

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

If yes, who have you spoken with?

## 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?

Ngati Rehia

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](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant details

Name/s:

Michael & Louise Sargent

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.


## 6. Address for correspondence

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

Name/s:

Northwind Planning & Development 2020 Ltd c/o - Rochelle Jacobs

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Michael & Louise Sargent

Property address/  
location:

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## 8. Application site details

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

Name/s:	Michael & Louise Sargent		
Site address/ location:	7 Kendall Rd, Keniken		
			Postcode
Legal description:	Lot 1 DP 89827	Val Number:	
Certificate of title:	NA46D/1042		

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 ring Mike to arrange time for 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.

Proposed two lot subdivision, HAIL site (former horticultural use), land use breach to building coverage and impermeable surface standards in the Rural Living Zone
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If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

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

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

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

Michael & Louise Sargent

**Email:**

**Phone number:**

**Postal address:**  
(or alternative method of service under section 352 of the act)

### Fees Information

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

### 15. Billing details continued...

#### Declaration concerning Payment of Fees

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

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

Michael Sargent and Louise Sargent

**Signature:**

(signature of bill payer)

Date 10/4/26

### 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](http://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)

Rochelle Jacobs

**Signature**

Date 10/4/26

*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.



**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** **NA46D/1042**  
**Land Registration District** **North Auckland**  
**Date Issued** 04 December 1979

**Prior References**  
NA2A/988

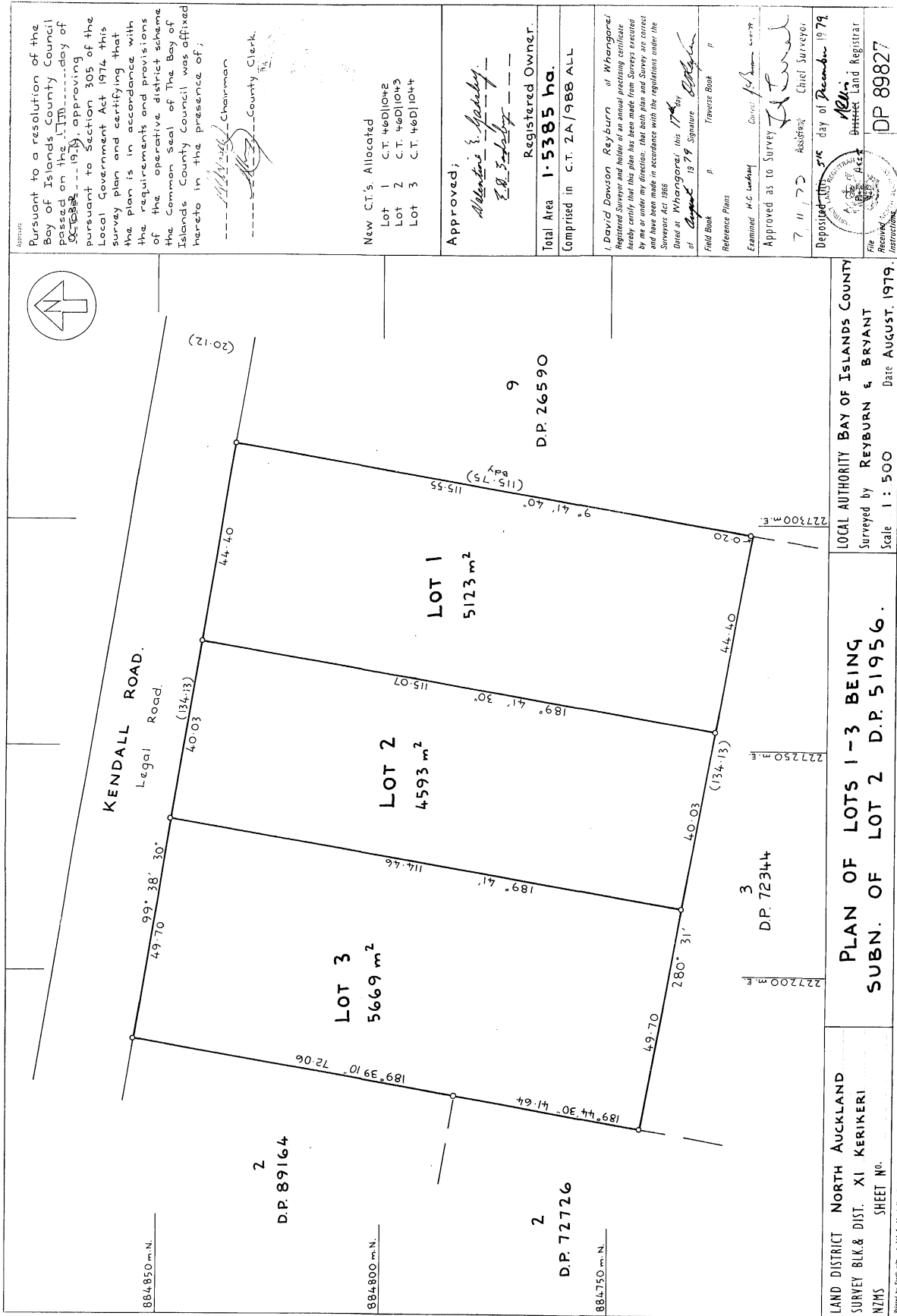
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**Estate** Fee Simple  
**Area** 5123 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 89827

**Registered Owners**  
Michael John Sargent and Louise Sargent

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**Interests**  
10508620.3 Mortgage to ANZ Bank New Zealand Limited - 29.7.2016 at 2:23 pm



4327/1979  
Pursuant to a resolution of the Bay of Islands County Council passed on the 17th day of OCTOBER 1979, approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme of the Common Seal of The Bay of Islands County Council was affixed hereto in the presence of;

-----Chairman  
-----County Clerk.

New CT's Allocated  
Lot 1 C.T. 46D1042  
Lot 2 C.T. 46D1043  
Lot 3 C.T. 46D1044

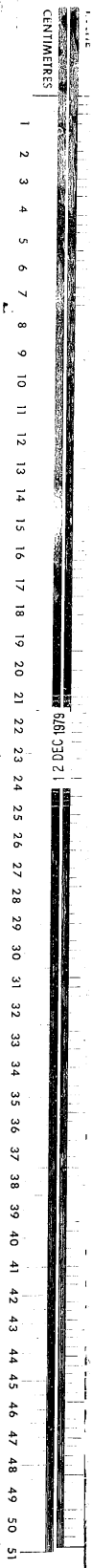
Approved;  
*Melvin E. Spalding*  
*E.H. Spalding*  
Registered Owner.

Total Area **1-5385 ha.**  
Comprised in C.T. 2A/988 ALL

I, David Dawson Reyburn of Whangarei Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction. That all plans and surveys are correct and have been made in accordance with the regulations under the Surveyors Act 1968.  
Dated at Whangarei, this 17th day of August 1979.  
Signature *David Dawson Reyburn*  
Field Book P Travessé Book P

Reference Plans  
Examined M.C. Leckley  
Approved as to Survey *D. Dawson*  
7. 11. 79 Assistant Chief Surveyor

Deposited this day of December 1979  
M.C. Leckley District Land Registrar  
File No. DP 89827  
Instructions



## Subdivision Resource Consent Proposal

**Michael and Louise Sargent**

**7 Kendall Road, Kerikeri (Lot 1 DP 89827)**

**Date:** 24 April 2026

**Attention:** Jo Graham & Liz Searle, Team Leaders (Resource Consents)

Please find attached:

- an application for a combined subdivision and land use resource consent proposal in the **Rural Living Zone** under the Operative District Plan (ODP); and
- an Assessment of Environmental Effects of the proposal on the environment.

The application is for a two-lot subdivision at 7 Kendall Road, Kerikeri (Lot 1 DP 89827). The parent lot site is 5,123m<sup>2</sup>. There are no instruments, consent notices or encumbrances on the parent lot title that would affect subdivision of the site as proposed. The site has been identified as a potential HAIL site associated with historic horticultural activities. A combined preliminary and detailed site investigation report is provided with the application.

In conjunction with the subdivision, a land use consent is required to exceed the permitted building coverage standard for existing buildings on Lot 1 and for existing and proposed impermeable coverage on both lots. The proposed subdivision activity is a **non-complying activity** (for lots that exceed the minimum lot size standard in the Rural Living Zone) under the ODP. The combined proposal is a **permitted activity** under Proposed District Plan (PDP) rules that have current legal effect.

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

Regards,



Rochelle Jacobs

Senior Planner / Director

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**



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1. Far North District Council Application Form
2. Certificate of Title – LINZ
3. Subdivision Plan – *Williams and King*
4. Subdivision Site Suitability Engineering Report – *Geologix*
5. Combined Preliminary and Detailed Site Investigation – *Geologix*
6. ODP and PDP Relevant Objectives and Policies – *Northland Planning & Development 2020 Ltd*



- 7. Email Correspondence – *Te Runanga o Ngati Rehia***
- 8. Letter - *Top Energy***



## Assessment of Environment Effects Report

### 1. Description Of the Proposed Activity

- 1.1. The Applicants, Michael and Louise Sargent are seeking a resource consent to subdivide an existing rural residential property at 7 Kendall Road, Kerikeri. A land use consent for existing development within Lot 1 that exceeds the permitted Operative District Plan (ODP) Rural Living Zone impermeable surface (stormwater management) and building coverage standards, and for future development on Lot 2 is also required. The site is legally described as Lot 1 DP 89827. The Record of Title is attached at **Appendix 2**.
- 1.2. The parent lot being subdivided is 5,123m<sup>2</sup>. The site has road frontage and vehicle access from Kendall Road. As illustrated on the subdivision plan prepared by Williams and King (refer **Appendix 3** and **Figure 1** below), the proposed subdivision will comprise 2 new rural-residential lots of which Lot 1 will retain the house, separate sheds and associated curtilage areas.

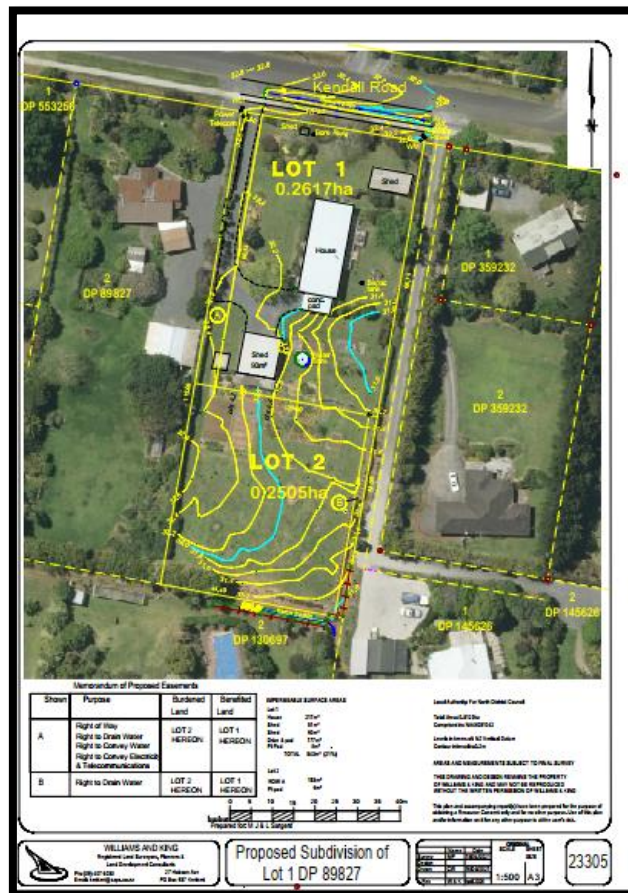


Figure 1 – Proposed Subdivision Plan – 7 Kendall Road, Kerikeri



- 1.3. Proposed lot sizes are as follows:
  - Lot 1 (roadside) = 2,617m<sup>2</sup>
  - Lot 2 (rear lot) = 2,505m<sup>2</sup>
- 1.4. Proposed boundaries are positioned to encompass the existing dwelling and accessory buildings and represent a relatively even division of the site into two lots.
- 1.5. As noted on the subdivision plan, Lot 2 will include the existing driveway and provide the vehicle access ROW to Lot 1. ROW A will encompass services easements including stormwater, water supply, electricity and telecommunications. Geologix engineers have identified a building envelope on the Lot 2 site that includes 300m<sup>2</sup> building area and wastewater treatment and disposal system. The position of the building envelope includes the required 5 metre setback from the eastern side swale drain and the 3m building setback from boundaries.

#### **Land Use - Impermeable Surfaces & Building Coverage**

- 1.6. As stated on the subdivision plan, the creation of Lot 1 results in an infringement of the permitted stormwater management and building coverage standards for the Rural Living zone as follows:
  - 543m<sup>2</sup> or 21% total impermeable site coverage
  - 358m<sup>2</sup> or 13.6% total building coverage
- 1.7. For the purposes of assessing stormwater management within the proposed lots, a future allocation of impermeable surface for Lot 2 is also applied for in accordance with Table 4 of the Subdivision Site Suitability Engineering Report prepared by Geologix (attached at **Appendix 4**). This allocation is as follows:
  - 159m<sup>2</sup> – ROW A (existing driveway)
  - 160m<sup>2</sup> (future driveway extension / ROW)
  - 300m<sup>2</sup> (future building)

**Total = 619m<sup>2</sup> or 24.17%**
- 1.8. In accordance with FNDC Engineering Standards 2023, design engineers Geologix have recommended that for Lot 2, peak stormwater flow does not exceed 80% of pre-development



peak flows. This would include a minimum 10,000-litre attenuation tank, the location of which would be determined as part of a building consent approval.

- 1.9. For existing development remaining within Lot 1, the recommendation is for attenuation of the existing roof area such that the lot's peak flow runoff during the design storm event does not exceed the Rural Living permitted activity threshold that is 12.5% of the site area. Recommended attenuation requirements are set out in **Table 6** of the Geologix Site Suitability Report (refer **Appendix 4**).

#### Vehicle Crossing & Access

- 1.10. The existing vehicle crossing off Kendall Road will be upgraded as recommended in the Geologix engineering report. The part of the crossing that serves 7 Kendall Road will be sealed and the culvert pipe recapped. The existing driveway will be extended to provide access to Lot 2. Geologix has recommended that this be located and designed at the lot development stage and in conjunction with a building consent proposal.

#### Earthworks

- 1.11. Minor earthworks are required to install services and to construct the vehicle crossing from the ROW into Lot 1. As stated in the Geologix Site Suitability Report [p14], earthworks would not exceed the permitted standard for the Rural Living Zone.

#### Wastewater disposal

- 1.12. As indicated on Geologix Drawing #100, Geologix design engineers have assessed the site's suitability for the on-site treatment and disposal of wastewater onto the site. There is an existing system on Lot 1. Despite being an older primary (tank only with no disposal field) system, the engineering assessment noted that it appears to be in good working order.
- 1.13. For proposed Lot 2, wastewater can be treated and disposed of on-site utilising a secondary treatment and pressure compensating dripper irrigation system. Design assumptions are for a 5-bedroom dwelling with a peak occupancy of 8 people. An area for the wastewater system is illustrated on the Geologix Plan #100 and can be setback the required 5m from the adjacent swale drain.



Potable water supply and firefighting

- 1.14. Reticulated potable water supply is available in Kendall Road. A new water supply connection will be required for Lot 2. The availability of a new connection has been confirmed with FNDC staff. For fire-fighting purposes and in accordance with the NZ PAS 4509:2008 standard, there is water supply available at the site.

Top Energy and Chorus

- 1.15. There is existing power and telecom services to proposed Lot 1. A letter from Top Energy indicating the availability of services to proposed Lot 2 is attached at **Appendix 8**. Lot 2 is provided with an easement for both power and telecommunications supply to provide a future connection if desired, however dispensation is sought in line with the recommendations from the PDP hearings.

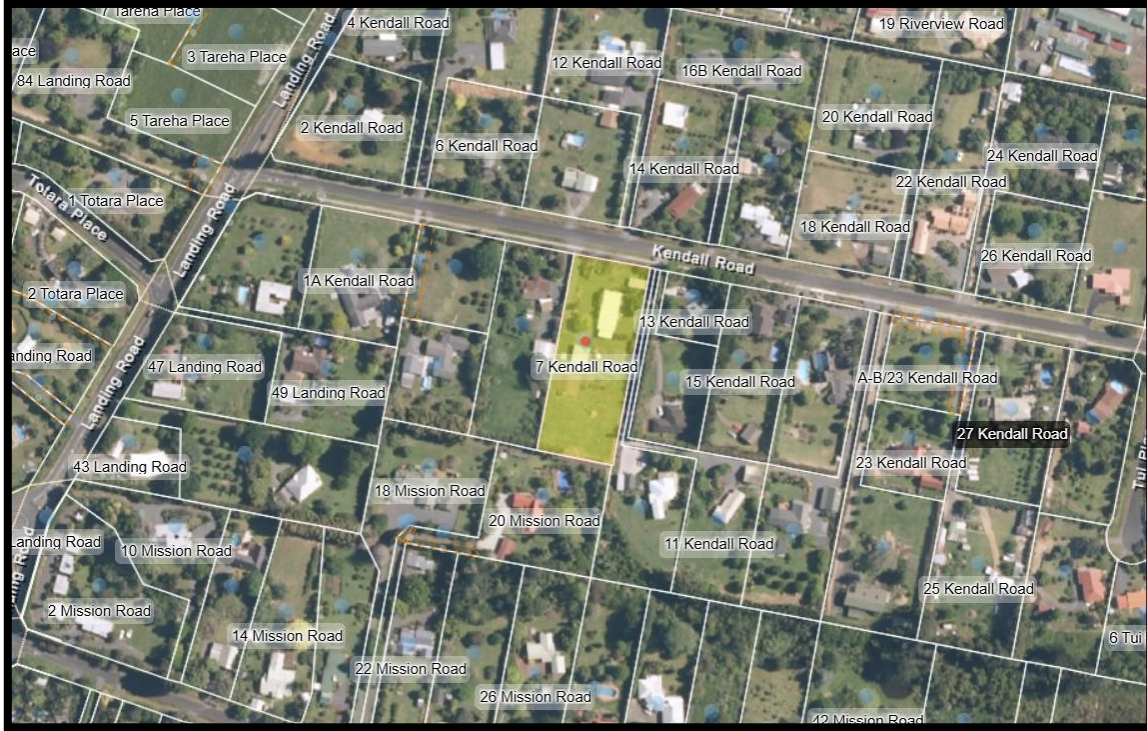
HAIL – land disturbance and subdivision

- 1.16. As described in the Geologix '*Combined Preliminary and Detailed Site Investigation Report*', dated November 2025, the site is a HAIL Category A10 site (refer **Appendix 5**). Section 3 of the Geologix report describes the historical use of the site, which includes commercial horticultural activity. This is based on historical photographic records. The site is not recorded on the NRC Selected Land Use Register (SLUR).
- 1.17. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) would permit up to 256.15m<sup>3</sup> of soil disturbance and / or 51.23m<sup>3</sup> of off-site disposal per year. The proposed subdivision earthworks activities described above would not exceed these volumes and would be a permitted activity under Clause 8(3) of the NESCS. In respect of subdivision and future change of use, a preliminary and detailed site investigation is provided with this application. The Geologix report states that none of the contaminants tested were above the residential human health ('Residential A') criteria. As the investigation has involved a Detailed Site Investigation the proposed subdivision activity is a 'controlled' activity under the NESCS.



## 2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The property is located at 7 Kendall Road, Kerikeri and is legally described as Lot 1 DP 89827. The site is an older established rural-residential type property that was created in 1979.



**Figure 2 – Site Location – 7 Kendal Road, Kerikeri**

- 2.2. The site is relatively flat at the roadside with a slight easterly slope at the rear. The site has a rectangular shape that is approximately 45m wide. Stormwater generated on the site currently discharges via an existing stormwater swale drain along the rear part of the eastern boundary into the north-eastern corner of the adjacent property that is Lot 2 DP 130697 (20 Mission Road). There is an existing overland flow path and stream environment that runs in an easterly direction to discharge into the Kerikeri River inlet as is evident in the aerial image below (Figure 3).





*Figure 3 – Southern overland flow path and stream environment*

- 2.3. The existing house on the site is located near the front of the property. Vegetation within the site includes mature trees and hedging which screens the neighbouring boundaries. The rear (Lot 2) site is vacant lawn. There is an existing primary (tank only) wastewater system on the site that serves the existing site. There is an existing bore that provides irrigation water to the property.
  
- 2.4. A review of the site property file indicates that all the buildings on site have been lawfully established (refer Appendix C to the Geologix ‘Combined Preliminary and Detailed Site Investigation’ report attached to this AEE at **Appendix 5**). The previously consented shade house structures at the rear of the site and the southern shed ‘lean to’ noted on the subdivision plan have been removed.
  
- 2.5. The surrounding environment has a large lot (peri-urban) residential character comprised of single dwellings surrounded by established landscaped garden and mature trees. Adjacent land and dwellings include 5, 13 and 13A, 9 Kendall Road and 20 Mission Road at the rear. 10 and 14 Kendall Road are opposite the site. The existing hedgerows along the site boundaries screen views from neighbours and from the street. The proposed development would not result in



visible or audible changes experienced by owners or occupiers of these properties. The subdivision would enable another dwelling at the rear of the site, which would not be visible from the road or neighbouring properties. The proposed subdivision is similar to that which has occurred on the adjacent site to the east at 13 and 13A Kendall Road.

2.6. Adjacent and nearby site sizes and configurations along Kendall Road vary, ranging between 1,300m<sup>2</sup> – 5,500m<sup>2</sup>. Apart from 3 Kendall Road, which is a vacant lot, houses tend to be located relatively close to the road frontage resulting in a peri-urban streetscape that includes a footpath on the southern (site) side of the road. The proposed subdivision will enable infill development in the rear part of the site without affecting the existing streetscape or the site as viewed by adjoining neighbours.

2.7. The adjacent site areas and landowners are as follows:

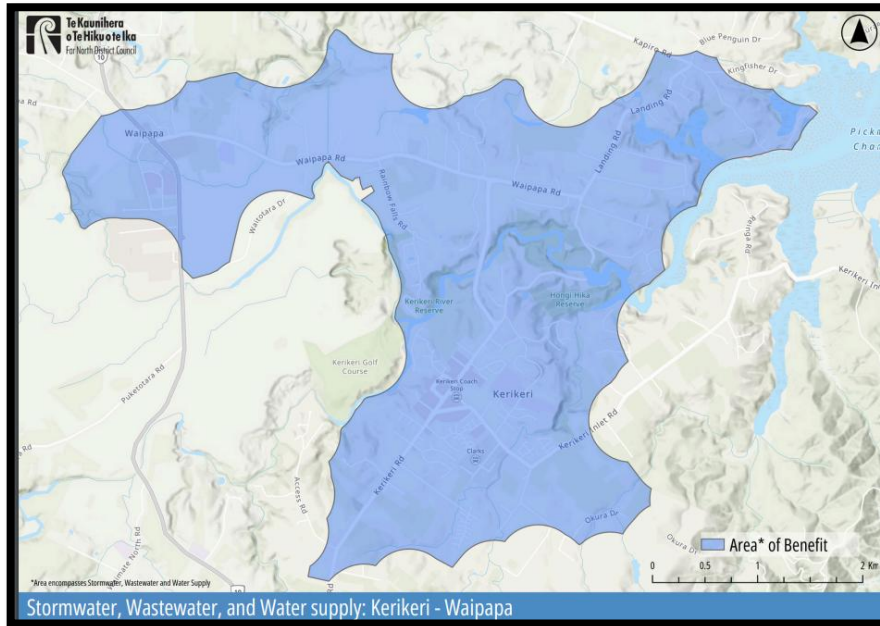
**Table 1: Adjacent landowners**

	Address	Legal Description	Landowner	Site Area (m <sup>2</sup> ):
<b>Adjacent</b>	5 Kendal Rd	Lot 2 DP 89827	Jeremy Hall Donald McKenzie Peter Prosee	4,593
	13A Kendal Rd	Lot 1 DP 359232	Amanda & Gary Hodges	1,333
	13 Kendal Rd	Lot 1 DP 359232	Kenneth Bailey Michael Powell	2,667
	20 Mission Rd	Lot 2 DP 130697	Moira & Neil Geerkens Diane Mulhern	5,597
<b>Opposite</b>	10 Kendal Rd	Lot 1 DP 89758	Michael & Eileen Jackson	3,681
	14 Kendal Rd	Lot 1 DP 156325	Suzanne McKay Joanna & Paul White	4,000

2.8. Kendall Road is serviced with reticulated potable water supply which is understood to also provide for fire-fighting purposes. The site is within the FNDC mapped 'Area of Benefit' for

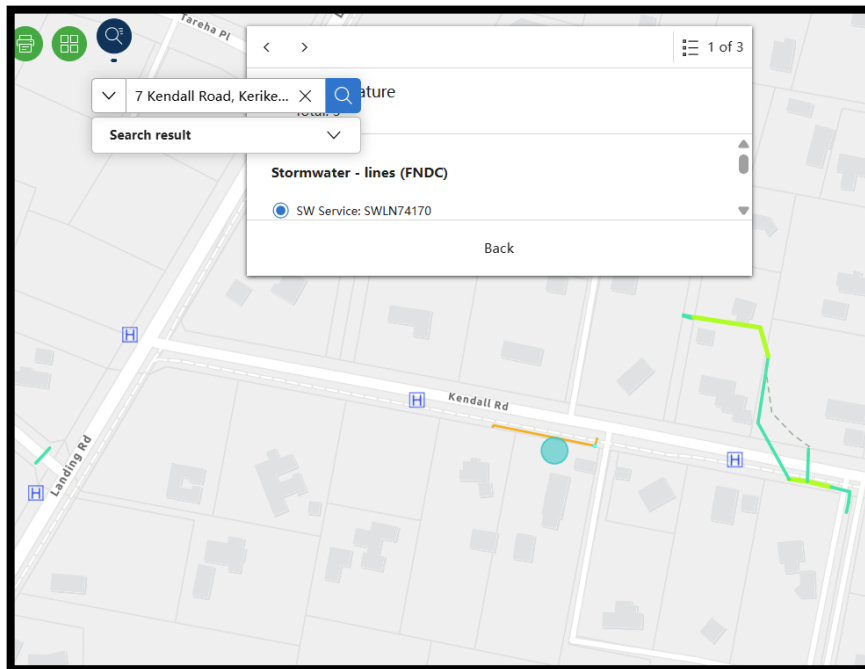


stormwater, wastewater and water supply. Although it is noted that this map has been sourced from the proposed Far North District Council 'Development Contributions Policy' which does not commence until July 2026.



**Figure 4 – Proposed Area of Benefit – FNDC Development Contributions Policy 2025**

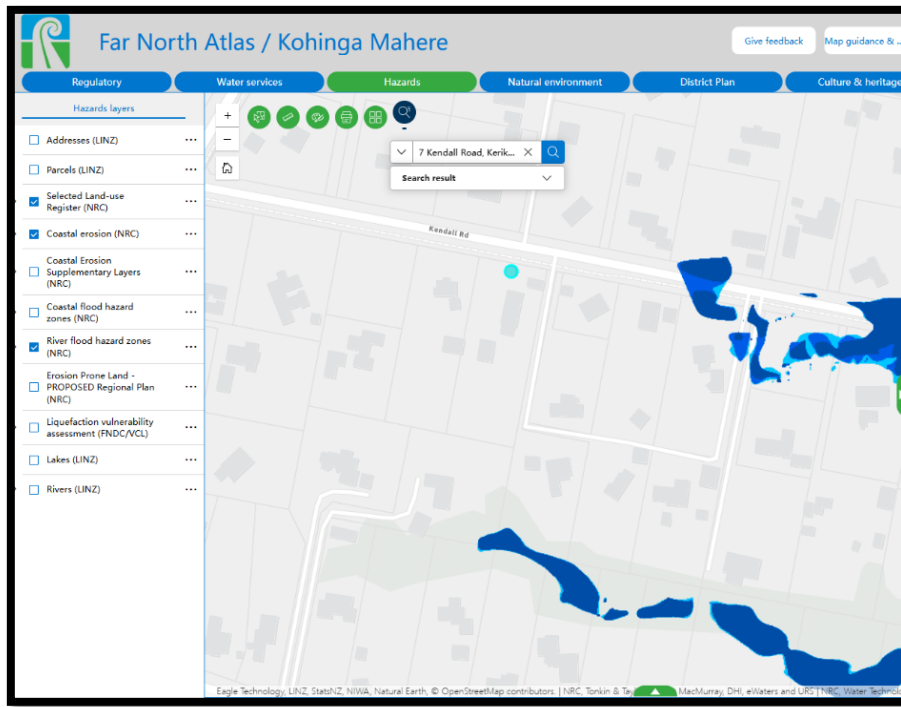
2.9. There is an existing FNDC stormwater pipeline (SWLN74170) that runs parallel to the site frontage.



**Figure 5 – FNDC stormwater piped network**

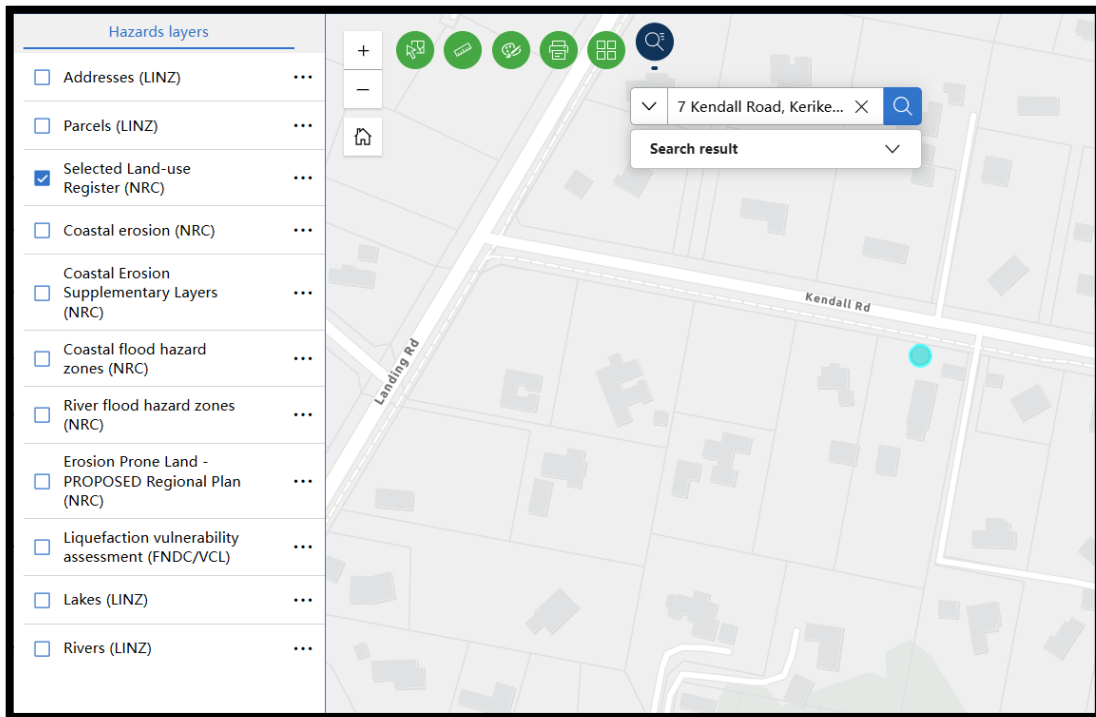


2.10. Council mapped floodplain areas are mapped to the east and south of the site.



**Figure 6 – NRC Flood Hazard Zones**

2.11. The site is not a mapped FNDC or NRC SLU HAIL site.



**Figure 7 – SLR map – 7 Kendall Road, Kerikeri**



- 2.12. Geologix has completed a combined preliminary and detailed site investigation and concluded that it has been used previously for commercial horticulture purposes, likely prior to 1982 when the site was subdivided (refer **Appendix 5**). The Geologix report contains a documented land use history of the site, including the fact that the property has been used for past grazing and horticulture activities.
- 2.13. By 2009, aerial photograph records suggest that horticulture activity had ceased and that the was being used for residential purposes only. Geologix has undertaken detailed site investigation to determine if there are any residual contaminants that may pose a health risk. Figure 2 of the Geologix DSI report shows sampling locations throughout the site. Results indicate that contaminants of interest concentrations are below human health guidelines for a residential 10% produce land use scenario.
- 2.14. In terms of natural hazards, the site is outside of any mapped flood plain or area at risk from coastal inundation. There is no erosion or subsidence risk. There are no identified natural hazard risks that could apply under Section 106 of the RMA.
- 2.15. The site is not within any mapped outstanding landscape or natural feature. The site is not within any mapped kiwi distribution area.



