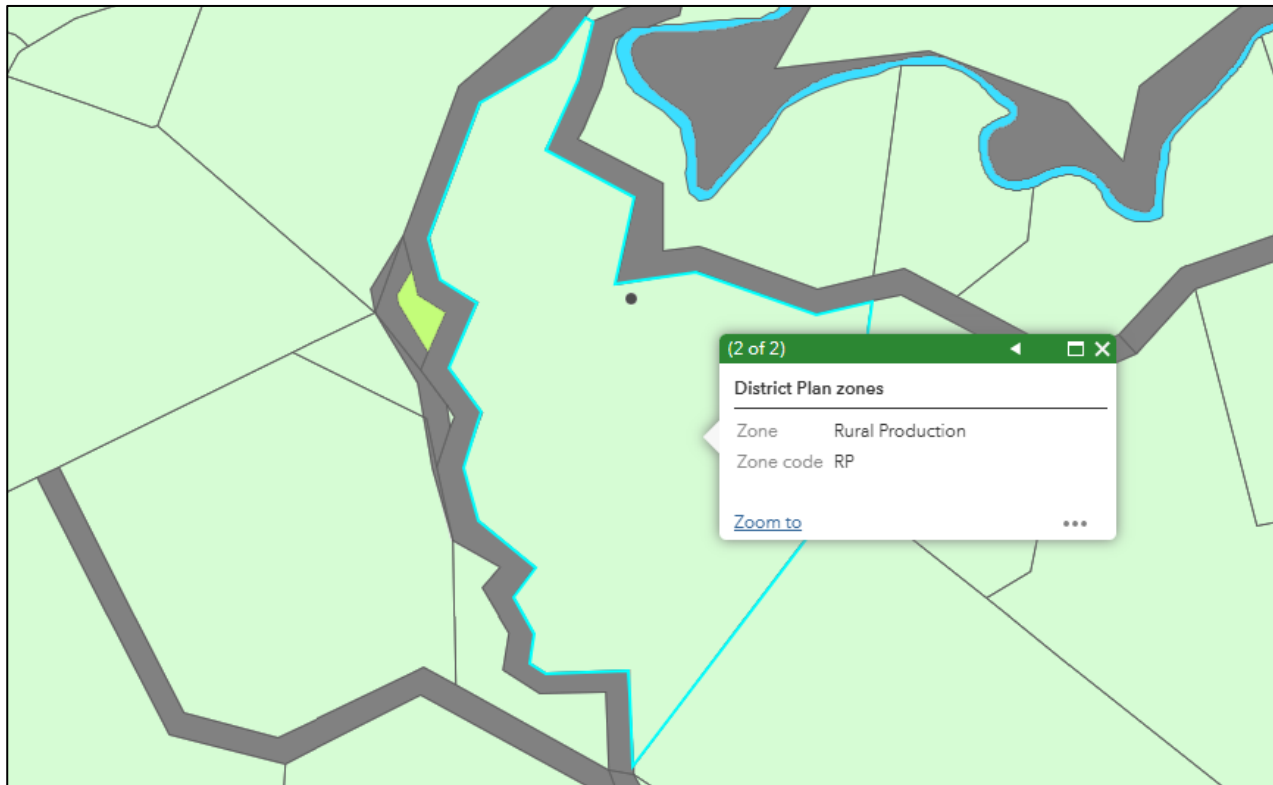


Figure 4: Snip of FNDC Maps Showing Site in Rural Production Zone.

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 must not exceed an impermeable area of 15%. The maximum permitted impermeable area for Lot 1 and Lot 2 is 2,576m² and 12,723m² respectively.

Given the above, it is expected that the existing and any future residential development of Lots 1 & 2 would comfortably comply with Permitted Activity Rule (8.6.5.1.3). As such, it is not expected that a stormwater attenuation report will be required for any future residential development of Lots 1 & 2.

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 for Lots 1 & 2 are provided below.

6.2 PRIMARY STORMWATER

6.2.1 Stormwater Runoff from Future Roof Areas

Stormwater runoff from the roof of the future buildings must be captured by a gutter system and conveyed to potable water tanks.

Discharge and overflow from the potable water tanks should be directed to a dispersal device within the respective lot unless the discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion control. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and effluent fields, with setback distances as per the relevant standards.

6.2.2 Stormwater Runoff from Future Hardstand Areas

It is recommended to shape future proposed hardstand areas to shed runoff to large, vegetated areas and / or to stormwater catchpits for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

Long driveways or Right of Ways should be shaped to shed runoff to lower-lying grassed areas, well clear of any structures and effluent disposal trenches / fields. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. 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 directed to a safe outlet location without causing erosion. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate.

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

6.2.3 Stormwater Runoff from Existing Rainwater Tanks

The existing stormwater disposal point shall be inspected and, where necessary, upgraded at the time of redevelopment of the lots. The current discharge point shows no visible signs of failure or operational issues at present.