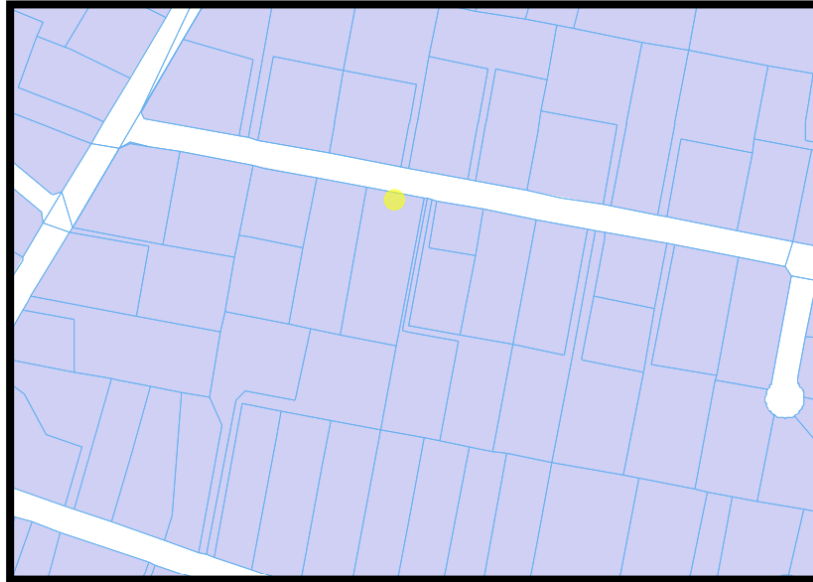
*Figure 8 - FNDC mapped kiwi distribution area*



### 3. REASONS FOR CONSENT

#### Operative Far North District Plan (ODP)

3.1. The site is zoned Rural Living (RLZ) under the ODP (refer **Figure 9**). There are no other ODP resource layers that apply to the site.



*Figure 9 – ODP Rural Living Zone*

#### Subdivision Assessment

3.2. An assessment of the applicable subdivision rule standards is set out in **Table 1** below:

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT-WIDE SUBDIVISION RULES		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.1	BOUNDARY ADJUSTMENTS	Not applicable.
13.7.2.1 (ix)	MINIMUM LOT SIZES	<b>Non-complying</b>  The proposed lot sizes are as follows:



		<ul style="list-style-type: none"> <li>• Lot 1 – 2,617m<sup>2</sup></li> <li>• Lot 2 – 2,505m<sup>2</sup></li> </ul> <p>The minimum lot size (as a controlled activity) in the Rural Living Zone is 4,000m<sup>2</sup>. The Discretionary Activity standard is 3,000m<sup>2</sup>. The proposed lot sizes do meet either of these standards and are therefore a <b><u>non-complying activity</u></b>.</p>
<b>13.7.2.2</b>	<b>ALLOTMENT DIMENSIONS</b>	<p><b>Permitted</b></p> <p>The 30m x 30m lot dimension can met</p>
<b>13.7.2.3 - 13.7.2.9</b>	Not Applicable to this application.	
<b>13.7.3.1</b>	<b>Property Access</b>	<p><b>Complies</b></p> <p>The subdivision will create two rural-residential lots. Both lots will have access from Kendall Road via a ROW 'A' over Lot 2 that is the existing driveway.</p>
<b>13.7.3.2</b>	<b>Natural and Other Hazards</b>	<p><b>Complies</b></p> <p>There are no identified natural hazards that affect the site.</p>
<b>13.7.3.3</b>	<b>Water Supply</b>	<p><b>Complies</b></p> <p>Reticulated water supply is available at the site boundary.</p>
<b>13.7.3.4</b>	<b>Stormwater Disposal</b>	<p><b>Complies</b></p> <p>The proposed lots will be provided with a means for stormwater disposal that complies with FNDC Engineering Standards 2023. This includes stormwater runoff attenuation provided within each lot. Stormwater runoff will discharge via a swale drain to the rear boundary of Lot 2.</p>
<b>13.7.3.5</b>	<b>Sanitary Sewage Disposal</b>	<p><b>Complies</b></p> <p>Geologix engineering design assessment has confirmed that there is an operational wastewater treatment and disposal</p>



		system on Lot 1, and that Lot 2 can be provided with a suitable wastewater treatment and disposal area.
<b>13.7.3.6</b>	<b>Energy Supply</b>	<p><b>Discretionary</b></p> <p>Lot 1 has an existing electricity supply connection.</p> <p>Lot 2 has the ability to connect. However, it is proposed that no connection be provided at time of subdivision.</p> <p>As the property is located within the Rural Living zone, this is a current requirement at time of subdivision.</p>
<b>13.7.3.7</b>	<b>Telecommunications</b>	<p><b>Discretionary</b></p> <p>Lot 1 has an existing telecommunications supply connection.</p> <p>Lot 2 has the ability to connect. However, it is proposed that no connection be provided at time of subdivision.</p> <p>As the property is located within the Rural Living zone, this is a current requirement at time of subdivision.</p>
<b>13.7.3.8</b>	<b>Easements</b>	<p><b>Complies</b></p> <p>None required</p>
<b>13.7.3.9</b>	<b>Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes</b>	<p><b>Not applicable</b></p> <p>There are no mapped resource features on the site.</p>
<b>13.7.3.10</b>	<b>Access to Reserves and Waterways</b>	<p><b>Not applicable</b></p> <p>There are no public reserves, waterways or reserves that are adjacent to the site or that could be accessed from the site.</p>
<b>13.7.3.10</b>	<b>Land Use Compatibility</b>	<p><b>Complies</b></p>



		There are no land use compatibility conflicts present at the site. The existing environment is residential.
<b>13.7.3.12</b>	<b>Proximity to Airports</b>	<b>Not applicable</b>

3.3. Overall, the proposed subdivision is a **Non-Complying** activity under the ODP Subdivision Rule 13.11(a).

### **Land Use Assessment**

3.4. In respect of existing residential activities and buildings, the proposed subdivision is assessed against the Rural Living Zone rules.

<b>TABLE 3 - ASSESSMENT AGAINST THE APPLICABLE RURAL LIVING ZONE RULES</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>8.7.5.1.1</b>	<b>Residential Intensity</b>	<p><b>Permitted</b></p> <p>A single existing residential dwelling and accessory buildings comprising 358m<sup>2</sup> are located on the proposed Lot 1 site.</p> <p>Rural Living Rule 8.7.5.1.1 states that the rule shall not limit the use of a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit.</p>
<b>8.7.5.1.2</b>	<b>Scale of Activities</b>	Not applicable
<b>8.7.5.1.3</b>	<b>Building Height</b>	Not applicable – all buildings are existing
<b>8.7.5.1.4</b>	<b>Sunlight</b>	<p><b>Permitted</b></p> <p>The existing buildings will be outside of the recession plane building envelope required for sunlight access to neighbouring properties.</p>



8.7.5.1.5	Stormwater Management	<p><b>Discretionary</b></p> <p>The existing buildings within proposed Lot 1 will exceed the maximum Permitted and Controlled Activity standards for impermeable surface comprising:</p> <ul style="list-style-type: none"> <li>• 543m<sup>2</sup> or 21% site coverage area</li> </ul> <p>An allocation for impermeable surfaces within proposed Lot 2 is also sought comprising:</p> <ul style="list-style-type: none"> <li>• 619m<sup>2</sup> or 24.71% site coverage area</li> </ul> <p>As required, an Engineering Assessment of the proposed infringement prepared by a Chartered Professional Engineer and stormwater runoff mitigation design recommendations are provided in Section 3.0 of the Geologix report attached at <b>Appendix 4.</b></p>
8.7.5.1.6	Setback from boundaries	<p><b>Permitted</b></p> <p>All existing buildings within Lot 1 comply with the required 3m setback from boundaries.</p>
8.7.5.1.7	Screening for Neighbours – Non-Residential Activities	<p><b>Not applicable</b></p>
8.7.5.1.8	Transportation	<p>See Table 3 below</p>
8.7.5.1.9	Hours of operation	<p><b>Not applicable</b></p>
8.7.5.1.10	Keeping of Animals	<p><b>Not applicable</b></p>
8.7.5.1.11	Noise	<p><b>Permitted</b></p> <p>Can comply as residential use of the site.</p>
8.7.5.1.12	Helicopter Landing Area	<p><b>Not applicable</b></p>



<b>8.7.5.1.13</b>	<b>Building Coverage</b>	<p><b>Discretionary</b></p> <p>The existing buildings to be located within the Lot 1 boundary comprise 358m<sup>2</sup> or 13.68% of the proposed site area (2,617m<sup>2</sup>).</p> <p>The proposed building area exceeds the 10% permitted standard for building coverage.</p> <p>A nominal house building roof area of 300m<sup>2</sup> is proposed for Lot 2. This equates to 12% of the site area. This exceeds the permitted 10% building coverage standard.</p> <p>Up to 15% (or 4,000m<sup>2</sup>) building coverage, whichever is the lesser is a restricted discretionary activity under Rule 8.7.5.3.4.</p> <p>Greater than 15% building coverage is a Discretionary Activity under Rule 8.7.5.4(c).</p>
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3.5. In respect of existing residential activities and buildings, the proposed subdivision is assessed against relevant District Wide rules.

<b>TABLE 4 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT-WIDE LAND USE RULES</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>Chapter 12 – Natural and Physical Resources</b>		
<b>12.1</b>	<b>Landscapes &amp; Natural Features</b>	<b>Not applicable</b>
<b>12.2</b>	<b>Indigenous Flora &amp; Fauna</b>	<b>Permitted</b>



		No indigenous vegetation will be removed or fauna habitat affected.
<b>12.3</b>	<b>Soils &amp; Minerals</b>	<b>Permitted</b> Minor earthworks (<300m <sup>3</sup> ) to install services and construct the ROW into Lot 1 are required.
<b>12.4</b>	<b>Natural Hazards</b>	<b>Permitted</b> The site is not within a Coastal Hazard 1 or 2 area. There are no residential units proposed to be within 20m of a naturally occurring or deliberately planted area of scrub, shrubland, woodlot or forest.
<b>12.5</b>	<b>Heritage</b>	<b>Permitted</b> There are no notable trees on the site. There are no historic sites, buildings or objects affected by the subdivision. The site is not a registered archaeological site. The site is not of cultural significance to Māori.
<b>12.5A</b>	<b>Heritage Precinct</b>	The site is not within a Heritage Precinct.
<b>12.6</b>	<b>Air</b>	<b>Not applicable</b>
<b>12.7</b>	<b>Lakes, Rivers, Wetlands and the Coastline</b>	<b>Not applicable</b>
<b>12.8</b>	<b>Hazardous Substances</b>	<b>Not applicable</b>
<b>12.9</b>	<b>Renewable Energy and Energy Efficiency</b>	<b>Not applicable</b>
<b>Chapter 15 – Transportation</b>		
<b>15.1.6A</b>	<b>Traffic</b>	<b>Permitted</b> The proposal is for a residential subdivision that will enable a single residential unit on each lot. The dwelling on proposed Lot 1 is existing.
<b>15.1.6B</b>	<b>Parking</b>	<b>Deleted</b>
<b>15.1.6B</b>	<b>Access</b>	<b>Permitted</b>



The existing vehicle crossing entrance that serves 7 Kendall Road will be upgraded and designed in accordance with FNDC 2023 Engineering Standards.

- 3.6. The proposed subdivision would result in infringements of the following RLZ land use rules:
- **Rule 8.7.5.1.5 – Stormwater Management – Discretionary Activity** - the area of existing and future (design) proposed impermeable surface coverage is 20.75% for Lot 1 and 24.71% for Lot 2 respectively. This exceeds the permitted and controlled activity standard for stormwater management.
  - **Rule 8.7.5.4(c) – Building Coverage – Discretionary Activity** the area of existing and proposed building coverage on Lots 1 and 2 will exceed the permitted standard as a percentage of the site area. Building coverage on Lot 1 will exceed the restricted discretionary standard.
- 3.7. All other land use rules can be complied with.

### Proposed Far North District Plan (PDP)

- 3.8. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27<sup>th</sup> of July 2022. The submission and further submission periods have closed. PDP hearings on submissions have concluded.
- 3.9. Hearings Panel recommendations on submissions are due end of March 2026. A decision on submissions is expected by June 2026, however until such time as decisions on submissions are issued, limited weight is given to the PDP provisions. Subdivision provisions were heard in October 2025. No changes to the RRZ subdivision allotment sizes are recommended. There are however recommendations to ease the allotment dimensions from 30m x 30m to 20m x 20m which better reflects current and typical building sizes and on-site service requirements in the Far North District and the proposed allotment sizes in the range of 2,000m<sup>2</sup> – 4,000m<sup>2</sup>.<sup>1</sup> There is also a recommendation to remove from the RRZ requirements for power supply and telecommunication connections.

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<sup>1</sup> Subdivision Hearing 16 – Report Writer’s Right of Reply Subdivision dated 28 November 2025 [para 595-596]



3.10. The proposed site zone is ‘Rural Residential’.



*Figure 6 – PDP Site Zoning – Rural Residential Zone*

3.11. The applicable land use rules that have current legal effect are set out in **Table 2** below.

**Table 2: PDP Rules that have immediate legal effect**

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p> <p>HS-R9 relates to a hazardous facility within a scheduled heritage resource.</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>



<b>Heritage Area Overlays</b>	All rules have immediate legal effect (HA-R1 to HA-R14)  All standards have immediate legal effect (HA-S1 to HA-S3)	The site is not within a Heritage Area Overlay
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10)  Schedule 2 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any historic heritage buildings or features.
<b>Notable Trees</b>	All rules have immediate legal effect (NT-R1 to NT-R9)  All standards have legal effect (NT-S1 to NT-S2)  Schedule 1 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any notable trees.
<b>Sites and Areas of Significance to Māori</b>	All rules have immediate legal effect (SASM-R1 to SASM-R7)  Schedule 3 has immediate legal effect.	<b>Not applicable.</b>  The site does not contain any sites or areas of significance to Māori.
<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b>  The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance.  No plantation forestry activities are proposed.  The proposal does not breach IB-R1 to IB-R5.
<b>Subdivision</b>	The following rules have immediate legal effect:  SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	<b>Not applicable</b>  The subdivision is not an Environmental Benefit Subdivision (SUB-R6).



		<p>The site is not within a Heritage Area overlay. (SUB-R13)</p> <p>The site does not contain a scheduled heritage resource (SUB-R14)</p> <p>Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).</p>
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<p><b>Not applicable.</b></p> <p>The proposal does not involve activities on the surface of water.</p>
<b>Earthworks</b>	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following rules and standards have immediate legal effect:</p> <p>EW-R12, EW-R13, EW-S3, EW-S5</p>	<p><b>Permitted.</b></p> <p>Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
<b>Signs</b>	<p>The following rules have immediate legal effect:</p> <p>SIGN-R9, SIGN-R10</p>	<p><b>Not applicable.</b></p> <p>No signs are proposed as part of this application.</p>



	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
<b>Orongo Bay Zone</b>	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<b>Not applicable.</b> The site is not located in the Orongo Bay Zone.

3.12. The proposed subdivision activity is a **Permitted** activity under PDP rules that have current legal effect.

### National Environmental Standards (NES)

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

3.13. The application site is not a FNDC mapped HAIL site. However, the site does have a history of horticulture which occurred sometime prior to 2009.

3.14. Geologix has undertaken a Combined Preliminary & Detailed Site Investigation (PSI & DSI) and concluded that the site does not contain soil contamination that exceeds the standards of Section 7 of the NESCS. The DSI report concluded that the tested contaminant concentrations are below human health guidelines for a residential 10% produce land use scenario<sup>2</sup>. A copy of this report is provided to the Council as part of this application. Minimal soil disturbance that is within the permitted standard is proposed at the time of subdivision.

3.15. As a subdivision proposal, the application is a **Controlled Activity** under Clause 9(3) of the NESCS.

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<sup>2</sup> Appendix 5 - 'Combined Preliminary and Detailed Site Investigation Report' – Geologix Consulting Engineers [p14]



### **National Environmental Standards for Freshwater 2020 (Version Oct 2024)**

- 3.16. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.
- 3.17. There are no freshwater streams or natural inland wetlands that would be affected by the proposed subdivision.

## **4. STATUTORY ASSESSMENT**

### **Section 104B of the Resource Management Act (RMA)**

- 4.1. Section 104B of the RMA relates to applications for discretionary or non-complying activities. A consent authority may grant or refuse an application for resource consent and impose conditions under section 108.

### **Section 104D of the Resource Management Act (RMA)**

- 4.2. Section 104D includes restrictions that relate to non-complying activities. A consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either-
- (a) *The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
  - (b) *The application is for an activity that will not be contrary to the objectives and policies of-*
    - (i) *The relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
    - (ii) *The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
    - (iii) *Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*
- (2) *To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.*

- 4.3. The subdivision proposal is a non-complying activity due to the proposed lot sizes in the ODP RLZ. The proposed lots are similar in size or residential intensity to those in the immediately



surrounding area and are consistent with the character and amenity of the Kendall Road environment. The PDP would potentially enable further intensification of this residential environment under a proposed RRZ by reducing the Discretionary Activity lot sizes to 2,000m<sup>2</sup>.

- 4.4. An assessment of effects on the environment is set out below in paragraphs 4.22 - 4.53. It is concluded that any potential adverse effects will be no more than minor. Potential adverse effects on character and amenity will be less than minor and consistent with what is an established peri-urban, rural-residential environment adjacent to the township of Kerikeri. Potential adverse effects on adjacent landowners would be less than minor. This includes any potential precedent effect as the proposal is consistent with the residential development pattern that has already established along Kendall Road.
- 4.5. Regarding District Plan objectives and policies, these are commented on below. The relevant plans that apply to this application include the ODP and the PDP, with greater weighting being applied to the ODP objectives and policies until such time as a decision on submissions on relevant proposed RRZ and subdivision rules has been made. There are no applicable regional plan rules.
- 4.6. The ODP RLZ is described as an area of transition between town and country. The RLZ that surrounds the township of Kerikeri has varying lot sizes that reflect a land use pattern that was established under a previous District Plan zoning. Kendall Road is within a more intensively developed part of the RLZ where site sizes vary between 1,200m<sup>2</sup> – 5,500m<sup>2</sup>.
- 4.7. The PDP would rezone the site 'Rural-Residential' potentially enabling further intensification of land within the zone (between 4,000m<sup>2</sup> [Controlled Activity] – 2,000m<sup>2</sup> [Discretionary Activity]), while remaining semi-serviced (stormwater and water supply connections available to the site and identified as being within the area of benefit of future wastewater) land adjacent to the Kerikeri town centre. As described in the zone overview statement, the RRZ would adopt a more peri-urban living function for land that is adjacent to urban Kerikeri. Enabling further intensification of the RRZ supports rural environment policy objectives to protect the productive value of Rural Production zoned land.



- 4.8. There are no operative nor any proposed subdivision or land use objectives, policies or rules that would suggest that the proposed subdivision would be contrary to the relevant provisions. The proposed subdivision would enable additional rural-residential activity, which is consistent with the ODP and PDP zone objectives.
- 4.9. Overall, it is concluded that both parts of the Section 104D 'gateway test' can be met.

### Section 104 of the Resource Management Act (RMA)

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

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

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

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

*(b) Any relevant provisions of –*

*(i) A national environmental standard*

*(ii) Other regulations*

*(iii) A national policy statement.*

*(iv) A New Zealand Coastal Policy Statement*

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

*(vi) A plan or proposed plan; and*

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

- 4.11. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This subdivision proposal will have positive effects that contribute to housing supply in Kerikeri in a location that the Council has identified for further intensification. The proposal will positively contribute to the Applicant's wellbeing enabling them to remain on the site and to divest surplus land.

- 4.12. Section 104(1)(ab) requires that the consent authority consider *‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to*



*offset or compensate for any adverse effects on the environment that will or may result from allowing the activity*'. The proposed subdivision is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, potential adverse effects can be managed within the proposed lot boundaries and are assessed to be no more than minor. The intensity of subdivision is consistent with the established character of the surrounding residential environment.

- 4.13. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out in paragraphs 5.4 – 5.30 below. It is concluded that the proposed subdivision would not be contrary to the objectives and policies of the relevant plans or the higher order regional policy statement for Northland or national policy statements.
- 4.14. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application, including precedent effects discussed in paragraph 4.19 below.
- 4.15. Section 106 relates to subdivision approval. A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that –
- (c) *There is significant risk from natural hazards; or*
  - (d) *...*
  - (e) *Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- 4.16. Geologix has prepared a site engineering assessment that includes natural hazards. There is no identified natural hazard risk that would apply under Section 106 of the RMA.

### Permitted Baseline

- 4.17. There is no permitted subdivision in the ODP or PDP. Permitted land use thresholds are set by the RLZ provisions. Of relevance to this proposal are land use effects arising from an increase in the intensity of development that would be enabled on each lot. Primarily this includes



residential intensity, impermeable surfaces and building coverage. The ODP currently permits one residential dwelling per 4,000m<sup>2</sup> of land (or 3,000m<sup>2</sup> as a Discretionary Activity). The subdivision would enable one additional dwelling on a parent site comprising 5,123m<sup>2</sup>. This equates to an average density of 2,561m<sup>2</sup>.

- 4.18. Other than Lot 1, for which an additional allocation of impermeable surface is applied for to accommodate the existing built development area(s), additional areas of building within Lot 2 would be subject to the RLZ permitted standards of 10% (or 2,400m<sup>2</sup>) or 12.5% (or 3,000m<sup>2</sup>) of the site area respectively.

### Precedent Effect

- 4.19. A precedent effect is an effect that a decision on a non-complying application may have on decisions about similar future applications. It is not an effect on the environment to be decided under Section 104(1)(a) of the RMA. A decision on a non-complying activity must be carefully considered in terms of its potential to 'open the floodgate' to other similar applications that could undermine the integrity of a district plan, or other relevant planning document. Whilst the potential for precedent is a decision-making consideration, each application must be considered on its merits, including any unique location and environment circumstances.
- 4.20. The proposed activity is a subdivision in the RLZ that is non-complying because of the proposed lot sizes. The application seeks to efficiently utilise existing vacant land on the rural-residential outskirts of Kerikeri resulting in a density that is consistent with the established development pattern along Kendall Road. Whilst not to the extent proposed, the application is consistent with PDP policy that would enable greater intensification of this location in accordance with the proposed Rural-Residential Zone.
- 4.21. Given the extent to which Kendall Road has already been developed, it is considered that any precedent would be limited in its effect on future applications.

### Assessment of Effects on the Environment - Subdivision

- 4.22. Having reviewed the relevant ODP subdivision provisions and the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of



the Act, the primary activity to be assessed for appropriateness is the size and dimensions of the proposed residential lots that are non-complying in the RLZ. Potential adverse effects arising from stormwater runoff and building coverage can be mitigated to a minor extent within the design parameters recommended by Geologix.

### **Subdivision Effects**

4.23. The site is in the ODP RLZ. Resource consent is required for proposed lot sizes that exceed the standards for Controlled, and Discretionary subdivision in the RLZ. Rule 13.11 states that the Council will use the Rule 13.10 assessment criteria when assessing non-complying subdivision activities in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the RMA. These matters include the potential adverse effects arising from increasing intensification of land within the RLZ that are discussed under the following assessment criteria sub-headings.

#### **13.10.1 Allotment Sizes and Dimensions**

4.24. The proposed subdivision would utilise existing rural residential land to create one additional allotment in the RLZ. Proposed Lot 2 is underutilised, vacant land at the front of the parent site that will enable infill housing development. The application site is located amongst other mixed size rural-residential sites along Kendall Road that range between 1,200m<sup>2</sup> and 5,000m<sup>2</sup>. Residential dwellings are generally located toward the front of the site (within 30m of the front boundary) which creates the appearance of a suburban street environment.

4.25. The creation of Lot 2 and development will have no effect on the character and amenity of Kendall Road as it would be a continuation of the same development pattern. The additional lot is a proposed rear site. As viewed by the adjacent neighbours, there would be no visible change due to the extensive landscape screening along the western and southern boundary of the site.

4.26. The nature of the wider lots either side of the application site and the central location of dwellings on those lots will ensure that the separation distance between dwellings remains consistent with the existing development pattern as viewed from the street. Potential adverse effects on the character and amenity of the wider residential environment, would be no more than minor.



### **13.10.2 Natural and Other Hazards**

4.27. The Geologix engineering assessment did not identify any potential adverse natural hazard risk to the site. The site is outside of any mapped flood zones.

### **13.10.3 Water Supply**

4.28. Reticulated potable water supply is available at the road boundary. The opportunity for a water supply connection for Lot 2 has been confirmed with FNDC.

### **13.10.4 Stormwater Disposal**

4.29. Geologix engineers have assessed the suitability of the site for the development of residential buildings and associated structures and paved surfaces. The assessment is based on the design requirements of the FNDC 2023 Engineering Standards that require stormwater runoff to be mitigated back to 80% of pre-development peak flows for Lot 2. For the existing Lot 1 surfaces, attenuation is recommended to ensure that runoff during the design storm event does not exceed the ODP RLZ permitted standard.

4.30. Attenuated stormwater from Lot 1 would continue to be directed to the rear of the site (lot 2) via an existing swale drain and into an unnamed stream / OLFP on the neighbouring property to the south. This attenuated runoff (@ 80% of pre-development peak flow) will be directed to the same swale drain and adjacent OFLP. The design solution for the site has been prepared in accordance with the 2023 FNDC Engineering Standards. The installation of attenuation on Lot 1 will reduce the volume of stormwater runoff during high intensity events which reduces any impact of stormwater runoff on downstream properties. Similarly the requirement to attenuate at time of development of Lot 2 will also achieve a similar outcome overall improving upon the existing situation.

4.31. The Rule 13.10.4 assessment criteria are commented on as follows:

- (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.*



- 4.31.1. The proposed stormwater management complies with the Operative Regional Plan permitted activity rules.
- (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).*
- 4.31.2. The proposed stormwater management complies with Council's "Engineering Standards and Guidelines (2023)".
- (c) *Whether the application complies with the Far North District Council Strategic Plan - Drainage.*
- 4.31.3. The proposed stormwater management complies with the Far North District Council Strategic Plan – Land Drainage.
- (d) *The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.*
- 4.31.4. Natural watercourses and overland flowpaths will be retained. Stormwater from the site will continue discharge to the existing overland flowpath and stream environment that discharges into the Kerikeri River inlet.
- (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.*
- 4.31.5. On-lot stormwater for Lot 2 will be attenuated to 80% of predevelopment peak flow levels at building consent stage. A corresponding consent notice condition is recommended.
- (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.*



4.31.6. Not applicable

*(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.*

4.31.7. Natural flowpaths will be retained.

*(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.*

4.31.8. Stormwater will be attenuated for the 10% AEP storm event, resulting in no additional flow into the council stormwater system.

*(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.*

4.31.9. FNDC Engineering Standards 2023 Table 4-1 stipulates that flow attenuation controls reduce the post development peak flow discharge to 80% of the pre-development condition for the 50% and 20% storm event. For the 10% AEP event there is a pre-development requirement to comply with NRP Rule C6.4.2(2) and with the ODP Rule 13.10.4. Proposed attenuation will ensure that downstream flooding is avoided or at least mitigated which improves upon the current situation.

*(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.*

4.31.10. A consent notice condition is accepted for Lot 2 to ensure that stormwater discharges are limited to pre-development runoff rates. For Lot 1 a condition of consent requiring attenuation be installed is offered.



*(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.*

4.31.11. No adjoining properties will be adversely affected by future stormwater discharges from the site. Runoff volume and rates will be maintained to 80% of pre-development peak flow levels (Lot 1) and the ODP permitted standard (Lot 2).

*(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.*

4.31.12. No stormwater pumping is proposed.

*(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.*

4.31.13. No fill or change of contour is proposed.

*(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.*

4.31.14. A drainage easement over Lot 2 in favour of Lot 1 is proposed. For Lot 2, stormwater overflow from the detention tank will be directed to a grass swale that runs along the eastern boundary as shown on the Geologix 'Engineering Layout' Sheet #100, Rev A dated 23/03/26. (Refer **Appendix 4**). Stormwater from Lot 1 will include a suitably designed attenuation tank constructed at the time of site development from which overflow will also discharge to the existing swale drain on Lot 2.



*(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.*

4.31.15. Not applicable.

*(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.*

4.31.16. Not applicable.

*(q) The need for and extent of any financial contributions to achieve the above matters.*

4.31.17. Not applicable.

*(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.*

4.31.18. Not applicable.

### **13.10.5 Sanitary Sewage Disposal**

4.32. Despite being identified within the area of benefit for wastewater (refer **Figure 7** above), FNDC reticulated wastewater services are not available at the site and are not anticipated to be available within the next 10 years. Expert engineers Geologix have assessed the suitability of the site for the on-site treatment and disposal of wastewater within Lot 2 and confirmed that the existing system within Lot 1 is operational and located within the proposed Lot 2 boundary. The proposal includes recommendations for an on-site wastewater treatment and disposal system.

### **13.10.6 Energy Supply**

4.33. Rule 13.7.3.6 requires Rural Living allotments to provide electrical connections to the site boundary. Lot 1 has an existing connection. Correspondence from Top Energy (**Appendix 8**) requests that a connection be made as part of the subdivision activity.



- 4.34. Proposed Rule SUB-S6 Telecommunications and Power Supply has recommended removing the requirement to connect from the Rural Residential zone through Hearing 16 – Subdivision. The accompanying s42A report (Para 113 – 114) states – *In rural environments, legitimate alternative power supply options, such as on-site solar generation, can provide the necessary electricity without requiring a reticulated supply. Applying the same standard to rural zones would therefore be unnecessarily prescriptive in my opinion. As outlined in the subdivision s.42A report which referenced previous s.42A report recommendations (Kororāreka Russell Township, Rural Residential, and Urban Zones), similar policy requirements for reticulated telecommunications and in some cases electricity connections were recommended to be softened from “require” to “encourage.” This approach recognised that advances in technology mean reticulated telecommunications and electricity services are not always necessary or desirable, particularly where on-site renewable or wireless solutions are available. Retaining an encouragement-based approach provides flexibility in areas where future urbanisation may occur, supporting coherent infrastructure planning while avoiding unnecessary constraints on development (particularly rural development). This reasoning underpinned the recommendation to remove the mandatory telecommunications connection requirement from SUB-S6.*
- 4.35. Given the above discussions and Councils strategic direction for this zone, we are seeking to provide the avenue for a future connection, by way of easement. However, are not requiring that a connection to the grid be made. As mentioned, technological advances in solar generation are providing off grid solutions which provide a secure power supply in all weather events. Given the number of outages Northland experiences combined with the highest cost of electricity in the country and the high sunshine hours we experience, an on-site reliable power supply is becoming a more favoured option for new builds. On this basis, we request that a connection is not provided and that Councils standard condition advising future owners that a connection has not be provided be included as a consent notice.