The following system, or an equivalent approved during Building Consent, shall be implemented where the existing outlet arrangement is determined to be inadequate. Refer to the appended Site Plan (142881-C001) and Dispersal Device Detail (142881-C210). Each new dispersal device is recommended to have the following specifications:

- Minimum 6m dispersal bar length and 100mm bar diameter,
- Dispersal bar to be installed parallel to property's topography,
- The dispersal bar is to be installed well clear and downslope of wastewater effluent fields,
- Dispersal bar installed maximum 150mm above ground level via waratah standards & stainless wire or plastic clips,
- 15mmØ outlet holes drilled at 150mm centres along the bar,
- One end of dispersal bar fitted with open 90° bend with mesh/grated cover to serve as emergency overflow,
- Other end of dispersal bar fitted with screw cap installed for maintenance / cleaning access,
- Area around dispersal bar to be planted out to assist with erosion protection, alternatively, a geotextile lining with 6-inch riprap to be placed up to 0.5m downslope of orifice outlets. Plants to consists of natives such as flaxes and shrubs to provide good ground cover.

Alternatively, an appropriately sized riprap outlet may be used to direct runoff to the existing watercourses on-site. Each new dispersal device / riprap outlet must be located within its respective proposed lot boundary.

6.3 SECONDARY STORMWATER

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

6.4 DISTRICT PLAN ASSESSMENT

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

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

13.10.4 – Stormwater Disposal

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

	ensure that runoff does not concentrate. Large downslope pasture areas act as bio-filter strips to filter out entrained pollutants.
<i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i>	No alteration to waterways is proposed.
<i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i>	No applicable.
<i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i>	Not applicable.
<i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i>	Not applicable.
<i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i>	Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
<i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i>	Not applicable.
<i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i>	Not applicable.
<i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i>	Not applicable.
<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.

<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

7 GEOTECHNICAL WALKOVER COMMENTARY

The existing residential developments are positioned at the toe of moderate to steeply rolling, Taipa Mudstone terrain that displays clear evidence of instability, largely by way of surficial soil creep. A natural overland flowpath descending from the formation traverses north in between both developments, ultimately discharging to flood plain land on the northern side of Duncan Road. An additional minor flowpath also bounds the northwestern driveway of Lot 1.

All buildings are well setback from areas of such instability and are located on Geotechnically assessed gentle slopes, falling towards the north/northeast at average inclinations of less than 8° across Lot 1 and less than 5° across Lot 2. Due to the topographical setting, there is a potential for colluvial deposits to be present, along with elevated groundwater levels during extreme rainfall events. In the absence of any site-specific Geotechnical ground testing, we are unable to confirm if the developments are situated atop of “good ground” soil bearing deposits. Additionally, the underlying subsoils are likely Class H (Highly Expansive), and we are unsure if the existing structures were designed to account for this level of soil expansivity.

We recommend any future new development is subject to a site-specific Geotechnical assessment in determining the available bearing capacities of the underlying subsoils, definitive soil expansivity classification and appropriate foundation and earthwork design parameters.

8 LIMITATIONS

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

This report has been commissioned solely for the benefit of our client, **Carissa Wright**, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

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

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

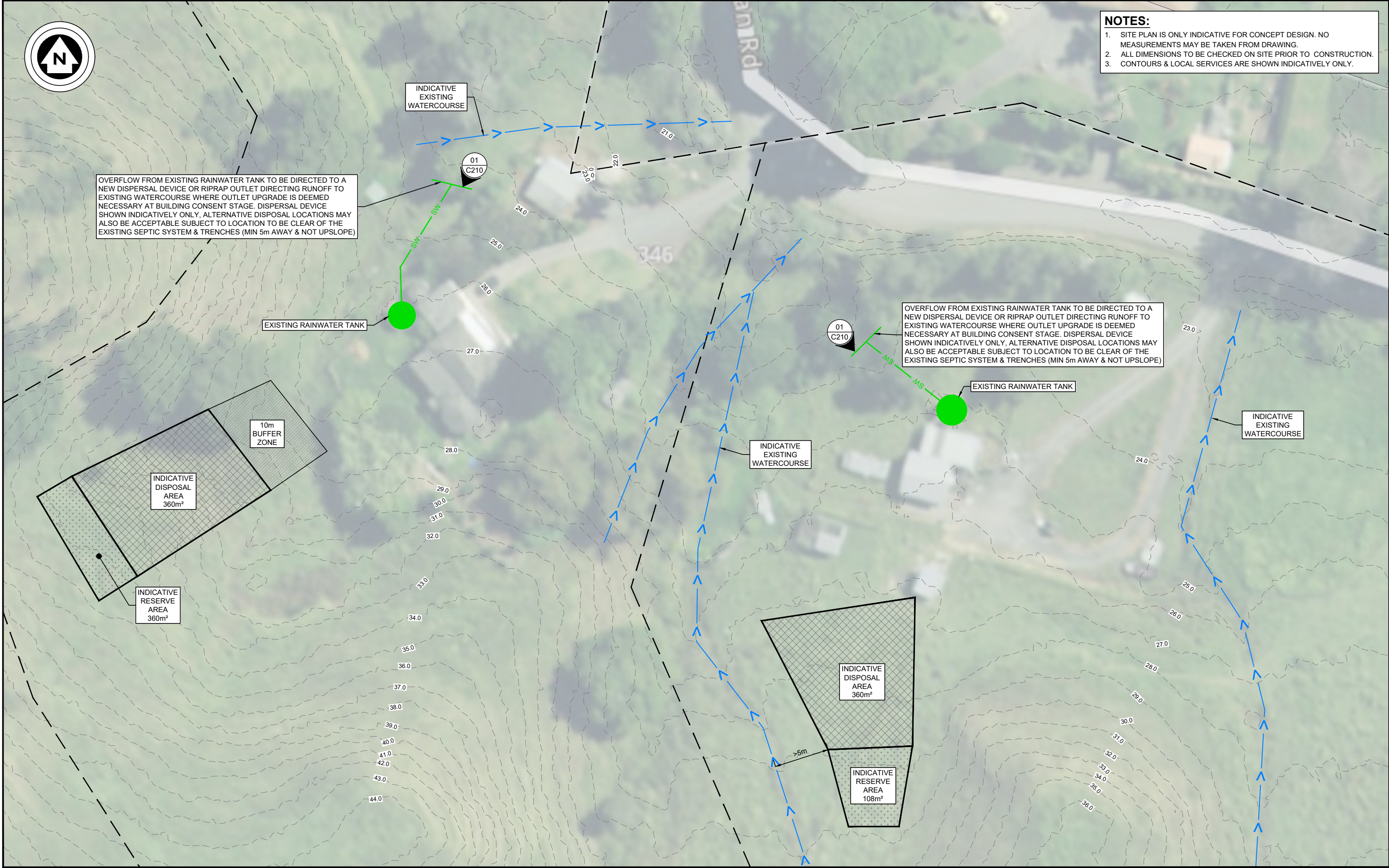
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Dispersal Device Detail – C210 (1 sheet)
- Hand Auger Borehole Records (2 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.