#### **13.10.7 Top Energy Transmission Lines**

- 4.36. No high voltage Top Energy transmission are located within proximity to this site.



### **13.10.8 Telecommunications**

- 4.37. Similar to the discussion above on energy supply, a high proportion of people are opting to connect to the internet via satellite supplier. Many companies such as Spark and OneNZ now offer wireless plans in lieu of hardwire connections. Wireless plans are a more cost-effective option in comparison to Copper or Fibre plans. A review of Spark, OneNZ, 2 Degrees and Starlink for the subject site have Wireless options ranging from \$40 - \$65 a month (depending on use) compared to cabled connections which start at \$55 up through to over \$100 month.
- 4.38. Recent investment in more cell towers in the area, ensure wireless options for both Spark, 2 degrees and OneNZ are now a more reliable option.
- 4.39. As a result we request that no cabled connection is required as part of this subdivision, however, that a easement be provided in the event a future owner does seek a connection. We also request that councils standard consent notice stating that telecommunications has not been provided to be boundary is included.

### **13.10.9 Easements for any purpose**

- 4.40. Other than the easements discussed already, no additional easements are required.

### **13.10.10 Provision of access**

- 4.41. Legal vehicle access can be provided to the site(s) in accordance with FNDC Engineering Standards. The crossing that serves 7 Kendall Road will be upgraded with a new sealed surface. The existing driveway will be extended into Lot 2 at time of building consent.

### **13.10.11 Effect of Earthworks and Utilities**

- 4.42. Minimal earthworks below the permitted standard are required to create the subdivision.

### **13.10.12 Building Locations**

- 4.43. Expert civil engineers Geologix have assessed the site for suitable residential building locations. This includes site stability, potential natural hazards and the ability to provide on-site



wastewater services. Lot 2 is suitable for residential development and can accommodate the necessary on-site services.

**13.10.13 Preservation and enhancement of heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes**

4.44. The site is not within any existing Heritage Overlay, there is no indigenous vegetation, fauna habitat, outstanding landscape or feature that would be affected by the proposed subdivision.

**13.10.14 Soil**

4.45. The application site is zoned for rural residential development. The site LUC soil type is LUC 2c1. Subdivision of the site will not affect future use of highly productive land as the site and surrounding area is already developed and zoned for rural-residential activity.



*Figure 10 – LUC Soil Type – NZLRI Land Use Capability Map*

**13.10.15 Access to waterbodies**

4.46. The application site is not adjacent to a waterbody or the coastal marine area where a further opportunity for public access could be created.



**13.10.16 land use incompatibility**

4.47. The proposal is for a rural-residential subdivision. The proposed activity is compatible with the surrounding residential environment.

**13.10.17 Proximity to airports**

4.48. Not applicable to this application. The site is not near the Kerikeri airport.

**13.10.18 Natural character of the coastal environment**

4.49. Not applicable to this application. The site is not within the coastal environment.

**13.10.19 Energy efficiency and renewable energy development/use**

4.50. The application is a small-scale proposal that will create one new lot. Subdivision of the site will enable further residential development within the peri-urban part of Kerikeri that is envisaged by the ODP and the PDP. The site is within walking and cycling distance of the town centre. The site does not rely on reticulated wastewater services. The site is flat with future options for orientating residential indoor and outdoor living areas with a northerly aspect to enable solar access.

**13.10.20 National grid corridor**

4.51. Not applicable to this application

**Assessment of Effects on the Environment – Land Use**

4.52. The proposal includes land use rule infringements including stormwater management and building coverage.

**Stormwater Effects**

4.53. Existing development located within proposed Lot 1 will breach the permitted and controlled activity standards for the maximum permissible area for impermeable surfaces within a RLZ site. Expert civil engineers Geologix have assessed the potential downstream effect of the breach and recommended that the subdivision include provision for



attenuation of the additional impermeable surfaces that exceed the permitted RLZ standard. For existing development on Lot 1, a 15,000-litre roof water retention tank and suitably sized orifice, is sufficient to mitigate stormwater peak flows back to the permitted standards. Geologix suggest that either the existing tank could be utilised or a new tank could be installed. For Lot 2, roof runoff will be directed to 15,000 litre retention tank to ensure that stormwater is mitigated to 80% of peak flow. This is a requirement of the FNDC Engineering Standards 2023 and the basis on which potential adverse effects on the public stormwater system can be mitigated to ensure that effects are no more than minor. A consent notice requiring a suitably designed stormwater management system in conjunction with a building consent application applying to Lot 2 is accepted.

- 4.54. ODP Rule 11.3 includes additional stormwater management land use assessment criteria for Discretionary activities. Existing built development within proposed Lot 1 would breach the permitted and controlled activity standards for impermeable surfaces. The assessment of Lot 2 is based on an allocation of impermeable surfaces that would include a future house and paved driveway areas. This allocation and the associated land use breach is included in this proposed activity.

*(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.*

- 4.54.1. Additional runoff resulting from development that is enabled by this subdivision can be fully managed and attenuated back to pre-development peak flow levels and below as required by FNDC Engineering Standards 2023.

*(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.*

- 4.54.2. Where possible, the proposed design includes low impact design principles, including managing stormwater runoff back to pre-development levels, and directing stormwater to existing overland flowpaths. The proposal will improve



on the current situation at present, reducing any potential effect on downstream properties.

*(c) Any cumulative effects on total catchment impermeability.*

4.54.3. Runoff will be attenuated back to predevelopment levels. There will be no adverse cumulative effect on total catchment impermeability.

*(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.*

4.54.4. There will be no change to the natural contour or drainage patterns of the site.

*(e) The physical qualities of the soil type.*

4.54.5. The soil type is described in the Geologix Engineering assessment. Proposed stormwater management and disposal has been designed accordingly.

*(f) Any adverse effects on the life supporting capacity of soils.*

4.54.6. There will be no adverse effects on the life supporting capacity of the soil. The proposed activity aligns with the rural-residential purpose of the RLZ.

*(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.*

4.54.7. As confirmed in the Geologix report, there is sufficient space within proposed Lot 2 to accommodate an appropriately sized dwelling and on-site wastewater system. A 30m x 30m future development area has been included which as detailed in the PDP hearings will be scaled back to a 20m x 20m future development area. In the s42A report for Hearing 16 section 596 details - *For the*



*other rural zones, I consider a reduction to the minimum 20m x 20m building platform dimension, as proposed by Neil Construction, to be appropriate. This minimum size provides a generous 400m<sup>2</sup> area, which is sufficient to accommodate a typical dwelling and associated outdoor space, while respecting the permitted activity boundary setbacks and avoiding unworkable site layouts. It also ensures flexibility for on-site servicing, landscaping, and future extensions. The 20m x 20m platform is particularly suitable in rural zones where larger lot sizes prevail and where dwellings are expected to be more spread out. For example, in the Far North District, rural residential lots typically range from 2,000m<sup>2</sup> to 4,000m<sup>2</sup>, and the 20m x 20m minimum platform fits well within these lot sizes while allowing for practical site development.*

4.54.8. A reduction of the future building area down to a 20m x 20m buildable area will provide ample space for future wastewater to be disposed of within the property.

*(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.*

4.54.9. Proposed impermeable surfaces are limited to future house and accessory buildings and paved driveway areas on Lot 2 and the existing development on Lot 1. An allocation of impermeable surfaces on each lot forms part of this application. They are considered necessary for reasonable development of the site for residential purposes.

*(i) The extent to which landscaping may reduce adverse effects of run-off.*

4.54.10. Rural-residential lots in this location are typically grassed and extensively landscaped. Stormwater management has been designed to manage the effects of future runoff from the site back to pre-development and permitted standard levels. This includes attenuation requirements for both lots.

*(j) Any recognised standards promulgated by industry groups.*



4.54.11. Not applicable.

*(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.*

4.54.12. Stormwater will be managed back to pre-development levels via an attenuation system.

*(l) The extent to which the proposal has considered and provided for climate change.*

4.54.13. Climate change considerations are included in the Geologix Engineering assessment.

*(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.*

4.54.14. Not applicable.

### **Building Effects**

4.55. To enable the existing built development to be accommodated within the proposed Lot 2 boundary, the proposal includes a minor breach to the RLZ building coverage standards. The permitted building coverage standard is a maximum 10% of the gross site area or 2,400m<sup>2</sup>, whichever is the lesser. The existing area of buildings on the site is 358m<sup>2</sup> which equates to 13.6% of the Lot 1 site area (2,617m<sup>2</sup>). Given the existing nature of the built development on the site, which is existing and authorised, potential adverse effects on adjacent landowners and the wider public interest are assessed to be less than minor.

4.56. Rule 8.7.5.3.4 sets out the matters over which the Council has restricted its discretion when considering a building coverage breach. These are commented on as follows:

*(a) the ability to provide adequate landscaping for all activities associated with the site;*



4.56.1. The site is currently well landscaped with boundary hedges that restrict views into the rear part of the site and the full extent of the western boundary. Mature trees on the site restrict views from the street to the extent that the existing house is not visible (*refer Figure 4 above*). These trees will be contained within the Lot 2 site. The area of built development is existing and does not require additional landscaping to mitigate building effects.

*(b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;*

4.56.2. The existing built development includes a single storey dwelling and separate sheds. The character and scale of these buildings is consistent with the surrounding residential environment.

*(c) the scale and bulk of the building in relation to the site;*

4.56.3. The existing built development is of a residential scale and height that is located away from adjacent boundaries. Existing buildings are authorised.

*(d) the extent to which private open space can be provided for future uses;*

4.56.4. The development is existing. Private open space areas are established.

*(e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;*

4.56.5. The built development is existing. It is not visible from the neighbouring properties or Kendall Road. There will be no cumulative visual effect arising from the building area breach.

*(f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*



4.56.6. The building area is existing and authorised. It is at a residential scale that is consistent with development in the surrounding area. The creation of Lot 1 containing the existing built development will not result in any adverse visual dominance effect on adjacent sites or the surrounding environment.

*(g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects;*

4.56.7. As stated in (a) above, the site is already well landscaped and provides visual screening of the existing buildings.

*(h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

4.56.8. The proposal will not affect adjacent sites.

4.57. Overall, it is considered that any potential adverse effects arising from land development of each lot and their ongoing use for rural-residential activity will be no more than minor. Effects arising from the proposed building coverage breach on Lot 1 are negligible and there will be no appreciable change to views experienced by neighbours or from the public street environment. Stormwater can be managed to pre-development and permitted standards to the extent that potential adverse effects are less than minor and in fact improve upon the existing situation.

### **Assessment of Effects on the Environment – Hail**

4.58. A combined Preliminary & Detailed Assessment has been provided in support of this application. This report has detailed that the soil on site does not exceed the SCS for a residential 10% produce activity.

4.59. The site sampling and laboratory analysis have been undertaken in accordance with the guidelines. In terms of risk assessment this remains low.



- 4.60. The effects of enabling the subdivision and future residential use of the site are not considered to have a risk to human health.

## 5. STATUTORY ASSESSMENT

### Relevant provisions of any national standards, policies or plans

- 5.1. The proposed subdivision has been assessed against the following national policy statements and plans. The application is subject to the provisions of the NESCS discussed above and requires resource consent for a 'controlled activity'.

### National Policy Statements

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

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

- 5.3. There are no national policy statements that are directly relevant to this proposal. The site is not within the coastal environment and is therefore not subject to the NZCPS. The site does not contain any natural inland wetlands that would be affected by the proposed subdivision. There is no indigenous vegetation on the site that would be affected. The site contains highly productive land that is zoned for rural-residential activity. The National Policy Statement for Highly Productive Land (NPS-HPL) does not apply. There are no natural hazards that affect the site and the development is not for infrastructure.



### Regional Policy Statement for Northland (RPSN)

- 5.4. The role of the Regional Policy Statement for Northland is to promote the sustainable management of the region's natural and physical resources by providing an overview of the regions resource management issues, and by setting out policies and methods to achieve integrated management of Northland's natural and physical resources.
- 5.5. The proposed district scale subdivision and development proposal would not be contrary to the objectives and policies of the RPSN. The proposed subdivision is consistent with the RPSN 'Regional Form' objectives that seek to establish sustainable built environments that integrate infrastructures, use and development and have a sense of place, identity and a range of lifestyle, employment and transport choices<sup>3</sup>. The site location is zoned for rural-residential development that provides a transition buffer between urban Kerikeri and rural production land.

### Far North Operative District Plan (ODP)

- 5.6. The site is within the RLZ and is subject to District-wide rules that include subdivision.
- 5.7. The relevant objectives and policies of the Plan are those within the District-wide Subdivision Chapter 13, and the Chapter 8 Rural Environment and Section 7 Rural Living Zone parts of the ODP. The proposal is assessed as having no more than minor adverse effects on the rural environment. The proposal is consistent with the existing residential character along Kendall Road and would have less than minor adverse effects on the established character and amenity value of the area. The proposal is consistent with the objectives and policies of the Plan.

### Chapter 13 - Subdivision Chapter

- 5.8. The applicable subdivision objectives and policies contained within Sections 13.3 and 13.4 of the District Plan are attached at **Appendix 6**. Objective 13.3.1 requires that subdivision be provided for in a way that is consistent with the purpose of the zone and which promotes the sustainable management of the District's natural and physical resources, and the economic and

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<sup>3</sup> RPSN Objective 3.11 'Regional Form'



cultural well-being of people and communities. This objective reflects the purpose of the RMA and is intended to ensure that land development outcomes give effect to the purpose of the RLZ.

- 5.9. The applicable land use zone is the RLZ that forms part of the District's 'Rural Environment'. The RLZ is an un-serviced, rural-residential zone that is described as an area of '*transition between town and country*'. The transition is expressed in terms of residential intensity and lot sizes. Around the periphery of Kerikeri township, residential intensity varies considerably. Along Kendall Road, past land use zoning has enabled the development of a variety of site sizes that has resulted in a peri-urban type suburban character. The proposed lot sizes are entirely consistent with the established residential character of the area and the transitional environment that is characterised throughout the RLZ. Local amenity values will not be adversely affected (Policy 13.4.1). The proposed development is consistent with the objectives and policies of the RLZ (Policy 13.4.14).
- 5.10. Subdivision and development of the site will not affect the life-supporting capacity of any natural resources including air, water, soil or ecosystems and is not within a mapped area of outstanding landscape or natural features. The site is zoned for rural residential activity. The site is not within the coastal environment (Objective 13.3.2 and 13.3.3 / Policy 13.4.1). Development of the site would not adversely affect any of values of national importance protected by section 6 of the RMA (Policy 13.4.13).
- 5.11. The proposed subdivision is for a residential purpose and will enable one additional dwelling consistent with the development pattern of the existing street environment. Adverse effects arising from breaches to applicable land use rules (stormwater management and building coverage) are less than minor and can be managed in accordance with the Council's Engineering Standards and the Geologix design recommendations.
- 5.12. The site is not affected by any identified natural hazard that would limit its development for the purpose proposed (Policy 13.4.3), nor will any potential hazard such as flooding be exacerbated (Policy 13.4.13(g)). The site is not serviced by reticulated wastewater and would rely on on-site services. These can be accommodated within the site boundaries. Potable and fire-fighting water supply are available at the site road boundary.



5.13. There are no known features of cultural value or interest to local hapu at or on the site.

### **Chapter 8 – Rural Environment**

5.14. The following assessment is based upon the objectives and policies contained within sections 8.3 and 8.4 of the ODP. The relevant provisions are set out in **Appendix 6**.

5.15. The site is within the Rural Environment, which applies to most of the rural land in the Far North District. The RLZ is a counterpart of the Rural Production Zone, where rural-residential scale living is enabled. The RLZ applies to land around the periphery of urban Kerikeri where previous land use zonings enabled the creation of a variety of smaller un-serviced lots (Policy 8.7.4.2). It is a transition zone between town and country that has a ‘lifestyle’ rather than a ‘production’ focus.

5.16. The broader Rural Environment objectives and policies are high level and seek to prioritise the sustainable management of natural and physical rural resources (Objective 8.3.1). The ODP acknowledges the dynamic nature of the Rural Environment that is constantly changing and the need to promote and maintain the productive intent of the Rural Production Zone along with protecting areas of productive soil and significant indigenous vegetation and fauna habitat (Objective 8.3.2, 8.3.4 and 8.3.7). The RLZ has a role in reducing potential adverse effects of rural activity on residential areas (and vice versa) by creating a land buffer between production land and the urban environment.

5.17. Compatibility of development is a priority in the RLZ (Objective 8.7.3.1 and Policy 8.7.4.1). Kendall Road is a residential street where there is little or no ‘rural’ activity that could be adversely affected by more sensitive residential activity. Compatibility issues relate to variations in residential activity including intensity and scale and are intended to enable development commensurate with a single residential unit (Policy 8.7.4.8). Lot sizes are intended to be large enough to comfortably accommodate a dwelling and on-site services as the RLZ is a largely un-serviced land environment (Policy 8.7.4.3). Providing these standards can be met, there are no limits on the types of housing or forms of accommodation in the zone. This recognises the diverse needs of the community (Policy 8.7.4.4).



5.18. The proposed subdivision would enable one additional site to accommodate a single residential unit and the necessary on-site services as required by RLZ Policy 8.7.4.8. Subdivision as proposed would be consistent with the residential development pattern along Kendall Road, which has a semi-urban character as referred to in RLZ Policy 8.7.4.2. Potential adverse effects on adjoining neighbours in terms of any effects on privacy, dominance of built development, or access to sunlight would be less than minor.

### Proposed District Plan

5.19. The site is zoned Rural Residential (RRZ) in the PDP. The relevant objectives and policies are the District-wide subdivision provisions and those pertaining to the RRZ. These provisions are attached at **Appendix 6**.

5.20. The Council is proposing a RRZ land use zone to apply to land around the periphery of Kerikeri township. The RRZ would replace the ODP Rural Living Zone. The RRZ is described as a spacious, peri-urban living environment located close to settlements that will provide a transition to the surrounding Rural Production and Rural Lifestyle zones.

5.21. Hearings on the PDP have concluded. This includes hearings on the Rural Environment (and rural zone) provisions (Hearing 9), subdivision (Hearing 16) and submissions seeking rural rezoning (Hearing 15C). The officer's right of reply to matters raised in submissions on subdivision provisions did not include any proposed changes to the RRZ subdivision minimum lot size standards. An easing of the subdivision allotment dimensions is proposed to better reflect current building size and trends. These areas would reduce from 30m x 30m to 20m x 20m, which can be accommodated within the site's required building setback area.

5.22. The officer's reply on rural rezoning dated 26 November 2025 elaborated on the role of the 'Rural-Residential' zone by proffering the following opinion in response to Hearing Panel member questions:

*'65. As stated at the close of the hearing, I consider that the RRZ is a rural zone, not an urban zone. It forms part of the suite of rural zones that work together as a package to ensure there is sufficient opportunity for residential activity to occur in appropriate parts of the rural environment. The RRZ is not reticulated (nor is it planned to be) and*



*it is not a future urban zone. I consider the mentions in the RRZ chapter of it being a zone in transition to urban should not be viewed as an absolute certain outcome. The relevant wording in the Overview of the RRZ as follows:*

***may** also be in a location where an urban area **may** grown and where land **may** be re-zoned for urban development **when demand requires it.**" [my emphasis added]*

*66. In my view, multiple factors would have to align before any urban rezoning of RRZ land could occur such as:*

- a. Urban infrastructure would have to be in place (or at least planned for the short term and funded)*
- b. clear evidence of growth demand and the inability of existing urban zoned land to accommodate that growth to justify the upzoning of RRZ.*
- c. The completion of a full Schedule 1 process to change the RRZ zoning.*

*67. The only mention of RRZ land being used for urban development at some point in the future at a policy framework level is in RRZ-O3, which states:*

*"The Rural Residential zone **helps meet the demand for growth around urban centres** while ensuring the **ability of the land to be rezoned for urban development in the future is not compromised.**" [my emphasis added]*

*68. In my view, this objective does not indicate that the RRZ is an urban zone or that land in the RRZ will certainly transition to urban used. Rather, I consider the intent of the objective is to allow for consideration of how developments in the RRZ are designed – such as the placement of house sites, onsite services, and access – to factor in whether the design could support potential urban upzoning in the future. It is, in my view, light touch future proofing that in no way pre-empts any future zoning changes of the land.'*

5.23. This planning view helpfully clarifies the role of the RRZ as a non-urban rural zone where additional rural-residential activity can be accommodated to support a policy approach to protect Rural Production Zone land and to avoid reverse sensitivity effects. The efficient use of existing RRZ land is therefore an important consideration when deciding this application.



Subdivision of the site to enable a single allotment is consistent with the overarching purpose and intent of the RRZ.

### **Subdivision**

5.24. The relevant PDP subdivision and RRZ objectives and policies are set out in **Appendix 6**. Until such time as decisions on submissions are made, little weight has been given to these provisions. A Council decision on submissions is due in June 2026.

5.25. As with the ODP subdivision objectives and policies, the appropriateness of the subdivision is linked to achieving the objectives of the zone (SUB-O1(a)). Contributing to local character and sense of place, avoiding reverse sensitivity, mitigating natural hazard risks and managing adverse effects on the environment are the basis for determining the efficient use of land (SUB-O1 (b-f)). Subdivision is enabled where it results in allotments that are consistent with the purpose, characteristics and qualities of the zone, comply with the minimum allotment sizes, have an adequate size and shape to contain a building platform and have legal and physical access (SUB-P3). The proposed subdivision satisfies the policy criteria except for minimum lot sizes. A lot size of 2,505m<sup>2</sup> is sought for Lot 2, which is consistent with the average development pattern along Kendall Road. As a rear site, it would not result in any adverse or inappropriate change to the existing streetscape. This is consistent with SUB-P11 which is to manage subdivision to ensure consistency with the scale, density, design and character of the environment (Kendall Road) and the purpose of the RRZ.

### **Land Use – Rural Residential Zone**

5.26. The RRZ is part of a suite of rural zones. The role of the RRZ is to *‘provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement’*. The RRZ has been applied to areas that were formerly Rural Living zone and are contiguous with urban areas. The role and purpose of the RRZ is further elaborated on in the PDP Report Writer’s reply on the rural rezoning provisions set out in paragraphs 5.22 above.

5.27. The application site is within the RRZ that is adjacent to the Kerikeri urban area. The Kendall Road area can be characterised as predominantly large lot residential. There is little potential left for residual rural activity, even at a domestic scale. The PDP RRZ Overview statement predicts that the zone will remain predominantly residential in character as the adjoining



Kerikeri settlement will provide for most day-to-day services. Smaller lot sizes (between 2,000m<sup>2</sup> – 4,000m<sup>2</sup>) where on-site services can be provided are enabled.

5.28. In the RRZ, the range of lots sizes provided for are between 4,000m<sup>2</sup> (Controlled) and 2,000m<sup>2</sup> (Discretionary) and where on-site services can be provided. In some parts of the RRZ, existing site sizes are considerably smaller than the specified range. As discussed previously, this reflects previous land use zonings that have enabled subdivision to much smaller lot sizes.

5.29. The proposed subdivision would achieve the main policy objectives including:

- Enabling additional rural-residential activity that is compatible with the character and amenity of the zone (RRZ-O1)
- Maintaining the existing character and amenity of this part of the RRZ that is predominantly residential at a peri-urban scale (RRZ-O2)
- Helping to meet demand for growth around the Kerikeri urban centre (RRZ-O3)
- Not detracting from the rural residential of the wider RRZ zone and maintaining the character and amenity values of the existing Kendall Road street Environment (RRZ-O4)
- Not interfacing with any rural activity that could result in reverse sensitivity effects (RRZ-P3)

5.30. Overall, it is considered that the subdivision proposal would not be contrary to the ODP or PDP subdivision or rural environment objectives and policies that are to be considered when assessing the merits of a non-complying activity. It is considered that this part of the 'gateway' test is met.

## 6. NOTIFICATION ASSESSMENT

6.1. In accordance with Section 95, a consent authority must decide whether to give public or limited notification of an application for resource consent. Section 95A-95G sets out the public and limited notification criteria for deciding whether to notify a resource consent application.

### Section 95A – Public Notification Assessment



- 6.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These are commented on as follows.

**Step 1: Mandatory public notification in certain circumstances:**

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 6.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 6.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

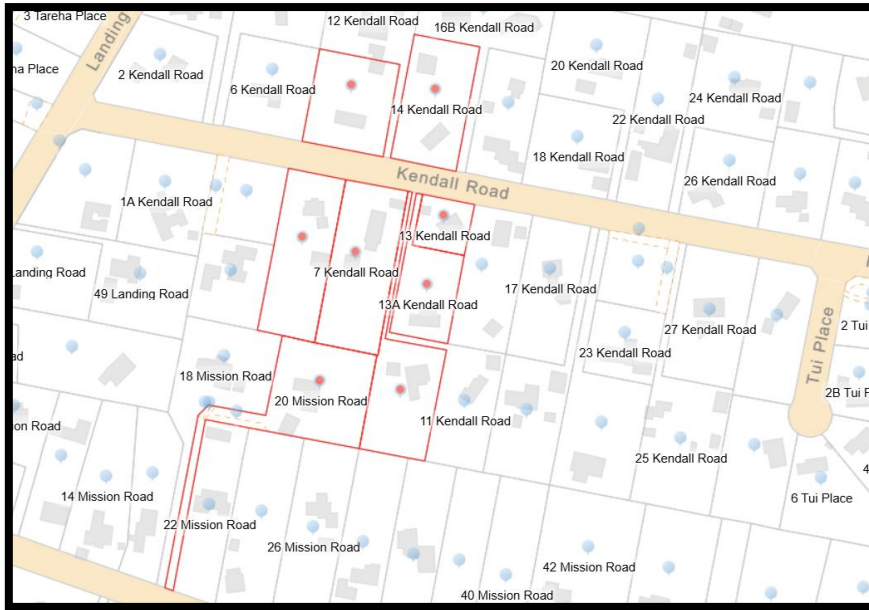


- 6.5. The proposed activity is not subject to a rule or national environmental standard that requires public notification.
- 6.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

- 6.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The land adjacent to the application site is set out in paragraph 2.7 above. Assessment of effects matters as they potentially impact adjacent landowners and occupiers is discussed below.





*Figure 11 – Adjacent sites*

- 6.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. None of the proposed subdivision or land use activities are permitted under any relevant plan or national environmental standard.
  
- 6.9. An assessment of potential effects on the existing environment is set out in Section 5 above. Potential adverse effects above the permitted threshold are limited to the intensity of proposed development and the extent of impermeable surfaces and building coverage arising from existing buildings being contained within the proposed Lot 1 boundaries. The nature and scale of these land use effects is such that they would not have more than minor adverse effects on the wider public environment. Potential adverse effects can be mitigated to the extent that there is no discernible change beyond the site boundaries. All other effects are within the permitted standards of the ODP and PDP rules that have current legal effect.

**Step 4: Public notification in special circumstances**

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
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6.10. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The ODP RLZ has a broad objective purpose that the zone is used *‘predominantly for rural residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone’*. A residential subdivision proposal at the scale proposed is consistent with that purpose and is not an exceptional, abnormal or unusual proposal in the zone. The PDP RRZ has a similar purpose.

### Section 95B – Limited Notification Assessment

6.11. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

6.12. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
------------	--



S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).
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- 7.1. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application is not ‘controlled’ activity.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

- 7.2. The proposed activity is not a boundary activity. The proposed activity is a Non-complying Activity because of the proposed lot sizes.

- 7.3. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

**Affected Persons**

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.



S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
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- 7.4. The subdivision proposal is a Non-complying Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. There are no permitted activities. The application is supported by an engineering assessment that has determined that the site can be sustainably developed for additional housing and on-site services.
- 7.5. The adjacent sites and landowners are set out in **Table 1** in **Section 2** above. They include the shared boundary sites and the site immediately opposite. As previously discussed, the subdivision and development of the site with one additional dwelling would have little effect on adjacent land. Due to it being a rear site and enclosed on all boundaries by existing vegetation hedges, development on Lot 2 would not be visible to owners and occupiers of adjacent properties, or from the street. Stormwater from both existing and proposed development will be attenuated such that effects beyond the boundary will improve in comparison to the existing situation.
- 7.6. For the reasons stated above, the Applicant requests that the application be processed on a non-notified basis.

## 8. PART 2 ASSESSMENT

- 8.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 8.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. In addition, the proposal will avoid adverse effects on the environment and will maintain the residential character of the surrounding environment where similar site sizes have been created. This is consistent with the purpose of both the RLZ and RRZ.



- 8.3. Section 6 of the Act sets contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 8.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 8.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of cultural significance to Māori. The proposal takes into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals. The Applicant has corresponded with Te Runanga o Ngati Rehia to determine any interest the hapu may have in this application. A copy of the email to Ngati Rehia is attached at **Appendix 7**.
- 8.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 9. CONCLUSION

- 9.1. The Applicant is seeking a resource consent to subdivide an existing rural-residential site at 7 Kendall Road, Kerikeri. Kendall Road is an established rural-residential area on the outskirts of urban Kerikeri. The area is not reticulated with Council wastewater infrastructure and relies on on-site services. Water supply and roadside stormwater drainage is available to the site.
- 9.2. The proposed subdivision is non-complying because of the proposed lot sizes that are below the ODP Discretionary subdivision standards. However, the variety of lot sizes along Kendall



Road and the existing suburban residential character that includes single dwellings built relatively close to the road frontage will ensure that a future house on Lot 1 will be consistent with the character and amenity of the existing streetscape. This sizing has been recognised in the PDP RRZ minimum allotment sizes which are proposed. Appropriately designed on-site wastewater services can be provided within the proposed Lot 2 boundaries. Lot 1 would rely on existing services. Additional stormwater runoff from the site can be managed back to pre-development levels and will have no adverse effect on downstream land or the road environment.

- 9.3. The proposal is consistent with ODP and PDP objectives and policies. The proposed subdivision is consistent with the purpose of the RLZ and the proposed RRZ. Subdivision of the parent lot will enable further housing opportunity close to Kerikeri and in a location that is zoned for rural-residential living.
- 9.4. For the reasons outlined above, potential adverse effects on adjoining landowners will be less than minor. The Section 104D gateway test in respect of potential adverse effects and the relevant Plan objectives and policies is met.
- 9.5. The Applicant requests that the application is processed on a non-notified basis.