OVERFLOW FROM EXISTING RAINWATER TANK TO BE DIRECTED TO A NEW DISPERSAL DEVICE OR RIPRAP OUTLET DIRECTING RUNOFF TO EXISTING WATERCOURSE WHERE OUTLET UPGRADE IS DEEMED NECESSARY AT BUILDING CONSENT STAGE. DISPERSAL DEVICE SHOWN INDICATIVELY ONLY. ALTERNATIVE DISPOSAL LOCATIONS MAY ALSO BE ACCEPTABLE SUBJECT TO LOCATION TO BE CLEAR OF THE EXISTING SEPTIC SYSTEM & TRENCHES (MIN 5m AWAY & NOT UPSLOPE)

OVERFLOW FROM EXISTING RAINWATER TANK TO BE DIRECTED TO A NEW DISPERSAL DEVICE OR RIPRAP OUTLET DIRECTING RUNOFF TO EXISTING WATERCOURSE WHERE OUTLET UPGRADE IS DEEMED NECESSARY AT BUILDING CONSENT STAGE. DISPERSAL DEVICE SHOWN INDICATIVELY ONLY. ALTERNATIVE DISPOSAL LOCATIONS MAY ALSO BE ACCEPTABLE SUBJECT TO LOCATION TO BE CLEAR OF THE EXISTING SEPTIC SYSTEM & TRENCHES (MIN 5m AWAY & NOT UPSLOPE)



**WILTON
JOUBERT**
Consulting Engineers

Northland: 09 945 4188
Christchurch: 021 824 063

Auckland: 09 527 0196
Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	OCT '25	GMB	CIVIL SITE SUITABILITY REPORT
02	OCT '25	GMB	CIVIL SITE SUITABILITY REPORT REV02

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

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

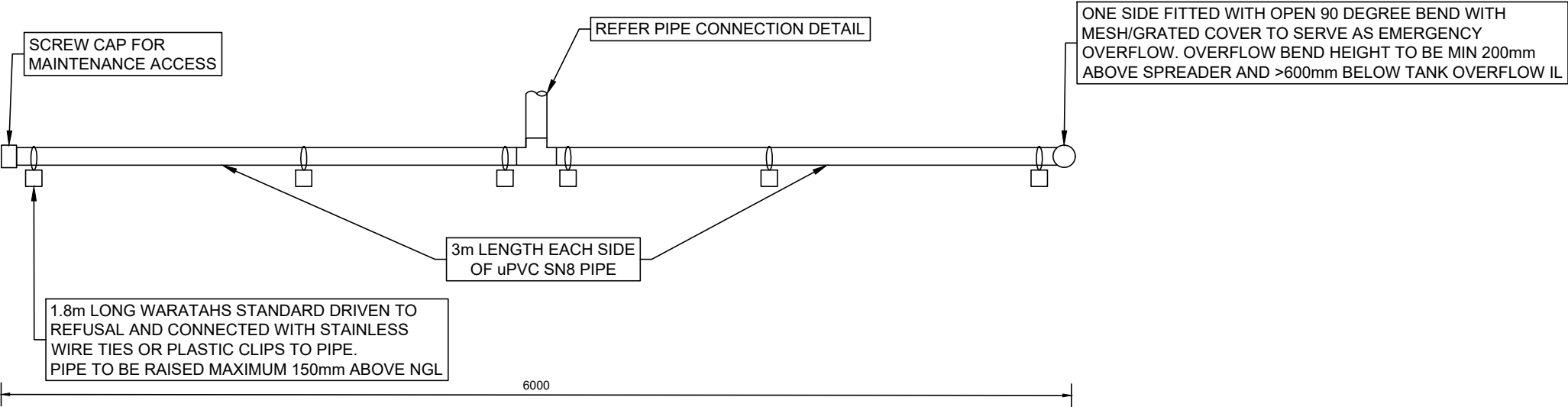
DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