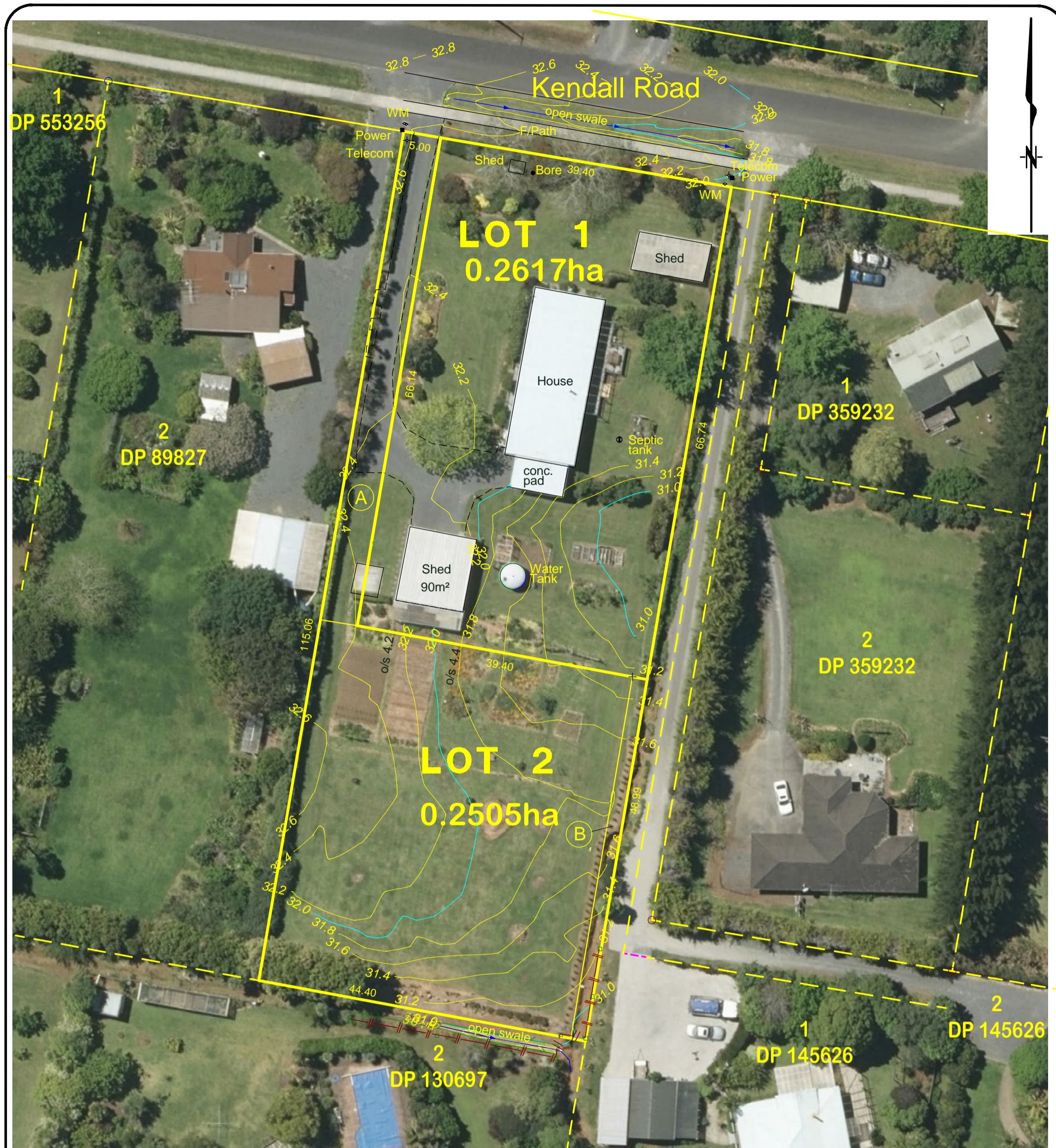
## 10. LIMITATIONS

- 10.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 10.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.



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





Memorandum of Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
A	Right of Way Right to Drain Water Right to Convey Water Right to Convey Electricity & Telecommunications	LOT 2 HEREON	LOT 1 HEREON
B	Right to Drain Water	LOT 2 HEREON	LOT 1 HEREON

IMPERMEABLE SURFACE AREAS

Lot 1	
House	217m <sup>2</sup>
Shed	51m <sup>2</sup>
Shed	90m <sup>2</sup>
Drive & pad	177m <sup>2</sup>
Pt Pad	8m <sup>2</sup>
<b>TOTAL</b>	<b>543m<sup>2</sup> (21%)</b>

Lot 2	
ROW A	153m <sup>2</sup>
Pt pad	6m <sup>2</sup>

Local Authority: Far North District Council

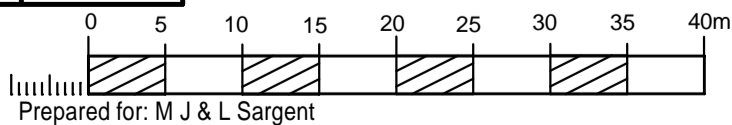
Total Area: 0.5123ha  
Comprised in: NA46D/1042

Levels in terms of: NZ Vertical Datum  
Contour interval is: 0.2m

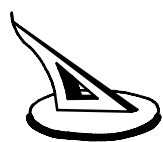
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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



Prepared for: M J & L Sargent



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**Proposed Subdivision of  
Lot 1 DP 89827**

Name	Date	SCALE	ORIGINAL SHEET SIZE
Survey	MP 15/04/2021	1:500	A3
Design	CW 16/04/2021		
Drawn	W & K April 2026		
Rev			

**23305**



**geologix**  
consulting engineers

# SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

7 KENDALL ROAD, KERIKERI

MICHAEL & LOUISE SARGENT

**C0771N-02-S**  
**APRIL 2026**  
**REVISION 1**





## DOCUMENT MANAGEMENT

**Document Title** Subdivision Site Suitability Engineering Report

**Site Reference** 7 Kendall Road, Kerikeri

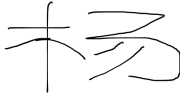
**Client** Michael & Louise Sargent

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Engineer

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## REVISION HISTORY

Date	Issue	Prepared	Approved
April 2026	First Issue	FY	SH



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## 1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Michael & Louise Sargent as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with the Resource Consent application in relation to the proposed two lot residential subdivision of 7 Kendall Road, Kerikeri, the 'site', to create one new residential lot.

This assessment addresses preliminary engineering elements of wastewater, stormwater, water supply, firefighting, access and associated earthworks requirements to provide safe and stable building platforms with less than minor effects on the environment as a result of the proposed activities outlined in Section 1.1. This report is purposed to support the Resource Consent application and guide the requirements of future detailed design and/ or engineering plan approval processes. This report should be read in conjunction with other reports and documents prepared in support of the application.

### 1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Williams and King Ltd<sup>1</sup> and has been reproduced within Appendix A as Drawing No 100. It is understood from the scheme plan and typical assumptions that the new lot will comprise a maximum building coverage of 300 m<sup>2</sup> within a designated 30 x 30 m square building envelope. The existing development will remain within proposed Lot 1 and the existing driveway and vehicle crossing will provide access to both proposed lots. The vehicle crossing shall be upgraded.

The subdivision is proposed to be serviced for water supply and utility services with new connections provided to the existing public networks. Wastewater and stormwater will be managed on site. The above is summarised in Table 1 and detailed further within this report, with reference to the Preliminary Engineering Design Plans enclosed within Appendix A. Any amendments to the referenced scheme plan may require an update to the recommendations of this report.

*Table 1: Summary of Proposed Subdivision*

Proposed Lot No.	Size	Purpose
1	0.2617 ha	Existing residential
2	0.2505 ha	New residential

<sup>1</sup> Williams and King Ltd, Scheme Plan Ref. Proposed Subdivision of Lot 1 DP 89827, April 2021, Ref. 23304.

## 1.2 Site Description and Existing Infrastructure

The site is legally described as Lot 1 DP 89827 with a total site area of 0.5213 ha and designated by the FNDC Operative District Plan as within the Rural Living zone. The current title comprises an existing dwelling with associated shed. The balance of the site forms maintained and landscaped private gardens.

Available LiDAR data does not indicate any obvious overland flow paths through the site and there is no mapped flood hazard area over the property. During the site investigation, it was noted that a shallow swale is along the eastern and southern boundaries of proposed Lot 2. There is a downstream flooding hazard on the neighbouring site and further downstream properties, hence it is recommended that 1% AEP post-development peak flow mitigation is provided.

The property is surrounded by similar, single-dwelling residential sites. Existing infrastructure within this area includes roads, footpaths, grassed swale drains, public water supply, fire hydrants and utility networks. The site slopes gently from the existing dwelling to the south and east over a range of 31.20 to 32.6 m RL.

No existing public networks are located within the site boundaries. The public networks are located within the Kendall Road corridor to the north.

Wastewater from the existing dwelling is currently serviced by an on-site wastewater treatment system to the east of the existing dwelling. No disposal field was found onsite during the site visit. The property file was investigated for any as-builts relating to wastewater treatment, specifically dispersion field location and sizing. There was no mention of any fields. There are records relating to the existing septic tank which is positioned in the observed location. It is also noted that the existing dwelling was re-developed in 2017 and included a re-connection to the existing septic tank, again with no mention of any field or soakage trenches positions. The observed documents support observations from our site walkover that the existing wastewater treatment system is limited to the existing septic tank which is fully comprised within Lot 1 with necessary setbacks to proposed boundaries. Furthermore, the applicant has provided verbal confirmation that to their knowledge there are no existing dispersion fields (secondary treatment) within the existing system.

The existing stormwater discharges into the swale along the eastern boundary, which then conveys flows to the unnamed stream located on the neighbouring southern property. There is a water meter recorded as in service at the vehicle crossing from a 100 mm diameter water main along the southern edge of Kendall Road. There are multiple fire hydrants close by the site, the closest is recorded directly opposite the site along the northern edge of Kendall Road.

The site includes underground power supply along the proposed RoW from an overhead power pole adjacent to the vehicle crossing within the road corridor and the Ultra-Fast Broadband (UFB) fibre network is established in place according to the UFB NZ Maps which would require a connection request for the new lot, if desired. Existing features are marked on Drawing No. 100 within Appendix A.

## 2 WASTEWATER ASSESSMENT

As detailed above, wastewater from the existing dwelling is currently serviced by an on-site wastewater treatment system to the east of the existing dwelling. The system appeared to be in good working order and contained within the proposed lot 1 boundaries. The system is identified on Drawing No. 100 within Appendix A and photographs enclosed within Appendix B.

### 2.1 Wastewater Volume and Treatment

It is proposed that the new lot is also serviced by an on-site wastewater treatment system and disposal field. A preliminary design is presented in this section and on Drawing No. 500 to demonstrate the proposed new lot can support on-site wastewater management. In lieu of specific development plans, the preliminary design assumes that the proposed new lot may support up to a five-bedroom dwelling with a peak occupancy of eight people<sup>2</sup>.

The design water volume for reticulated water supply is estimated at 180 litres/ person/ day<sup>3</sup> based upon standard water saving fixtures<sup>4</sup> being installed within the future development. This results in a total daily wastewater generation of 1,440 litres/ day per proposed lot.

No specific treatment system design restrictions and manufacturers are currently in place. Future developers will be required to elect a treatment system and provide system specifications at Building Consent. It is recommended that secondary treatment systems are accounted for within future developments. However, primary treatment systems may be suitable, provided the developer can demonstrate suitable treatment quality, disposal area and compliance with the NRC Proposed Regional Plan.

### 2.2 Wastewater Discharge

To provide even distribution, evapotranspiration assistance and to minimise effluent runoff it is recommended that suitably treated effluent is conveyed to land disposal via Pressure Compensating Dripper Irrigation (PCDI) systems.

Available geological mapping<sup>5</sup> indicates the site to be directly underlain by Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field. These Neogene igneous rocks (basalt) can be expected to contain Basalt lava material, volcanic plugs and minor tuff material.

A site walkover survey and intrusive ground investigation was undertaken by Geologix on 02 Feb 2026. One hand auger borehole was formed to depth of 1.2 m bgl, in the location recorded on Drawing No. 100 and engineering log presented within Appendix C. A qualified engineering geologist recorded the recovered arisings as brown clayey silt with trace gravel

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<sup>2</sup> TP58 Table 6.1.

<sup>3</sup> TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.

<sup>4</sup> Low water consumption dishwashers and no garbage grinders.

<sup>5</sup> Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.

with depth, moist and of low plasticity. Groundwater was not encountered during the ground investigation.

The shallow soils are generally inferred to meet the drainage characteristics of TP58 Category 5/ NZS1547 Category 4. For a typical PCDI discharge system, a Soil Loading Rate (SLR) of 3.5mm/ day has been adopted from NZS1547 Table 5.2.

The proposed PCDI system may be surface laid, covered with minimum 150 mm mulch and planted with specific evapotranspiration species to provide a minimum of 80 % species canopy cover. Alternatively, lines could be subsurface laid to topsoil with minimum 200 mm thickness and planted with lawn grass. Clean, inert site-won topsoil sourced during development from building and/ or driveways footprints may be used in the land disposal system to increase minimum thicknesses.

To satisfy the preliminary design, primary and reserve disposal fields are required as follows, as presented on Drawing No. 500.

- **Preliminary Primary Disposal Field.** A minimum PCDI primary disposal field of 412 m<sup>2</sup> laid parallel to the natural contours.
- **Preliminary Reserve Disposal Field.** A minimum reserve disposal field equivalent to 30% of the primary disposal field is required under NRP rule C.6.1.3(9)(b) for secondary or tertiary treatment systems. It is recommended each proposed lot provides a 124 m<sup>2</sup> reserve disposal area.

## 2.3 Summary and Assessment of Environmental Effects

Based on the above concept design assumptions a summary of the concept wastewater design is presented as Table 2. It is recommended that each lot is subject to Building Consent specific review and design amendment according to final development plans by a suitably qualified professional. This is typically applied as a condition of consent.

*Table 2: Concept Wastewater Design Summary*

Design Element	Specification
Concept development	Five-bedroom, peak occupancy of 8 (per lot)
Concept design generation volume	180 litres/ person/ day – 1,440 litres/ day/ lot
Water saving measures	Standard. Combined use of 11 litre flush cisterns, automatic washing machine & dishwasher, no garbage grinder <sup>1</sup>
Water meter required?	No
Recommended treatment quality	Secondary
Soil drainage category	TP58 Category 5, NZS1547 Category 4
Soil loading rate	3.5 mm/ day
Concept primary disposal field size	Surface/ subsurface laid PCDI. Min. 412 m <sup>2</sup>
Concept reserve disposal field size	Surface/ subsurface laid PCDI. Min. 30 %, or 124 m <sup>2</sup>
Concept disposal field level	Sited above 5 % AEP event. No specific site requirements.
Dosing method	Pump with high water level visual and audible alarm. Minimum 24-hour emergency storage volume.



Stormwater Control	Divert surface/ stormwater drains away from disposal fields. Contour drains not required. Stormwater management discharges downslope of all disposal fields.
NRC Proposed Regional Plan Activity Status	Permitted.

A preliminary site-specific Assessment of Environmental Effects (AEE) is presented as Appendix D to demonstrate the proposed wastewater disposal concept will have a less than minor effect on the environment. It is recommended that the AEE is reviewed at the time of Building Consent once specific development plans, final disposal field locations and treatment systems are established.

### 3 STORMWATER ASSESSMENT

To comply with permitted acidity standards for the Rural Living zone, the maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 12.5 % or 3,000 m<sup>2</sup>, whichever the lesser (as per FNDC ODP 8.7.5.1.5). Controlled activity standards raise these areas to 20 % or 3,300m<sup>2</sup>, whichever the lesser (as per FNDC ODP 8.7.5.2.2). Furthermore, any new impervious area shall be managed such that its effective runoff is mitigated in accordance with the Operative Plan and FNDC Engineering Standards 2023 for Flood and Flow Control.

#### 3.1 Impervious Surfaces Summary

Existing impervious surface covering at the time of writing is summarised below within Table 3.

*Table 3: Summary of Existing Surface Covering*

Parameter	Area	
Roof (including dwelling, sheds)	m <sup>2</sup>	358
	%	6.99
Driveway/ Parking/ Pad (Concrete)	m <sup>2</sup>	344
	%	6.71
Pervious	m <sup>2</sup>	4421 (out of 5123 total lot area)
	%	86.30
Total Impervious	m <sup>2</sup>	<b>702</b>
(as a percentage of total existing lot area 5123m <sup>2</sup> )	%	<b>13.70</b>
Threshold	12.50% PA ; 20% CA	640m <sup>2</sup> (PA) ; 1024.6 m <sup>2</sup> (CA)
Meets Permitted Activity Pre Activity		<b>No – Controlled Activity</b>

The proposed activity will increase impervious surfaces across the site. The preliminary design accounts for the following impervious surfaces.

Table 4: Summary of Proposed (Preliminary) Surface Covering

Parameter		Lot 1	Lot 2
Roof	m <sup>2</sup>	358	300
	%	13.68%	11.98%
Ext Driveway/Parking/Pad	m <sup>2</sup>	185	159
	%	7.07%	6.35%
Future Driveway/RoW	m <sup>2</sup>	0	160
	%	0.00%	6.39%
Pervious	m <sup>2</sup>	2074	1886
	%	79.25%	75.29%
Total Impervious	m <sup>2</sup>	<b>543</b>	<b>619</b>
	%	<b>20.75%</b>	<b>24.71%</b>
		(of 2617m <sup>2</sup> )	(of 2505m <sup>2</sup> )
Threshold	12.50% PA ; 20% CA	327.1m <sup>2</sup> (PA) ; 523.4 m <sup>2</sup> (CA)	313.1 m <sup>2</sup> (PA); 501 m <sup>2</sup> (CA)
Permitted		No - <b>Discretionary</b>	No – <b>Discretionary</b>

## 3.2 Stormwater Management Concept

### 3.2.1 Lot 2 (Concept Future Development)

For the proposed Lot 2 future concept development, additional impervious surfaces will be mitigated by attenuation within roof water tanks to 80 % of pre-development peak flows in accordance with FNDC Engineering Standards 2023 Table 4-1 and Operative Plan Section 12.7.3.4(a).

The preliminary design has been prepared to account for a typical residential development scale to demonstrate the proposed lot can support the intended use. However, the preliminary design must be advanced at Building Consent stage by a future developer.

Stormwater runoff from the general site currently drains to the swale along the eastern boundary, internal of the site, which then conveys flows to the open swale and further into the unnamed stream/OLFP on the neighbouring southern property.

Following subdivision, runoff from the existing building on proposed Lot 1 will continue to discharge into the swale located within proposed Lot 2; therefore, a drainage easement in favour of Lot 1 is required, as shown on the site plan Sheet 100.

### 3.2.2 Lot 1 (Existing Development)

For the proposed Lot 1, although impervious surfaces of the existing development are not anticipated to increase, as the parent title becomes smaller due to the subdivision the



proportion of impervious surfaces to gross lot area increases. It is proposed that attenuation of existing roof area runoff is provided such that the lot's peak flow runoff during the design storm events does not exceed the Permitted Activity threshold. Therefore, stormwater attenuation will be implemented to reduce post-development peak runoff to levels lower than those associated with the maximum permitted impervious coverage (12.5%). A conceptual design is provided to this effect, however it is recommended that detailed design and installation of the Lot 1 tank arrangement be provided as a condition of 223/224c.

### 3.2.3 Accessway (Right of Way)

An extension of the accessway within RoW A will create a small increase in impervious surface area; however, the resulting environmental effects shall be managed to be less than minor, by providing offset attenuation through the proposed roof runoff mitigation measures of Lot 2. Because Lot 1 existing development is suitably accessed by the existing accessway (within proposed RoW A), the accessway/driveway only needs to be extended at the time of Lot 2's development, not necessarily at subdivision formation.

There is no existing drain/channel along the accessway and this is recommended to remain the case, including for the extended length of accessway/driveway into Lot 2, because the catchment is limited and it is beneficial to rather directly disperse runoff to surrounding lawns which shall remain intact. There is no need to concentrate the runoff within any formalised channel along the accessway, which may only create other issues downstream.

## 3.3 Design Storm Event

FNDC Engineering Standards 2023 Table 4-1 stipulates that flow attenuation controls reduce the post-development peak discharge to 80% of the pre-development condition for the 50% and 20% AEP storm event. Furthermore, the concept design has also considered the 10 % and 1% AEP pre-development requirement to comply with NRP Rule C6.4.2(2) and with the Operative District Plan 13.10.4. Attenuation modelling under this scenario avoids exacerbating downstream flooding and provides for sufficient flood control.

Outlet dispersion devices are recommended to manage the 1% AEP event to reduce scour and erosion at discharge locations.

Relevant design rainfall intensity and depths have been ascertained for the site location from the NIWA HIRDS meteorological model<sup>6</sup>. Provision for climate change has been adopted by means of applying a factor of 20 % to rainfall intensities, in accordance with FNDC Engineering Standards 2023.

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<sup>6</sup> NIWA High Intensity Rainfall Data System, <https://hirds.niwa.co.nz>.

Table 5 Rainfall Depth

Design Storm Events	24-h Rainfall Depth		
	Pre-Development Scenario	Post-Development Scenario	
	Pervious and impervious area	Existing Pervious and impervious area (remains same)	New Impervious Area
50% AEP (mm)	106	106	128
20% AEP (mm)	139	139	168
10% AEP (mm)	164	164	198
1% AEP (mm)	250	250	302

### 3.4 Preliminary Stormwater Attenuation

The design of the stormwater attenuation has been completed in accordance with the FNDC Engineering Standard 2023, using modelling software HEC-HMS. This is an acceptable method of attenuation calculation by the territorial authority standard and therefore an acceptable verification method under Clause E1 Surface Water of the NZ Building Code.

Parameters and results from the analysis in HEC-HMS are presented in Appendix B. The model results indicate the following:

- the post-development peak flow from **all the existing and proposed impervious area** will be lower than 80% of the pre-development peak flow from all **existing impervious area and the replaced pervious area** (i.e. pervious area replaced by proposed impervious area) in 20% and 50% AEP rainfall event.
- For the 10% and 1% AEP event as flood control conditions, the post-development peak flow is no more than the pre-development scenario and permitted threshold scenario (12.5% impervious area), and hence the proposal provides sufficient attenuation to comply with NRP Rule C6.4.2(2) and with the Operative District Plan 13.10.4.

A proposed 15,000l tank shall provide attenuation for each lot. The existing tank in Lot 1 can remain to be used for retention purposes if the applicant desires. All existing roof area shall now be connected to either the existing tank or directly to the proposed detention tank. It is recommended that detailed design and installation of the Lot 1 tank arrangement be provided as a condition of 223/224c.

A summary of the attenuation design is presented as Table 6.

Table 6: Summary of Attenuation Concept - Tank

Design Parameter	50 % AEP	20 % AEP	Flood Control: 10% AEP	Flood Control: 1% AEP
Regulatory Compliance	FNDC Engineering Standards Table 4-1	FNDC Engineering Standards Table 4-1	NRC Proposed Regional Plan	NRC Proposed Regional Plan
Pre-development peak flow (m <sup>3</sup> /s)	0.022	0.031	0.037	0.059
Post-development peak flow – after attenuation (m <sup>3</sup> /s)	0.017	0.025	0.035	0.058
Post-dev/Pre-dev	77%	80%	95%	99%
Peak flow from permitted impervious threshold - 12.5% (m <sup>3</sup> /s)	0.022	0.030	0.036	0.058
Post-dev/permitted	Less than permitted	Less than permitted	Less than permitted	Less than permitted
Concept Summary:	<ul style="list-style-type: none"> <li>- Attenuation storage calculation accounts for offset runoff flow from the proposed and existing driveway.</li> <li>- 1 x 15,000 litre tank is sufficient for attenuation for each lot</li> <li>- The tanks require a 41mm orifice, 0.15m above the base of the tank (above dead storage retention) and an 85mm orifice, 1.3m above the base of the tank</li> <li>- Overflow pipe of attenuation tank be minimum 100Ø.</li> <li><u>- The final orifice and tank volume for the proposed Lot 2 should be adjusted during the building consent stage when the proposed impervious area is determined</u></li> </ul>			

### 3.5 Stormwater Quality

The key contaminant risks of the site setting include:

- Sediments and minor contaminants washed from impervious surfaces.
- Leaf matter, grass, and other organic debris.

Stormwater treatment requirements are minor to maintain good quality stormwater discharge. Stormwater quality will be provided by:

- Leaf guards on roof guttering/ first flush devices on roof guttering and downpipes.
- Rainwater tank for potable use onsite only to be filled by roof runoff.



- Room for sedimentation (minimum 150 mm recommended as per Auckland Council GD01) within the base of the stormwater attenuation roof runoff tanks as dead storage volume.
- Stormwater discharges directed towards swale drains side where possible.

The risk of other contaminants being discharged out of the site boundaries (hydrocarbons, metals etc.,) because of the proposed activities once stormwater has been processed through the above measures that will affect the downstream water quality is considered low.

#### 4 POTABLE WATER & FIRE FIGHTING

The site is located within a well-established public water supply area and is currently located adjacent to a public 100 mm water supply pipeline outside the northern boundary. The existing metered connection to the existing house shall continue to served proposed lot 1. A new water meter for proposed lot 2 will be applied for to be installed within the berm area of Kendall Road, as presented on Drawing Sheet 100 in Appendix A.

Capacity within the public network to support the proposed new lot has been confirmed with FNDC – refer Appendix H for email communication to this effect.

The fire-fighting requirements for the proposed development are determined to be FW2 in accordance with the SNZ PAS 4509:2008, New Zealand Fire Service Firefighting Water Supplies Code of Practice. The standard requires a minimum of two fire hydrants – one within 135 m, and the second within 270m to the entrance of the furthest property. There are two fire hydrants within Kendall Road north of the site. The closest hydrant is approximately 80 m and the second 260 m from the site entrance.

The proposed developments comply with the SNZ PAS 4509:2008, New Zealand Fire Service Firefighting Water Supply Code of Practice. Specific analysis and calculations for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.

#### 5 POWER AND TELECOM

Proposed lot 1 utility services are currently provided by overhead within Kendall Road becoming underground connections at the site boundary. Existing services are demonstrated by BeforeUDig plans within Appendix F. The attached BeforeUDig plans show the approximate location of the existing services, mainly in the road berm. These services will need to be located before finalising the design to confirm the exact location and depth, all lines should be treated as live until proven otherwise. The power and telecommunication networks may be extended to the proposed lot 2 boundary from the in-road networks, and in accordance with appropriate standards (and subject to network operator approval).

#### 6 EARTHWORKS

The following earthworks provisions are anticipated to form the subdivision:



- **Service trenching.** Water, power, telecom pipeline trenching and connections to existing public services.
- **Concrete accessway extension within Easement A**

Proposed earthwork volumes are within the 300m<sup>3</sup> Permitted Activity volume limit outlined by FNDC District Plan Rule 12.3.6.1.2(a) and the maximum cut and fill height of <3.0 m combined cut and fill to comply with 12.3.6.1.2(b). Earthworks are detailed on Drawing No. 600 within Appendix A.

## 7 INTERNAL ACCESS

The existing vehicle crossing off Kendall Road will provide access to proposed lots 1 and 2 and the existing private accessway which will be designated as Right of Way A. The existing accessway's metal width was measured at 3.9 m which is considered to be suitable to serve the proposed two lots, in accordance with Appendix 3B-1 of the ODP. The metal accessway is proposed to be extended to the end of the easement A with the same consistent width.

The existing vehicle crossing has an existing stormwater culvert that is shallow and the crown is exposed to the surface, although the pipe appears intact.

The crossing is adjoined to the neighbour's crossing providing some overlapping/shared width to the benefit of both existing properties. The width is considered to be suitable for the purposes of access to the proposed two lots.

It is recommended that the vehicle crossing's surface is re-sealed as the existing surface has deteriorated and eroded to the effect that the stormwater pipe is exposed. It is recommended that the existing pipe is capped in concrete to protect the pipe from becoming damaged. In practical terms and from an aesthetic viewpoint, it may then be best to concrete seal the entire crossing up to the existing concrete footpath, and including the neighbour's portion for a uniform and robust crossing.

*Figure 1: Existing vehicle crossing, showing exposed pipe culvert and dispersed stone chip surface*





Figure 2: Existing vehicle crossing also servicing neighbouring lot. (from Google Street View - 2019)



## 8 LIMITATIONS

This report has been prepared for Michael & Louise Sargent as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

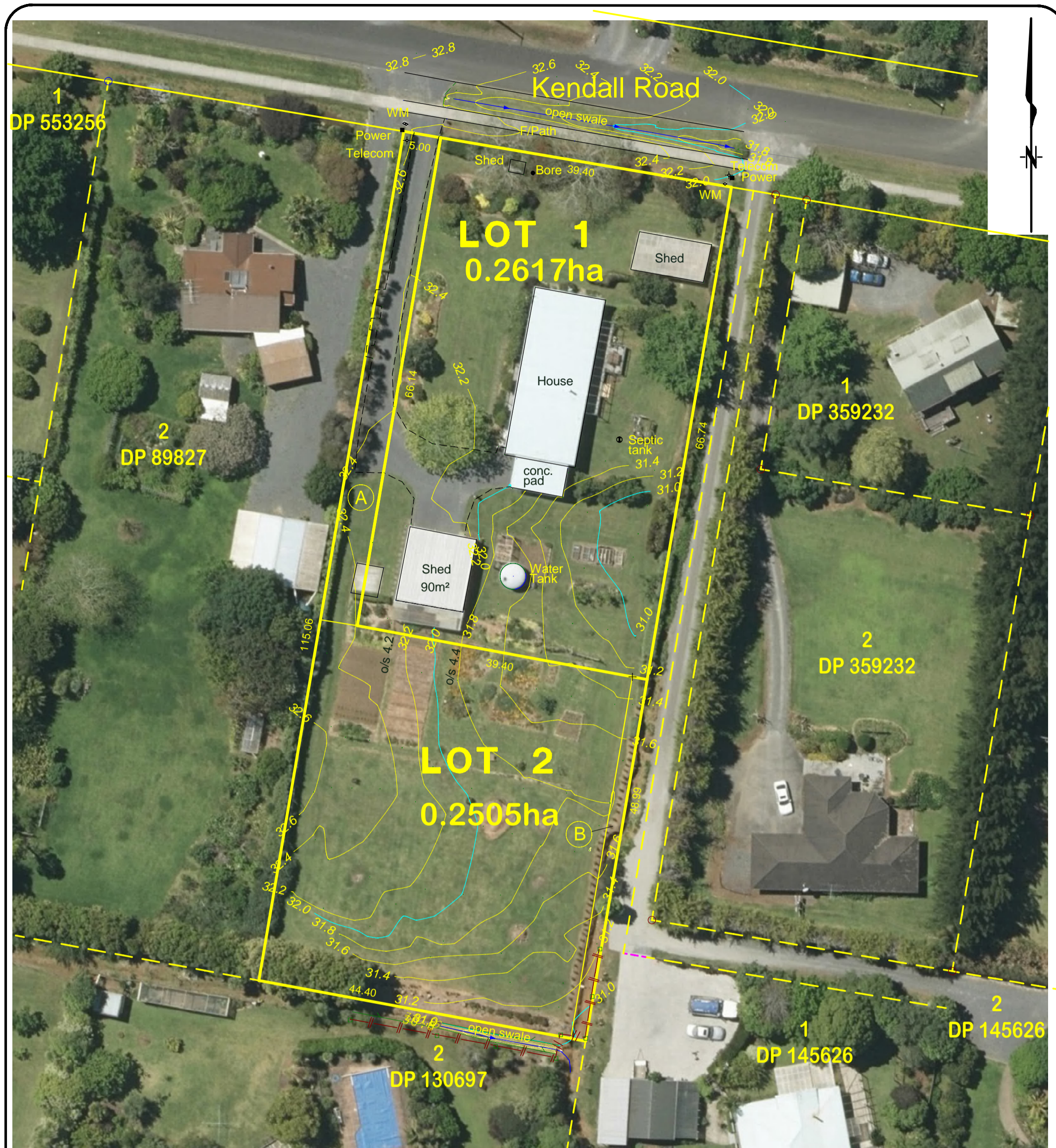
The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.