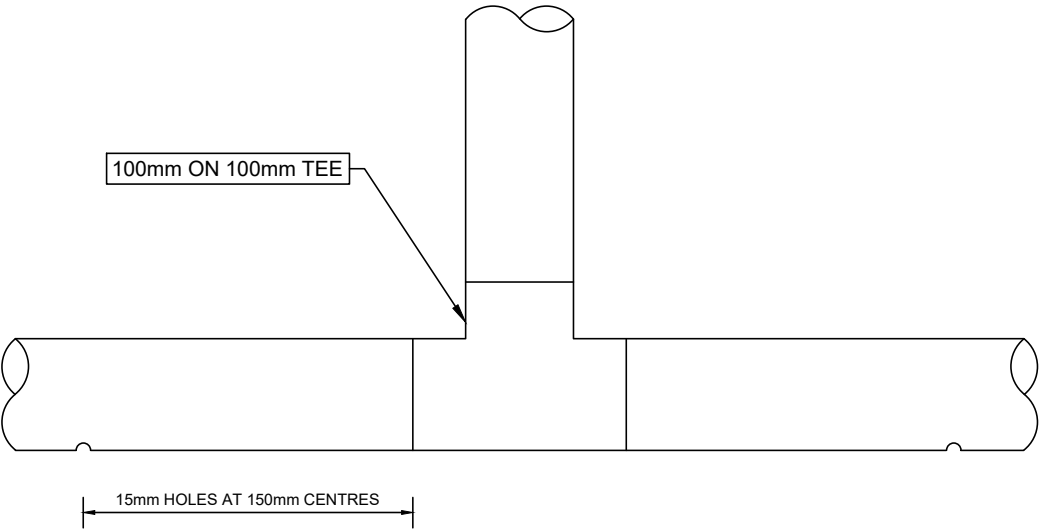
PROJECT TITLE:
**SUBDIVISION OF PT
ALLOTMENT E86 PSH OF
MANGATETE
346 DUNCAN ROAD
KAINGAROA
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:500	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
142881-C001	02
COPYRIGHT - WILTON JOUBERT LIMITED	

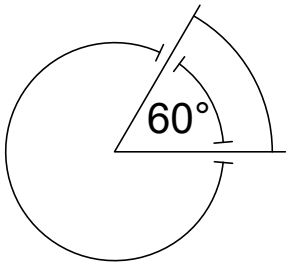
DISPERSAL DEVICE DETAIL TO SHOW
FEASIBILITY ONLY. ALTERNATIVE
SOLUTIONS ARE ALSO ACCEPTABLE
SUBJECT TO REVIEW FROM WJL



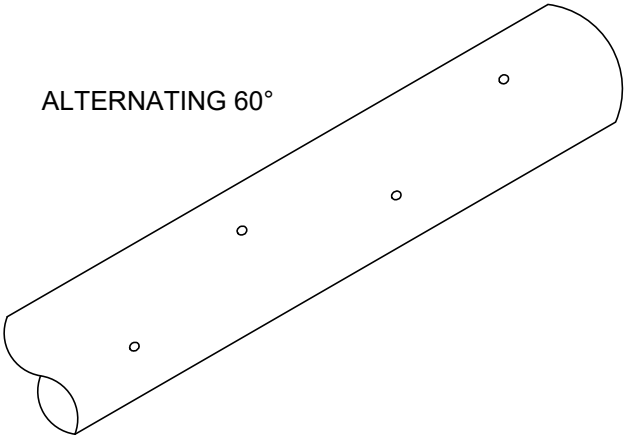
PLAN



PIPE CONNECTION DETAIL



PIPE OUTLET HOLE
ARRANGEMENT DETAIL



02
C200

DISPERSAL DEVICE DETAIL
N.T.S

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	OCT '25	GMB	CIVIL SITE SUITABILITY REPORT
02	OCT '25	GMB	CIVIL SITE SUITABILITY REPORT REV02

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

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:	DISPERSAL DEVICE DETAIL
PROJECT DESCRIPTION:	CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:	SUBDIVISION OF PT ALLOTMENT E86 PSH OF MANGATETE 346 DUNCAN ROAD KAINGAROA NORTHLAND
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ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
142881-C210	02
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Generated with CORE-GS by Geroo - WJL - Hand Auger v2 - 2/10/2025 3:37:26 pm

HAND AUGER : HA02		JOB NO.: 142881		SHEET: 1 OF 1						
CLIENT: Carissa Wright		START DATE: 29/09/2025		NORTHING: GRID:						
PROJECT: SW / WW Suitability Report		DIAMETER: 50mm		EASTING:						
SITE LOCATION: 346 Duncan Rd, Kaingaroa		SV DIAL:		ELEVATION: Ground						
		FACTOR:		DATUM:						
STRATIGRAPHY	SOIL DESCRIPTION TS TOPSOIL CL CLAY SA SAND PE PEAT FI FILL SI SILT GR GRAVEL RO ROCK		LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
						PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
	TOPSOIL: Dark brown, wet.		TS	0.0	Groundwater Not Encountered					
			TS	0.05						
			TS	0.1						
			TS	0.15						
			TS	0.2						
			TS	0.25						
			TS	0.3						
			TS	0.35						
			TS	0.4						
			TS	0.45						
			TS	0.5						
			TS	0.55						
			TS	0.6						
			TS	0.65						
	NATURAL: Silty CLAY, yellowy brown, wet, high plasticity.		CL	0.2						
Taipa Mustone (Motatau Complex) in Northland Allocthon			CL	0.25						
			CL	0.3						
			CL	0.35						
			CL	0.4						
			CL	0.45						
			CL	0.5						
			CL	0.55						
			CL	0.6						
			CL	0.65						
			CL	0.7						
			CL	0.75						
			CL	0.8						
			CL	0.85						
			CL	0.9						
		CL	0.95							
		CL	1.0							
		CL	1.05							
		CL	1.1							
		CL	1.15							
		CL	1.2							
		EOH: 1.20m - Target depth		1.2						
				1.4						
REMARKS End of borehole @ 1.20m (Target Depth: 1.20m)			 185 Waipapa Road, Kerikeri 0295 Phone: 09-945 4188 Email: jobs@wjl.co.nz Website: www.wiltonjoubert.co.nz Consulting Engineers							
NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense										
LOGGED BY: JM										
CHECKED BY: GB			Standing groundwater level GW while drilling							

Appendix D – LTO Application



Licence to Occupy a Portion of Road

Local Government Act 1974

APPLICATION FORM

Where structures (encroachment) have been or are to be erected on or within the legal road (formed or unformed), Council consent must be sought. In these cases, the Council considers whether to issue a Licence to Occupy to formalise the legal placement of structures on legal road. If issued, the structure can remain at Councils pleasure subject to the terms and conditions of the licence issued and the maintenance and cost of its occupancy is the responsibility of the licence holder.

These licences attach to a person (structure owner/typically the adjacent land owner) and are not transferable. If ownership changes hands, a new owner must make a new application in their name in order to formalise the structure/encroachment. In some cases, Public Liability Insurance may be required by the licence holder, as outlined in the terms and conditions of the licence.

The applicant must supply the Council with details of the extent of the structure/encroachment and plans showing the position and measurements in relation to the legal road boundaries. Please provide all information required in order for your application to be considered. Your application will not be accepted for assessment until council has received all information. Please note that an application can take some time to be processed and an issue of a licence is not guaranteed.

Please complete this form and return it along with supporting documents to:

Property Legalisation Team

Far North District Council

or post to: *Private Bag 752, Kaikohe 0440*

or scan and email the form to: *propertylegalisation@fndc.govt.nz*

Further enquiries can also be made by:

Calling **0800 920 029** or via our website at www.fndc.govt.nz

APPLICANT CONTACT DETAILS

Your Name: arissa right

Date: cto er

Applicant signature: CWright

Your Address: ncan oad aingaroa

Home Phone:

Mobile:

Email: carissa koh koh gmail com

INFORMATION REQUIRED

Address or location of the encroachment:

ncan oad aingaroa

Describe the nature of the encroachment and its purpose:

n the earl stages o s division design which will e lodged sim ltaneo sl to this application it was discovered that a detached garage and water tank is located within the p lic road reserve despite eing ll consented revio s o ncil approvals incl de garage installation o septic and dwelling

Please provide the reasons the encroachment cannot occur within your own land boundaries:

pon p rchasing the propert in it was m nderstanding that all ildings were located within m propert o ndaries which is s pported previo s o ncil approvals identi ed a ove o ndar iss es were not identi ed in the report that was prepared

Is public access affected by the encroachment?

o the ph sical ormation o ncan oad is located at least m rom the s ect ildings

Does this application refer to a proposed or existing encroachment?

isting

Does the encroachment have an existing Licence to Occupy?