## APPENDIX A

### Drawings



Memorandum of Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
A	Right of Way Right to Drain Water Right to Convey Water Right to Convey Electricity & Telecommunications	LOT 2 HEREON	LOT 1 HEREON
B	Right to Drain Water	LOT 2 HEREON	LOT 1 HEREON

IMPERMEABLE SURFACE AREAS

Lot 1	
House	217m <sup>2</sup>
Shed	51m <sup>2</sup>
Shed	90m <sup>2</sup>
Drive & pad	177m <sup>2</sup>
Pt Pad	8m <sup>2</sup>
<b>TOTAL</b>	<b>543m<sup>2</sup> (21%)</b>

Lot 2	
ROW A	153m <sup>2</sup>
Pt pad	6m <sup>2</sup>

Local Authority: Far North District Council

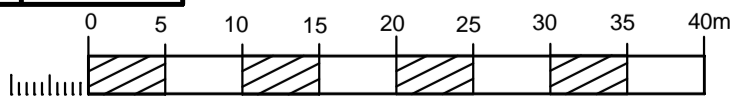
Total Area: 0.5123ha  
Comprised in: NA46D/1042

Levels in terms of: NZ Vertical Datum  
Contour interval is: 0.2m

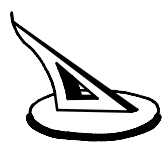
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

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



Prepared for: M J & L Sargent



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

Ph: (09) 407 6030 27 Hobson Ave  
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

**Proposed Subdivision of  
Lot 1 DP 89827**

		ORIGINAL SHEET
Name	Date	SCALE SIZE
Survey	MP 15/04/2021	1:500 A3
Design		
Drawn	CW 16/04/2021	
Rev	W & K April 2026	

**23305**

**LEGEND:**

- 75.0 MAJOR CONTOUR
- MINOR CONTOUR
- INDICATIVE VXG FNDC TYPE 1A WITH CULVERT
- PROPOSED RIGHT TO DRAIN
- PROPOSED LOTS & EASEMENTS
- PROPOSED PRIMARY WASTE DISPOSAL FIELD
- PROPOSED SECONDARY WASTE DISPOSAL FIELD
- CONCEPT BUILDING ENVELOPE (30m x 30m)
- CONCEPT 15,000 LITRE WATER TANKS ATTENUATING TO DISPERSION DEVICE TO CONTROL ROOF AREA
- GEOLOGIX HAND AUGER
- OVERLAND FLOWPATH (OLFP)
- EXISTING ROADSIDE SWALE
- EXISTING CULVERT
- SWALE DRAIN & FLOW DIRECTION



**GENERAL NOTES**

- DRAWING REPRODUCED FROM WILLIAMS & KING SCHEME PLAN REF. 23304, DATED 16 Apr 2021.
- HORIZONTAL CO ORDINATE SYSTEM = MLEDEN 2000.
- VERTICAL DATUM = NZVD.
- MAJOR INTERVALS 5.0 m.
- MINOR INTERVALS 1.0 m.
- FOR INDICATION ONLY, NOT FOR CONSTRUCTION.

**CONCEPT WASTEWATER DESIGN**

CONCEPT DEVELOPMENT	5 BEDROOM
CONCEPT NO. OF OCCUPANTS	8 PERSONS
DAILY WASTEWATER GEN.	160 LITRES/PERSON/ DAY
TOTAL WASTEWATER GEN.	1,280 LITRES/ DAY
SOIL CATEGORY (TP58)	CATEGORY 5
SOIL CATEGORY (NZS1547)	CATEGORY 4
SOIL LOADING RATE	3.5 mm/ DAY
TREATMENT SYSTEM	NO - SUBJECT TO BUILDING CONSENT DESIGN
PRIMARY DISPOSAL AREA	366m²
RESERVE DISPOSAL AREA	110 m² (30 %)

A	FOR CONSENT	23/03/2026
Revision	Issue	Date

**geologix**  
consulting engineers  
AUCKLAND | NORTHLAND

Project Name and Address  
 C0771N  
 17 KENDALL ROAD  
 KERIKERI  
 PROPOSED SUBDIVISION OF LOT 1 DP 89827

Project	Drawn By
C0771N	FS

Client  
**MICHAEL & LOUISE SARGENT**

Sheet Title  
**ENGINEERING LAYOUT**

Sheet  
**100**

FILE PATH: Z:\Projects\C0771N - 7 Kendall Road, Kerikeri\07 - Technical & Drawing\Drawings\C0771N-S-100-401.dwg

PLOTED: 03/03/2026



## APPENDIX B

### Site Inspection Notes

# Site Notes



## **Site suitability and HAIL report for proposed subdivision:**

Location: 7 Kendall Road, Kerikeri	Job No: <b>C0771N</b>
Date: Feb.24, 2026	Time onsite: 9:00am
Attendees: Christian (CA)	Time offsite: 11:30pm
Purpose: 15nos. soil samples + 1no. HA with walkaround photos.	Travel time: 12mins (Round Trip)
Site Contact: Michael – Offsite Client	Weather: Sunny

## **General Site Walk and General Observations:**

A field investigation was conducted environmental sampling and site assessment activities. The scope of work included soil sampling, wastewater assessment, site walkover.

## **Fieldwork Activities:**

- Fifteen (15) soil samples were collected for environmental analysis.
- One (1) hand auger was carried out for wastewater assessment. (*refer to the summary table*).
- Walkaround on the property, marked and measured.
- Surface drainage was observed along the southwest and east boundary of the property.
- Fields log (*attached*).

*Table1: Hand Auger (Wastewater).*

<b>Name</b>	<b>Depth (m)</b>	<b>DCP (m)</b>	<b>Remarks</b>
HA01	1.20	NA	<i>Target depth</i>

## **Site photos:**

- For more site photos, see job folder under investigation (*photographs*).

# Site Notes

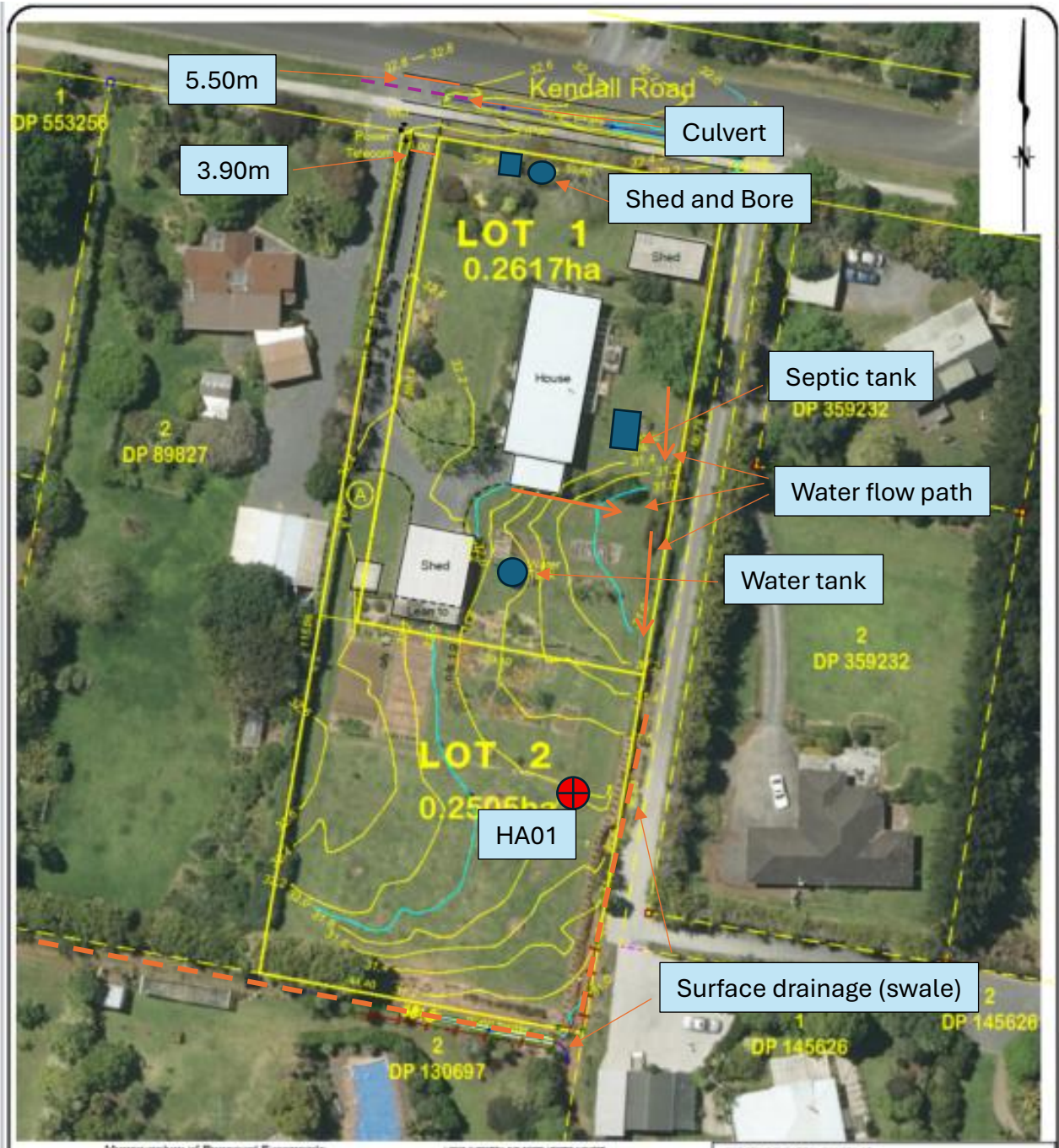


Figure 1: Plan with site notes(measurement).

# Site Notes



Figure 2: Location plan for environmental sampling.



# Site Notes



Figure 3: Environmental sampling areas.

# Site Notes



Figure 4: Looking at access road to the property.



Figure 5: Looking at towards Kendall Road.



# Site Notes



Figure 6: Existing Culvert from Kendall Road towards property.



Figure 7: Shed and Bore inside the property.



Figure 8: Septic tank.

# Site Notes



Figure 9: Surface water flow path.



Figure 10: Water tank.

# Site Notes



Figure 11: Surface drainage (swale) along southwest property boundary.

# Site Notes

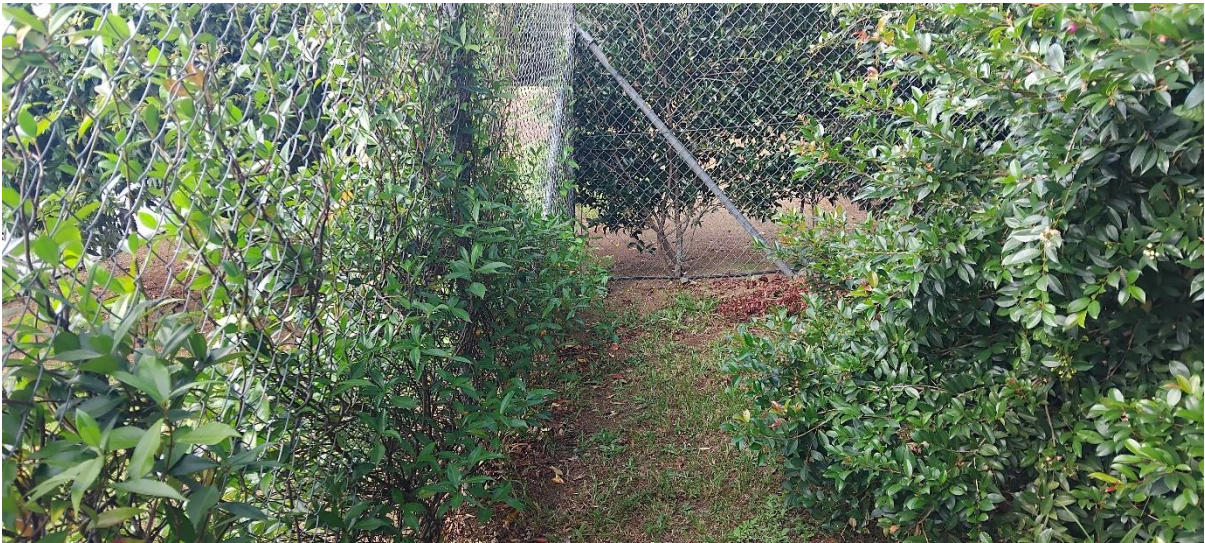


Figure 12: Surface drainage along southeast property boundary.



# Site Notes



Figure 13: Hand Auger location and soil photo.



## APPENDIX C

### Engineering Borehole Records



**geologix**  
consulting engineers

# WASTEWATER LOG

Project Ref: C0771N

Client: Michael Sargent

Project Name: 7 Kendall Road, Kerikeri

Hole ID: **HA01**

Project Location: 7 Kendall Road, Kerikeri

Date: 24-02-2026

Hole Position: 1,687,922.75 mE 6,103,208.27 mN 34.14 m

Logged By: CA Approved: AW

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLOGY SHEET FOR DETAILS)	LEGEND	WASTEWATER CATEGORY (NZS1547)	WASTEWATER ASSESSMENT		GROUND WATER
				MOISTURE	COLOR	
0	SILT, with trace rootlets; dark brown; moist; low plasticity; [TOPSOIL].					0
0.25 m	SILT; brown mottled light reddish brown; moist; low plasticity; [RESIDUAL SOIL].					
0.6 m	Clayey SILT, with trace gravel; light reddish brown; moist; low plasticity. Gravel is fine to medium, sub-rounded to sub-angular; [KERIKERI VOLCANICS GROUP].					
1.2 m	Terminated at 1.2 m					

**Remarks:**

1. Hand Auger terminated at target depth.
2. Groundwater not encountered during drilling.

## APPENDIX D

### Wastewater Assessment of Effects

Table 7: Wastewater Assessment of Environmental Effects


Item	NRC Separation Requirement <sup>2</sup>	FNDC Separation Requirement	Site Assessment <sup>3</sup>
<b>Individual System Effects</b>			
Flood plains	Above 5 % AEP	NR	Complies. Disposal field well above mapped flood hazard.
Stormwater flowpath <sup>4</sup>	5 m	NR	Complies, see annotations on Drawing No. 500.
Surface water feature <sup>5</sup>	15 m	15 – 30 m	Complies.
Coastal Marine Area	15 m	30 m	Complies.
Existing water supply bore.	20 m	NR	Complies.
Property boundary	1.5 m	1.5	Complies. Including proposed subdivision boundaries.
Winter groundwater table	0.6 m	0.6 m	Complies.
Topography			Complies, <10 °.
Cut off drain required?			No.
Discharge Consent Required?			No.
	<b>TP58</b>	<b>NZS1547</b>	
<b>Cumulative Effects</b>			
Biological Oxygen Demand		≤20 g/m <sup>3</sup>	Complies – secondary treatment.
Total Suspended Solids		≤30 g/m <sup>3</sup>	Complies – secondary treatment.
Total Nitrogen	10 – 30 g/m <sup>3</sup>	15 – 75 g/m <sup>3</sup>	Complies – secondary treatment.
Phosphorous	NR	4 – 10 g/m <sup>3</sup>	Complies – secondary treatment.
Ammonia	NR	Negligible	Complies – secondary treatment.
Nitrites/ Nitrates	NR	15 – 45 g/m <sup>3</sup>	Complies – secondary treatment.
<b>Conclusion: Effects are less than minor on the environment.</b>			
1. AEE based on proposed secondary treated effluent.			
2. Northland Regional Plan Table 9.			
3. Based on the recommendations of this report and Drawing No. 500.			
4. Including any formed road with kerb and channel, and water-table drain that is down-slope of the disposal area.			
5. River, lake, stream, pond, dam, or natural wetland.			
AEP Annual Exceedance Probability.			
NR No Requirement.			



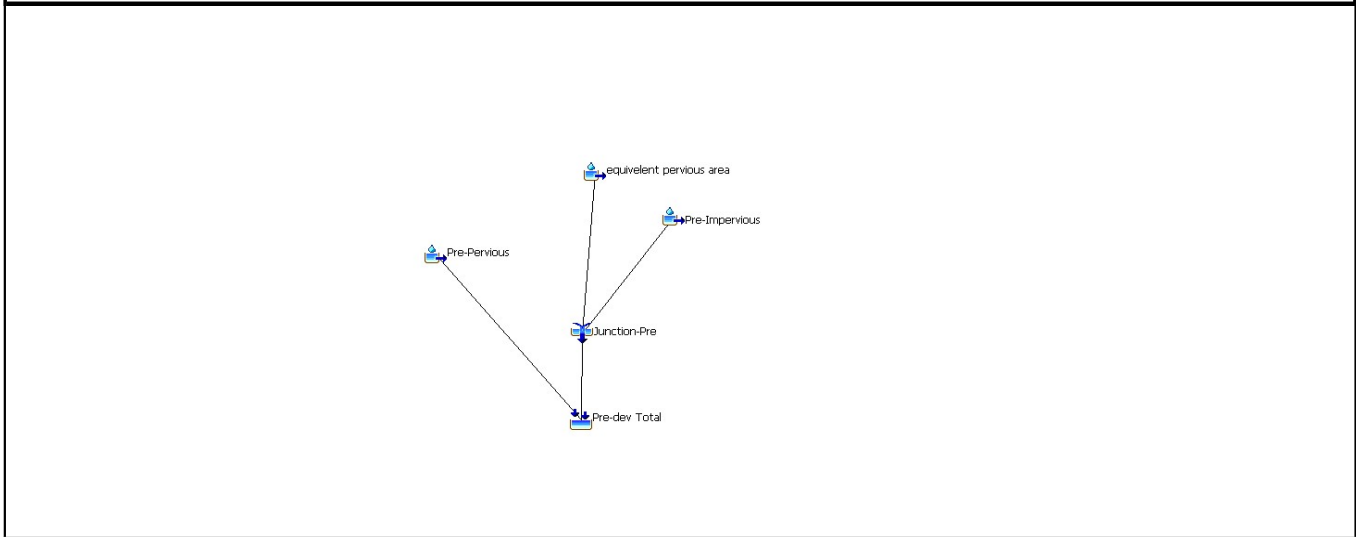
**geologix**  
consulting engineers

## APPENDIX E

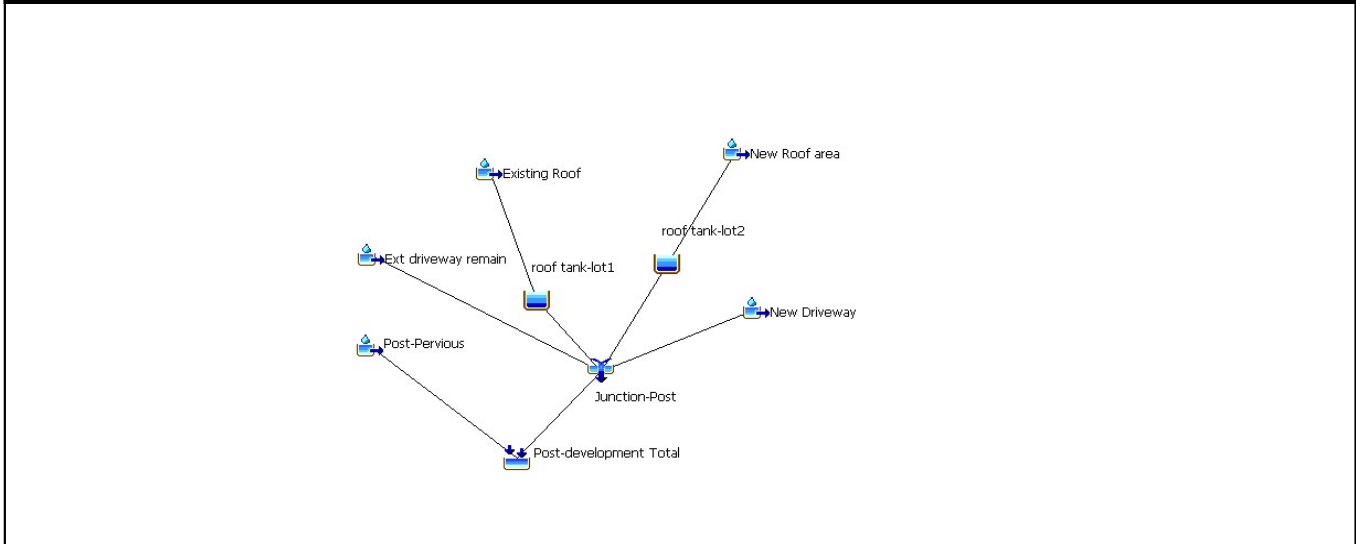
### Stormwater Calculations

Project Ref:	C0746N	<b>STORMWATER ATTENUATION TANK DESIGN</b>	
Project Address:	25 TASMAN HEIGHTS, AHIPARA		
Design Case:	CONCEPT FUTURE DEVELOPMENT	HMS MODEL	
Date:	23 January 2026	REV 1	

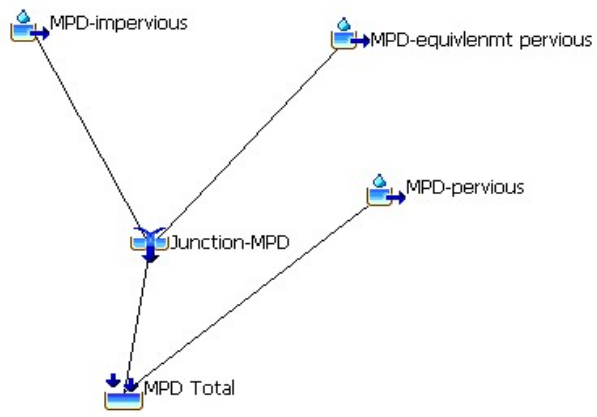
**Pre-dev Model Layout**



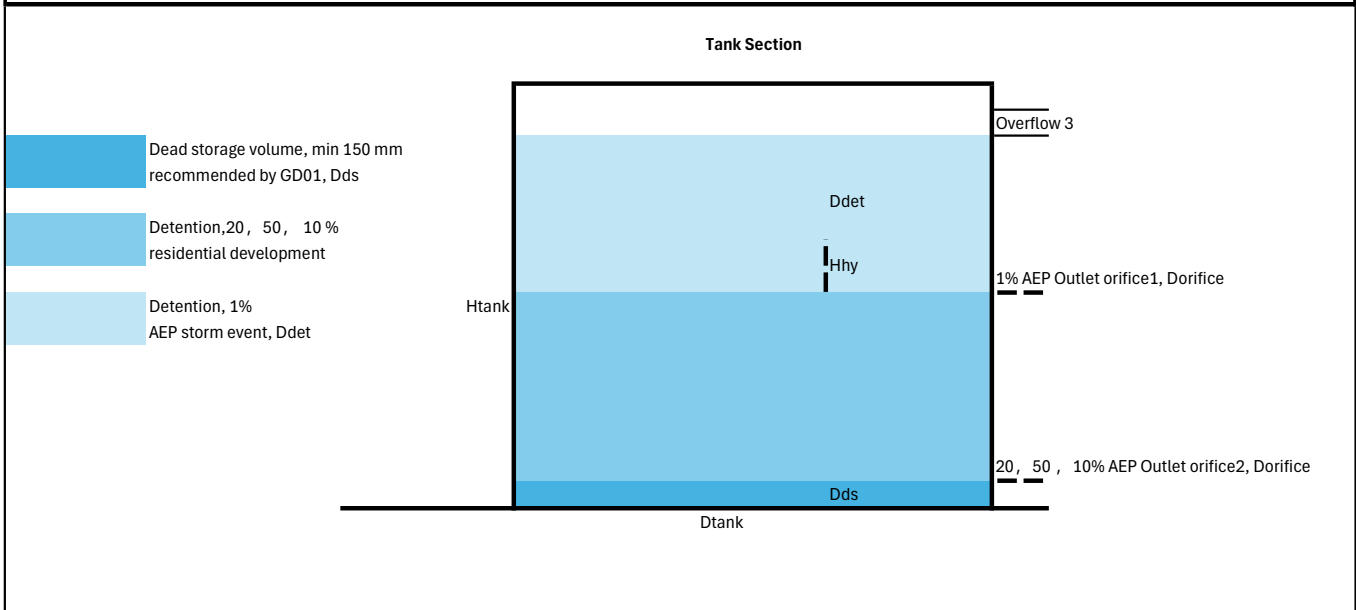
**Post-dev Model Layout**



**Compliance Model Layout (12.5% impervious area)**



**ATTENUATION TANK DESIGN OUTPUT**



**Stormwater Tank Details**

Tank size		15000	Litres	
Tank diameter		3	m	
Total Height		2.1	m	
Quantity		1		
Orifice1 diameter		0.085	m	1% AEP Outlet orifice1
Orifice1 height		1.3	m	
Orifice2 diameter		0.041	m	20% AEP Outlet orifice2,
Orifice2 height		0	m	
Overflow diameter		0.15	m	
Overflow height		2.1	m	

**HEC HMS inputs - Tank parameters**

Elevation (m)	Volume (1000m3)	Volume (1000m3)	Outflow (m3/s)
0	0	0.0000	0.0000
0.1	0.0007	0.0007	0.0010
0.2	0.0014	0.0014	0.0015
0.3	0.0021	0.0021	0.0019
0.4	0.0028	0.0028	0.0022
0.5	0.0035	0.0035	0.0025
0.6	0.0042	0.0042	0.0028
0.7	0.0049	0.0049	0.0030
0.8	0.0057	0.0057	0.0032
0.9	0.0064	0.0064	0.0034
1	0.0071	0.0071	0.0036
1.2	0.0085	0.0085	0.0039
1.3	0.0092	0.0092	0.0041
1.4	0.0099	0.0099	0.0080
1.6	0.0113	0.0113	0.0125
1.7	0.0120	0.0120	0.0140
1.8	0.0127	0.0127	0.0154
1.9	0.0134	0.0134	0.0166
2	0.0141	0.0141	0.0177
2.1	0.0148	0.0148	0.0188
2.2	0.0149	0.0149	0.0275
2.3	0.0150	0.0150	0.0379
2.4	0.0151	0.0151	0.0446
2.5	0.0152	0.0152	0.0501

# HEC HMS Model Result

Global Summary Results for Run "2years-post"

Project:KendalleRoad Simulation Run:2years-post

Start of Run: 11Dec2003, 00:00 Basin Model: Post-Dev  
 End of Run: 12Dec2003, 00:00 Meteorologic Model: 1 in 2 yr storm  
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units:  MM  1000 M3 Sorting: Watershed Explorer

Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
New Roof area	0.00030	0.00833	11 December 200...	122.85767
Existing Roof	0.00041	0.00936	11 December 200...	100.92525
roof tank-lot1	0.00041	0.00392	11 December 200...	100.74240
Ext driveway remain	0.00030	0.00693	11 December 200...	100.92525
roof tank-lot2	0.00030	0.00365	11 December 200...	122.63672
New Driveway	0.00016	0.00444	11 December 200...	122.85767
Post-Perivous	0.00395	0.05256	11 December 200...	53.51708
Junction-Post	0.00117	0.01764	11 December 200...	109.42783
Pre-Imperivous	0.00071	0.01629	11 December 200...	100.92525
Pre-Perivous	0.00395	0.05256	11 December 200...	53.51708
Pre-dev Total	0.00512	0.07497	11 December 200...	60.08870
equivalent perviou...	0.00046	0.00612	11 December 200...	53.51708
Junction-Pre	0.00117	0.02241	11 December 200...	82.28614
Post-development...	0.00512	0.07017	11 December 200...	66.28958
MPD-imperivous	0.00064	0.01466	11 December 200...	95.93665
MPD-equivilent p...	0.00053	0.00705	11 December 200...	54.76717
MPD-pervious	0.00395	0.05256	11 December 200...	53.51708
Junction-MPD	0.00117	0.02170	11 December 200...	77.28723
MPD Total	0.00512	0.07427	11 December 200...	58.94681

Global Summary Results for Run "5years-post"

Project:KendalleRoad Simulation Run:5years-post

Start of Run: 11Dec2003, 00:00 Basin Model: Post-Dev  
 End of Run: 12Dec2003, 00:00 Meteorologic Model: 1 in 5 yr storm  
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units:  MM  1000 M3 Sorting: Watershed Explorer

Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
New Roof area	0.00030	0.01096	11 December 200...	162.76081
Existing Roof	0.00041	0.01231	11 December 200...	133.82845
roof tank-lot1	0.00041	0.00853	11 December 200...	133.58846
Ext driveway remain	0.00030	0.00912	11 December 200...	133.82845
roof tank-lot2	0.00030	0.00649	11 December 200...	162.47063
New Driveway	0.00016	0.00585	11 December 200...	162.76081
Post-Perivous	0.00395	0.07920	11 December 200...	80.28589
Junction-Post	0.00117	0.02470	11 December 200...	145.04547
Pre-Imperivous	0.00071	0.02143	11 December 200...	133.82845
Pre-Perivous	0.00395	0.07920	11 December 200...	80.28589
Pre-dev Total	0.00512	0.10985	11 December 200...	87.70784
equivalent perviou...	0.00046	0.00922	11 December 200...	80.28589
Junction-Pre	0.00117	0.03065	11 December 200...	112.77753
Post-development...	0.00512	0.10153	11 December 200...	95.07969
MPD-imperivous	0.00064	0.01930	11 December 200...	128.83516
MPD-equivilent p...	0.00053	0.01050	11 December 200...	81.11221
MPD-pervious	0.00395	0.07920	11 December 200...	80.28589
Junction-MPD	0.00117	0.02981	11 December 200...	107.21707
MPD Total	0.00512	0.10901	11 December 200...	86.43768

Global Summary Results for Run "10years-post"

Project:KendalleRoad Simulation Run:10years-post

Start of Run: 11Dec2003, 00:00 Basin Model: Post-Dev  
 End of Run: 12Dec2003, 00:00 Meteorologic Model: 1 in 10 yr storm  
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units:  MM  1000 M3 Sorting: Watershed Explorer

Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
New Roof area	0.00030	0.01293	11 December 200...	192.70021
Existing Roof	0.00041	0.01455	11 December 200...	158.76950
roof tank-lot1	0.00041	0.01125	11 December 200...	158.48625
Ext driveway remain	0.00030	0.01077	11 December 200...	158.76950
roof tank-lot2	0.00030	0.00929	11 December 200...	192.35814
New Driveway	0.00016	0.00690	11 December 200...	192.70021
Post-Perivous	0.00395	0.10034	11 December 200...	101.66042
Junction-Post	0.00117	0.03487	11 December 200...	171.92329
Pre-Imperivous	0.00071	0.02532	11 December 200...	158.76950
Pre-Perivous	0.00395	0.10034	11 December 200...	101.66042
Pre-dev Total	0.00512	0.13734	11 December 200...	109.57675
equivalent perviou...	0.00046	0.01168	11 December 200...	101.66042
Junction-Pre	0.00117	0.03700	11 December 200...	136.31636
Post-development...	0.00512	0.13040	11 December 200...	117.71031
MPD-imperivous	0.00064	0.02281	11 December 200...	153.77435
MPD-equivilent p...	0.00053	0.01327	11 December 200...	102.17591
MPD-pervious	0.00395	0.10034	11 December 200...	101.66042
Junction-MPD	0.00117	0.03608	11 December 200...	130.40070
MPD Total	0.00512	0.13642	11 December 200...	108.22546

Global Summary Results for Run "100years"