YES ☒ NO

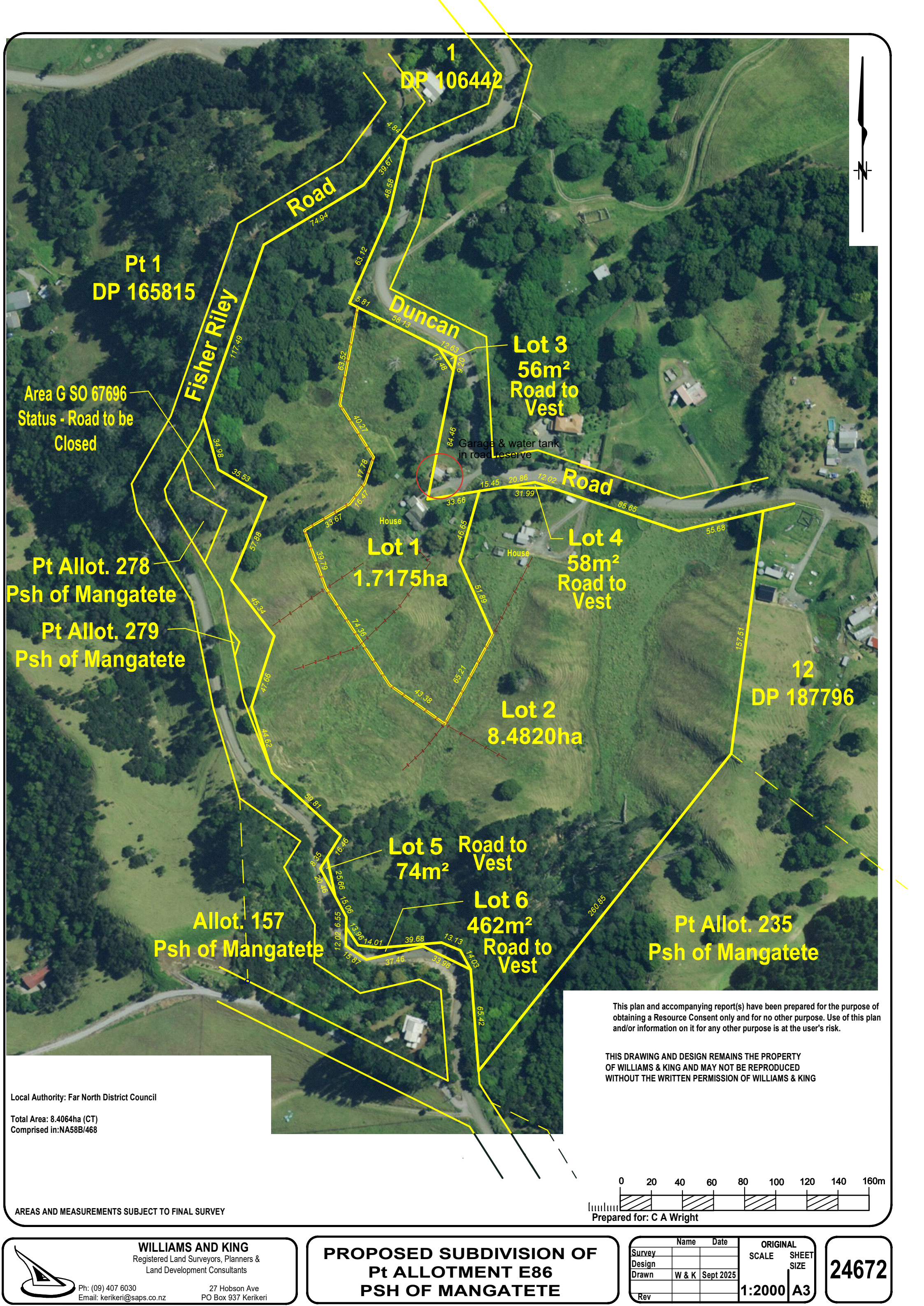
Is this application made in conjunction with any other applications e.g: Building Consent or Resource Consent? Please list:

S division reso rce consent to e lodged sim ltaneo sl to application

Any other relevant information to support your application:

Scheme plan attached

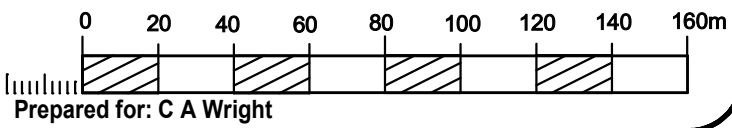
NOTE: An occupation plan must be submitted with this application.



Local Authority: Far North District Council

Total Area: 8.4064ha (CT)
Comprised in: NA58B/468

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY





WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

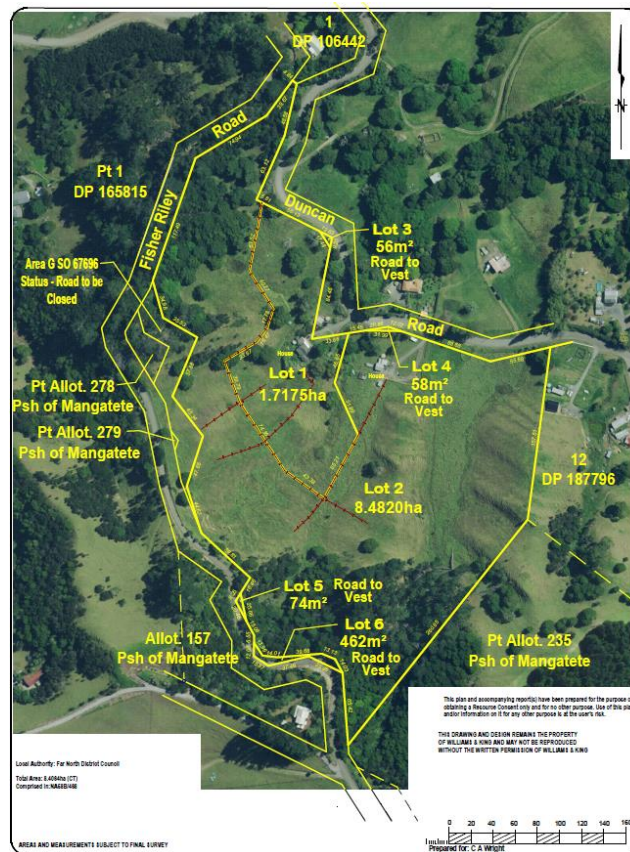
Ph: (09) 407 6030
Email: kerikeri@saps.co.nz

27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF
Pt ALLOTMENT E86
PSH OF MANGATETE

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design			
Drawn	W & K	Sept 2025	
Rev			
		1:2000	A3

24672



SUBDIVISION RESOURCE CONSENT APPLICATION

346 DUNCAN ROAD, KAINGAROA
PT ALLOT E86 PSH OF MANGATETE

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
CARISSA WRIGHT

28 October 2025
REV A

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Appendices:

Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Site Suitability Report

Appendix D – LTO Application

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	346 Duncan Road, Kaingaroa
Applicant's name:	Carissa Wright
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitia 0410
Legal description:	PT Allot E86 PSH of Mangatete
Site area:	8.4065ha (subject survey)
Site owner/s:	Carissa Adele Wright
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Kiwi Presence
Proposed District Plan:	Rural Production Zone
Proposed overlays/resource areas:	Nil
Brief description of proposal:	To create one additional allotment in the Rural Production Zone, resulting in the following allotment areas: Lot 1 – 1.7175ha (contains existing dwelling) Lot 2 – 8.4820ha (balance lot, contains existing dwelling) The application also proposes to vest Lots 3 to 6 as public road reserve to align with the current physical road formation.
Summary of reasons for consent:	Overall, resource consent is required as a Restricted Discretionary Activity .

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

2.0 PROPOSAL

The applicant, Carissa Wright, proposes to undertake a subdivision in the Rural Production Zone to create one additional allotment.

The proposal will result in the following allotment areas:

- Lot 1 – 1.7175ha (contains existing dwelling)
- Lot 2 – 8.4820ha (balance lot, contains existing dwelling)

The application also proposes to vest Lots 3 to 6 as public road reserve to align with the current physical road formation.

A Site Suitability Report has been prepared in support of the application. No new easements are required.

Overall, the proposal is a Restricted Discretionary Activity under the Operative District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

It should be noted that an application for a Licence to Occupy has also been lodged with FNDC to address the garage and water tank that are currently located within the public road reserve despite the structures being previously consented by Council, see **Appendix D**.

3.0 SITE CONTEXT

The subject site contains consists of one title and is located at 346 Duncan Road, Kaingaroa. The subject site is legally described as Part Allotment E86 Parish of Mangatete.

A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 1: Map showing subject site and surrounds (Premise)

The subject site is zoned Rural Production under both the ODP and PDP, and is located within a kiwi presence zone.

Proposed Lots 1 and 2 each contain an existing dwelling and associated services as per previous Council approvals. It should be noted that the garage and a water tank associated with the dwelling in Lot 1 has been found to be located within the public road reserve, despite previous Council approvals with the most recent being in 2014. An application for an LTO has been made simultaneous to this subdivision application.

The subject site is currently in residential and productive use which will remain unchanged.

The site does not contain any areas of significant indigenous vegetation or fauna.

Access to proposed Lots 1 and 2 is achieved via existing vehicle crossings off Duncan Road which have been formed to an adequate standard.

4.0 DISTRICT PLAN RULES ASSESSMENT

OPERATIVE DISTRICT PLAN

SUBDIVISION:

An assessment of the proposal against the relevant subdivision rules of the Far North District Plan is provided below:

Rural Production Zone	Relevant Standards	Compliance
Rule 13.8.1 Subdivision within the Rural Production Zone	(b) A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m ² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000	The proposed subdivision is able to meet this criteria. Resource consent is required for a Restricted Discretionary Activity
Rule 13.7.2.2 Allotment Dimensions	A minimum square building envelope of 30m x 30m is required and should not encroach into the permitted activity boundary setbacks for the relevant zones.	All existing development will remain compliant with setback requirements. Controlled Activity

LANDUSE

An assessment of the proposal against the relevant landuse rules of the Far North District Plan is provided below:

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	Lots 1 and 2 will contain one dwelling each as per previous Council approvals. Permitted Activity
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	All existing built development will remain compliant with the HIRB rules. Permitted Activity

Rural Production Zone	Permitted Standards	Compliance
Rule 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%.	Based on a lot area of 1.7175ha (Lot 1) and 8.4820ha (Lot 2), a maximum impermeable surface of 2576.25m ² and 1.7ha is permitted in each respective lot. Existing impermeable surfaces fall well within these thresholds. Permitted Activity
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	All existing built development will not encroach the 10m setback from any new boundaries. Permitted Activity
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	As concluded in the site suitability report, the existing vehicle crossing and internal accessways have been formed to an adequate standard. Permitted Activity
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	All existing buildings are less than 12m in height. Permitted Activity
Rule 8.6.5.1.10 Building Coverage	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Based on a lot area of 1.7175ha (Lot 1) and 8.4820ha (Lot 2), a maximum building coverage of 2146.9m ² and 1.06ha is permitted in each respective lot. Existing building coverage falls well within these thresholds. Permitted Activity

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity** under the ODP.

PROPOSED DISTRICT PLAN

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

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore,

only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOILS (NES CONTAMINATED SOILS)

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

Based on a search of Council records, historic aerial images and archives, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. The use of the site will remain unchanged and no land disturbance is required as part of this proposal. Therefore, no further assessment is required under the NES Freshwater.

7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 6 soils which are not deemed as 'highly productive' under the NPSHPL. Therefore, the NPSHPL is not applicable to the site.