Project:KendalleRoad Simulation Run:100years

Start of Run: 11Dec2003, 00:00 Basin Model: Post-Dev  
 End of Run: 12Dec2003, 00:00 Meteorologic Model: 1 in 100 yr storm  
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units:  MM  1000 M3 Sorting: Watershed Explorer

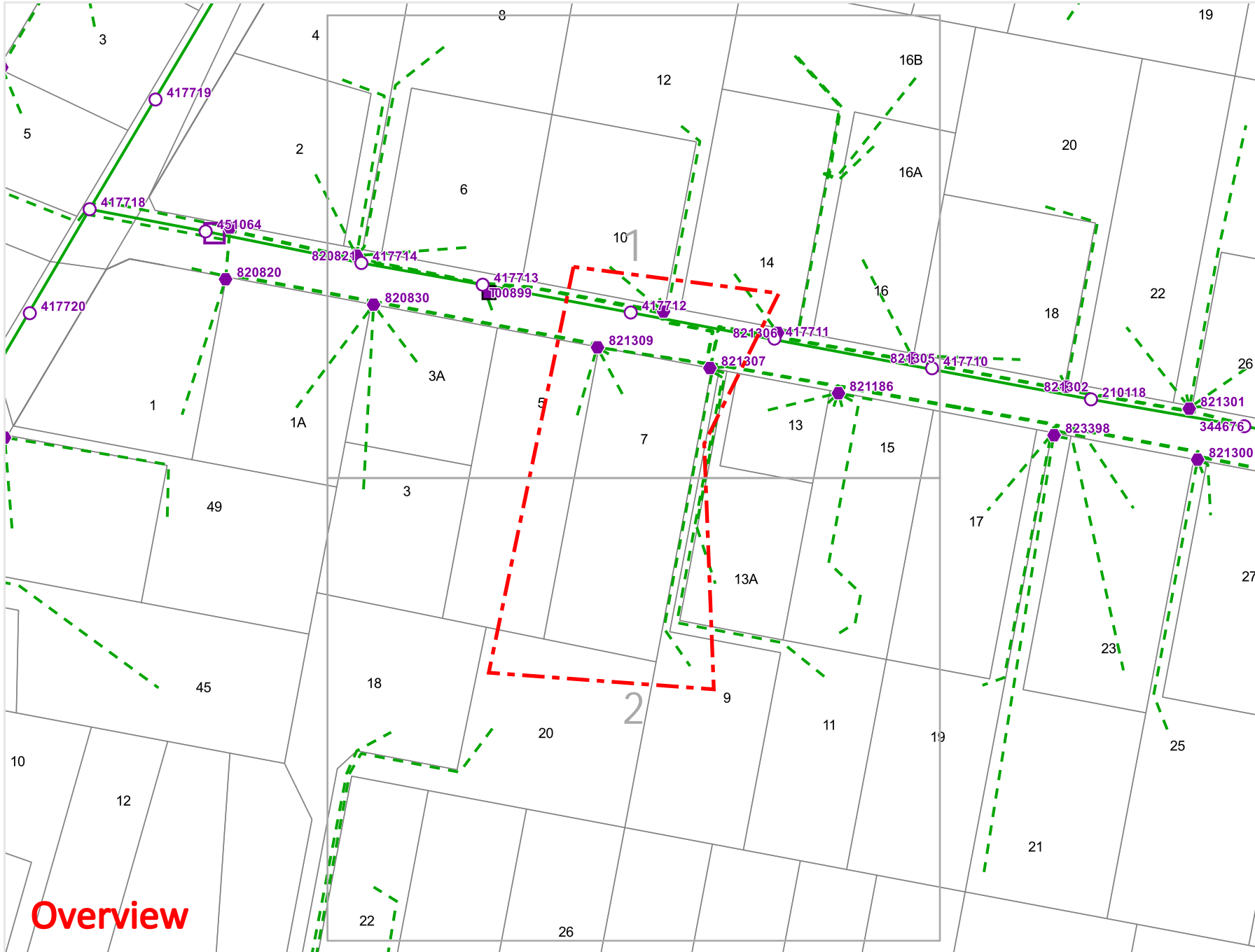
Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
New Roof area	0.00030	0.01975	11 December ...	296.52485
Existing Roof	0.00041	0.02222	11 December ...	244.60797
roof tank-lot1	0.00041	0.01774	11 December ...	244.17595
Ext driveway remain	0.00030	0.01645	11 December ...	244.60797
roof tank-lot2	0.00030	0.01593	11 December ...	296.00291
New Driveway	0.00016	0.01053	11 December ...	296.52485
Post-Perivous	0.00395	0.17591	11 December ...	179.29339
Junction-Post	0.00117	0.05823	11 December ...	264.73525
Pre-Imperivous	0.00071	0.03867	11 December ...	244.60797
Pre-Perivous	0.00395	0.17591	11 December ...	179.29339
Pre-dev Total	0.00512	0.23506	11 December ...	188.34715
equivalent pervious area	0.00046	0.02048	11 December ...	179.29339
Junction-Pre	0.00117	0.05915	11 December ...	218.92873
Post-development Total	0.00512	0.23311	11 December ...	198.81057
MPD-imperivous	0.00064	0.03485	11 December ...	239.61008
MPD-equivilent pervious	0.00053	0.02322	11 December ...	178.90861
MPD-pervious	0.00395	0.17591	11 December ...	179.29339
Junction-MPD	0.00117	0.05807	11 December ...	212.11283
MPD Total	0.00512	0.23399	11 December ...	186.79022

	Pre-dev Peak Flow (m3/s)	Peak flow from permitted impervious threshold (m3/s)	Post-dev Peak Flow (m3/s)	Post/pre
2years	0.022	0.022	0.017	77.27%
5years	0.031	0.03	0.025	80.65%
10years	0.037	0.036	0.037	
100years	0.059	0.058	0.058	



## APPENDIX F

### Beforeudig Plans



**Legend**

- Arrestor
- Sectionaliser
- Pole
- Pillar
- RMU
- Stay
- Regulator
- Recloser
- Transformer
- Switch
- Capacitor
- OH Fibre
- OH Conductor
- UG Fibre
- UG Conduit (Future Cable)
- UG Cable MV
- UG Cable LV



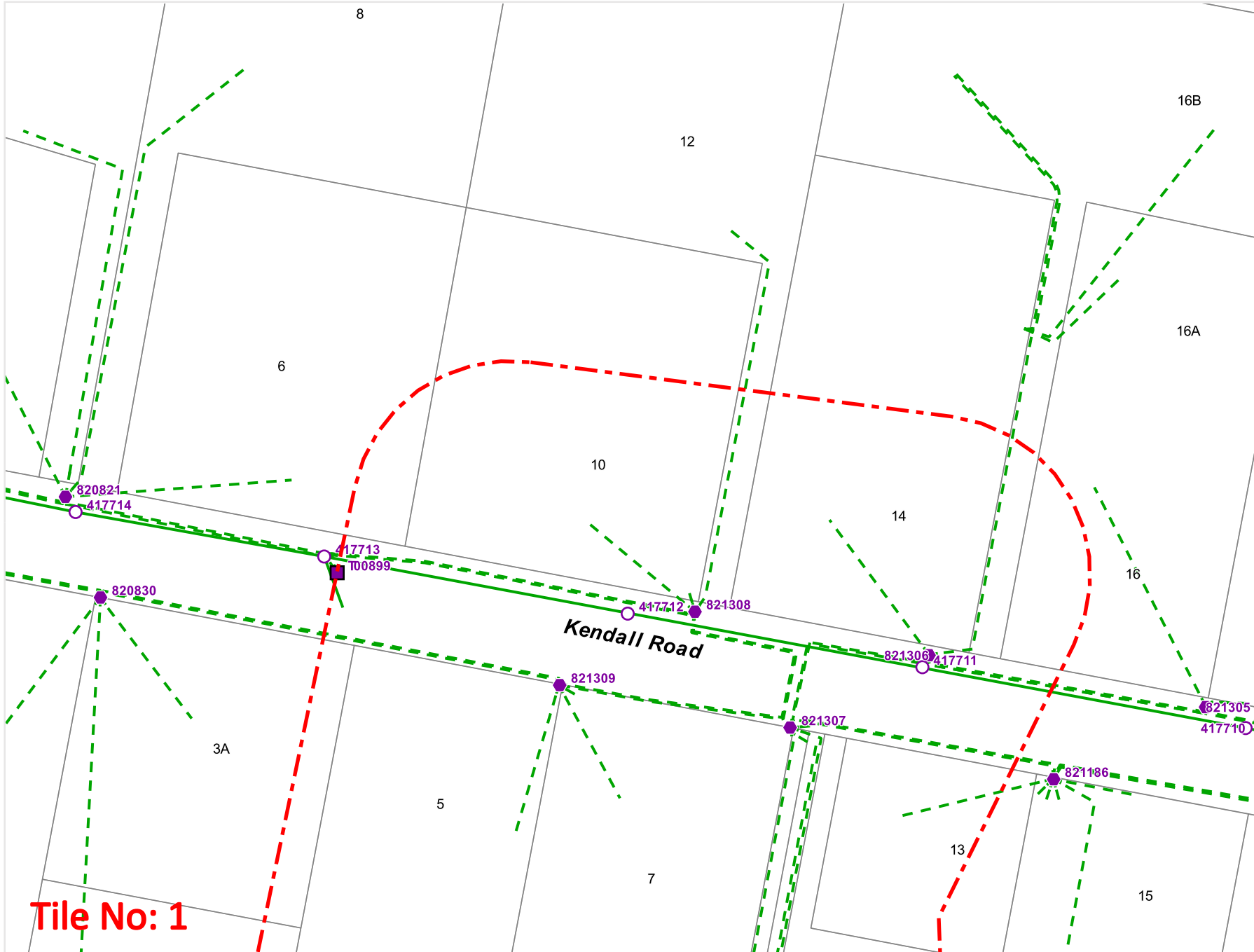
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Expires: 15 Apr 2026

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Before you undertake any works, an underground cable location is required. You can initiate a cable location request via our website; [www.topenergy.co.nz/cablelocate](http://www.topenergy.co.nz/cablelocate). When undertaking works, beware that you may encounter underground cables at ANY depth.

In no event will Top Energy Ltd. be liable for any loss or damage, including, without limitation, indirect or consequential loss or damage, or loss or damage whatsoever arising from the accuracy of these plans.

**Overview**



- Legend**
- Arrestor
  - Sectionaliser
  - Pole
  - Pillar
  - RMU
  - Stay
  - Regulator
  - Recloser
  - Transformer
  - Switch
  - Capacitor
  - OH Fibre
  - OH Conductor
  - UG Fibre
  - UG Conduit (Future Cable)
  - UG Cable MV
  - UG Cable LV

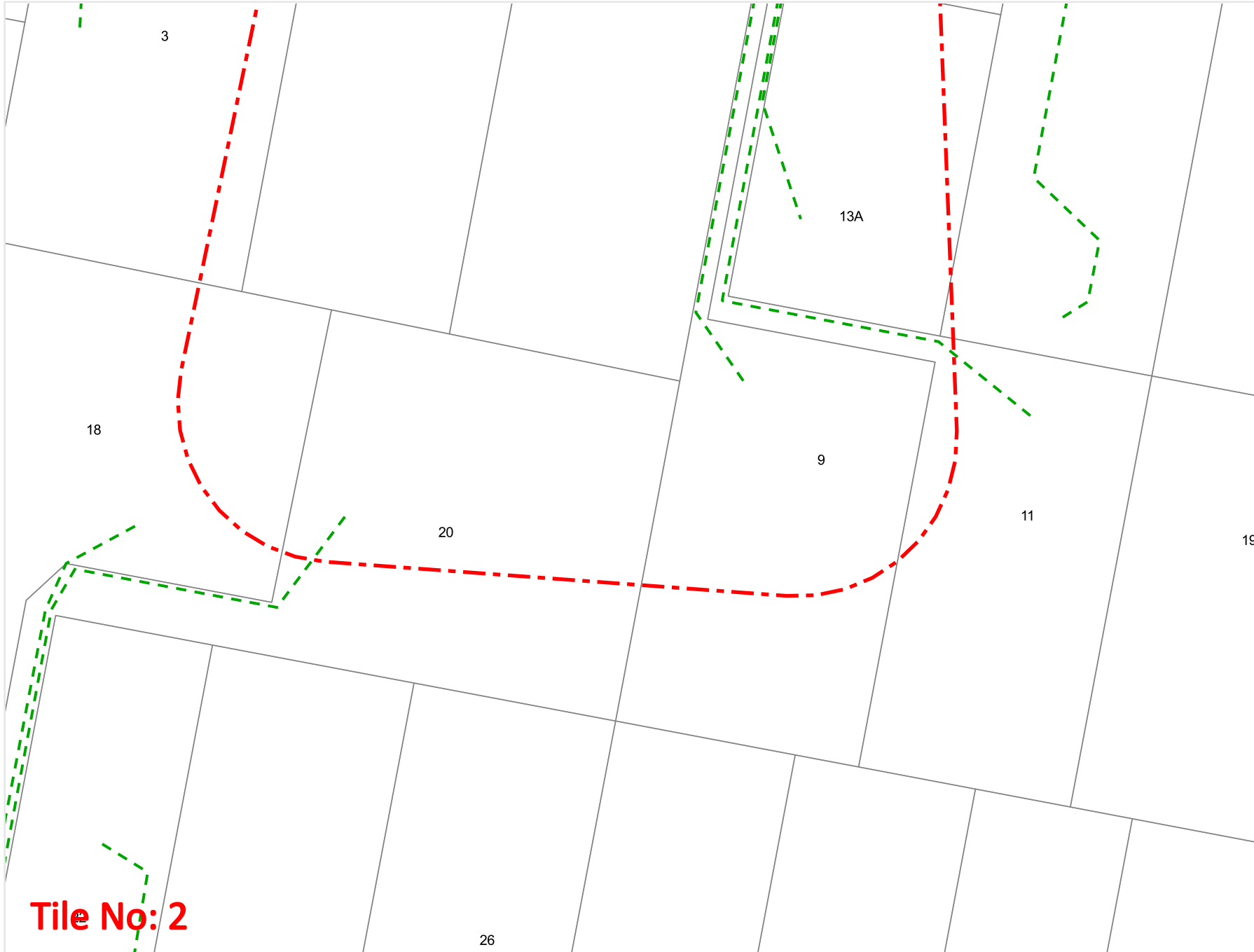
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Expires: 15 Apr 2026

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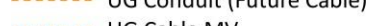

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**Tile No: 1**



**Legend**

-  Arrestor
-  Sectionaliser
-  Pole
-  Pillar
-  RMU
-  Stay
-  Regulator
-  Recloser
-  Transformer
-  Switch
-  Capacitor
-  OH Fibre
-  OH Conductor
-  UG Fibre
-  UG Conduit (Future Cable)
-  UG Cable MV
-  UG Cable LV



Scale: 1:1000  
Expires: 15 Apr 2026

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**Tile No: 2**



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## APPENDIX G

### Water Network Capacity Confirmation

## Sebastian Hicks

---

**From:** Angus Simpson <Angus.Simpson@fndc.govt.nz>  
**Sent:** Monday, 2 March 2026 12:15 pm  
**To:** Sebastian Hicks  
**Cc:** Ford Yang  
**Subject:** Re: 7 Kendall Road, Kerikeri - Capacity check for additional single lot meter

Hi Sebastian,

This email confirms that there is sufficient capacity available to connect to the public water supply main.

Please let me know if you require any further information.

Kind regards,

Ngā Mihi | Kind Regards,

### Angus Mackenzie-Simpson

BEng (Hons)

Engineer

**Metis Consultants Limited**

022 401 1224

[angus@metisconsultants.co.nz](mailto:angus@metisconsultants.co.nz)

[metisconsultants.co.nz](http://metisconsultants.co.nz)

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---

**From:** Sebastian Hicks <sebastian@geologix.co.nz>  
**Sent:** Thursday, February 26, 2026 11:57 AM  
**To:** Angus Simpson <Angus.Simpson@fndc.govt.nz>  
**Cc:** Ford Yang <ford@geologix.co.nz>  
**Subject:** 7 Kendall Road, Kerikeri - Capacity check for additional single lot meter

You don't often get email from sebastian@geologix.co.nz. [Learn why this is important](#)

**CAUTION:** This email originated from outside Far North District Council.

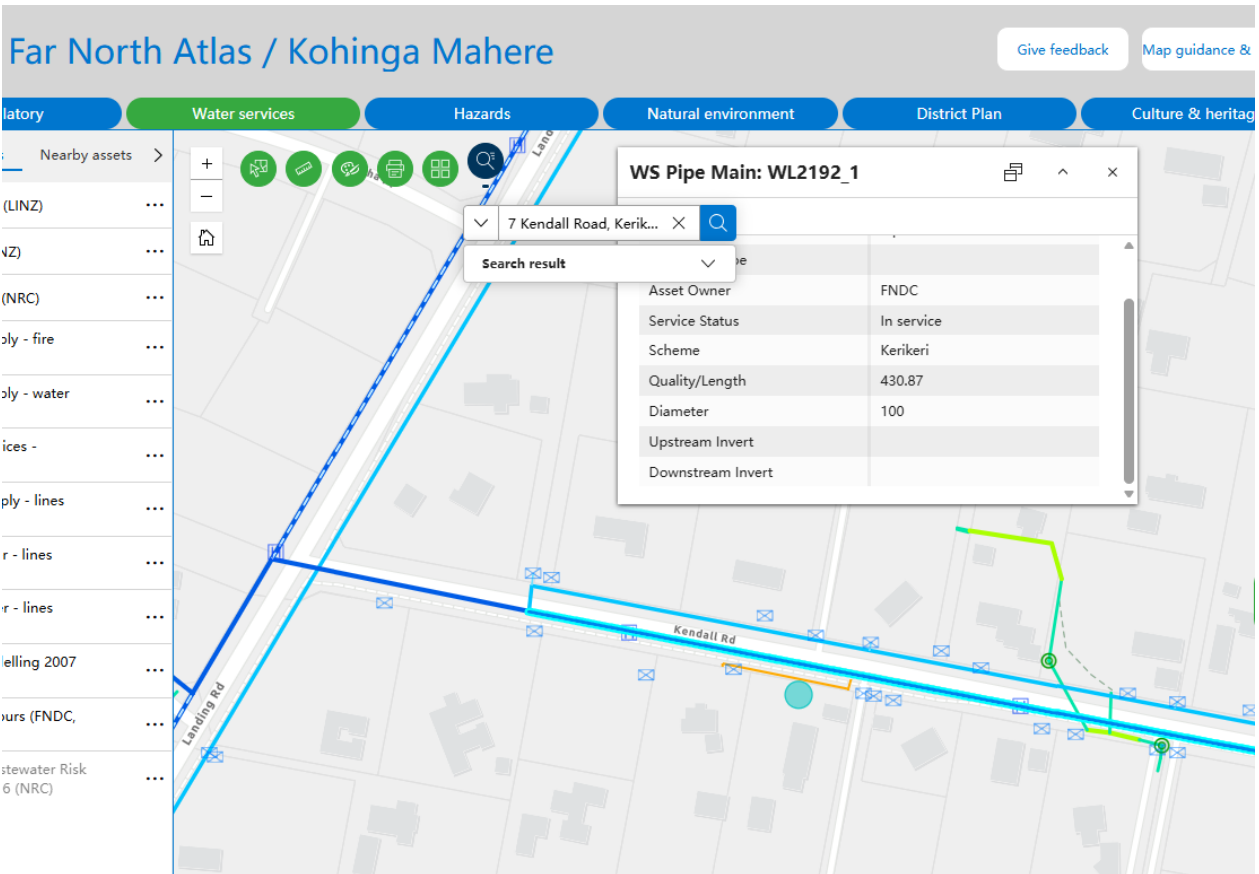
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Angus,

We are currently preparing a site suitability assessment for a proposed additional 1 lot at subject site.

We propose a new water supply meter connection for the new lot. This will be to the existing 100mm water main in Kendall Road southern berm.

Please may you confirm network has capacity for this proposed new meter connection.



Thanks,  
Sebastian

**Sebastian Hicks**

Principal Civil Engineer  
CPEng, CMEngNZ, IntPE(NZ) /APEC Engineer

**Geologix Consulting Engineers Ltd**

**A:** 13/2181 East Coast Road, Silverdale  
**P:** +64 9 392 0007     **M:** +64 22 304 7746  
**E:** [sebastian@geologix.co.nz](mailto:sebastian@geologix.co.nz)  
**W:** [www.geologix.co.nz](http://www.geologix.co.nz)



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# COMBINED PRELIMINARY AND DETAILED SITE INVESTIGATION

7 KENDALL ROAD, KERIKERI

MICHAEL & LOUISE SARGENT

C0771N-E-01  
MARCH 2026  
REVISION 1





## DOCUMENT MANAGEMENT

**Document Title** Combined Preliminary and Detailed Site Investigation

**Site Reference** 7 Kendall Road, Kerikeri

**Client** Michael & Louise Sargent

**Geologix Reference** C0771N-E-01

**Issue Date** 5 March 2026

**Revision** 01

**Reviewed by** Ray Mayor  
Senior Environmental Consultant, BEng (Env)

**Approved by** Edward Collings  
Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ

**File Reference** *Z:\Projects\C0700-C0799\C0771N - 7 Kendall Road, Kerikeri\06 - Reports\Environmental\C0771N-E-01.docx*

## REVISION HISTORY

Date	Issue	Prepared by	Approved
March 2026	First Issue	RM	EC



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## 1 INTRODUCTION

This combined Preliminary and Detailed Site Investigation (PSI/ DSI) report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Northland Planning & Development on behalf of Michael & Louise Sargent as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

This investigation was to assist with the Resource Consent application in relation to the proposed two lot residential subdivision and potential soil disturbance (if any) on a property located at 7 Kendall Road, Kerikeri (herein, referred to as the 'site', Figure 1, Section 2.1).

### 1.1 Background and Objectives

At the time of writing this report, the site is proposed for a new two lot residential subdivision. The proposed subdivision plan by Williams and King dated April 2021 is provided in Appendix A.

The Ministry for Environment's (MfE's) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS) (MfE, 2011a) applies to all site activities that trigger the NES:CS which are defined by Regulation 5 Subclauses (2) to (6). When one or more of these activities occur within a piece of land for which an activity or industry described by the Hazardous Activities and Industries List (HAIL) is either being undertaken, has previously been undertaken or is more likely than not to have occurred on it the NES:CS is enacted.

Therefore, the objective of this investigation was to:

- Determine the applicability of the NES:CS to the site.
- Assess the likelihood of human health risk associated with the proposed soil disturbance activities.
- Characterise site soils within the site (refer to Section 4), to assess the potential risks to human health and the environment; and
- Assess the requirements for potential consents in relation to the NES:CS.

### 1.2 Scope of Works

The following scope of works was undertaken in accordance with the staged process defined by the MfE Contaminated Land Management Guidelines (CLMG) No. 1 - *Reporting on Contaminated Site in New Zealand*. Ministry for the Environment, Wellington, New Zealand, Revised in 2021 (MfE 2011b).

- Desktop review of:
  - Provided council property information.



- The Northland Regional Council's (NRC's) Selected Land Use Register (SLUR).
- Historical aerial photography available on the Local Government Geospatial Alliance's (LGGA's) Retrolens webpage as well as Google Earth Pro service.
- Soil sampling comprising the collection of 15 shallow soil samples from 15 locations within the site.
- As required by the NES:CS, duplicate samples were collected to confirm the consistency of the analysis.
- Soil samples were sent to RJ Hill Laboratories (Hills) for analysis (with Chain of Custody documentation).
- Preparation of this report in general accordance with current contaminated land guideline documents by a Suitably Qualified and Experienced Practitioner (SQEP) as defined by the NES:CS.

## 2 SITE INFORMATION/ DESCRIPTION

### 2.1 Site Identification

The site is located at 7 Kendall Road, Kerikeri, approximately 190 m south-east of the Landing Road and Kendall Road intersection. The site setting is presented in Figure 1 below with the centre of the site approximately at geographical position NZGD: 1687916, 6103238.

Figure 1: Site Setting.





The site is relatively flat, rectangular in shape and is bound by Kendall Road to the north-east and residential properties to the south-east, south-west and north-west. Details of the site are listed in Table 1.

*Table 1: Site Details.*

Address	Zone	Legal Description	Area (m <sup>2</sup> )
7 Kendall Road, Kerikeri	Rural Living	Lot 1 DP 89827	5,123

## 2.2 Current Land Use

The site is currently in use for residential purposes. The site is zoned Rural Living under the FNDC Operative District Plan.

The future use is not anticipated to change following the proposed activities.

A summary of the proposed subdivision plan is outlined in Table 2 below.

*Table 2: Summary of Proposed Subdivision*

Proposed Subdivision of Lot 1 DP 89827		
Proposed Lots	Size Range (m <sup>2</sup> )	Purpose
1	2,617	Existing Residential
2	2,505	New Residential

## 2.3 Surrounding Land Uses

The site is surrounded by residential properties. The nearest commercial property is the Riverview School, located off Riverview Road approximately 235 m to the north-east of the site.

## 2.4 Environmental Setting/ Ecological Receptors

To provide protection for natural resources, ecological receptors on or near a site should be considered. The nearest ecological receptor is the Kerikeri River located approximately 550 m to the east/ south-east of the site.

In relation to this consent application, the Kerikeri River is not located within an influencing distance (i.e., less than 100 m), therefore, is not considered an environmental receptor.

## 2.5 Geology

Published geological records indicates that to be directly underlain by Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field. These Neogene igneous rocks (basalt) can be expected to contain Basalt lava material, volcanic plugs and minor tuff material. (GNS Science, 2022).



## 2.6 Site Inspection

A site walkover in conjunction with onsite investigation works was undertaken in February 2026 and the following observations were made (selected site photographs are provided in Appendix B):

- All existing structures are present as outlined by the most recent available 2023 aerial photograph.
- Site is relatively flat.
- No evidence of contamination (i.e., staining, odorous material, etc.) observed.
  - A small burn pile was noted, however, only green waste observed. No metal, glass or plastic fragments etc. observed within the small burn pile location.
- Potential remnant horticultural species (i.e., citrus) were observed within the site.

## 3 HISTORICAL SITE USE

A review of selected publicly available information was undertaken to gain an understanding of the history of the site, particularly the nature and location of potentially contaminating activities that may have occurred within the site. This included reviews of:

- Publicly available historical aerial photographs from the Local Government Geospatial Alliance's (LGGAs) Retrolens and Google Earth.
- Provided council property information, and
- NRC's SLUR.

### 3.1 Property Information

A summary of the relevant property information reviewed is provided below and selected property information is provided in Appendix C.

#### 3.1.1 *Property Files*

The review of the site property information provided by the client contained consenting information, building applications, plans, compliance information etc.,. The following relevant information included:

- A subdivision plan dated 1979 shows the site in orchard.
- Building permit and site plan for a new dwelling dated 1979.
- Building permit and site plan for an implement shed dated 1980.



- The site plan notes the dwelling is under construction.
- Building permit and site plan for a shade house dated 1980.
  - The site plan notes the existing dwelling and implement shed.
- Application and building permit dated 1981 for a shade house.
- Application and building permit dated 1988 for a shade house.
  - The application notes existing buildings onsite as a house, shade houses and shed.

No other information regarding potential contamination or contaminating activities were noted within the provided property files.

### 3.1.2 *Selected Land Use Register*

A review of the NRC's SLUR was undertaken in February 2026. The SLUR indicates that no HAIL activities have been identified within the property or adjacent properties in close proximity to the site.

## 3.2 Historical Aerial Photographs

Historical aerial photographs of the site and the surrounding area taken between 1951 and 2023 were sourced from the LGGAs Retrolens and Google Earth Pro. A summary of observations made from the review of these photographs is provided below. Historical aerial photographs are provided in Appendix D.

Our review comprises visually evident land-use activities within the site boundaries of the site which may pose a risk to human or environmental receptor health. Land-use history activities relevant to the site are summarised as follows:

### **LGGAs Retrolens**

**1951-1982:** The earliest available historical aerial photographs indicates that the site was used for grazing land from prior to 1951 to the late 1950s/ early 1960s where the site was fully utilised for horticulture. The 1968 historical aerial photograph shows the entire site utilised for horticulture.

The 1980 and 1982 available historical aerial photographs show a small portion of the orchard has been removed and potential structures have been constructed. This is consistent with the property file information indicating the construction of the dwelling (central north portion of the site), implement shed (south-west of the dwelling) and a shade house (north-east corner of the site).

There are no available historical aerial photographs between 1982 and 2003.



### Google Earth Pro

- **2003:** The 2003 aerial photograph shows the back portion of the property (behind the implement shed) is fully covered by greenhouses/ shade houses. Consistent with the property file information indicating the construction of the shade houses in the mid to late 1980s.

The majority of the front portion of the property is in use for residential purposes with some minor horticulture still present to the south-east of the dwelling.

- **2009-Present:** The 2009 aerial photograph shows the greenhouses/ shade houses have been removed. The 2012 aerial image shows only small areas on the back portion of the property appear to be in use for private gardens only (e.g., vegetable gardens). The site now appears to be fully in use for residential purposes only.

The latest 2023 aerial image shows no vegetable gardens in use, the site appears as it does today.

In summary, the site was in use as grazing land purposes prior to 1951 until the late 1950s/ early 1960s where the site was fully utilised for horticulture. By the early 1980s, the site was used for mixed use purposes (i.e., horticulture and residential land use) until circa 2009, when all commercial horticultural activities appear to have ceased, the site then appears to be in use specifically for residential land use purposes.

### 3.3 Actual/ Potential HAIL Activities

Based on the historical review of the site, it is considered that the site has potentially been impacted by HAIL category A10 (persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds). Due to the above HAIL activity identified; the entire site (5,123 m<sup>2</sup>) can be determined as a 'piece of land' according to the definitions of the NES:CS.

## 4 SAMPLING AND ANALYSIS PLAN

### 4.1 Potential Contaminants of Concern

Based on the potential HAIL activity identified and from our experience, it is expected that contaminants of concern (CoC) (if any) associated with horticultural activities would typically be contained within the topsoil/ shallow site soils and may include heavy metals and organochlorine pesticides (OCPs) and to a lesser extent polycyclic aromatic hydrocarbons (PAHs).

### 4.2 Sampling Methodology

The activities involving the above contaminants are anticipated to include surface spraying which may have been worked into shallow soils during site activities. Based on this, the sampling investigation has targeted the surface horizon from within the site area comprising topsoil/ shallow site soils from up to 0.15 m below ground level (bgl) to target the CoCs and



to quantify the nature and dispersion of any residual contamination in relation to the proposed subdivision and potential soil disturbance activities.

Soil sampling was undertaken in general accordance with the MfE CLMG No.5 - *Site Investigation and Analysis of Soils* (revised 2021) (MfE, 2011c). The MfE sampling guidelines for a 5,000 m<sup>2</sup> site recommend up to 13 sampling points. From our experience, the following sampling programme was undertaken:

- From within the site area, using a grid approach, from 15 sample locations (designated C01a, C01b, C01c to C05a, C05b, C05c), 15 shallow soil samples were collected from the surface horizon comprising topsoil from 0.0 - 0.15 m bgl and composited into five samples (three primary subsamples per one composite sample).
  - Samples were composited within the laboratory environment.
- As required by the NES:CS, two duplicate composite soil samples from two composite locations (i.e., C02 and C04) were collected and labelled under a unique identification QC1 and QC2 respectively.

Approximate sample locations are indicated on Figure 2 Below and Drawing 700 in Appendix E.

Figure 2: Sample Locations.