8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

9.0 PUBLIC NOTIFICATION ASSESSMENT (SECTIONS 95A, 95C TO 95D)

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) the applicant has requested that the application be publicly notified;*
- b) public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - i. a controlled activity;*
 - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above apply, therefore public notification is not precluded.

Step 3 must be considered.

Step 3: Public notification required in certain circumstances

Public notification is precluded if:

- 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.*

The proposal requires consideration under s95D of the Act. An assessment of environmental effects is provided in Section 8.0 below which concludes that any adverse effect will be less than minor.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

If the answer is yes, then those persons are required to be notified.

In this case, the proposal is for a subdivision activity which is provided for as restricted discretionary activity. As such, it is considered that this level of development is anticipated by the Far North District Plan and that there is nothing out of the ordinary that could give rise to special circumstances.

Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as effect will be less than minor; and
- Under step 4, there are no special circumstances.

Therefore, this application can be processed without public notification.

10.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to the proposal, and therefore limited notification is not precluded.

Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity as defined in the Act or a prescribed activity under s360H(1)(b), and therefore an assessment in accordance with S95E is required, of which is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment above, special circumstances are not considered to apply to this proposal.

SECTION 95E STATUTORY MATTERS

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

The sections below set out an assessment in accordance with section 95E, and an assessment of potential adverse effects.

Written Approval

No written approvals have been sought as it is considered that any adverse effects as a result of this proposal will be less than minor or negligible.

Assessment of Effects on the 'Localised Environment'

The matters to which Council shall restrict its discretion, as outlined in Sections 13.8.1 and 13.7.3 of the Far North District Plan, are addressed below:

AMENITY, CHARACTER AND LANDSCAPE EFFECTS

As discussed earlier in the report. The use of the site will remain unchanged, and no physical works are required as part of the proposal. No additional development rights will be created as part of this application. On this basis, it is considered that any adverse effects in relation to amenity are negligible.

INDIGENOUS FLORA AND FAUNA

According to the aerial images, at present, there are no registered significant sites of indigenous flora or habitats of indigenous fauna within or in proximity to the subject site.

NATURAL AND OTHER HAZARDS

As per NRC Maps, the site has not been mapped as being flood susceptible.

PROPERTY ACCESS

Lots 1 and 2 are currently accessed via their own separate vehicle crossings off Duncan Road. As concluded in the site suitability report, this accessway has been formed to an adequate standard and no upgrades are anticipated.

SERVICING EFFECTS

Proposed Lots 1 and 2 are fully serviced in terms of access, stormwater and wastewater disposal, electricity and telecommunications. Current service arrangements will remain unchanged. It should be noted that an application for a Licence to Occupy has also been lodged with FNDC to address the garage and water tank that are currently located within the public road reserve despite the structures being previously consented by Council, see **Appendix D**.

EASEMENTS FOR ANY PURPOSE

No new easements are necessary.

PRESERVATION OF HERITAGE RESOURCES

The site is not known to contain any heritage resources.

ACCESS TO RESERVES AND WATERWAYS

There are no reserves or waterways that will be affected by the proposal.

LAND USE COMPATIBILITY

The site is currently in residential and productive use which will remain unchanged.

PROXIMITY TO AIRPORTS

The subject site is located at least 14km from the nearest airport. As such, this matter is not relevant to the proposal.

CONCLUSION

Taking the above into account, it is considered that there will be no adverse effects on the wider and localised environment. As such, no parties are considered to be adversely affected.

LIMITED NOTIFICATION CONCLUSION

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and

- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

11.0 CONSIDERATION OF APPLICATIONS (SECTION 104)

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

As a Restricted Discretionary activity, section 104C of the Act states that:

- 1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which-*
 - a) *A discretion is restricted in national environmental standards or other regulations;*
 - b) *It has restricted the exercise of its discretion in its plan or proposed plan.*
- 2) *The consent authority may grant or refuse the application.*
- 3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which-*
 - a) *A discretion is restricted in national environmental standards or other regulations;*
 - b) *It has restricted the exercises of its discretion in its plan or proposed plan.*

12.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of rural land while maintaining character and amenity values intrinsic to rural communities.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

13.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

Regional Policy Statement for Northland

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of

the proposed subdivision, being a restricted discretionary activity, it is considered that this level of development is compatible with the intent of the RPS.

Operative Far North District Plan – Objectives and Policies

The relevant objectives and policies of the District Plan can be found in the Rural Environment, Rural Production Zone, and Subdivision Chapters. As a restricted discretionary activity, the proposal is considered to be generally consistent with the relevant objectives and policies. The site is already in rural production/residential use which will remain unchanged as a result of the proposal. The rural character of the site will therefore not be eroded by the proposed subdivision.

Proposed Far North District Plan – Objectives and Policies

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and Rural Production Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- RPROZ-01 to RPROZ-04
- RPROZ-P1 to RPROZ-P7

Conclusion

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS, ODP, and PDP.

14.0 PART 2 MATTERS

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

15.0 OTHER MATTERS (SECTION 104(1)(C))

There are no other matters considered relevant to this proposal.

16.0 CONCLUSION

The proposal involves the subdivision of NA58B/468 to create one additional title in the Rural Production Zone, as a Restricted Discretionary Activity.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

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Date: 28 October 2025

Appendices:

Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Site Suitability Report

Appendix D – LTO Application