Basemap source, courtesy of NRC Local Maps.

- Sampling was undertaken in accordance with Geologix Standard Operating Procedures including:
  - Each soil sample was collected using a clean pair of nitrile gloves for each sample, then placed into laboratory supplied sample containers. Prior to sampling at each



location, the sampling equipment was decontaminated by washing with potable water, followed by a decontamination solution and rinsing with deionised water.

- The soil samples were placed in new laboratory supplied sample containers and dropped off at RJ Hill Laboratories (Hills) in Auckland alongside Chain of Custody documentation.
- On the basis of the site history and associated potential contaminating activities that were identified at the site, all composite samples were analysed for metals (arsenic, cadmium, chromium, copper, lead, nickel and zinc) and OCPs, selected composite samples were also analysed for PAHs.
- The duplicate composite samples were analysed for metals only.

#### 4.3 Quality Assurance and Quality Control

The quality assurance/ quality control (QA / QC) procedures employed during the works included:

- Collection of soil samples by suitably qualified staff in accordance with Geologix standard operating procedures.
- Submission of all samples to the analytical laboratory within the acceptable holding times for the contaminants of concern.
- Submission of two duplicate composite soil samples from composite location C02 and C04. The duplicate samples were submitted under the unique identification QC1 and QC2 respectively and were analysed for metals only.
- Sample analysis by Hill Laboratories who are accredited by International Accreditation New Zealand (IANZ) for the analyses performed.

#### 4.4 Soil Guideline Values

The following environmental guidelines were used to screen the sample results. Relevant guidelines values are provided in the data analysis table attached as Appendix E.

##### 4.4.1 *Background Concentrations*

According to Regulation 5(9) of the NES:CS, if a DSI can demonstrate that any contaminants on a HAIL site are at, or below, background concentrations, then the NES:CS regulations do not apply. However, there are no natural background concentration available for Northland region at the time of this investigation. Therefore Regulation 5(9) of the NES:CS is not applicable.



#### 4.4.2 Soil Contaminant Standards (NES:CS)

The NES:CS (MfE, 2011) details soil contaminant standards (SCSs) for seven inorganic substances. SCSs are available for these substances and compounds when present in land used for five land use scenarios. The contaminants analysed at this site for which SCSs are available are arsenic, cadmium, chromium, copper and lead. For this site, a residential 10% produce land use scenario was adopted, which includes the following source-pathway-receptor assumptions:

- The selected residential SCSs assume that intended future land use will be a residential lot, for single dwelling sites with gardens, including some minor home-grown produce consumption.
- Potential receptors include site workers during the redevelopment works and residents following the redevelopment.
- The NES:CS adopted standards for residential land-use have been used to assess risks to both site workers and end users of the site.
- It has been assumed that the soil pH is 5, and that all lead is present in inorganic form.

#### 4.4.3 Other Applicable Human Health Standards

For contaminants of potential concern that are not priority contaminants, the NESCS references the hierarchy defined in the MfE CLMG No.2 – *Hierarchy and Application in New Zealand of Environmental Guideline Values* (MfE, 2011d).

In accordance with this hierarchy, the Australian National Environment Protection Council (NEPC) (1999 rev: 2013) National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) has been used for two metals (nickel and zinc). Health-based investigation levels for 'Residential A' land use have been selected in accordance with the proposed end use of the site and to protect site workers during the development work. 'Residential A' investigation levels are described in the ASC NEPM to include "*Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake (no poultry), also includes childcare centres, preschools and primary schools*" (NEPC 2013).

## 5 SAMPLING RESULTS

Laboratory analytical results of the samples collected are summarised in Section 5.1 below and the soil analytical results table attached as Appendix E. The full laboratory analytical reports are provided in Appendix F.

### 5.1 Analytical Results

As previously mentioned, all composite samples were analysed for metals (arsenic, cadmium, chromium, copper, lead, nickel, and zinc) and OCPs, and selected composite samples (C01, C03 and C05) for PAHs. The results of the laboratory analysis indicated the following:



- No heavy metals were detected above human health criteria.
- No OCPs or PAHs were detected above the laboratory limit of reporting (LoR) in any of the samples analysed for OCPs and/ or PAHs.
- In addition, no visual or olfactory evidence of contamination was observed in any of the soil samples collected.

#### 5.2.1 *Confidence in Results*

The analytical laboratory is required to conduct cross checking and routine duplicate sample analysis to maintain an IANZ accreditation. Discrete project specific duplicate analysis was undertaken to confirm the reliability of laboratory analysis. In accordance with CLMG, primary to secondary sample acceptable relative difference (RPD) is 50 % for soil samples.

Two duplicate composite samples (QC1 and QC2) were analysed for metals to replicate the analysis of composite samples C02 and C04 respectively. The relative percentage difference (RPD) between the primary and duplicate samples ranged between 0% and 18%. As such, it is considered that the precision of the sampling and analysis is well within acceptable limits. The results are presented in the data analysis table attached as Appendix E.

## 5.2 Summary of Results

The result of analytical testing indicates that detectable contaminants concentrations (i.e., above laboratory limit of reporting) of the CoCs are below human health guidelines for a residential 10% produce land use scenario.

## 6 DISPOSAL DOCUMENTATION

A disposal criteria analysis for metals has been made in accordance with the MfE Hazardous Waste Acceptance Criteria (WAC) screening criteria for Class A and B landfill facilities and summarised as follows:

- Site wide exceedance of Class A landfill screening criteria for chromium (all composite sample locations, C01-C05).
- Site wide exceedance of Class A landfill screening criteria for copper in three of the five composite sample locations (C02-C04).
- Site wide exceedance of Class B landfill screening criteria for:
  - Total chromium from all composite sample locations (C01-C05),
  - Copper from all composite sample locations (C01-C05),
  - Lead from all composite sample locations (C01-C03),
  - Nickel from all composite sample locations (C01-C05), and



- Zinc from all composite sample locations (C01-C05).
- Localised exceedance of Class B landfill screening criteria for arsenic in two of the five composite sample locations (C03 and C04).

Based on the above, soils do not meet the requirement and definition of clean fill and any soil proposed for removal from site shall be disposed of to an appropriate managed fill facility. Sample results should be provided to a managed fill facility to determine if they can accept.

## 7 RISK ASSESSMENT

Although all laboratory results were below the human health criteria and no natural background concentrations for northland region are available. Based on the information presented in this report, a quantitative risk assessment of contamination potential to cause an effect upon human and/ or ecological receptors was still undertaken. This is further developed into a regulatory assessment for consent.

The available information summarised above (Sections 2 – 6) indicates the entire site has been in use for commercial horticultural purposes since the late 1950s/ early 1960s. By the early 1980s, the site was used for mixed use purposes (i.e., horticulture and residential land use) until circa 2009, when all commercial horticultural activities appear to have ceased, the site then appears to be in use specifically for residential land use purposes. HAIL activity (category A10) was identified, particularly associated with contaminants associated with historical horticultural land-use.

The following Conceptual Site Model (CSM) has been developed for the potentially complete contaminant pathways at the site:

*Table 3: Conceptual Site Model.*

Source	Pathway	Receptor	Risk Score
Metals, OCPs and PAHs	● Incidental soil ingestion.	● Site users/ workers of the site. ● Future site users.	● Incomplete/ very low – as results below human health limits
	● Inhalation of dusts.		
	● Dermal absorption.		
Metals, OCPs and PAHs in soil remaining on site.	● Migration	● Groundwater ● Surface water	● Incomplete/ very low – as results below human health limits
Metals, OCPs and PAHs in soil taken away from site.	● Migration	● Groundwater ● Surface water	● Low – provided taken to a suitable managed fill facility

For an exposure pathway to be complete and subsequently cause a risk, there must be a contamination source, a contaminant transport mechanism (pathway) and a receptor, typically human or ecological.



### 7.1 Quantification of Risk and Discussion

The actual and potential HAIL activities undertaken (refer to Section 3.3) on site identifies very low potential risk to human health across the entire site for the proposed site use.

As such, and due to concentrations below human health criteria, a very low risk is applied to long-term human health exposure to the continued use for residential purposes if these soils are to remain on site.

## 8 REGULATORY CONSIDERATIONS (CONTAMINATED LAND)

Based on the findings of this investigation, the NES:CS regulations apply to the entire site area (i.e., 5,123 m<sup>2</sup>). Proposed subdivision plans are provided in Appendix A. This section provides clarification of consent conditions against national, regional and local standards and regulations in regard to subdivision and soil disturbance only.

### 8.1 National Environmental Standards

The NES:CS regulation applies to activities of subdivision and soil disturbance where HAIL activity is being / has been / more likely than not to have been undertaken. The results of the historical review indicated that, under subclause (7) the NES:CS applies to the site due to HAIL Category A10 (Persistent pesticide bulk storage or use including sport turfs, market garden green house or spray sheds).

In relation to soil disturbance, no soil disturbance is proposed as part of the subdivision at this time, however, the NES:CS allows (per year) a soil disturbance volume of 25 m<sup>3</sup> per 500 m<sup>2</sup> of 'piece of land' area and soil disposal volume of 5 m<sup>3</sup> per 500 m<sup>2</sup> of piece of land area.

Calculated on a 'piece of land' basis, to be able to comply with this activity status, allowable earthwork volumes to form the subdivision and post subdivision (i.e., site development) have been provided on Table 4 below.

*Table 4: Allowable Soil Disturbance Volumes*

Site	Site Area (m <sup>2</sup> )	Allowable Soil Disturbance - Per Year (m <sup>3</sup> )	Allowable Off-site Disposal - Per Year (m <sup>3</sup> )
Lot 1 DP 89827 (subdivision)	5,123	256.15	51.23
Proposed Lot 1 (site development)	2,617	130.85	26.17
Proposed Lot 2 (site development)	2,505	125.25	25.05

Therefore, where any potential future soil disturbance volume remains below or at the allowable limits, the activity of soil disturbance would be considered to be a permitted activity. In addition, should any soil disturbance volumes exceed the above allowable thresholds, the activity would be considered as a controlled activity.



For subdivision and soil disturbance activities (if undertaken) under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7. Therefore, activities of subdivision and proposed soil disturbance is considered to be a controlled activity.

## 8.2 Proposed Regional Plan

Potentially contaminated land refers to land where a HAIL activity is / has been undertaken. Due to the identified HAIL activity within the site, the piece of land (i.e., the entire site) is considered to be potentially contaminated land. However, based on our investigation, contaminants do not pose a human health risk or environmental risk. Therefore, the proposed activity (subdivision, and potential future soil disturbance) complies with rule C.6.8.2 (discharges from contaminated land), which is considered a permitted activity under the proposed regional plan.

In addition, and to be noted; Northland Regional Plan Rule C.6.8.1 (Investigating potentially contaminated land – permitted activity), the disturbance of land for a site investigation to assess the concentration of hazardous substances in soil, water or air is a permitted activity, provided:

- 1) The site investigation is certified by a suitably qualified and experienced practitioner, and
- 2) The person or organisation initiating the site investigation provides a copy of the site investigation report to the Regional Council within three months of the completion of the investigation, and
- 3) Site investigations undertaken to assess the concentrations of contaminants in soil are undertaken in accordance with Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Ministry for the Environment, 2011).

This report complies with items 1 and 3 above, therefore, to fully comply with rule C.6.8.1, this report must be submitted to the Regional Council within three months of the completion of the investigation.

## 9 SUMMARY AND RECOMMENDATIONS

This combined PSI/ DSI has been prepared by Geologix for for Northland Planning & Development on behalf of Michael & Louise Sargent (the 'Client'). This investigation was to assist with the Resource Consent application in relation to the proposed residential, subdivision and potential soil disturbance on a property located at 7 Kendall Road, Kerikeri (the 'site'). The following summarises the findings of the investigation:

The site was fully utilised for commercial horticultural purposes (HAIL category A10) since the late 1950s/ early 1960s. By the early 1980s, the site was used for mixed use purposes (i.e., horticulture and residential land use) until circa 2009, when all commercial horticultural activities appear to have ceased, the site then appears to be in use specifically for residential land use purposes.



Based on the HAIL activity above, the NES:CS applies.

HAIL category A10 was identified (as indicated in Section 3.3), however, soil results confirm that:

- No heavy metals, OCPs or PAHs were detected over human health criteria guidelines.
- No OCPs or PAHs were detected above the laboratory level of reporting in any of the samples analysed for OCPs and PAHs.

Based on the findings of the investigation, Geologix considers that there is very low risk to long-term human health exposure in the proposed subdivision and soil disturbance activities (if undertaken) if these soils are to remain on site. Site soils, while suitable for onsite use (subject to geotechnical suitability), any soils proposed for removal from site (if any) shall be disposed of to an appropriate managed fill facility.

For subdivision and soil disturbance activities (if undertaken) under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7. Therefore, subdivision and/ or any soil disturbance activities (if required) associated with the proposed subdivision regarding contaminated land will be required as a controlled activity under the NES:CS and in addition permitted activity under the proposed Northland Regional Plan.

As previously mentioned, to comply with rule C.6.8.1, this report must be submitted to the Regional Council within three months of the completion of the investigation.

## 10 LIMITATIONS

This report has been prepared for Michael & Louise Sargent as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provide by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this plan.

The recommendations and opinions in this report are based on arisings extracted from sample points at discrete locations. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific sampling investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed conceptual site model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.



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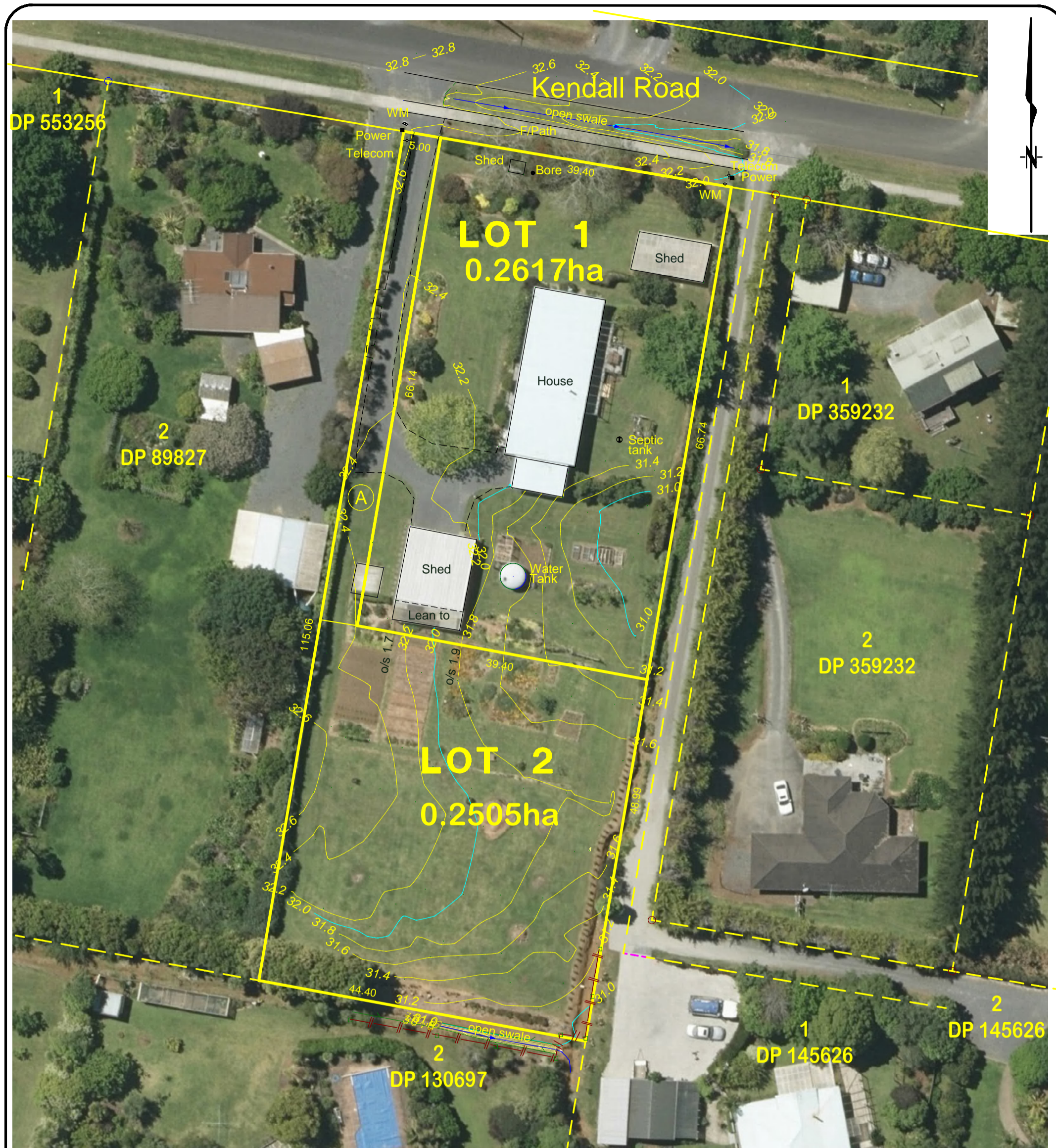
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## APPENDIX A

### Proposed Subdivision Plan



**Memorandum of Proposed Easements**

Shown	Purpose	Burdened Land	Benefited Land
A	Right of Way Right to Drain Water Right to Convey Water Right to Convey Electricity & Telecommunications	LOT 2 HEREON	LOT 1 HEREON

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

Local Authority: Far North District Council

Total Area: 0.5123ha  
Comprised in: NA46D/1042

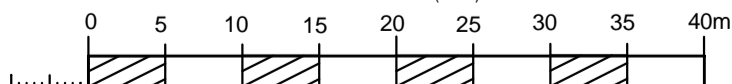
Levels in terms of: NZ Vertical Datum  
Contour interval is: 0.2m

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

**IMPERMEABLE SURFACE AREAS**

House & carport	244m <sup>2</sup>
Shed	51m <sup>2</sup>
Shed & Lean to	113m <sup>2</sup>
Drive	302m <sup>2</sup>

TOTAL 710m<sup>2</sup> (27%)



Prepared for: M J & L Sargent

**I/WE BEING THE LEGAL OWNERS OF**

Legal Description: .....

Address: .....

**I/WE HEREBY GIVE OUR WRITTEN APPROVAL FOR THIS PROPOSED SUBDIVISION TO PROCEED.**

**I/WE UNDERSTAND THAT BY GIVING APPROVAL, COUNCIL SHALL NOT CONSIDER ANY ACTUAL OR POTENTIAL EFFECTS OF THE ACTIVITIES ON MY/OUR PROPERTY.**

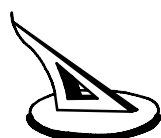
**FURTHER I/WE UNDERSTAND THAT WE MAY AT ANYTIME BEFORE THE DETERMINATION OF THE APPLICATION, GIVE NOTICE IN WRITING TO COUNCIL THAT OUR SUPPORT IS WITHDRAWN.**

PRINT NAME:..... CONTACT No.....

SIGNED:..... DATE:.....

PRINT NAME:..... CONTACT No.....

SIGNED:..... DATE:.....



**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  
Lot 1 DP 89827**

Rev	Name	Date	SCALE	ORIGINAL SHEET SIZE
Survey	MP	15/04/2021	1:500	A3
Design				
Drawn	CW	16/04/2021		

**23304**



**geologix**  
consulting engineers

## APPENDIX B

### Selected Site Photographs



Photograph 1: Front portion of site, looking north.



Photograph 2: Existing house and garage, looking west.



Photograph 3: Existing shed/ structure, north-east portion of the site, looking east.





Photograph 4: Central portion of the property/ existing house, looking north-east.



Photograph 5: Existing house and western side of front yard area, looking north-east.



Photograph 6: Back yard area, existing house, garage structure, looking north.



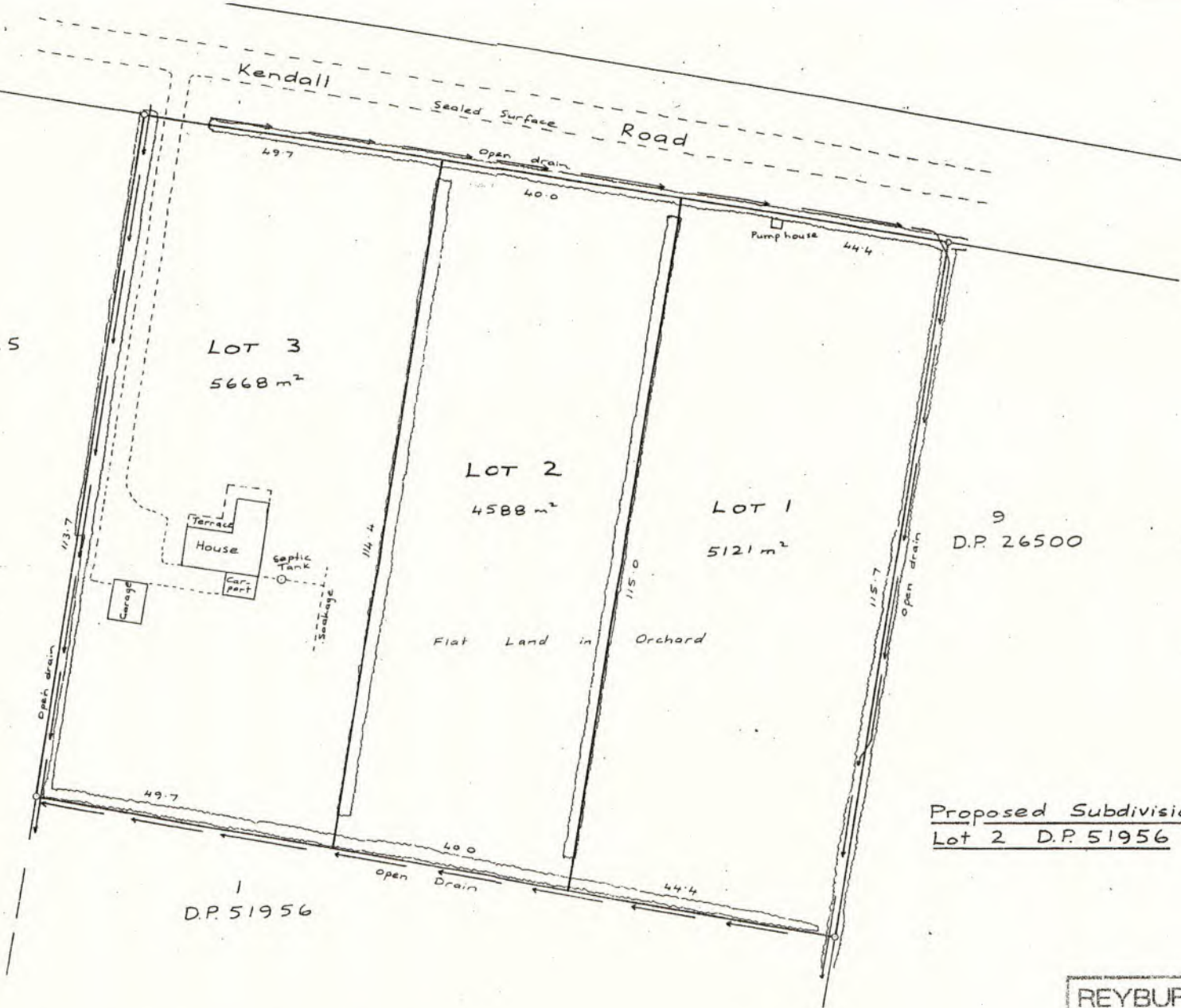


**geologix**  
consulting engineers

## APPENDIX C

### Selected Property Information

1  
D.P. 50525



Proposed Subdivision of  
Lot 2 D.P. 51956

1  
D.P. 51956

9  
D.P. 26500

NOTE  
1. All areas and measurements are subject to survey.

Approved Registered Owner

Date

SURVEY BLK & DISTRICT XI KERIKERI G.D. & V.E. GADSBY, OWNER

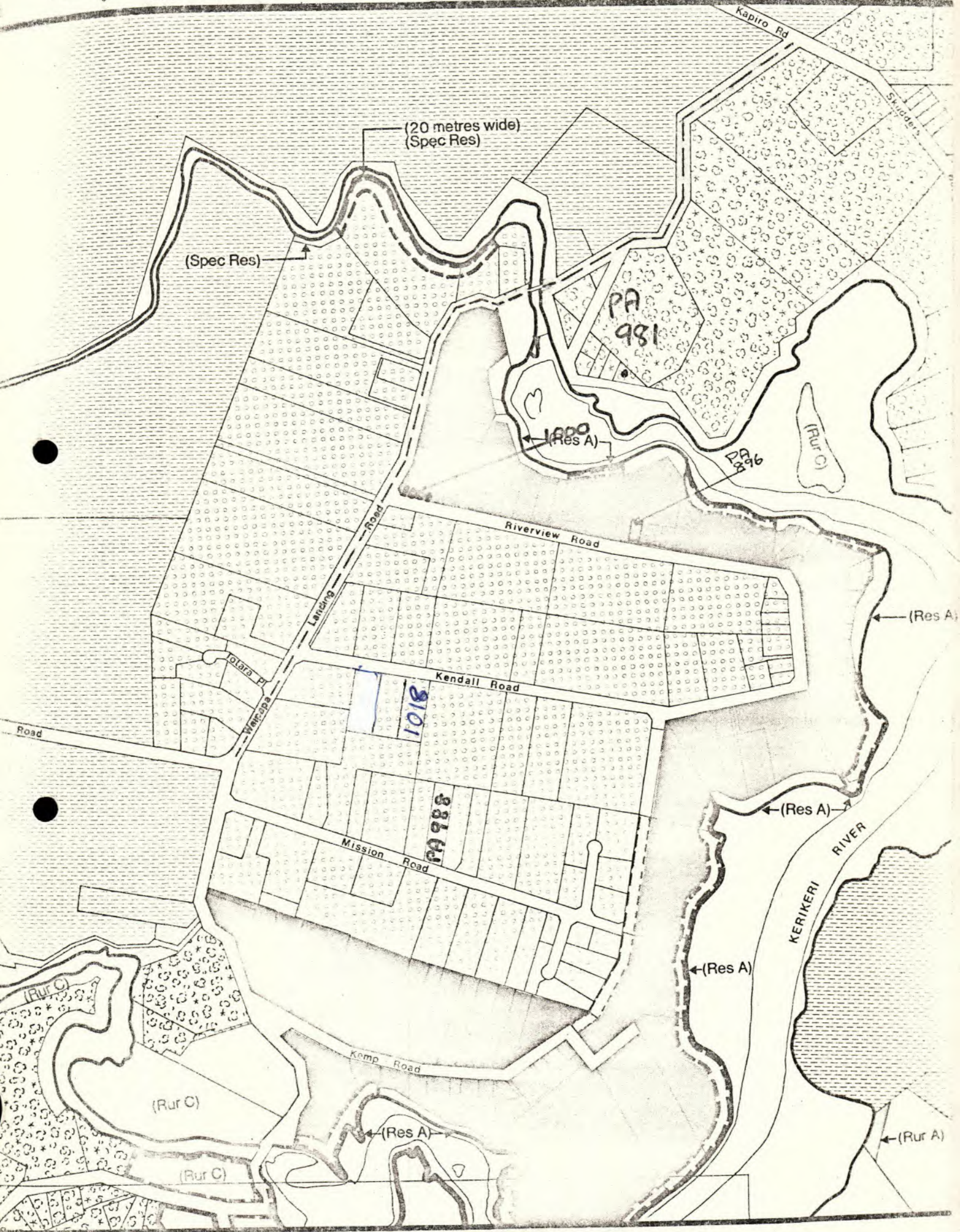
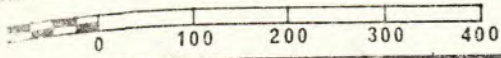
LAND DISTRICT NORTH AUCKLAND LOCAL BODY BAY OF ISLANDS COUNTY

SCALE 1:500 DATE MAY 1979 Registered Surveyor.

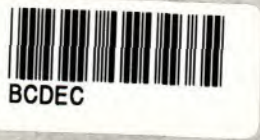
REYBURN & BRYAN  
REGISTERED SURVEYORS

7 HUNT STREET WHANGARE  
P.O. BOX 191 Ph. 83563

TRACING NO



LANDS COUNTY DISTRICT PLANNING MAP — RIVERVIEW



4390

# BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

DUPLICATE

J 063550

### 1. LOCATION AND OWNERSHIP

Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 30 / 11 / 79

Number on Valuation Roll: Pt 43/226 Receipt No. F4720

Lot: Pt 2 D.P.: 51956 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Site of Building: S.D.

Street: (Number and Name) KENDALL ROAD

Township or Rural District: \_\_\_\_\_

Riding: KERIKERI C.T.

OFFICE USE ONLY

Received from W. & S. CARRUTHERS

for Building Permit Fee, etc \$ 141-00

Building Research Levy \$ 39-00

the sum of (Total) \$ 180-00

Authorised Officer

R. P. ROEBUCK

30 / 11 / 19 79

Owner—Name: W. J. CARRUTHERS (APPL) (OWNER) G. D. & V. E. GADSBY,

Full Postal Address: P.O. BOX 238, KERIKERI. R.D. 2, KERIKERI.

Builder—Name: BILL SIMPER,

Full Postal Address: RIVERVIEW ROAD, KERIKERI

### NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex.

Repairs, alterations or extensions to an existing building.

Conversion

Demolition

### 3. VALUE AND AREA OF BUILDING

Est. value of building work \$ 38,738-00

Est. value of plumbing and drainage if not included in permit. \$ \_\_\_\_\_

Total floor area

(sq. metres)  
168 m<sup>2</sup>

### 4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

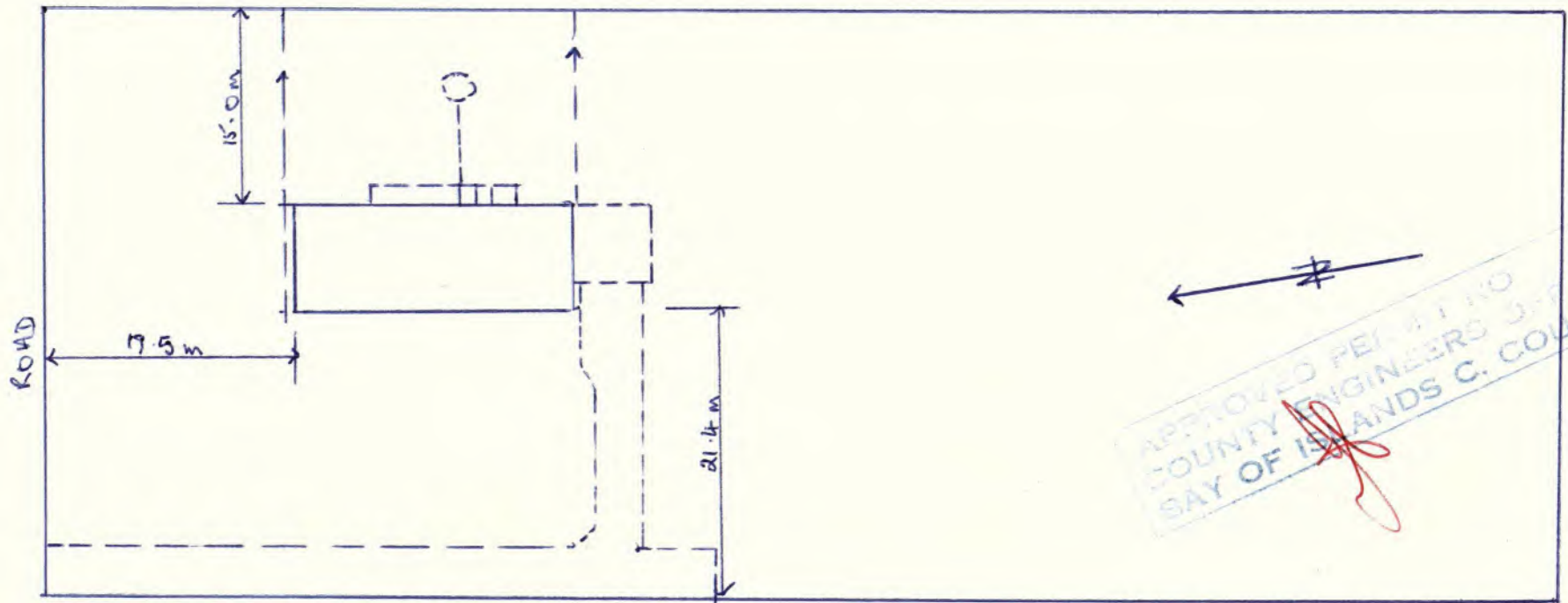
NEW DWELLING

### 5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

Special Conditions: (In addition to those listed on the Reverse)

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

*J. Hannan*



APPROVED PERMIT NO  
COUNTY ENGINEERS STP  
SAY OF ISLANDS C. COUNCIL

SCALE 1:500

SITE PLAN - WJ. SE CARRUTHERS



5338  
4396

DUPLICATE

# BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

J 063638

### 1. LOCATION AND OWNERSHIP

Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 18 / 02 / 80

Number on Valuation Roll: 43/226 Receipt No. B 4821

Lot: 1 D.P.: 89827 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Site of Building: S.D.

Street: (Number and Name) KENDALL ROAD

Township or Rural District: \_\_\_\_\_

Riding: KERIKERI C.T.

OFFICE USE ONLY

Received from ASH HOMES LIMITED

for Building Permit Fee, etc \$ 22-00

Building Research Levy \$ 3-00

the sum of (Total) \$ 25-00

Authorised Officer

R.P. ROEBUCK

18 / 02/1980

Owner—Name: W.J. & S.E. CARRUTHERS,

Full Postal Address: KERIKERI ROAD, KERIKERI

Builder—Name: ASH HOMES LIMITED,

Full Postal Address: R.D.2, KERIKERI

### 2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex.

Repairs, alterations or extensions to an existing building.

Conversion

Demolition

### 3. VALUE AND AREA OF BUILDING

Est. value of building work \$ 3,000-00

Est. value of plumbing and drainage if not included in permit. \$ \_\_\_\_\_

Total floor area

(sq. metres)

60m<sup>2</sup>

### 4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

IMPLEMENT SHED

### 5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

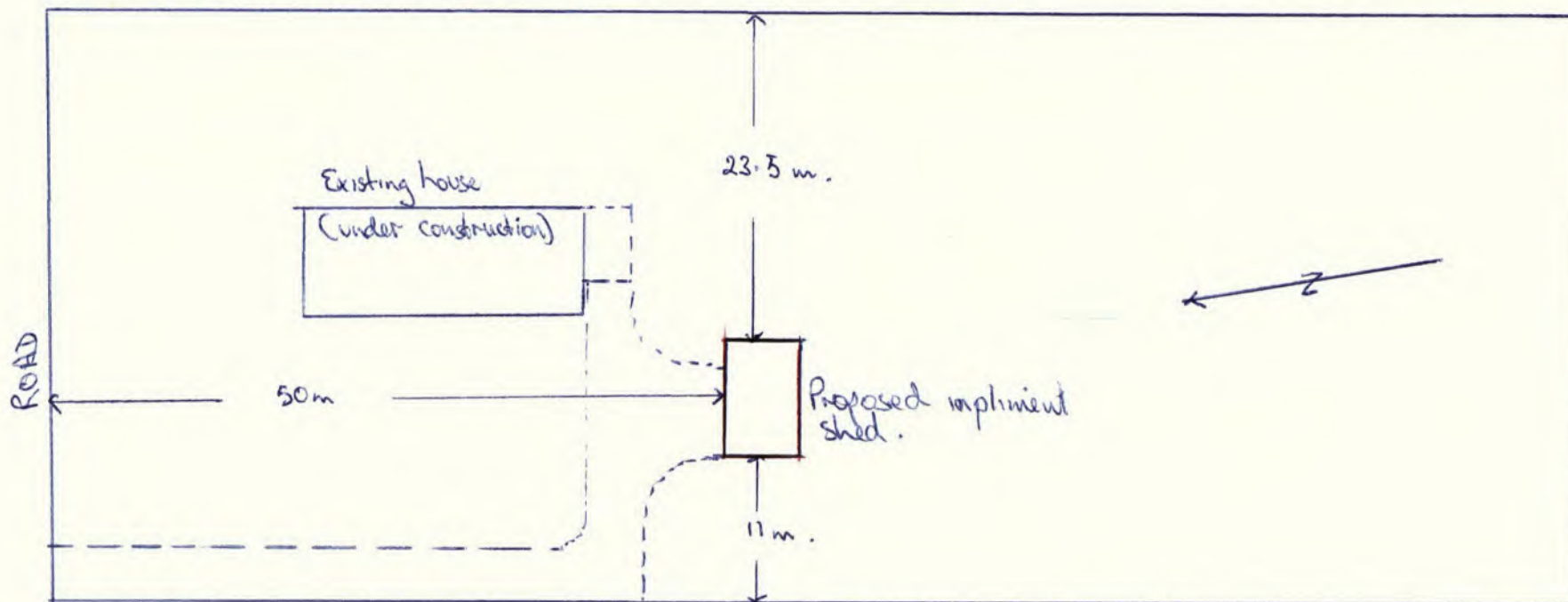
Special Conditions: (In addition to those listed on the Reverse)

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.



BCPLA

legal description - lot 1 DP 89827 pt Sec 29 BCK XI KGRIKERI S.D.



Scale 1:500



BCDEC

4396

DUPLICATE

# BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

## 1. LOCATION AND OWNERSHIP

Local Authority BAY OF ISLANDS COUNTY COUNCIL Date: 01 / 07 / 80

Number on Valuation Roll: 43/226/2 Receipt No. D 5081

Lot: 1 D.P.: 89827 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Site of Building: S.D.

Street: (Number and Name) KENDALL ROAD

Township or Rural District: \_\_\_\_\_

Riding: KERIKERI

J 054294  
OFFICE USE ONLY

Received from W.J. & S.E. CARRUTHERS  
for Building Permit Fee, etc \$ 13-00

Authorised Officer

R.P. ROEBUCK

Building Research Levy \$ \_\_\_\_\_  
the sum of (Total) \$ 13-00

01 / 0719 80

Owner - Name: W.J. CARRUTHERS,

Full Postal Address: P.O. BOX 238, KERIKERI

Builder - Name: R. ALEXANDER,

Full Postal Address: KAPIRO ROAD, KERIKERI

## 2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex.

Repairs, alterations or extensions to an existing building.

Conversion

Demolition

## 3. VALUE AND AREA OF BUILDING

Est. value of building work \$ 1,600-00

Est. value of plumbing and drainage if not included in permit. \$ \_\_\_\_\_

Total floor area

(sq. metres)

50m<sup>2</sup>

## 4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

SHADE HOUSE

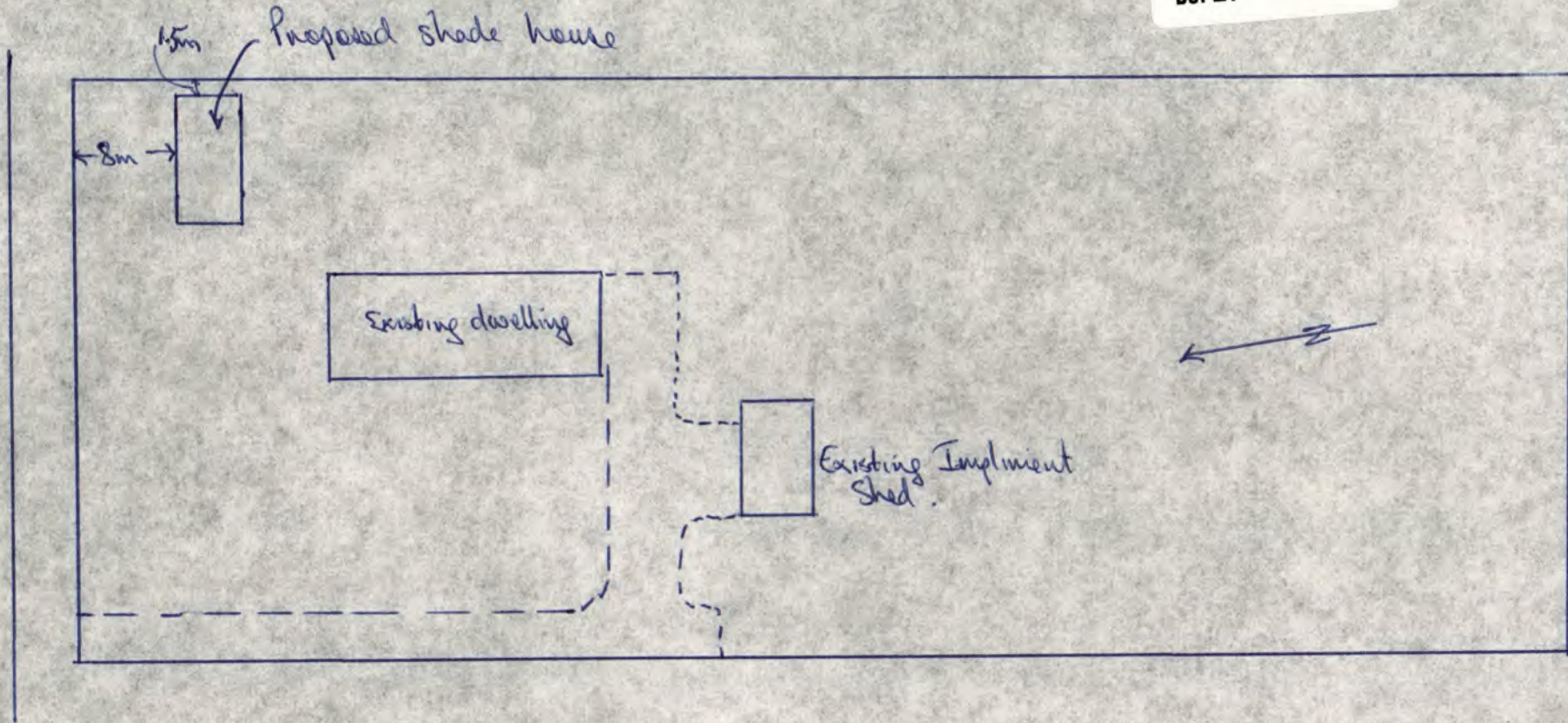
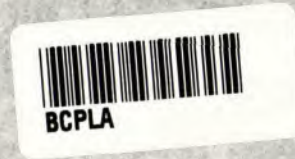
## 5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

Special Conditions: (In addition to those listed on the Reverse)

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

*Sm Rowney*

Application for Shade house permit



Scale 1:500

W.J. CARRUTHERS  
KENDALL RD  
KERIKER

# Bay of Islands County Council

Our Reference

MMP:SC P.A.1.018

If calling, please ask for

Mr Plowright



County Chambers,  
Main Highway,  
Kawakawa, N.Z.

20th November, 1981

No Objectors:

Mr William John Carruthers,  
P.O. Box 238,  
KERIKERI.



Dear Sir/Madam,

Application for Planning Consent:

WILLIAM JOHN CARRUTHERS.

I enclose herewith a copy of Council's decision in respect of this application.

Yours faithfully,

M. M. Plowright,  
GENERAL MANAGER.

Encl.,

BAY OF ISLANDS COUNTY COUNCIL:

IN THE MATTER of the Town and  
Country Planning Act, 1977,  
AND  
IN THE MATTER of an application  
under the aforesaid Act by:-  
WILLIAM JOHN CARRUTHERS.

APPLICATION

APPLICATION FOR PLANNING CONSENT TO Erect 16,000 Square Foot  
(1,530 square metres), of Shade Houses to Grow Flowers.

The property in respect of which the application is made, is  
situated at Kendall Road, at Kerikeri, and is legally described  
as Lot 1, D.P. 89827.

HEARING

Before the Judicial Committee of the Bay of Islands County  
Council on the 16th day of November, 1981, when the application  
and evidence in support thereof was submitted by the Applicant.

DECISION

That following consideration of the report and recommendations of  
the Judicial Committee contained in the record of its meeting  
held on 16th November, 1981, and after the application by  
WILLIAM JOHN CARRUTHERS, for the consent of Council had been  
considered, Council at a meeting held on 18th November, 1981,  
passed a resolution that:-

"Council, acting under Section 74, of the Town and Country Planning  
Act, 1977, grants its consent to the application, subject to the  
following conditions:-

1. That the proposal is generally in accordance with the plans  
submitted with the application.
2. Compliance with all other relevant Acts, Bylaws, and Regulations.

The Reasons for the Decision Being:

It is considered that the departure will not be contrary to the  
public interest and will have little Town and Country planning  
significance beyond the immediate vicinity of the land concerned."

RIGHT OF APPEAL

The Town and Country Planning Act, provides a Right of Appeal within one month to the Planning Tribunal in respect of the foregoing decision of the Council.



M. M. Plowright,  
GENERAL MANAGER.

20th November, 1981,  
KAWAKAWA:

4396

DUPLICATE

# BUILDING PERMIT



Refer to cover for general instructions regarding completion of this form.

K 049636

1. LOCATION AND OWNERSHIP  
 Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 30 / 11 / 81  
 Number on Valuation Roll: 43/226/2 Receipt No. G6123  
 Lot: 1 D.P.: 89827 Section: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site of Building: S.D. KERIKERI  
 Street: (Number and Name) KENDALL ROAD  
 Township or Rural District: \_\_\_\_\_  
 Riding: KERIKERI

OFFICE USE ONLY

Received from W.J. & S.E. CARRUTHERS Authorised Officer \_\_\_\_\_  
 for Building Permit Fee, etc \$ 157-00 R.P. ROEBUCK  
 Building Research Levy \$ 11-00  
 the sum of (Total) \$ 168-00 30/ 11/1981

Owner - Name: W.J. & S.E. CARRUTHERS  
 Full Postal Address: BOX 238, KERIKERI  
 Builder - Name: R. ALEXANDER  
 Full Postal Address: LANDING ROAD, KERIKERI

2. NATURE OF PERMIT (Tick box)  
 New building including separate buildings added to existing complex.  /  
 Repairs, alterations or extensions to an existing building.  X  
 Conversion  X  
 Demolition  X

3. VALUE AND AREA OF BUILDING		Total floor area
Est. value of building work	\$ <u>10,500-00</u>	(sq. metres) <u>510m2</u>
Est. value of plumbing and drainage if not included in permit.	\$ _____	

4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:  
SHADE HOUSE

5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

Special Conditions: (In addition to those listed on the Reverse)

**THIS PERMIT APPLIES TO STAGE 1 ONLY.**

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.



# Application for Building Permit

TO THE BUILDING INSPECTOR,  
Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

**OWNER** Name W. J. CARPENTERS  
Postal Address Box 238 KERIKERI Phone 78-672

**BUILDER** Name R. ALEXANDER  
Postal Address LANDING RD KERIKERI Phone 78-050

**PREVIOUS OWNER** if purchased within last 12 months: —

**EXISTING BUILDINGS ON SITE:** HOUSE, SHADE HOUSES, SHED #3

**NATURE OF PROPOSED BUILDING WORK:** ERECT NEW SHADE HOUSE N°3

**ROLL No.** (from rate demand): 430/226/2

**LEGAL DESCRIPTION OF SITE** (from rate demand or title deeds): LOT 1, DP 89827

**Road or Street:** KENDALL RD **Town or Locality:** KERIKERI

**AREA OF SITE:** Hectares 5.23 Square Metres

**NATURE OF SOIL** (rock, clay, sand, loam, etc.): LOAM

FLOOR AREA (proposed work — square metres):				
	Basement	Ground floor	Other floors	Total
Main Building	.....	.....	.....	.....
Accessory Buildings	.....	.....	.....	<u>550 M<sup>2</sup></u>

**ESTIMATED VALUE OF WORK:**

Main Buildings (excluding plumbing and drainage)	\$ <u>28,000</u>
Accessory Buildings (excluding plumbing and drainage)	\$ .....
Plumbing and drainage	\$ .....
<b>TOTAL VALUE OF WORK</b>	\$ <u>28,000</u>



**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Bay of Islands County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: [Signature] Date: 10-6-88

**BUILDING PERMIT**  
(Office Copy)

**AUTHORITY**

Stats. No. **F 038461**

BAY OF ISLANDS COUNTY COUNCIL No. 4396

Receipt No. 30838

Date Permit Issued 18/7/88

**OWNER**

Name W. J. CARRUTHERS

Mailing Address PO BOX 238  
KERIKERI

**BUILDER**

Name R. ALEXANDER

Mailing Address LANDING ROAD  
KERIKERI

**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**

**SITE**

Street No. \_\_\_\_\_

Street Name KENDALL ROAD

Town/District KERIKERI

Riding KERIKERI CC

**LEGAL DESCRIPTION**

Valuation Roll No. 430/226/2

Lot 1 D.P. 89827

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_



**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**

SHADE HOUSE

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>550</u>	Number Erected	_____

ESTIMATED VALUES \$		
	Building	<u>28000</u>
	Plumbing	_____
	Drainage	_____
	G.S.T.	_____
	TOTAL	<u>28000</u>

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

**FEES APPLICABLE**

Building Permit	\$ <u>353.00</u>	Water Connection	\$ _____	Receipt No. <u>30838</u>
Street Damage Deposit	\$ _____		\$ _____	Date of Payment <u>18/7/88</u>
Building Research Levy	\$ _____		\$ _____	Authorised Officer <u>J. Hannon</u>
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____	
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>353.00</u>	

Special Conditions: (In addition to those noted on reverse):

1. 24 HOURS NOTICE REQUIRED FOR ALL INSPECTIONS, PLEASE.

**NOTICE TO APPLICANT**

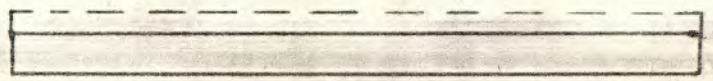
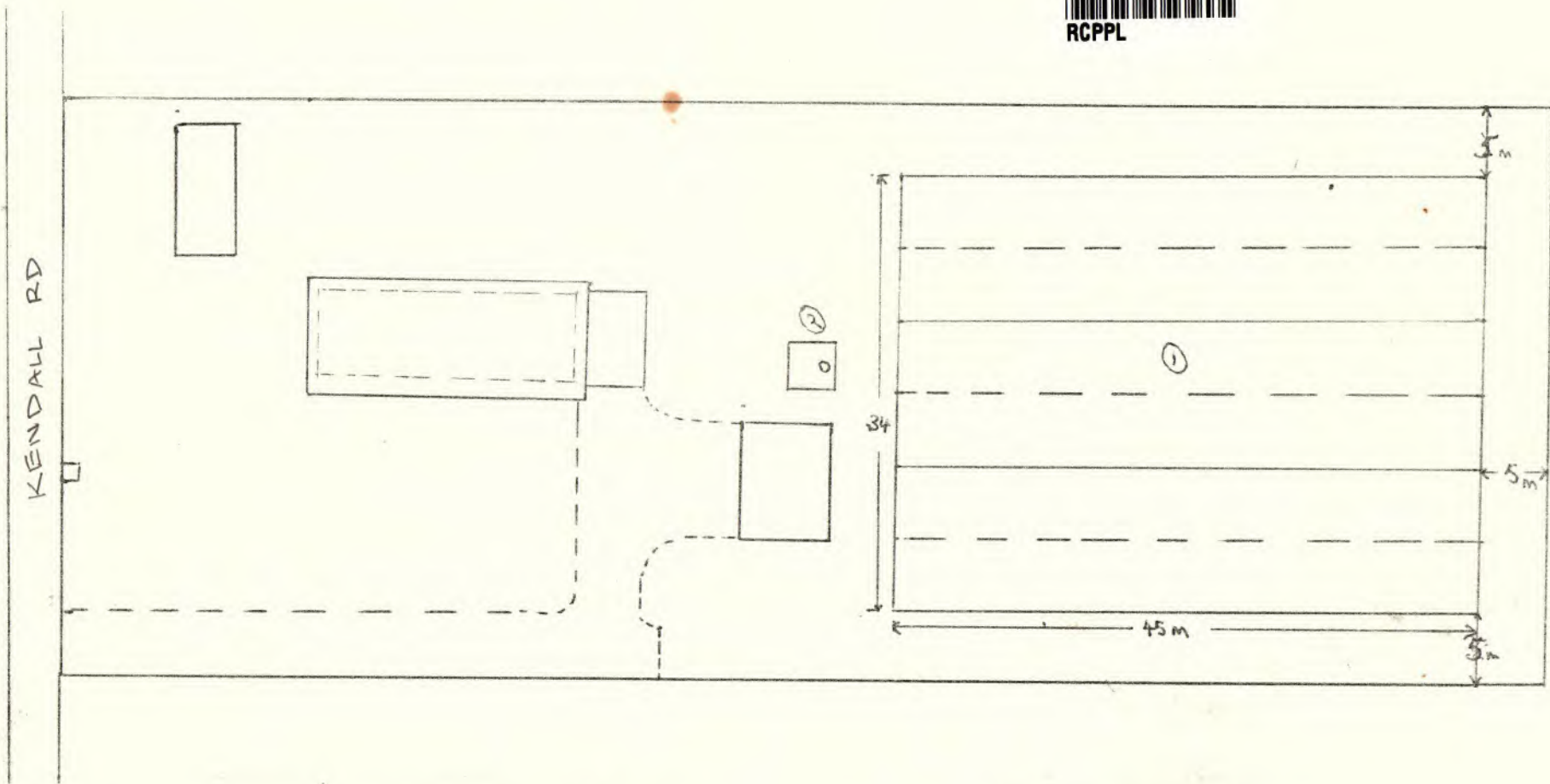
PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

- ① Proposed shade house complex
- ② Proposed wood-burning water heater.



RCPPL



Area built over 35%

Scale 2mm = 1m.





**geologix**  
consulting engineers

## APPENDIX D

### Historical aerial photographs



1951 - Retrolens

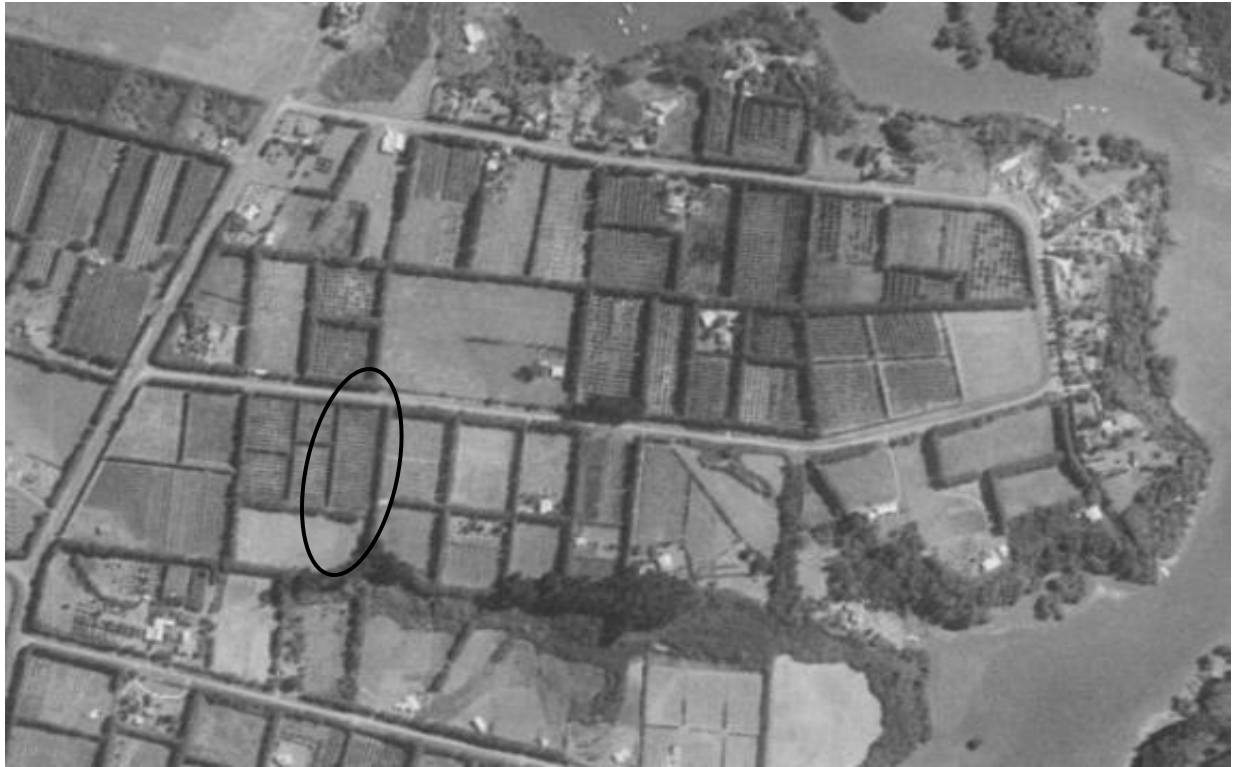


1953 - Retrolens

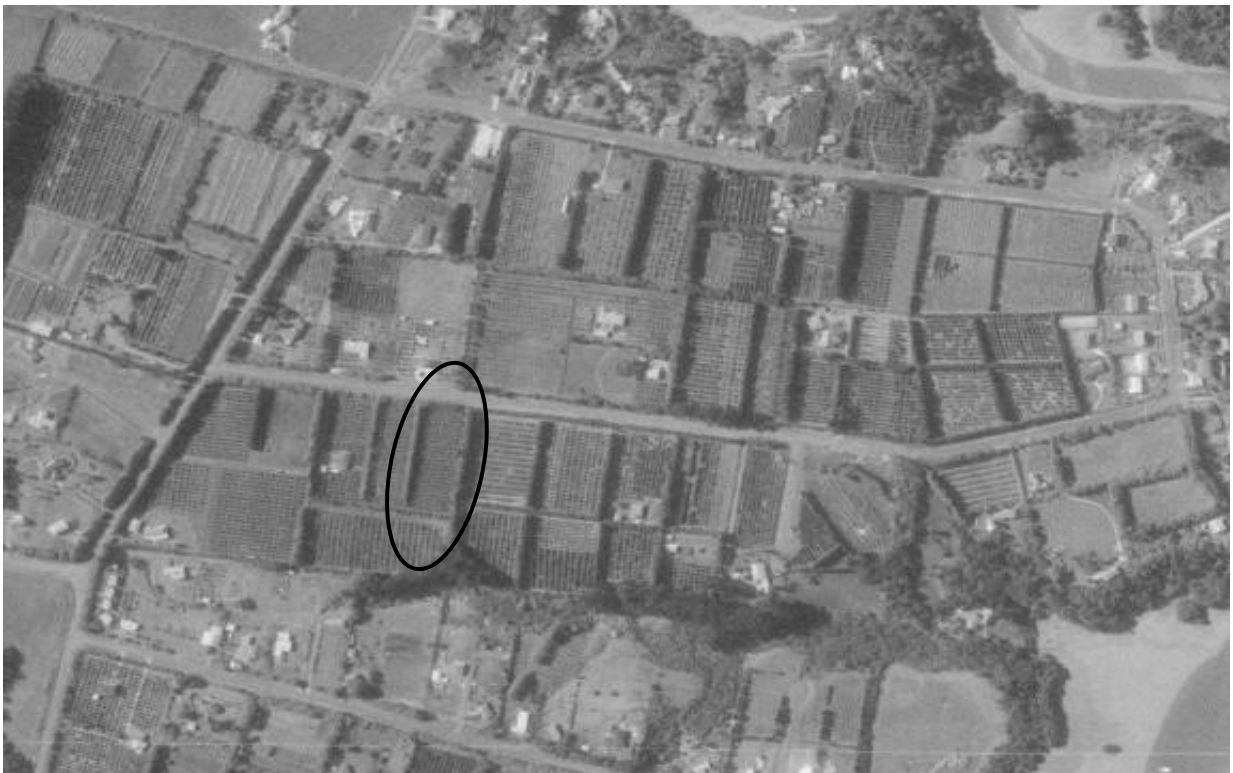




1968 - Retrolens

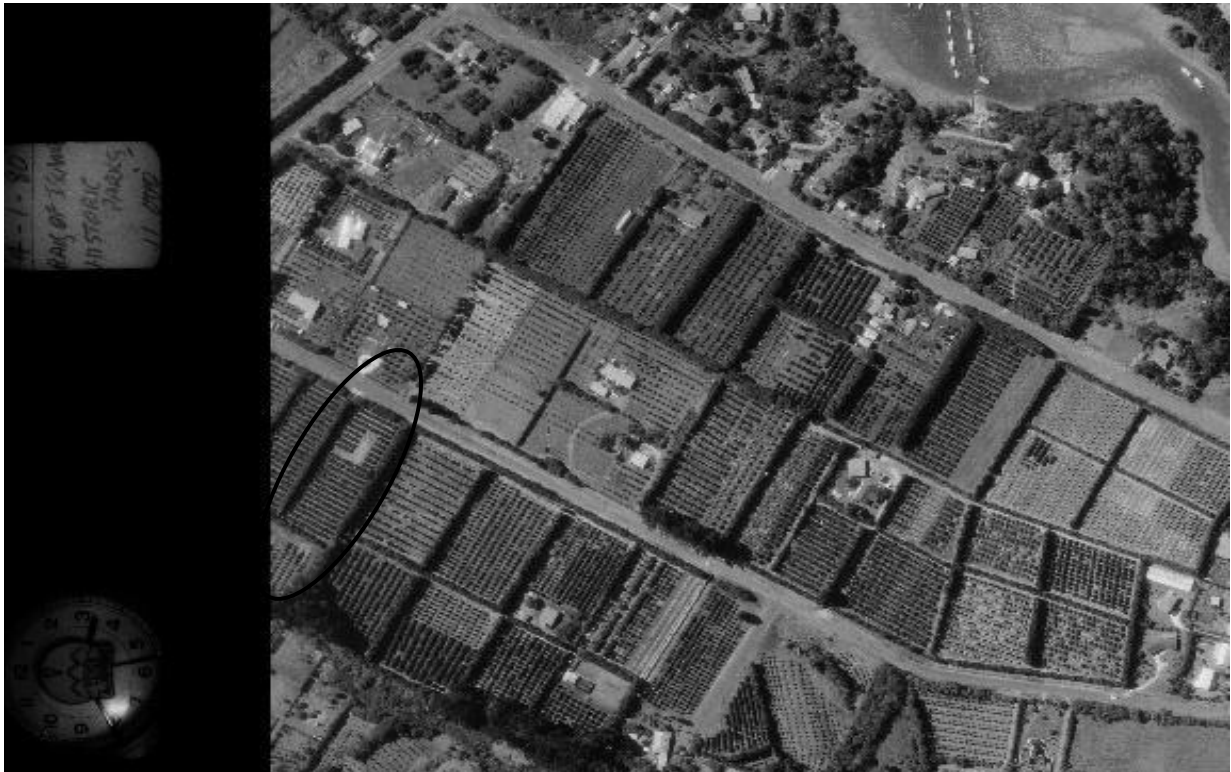


1978 - Retrolens

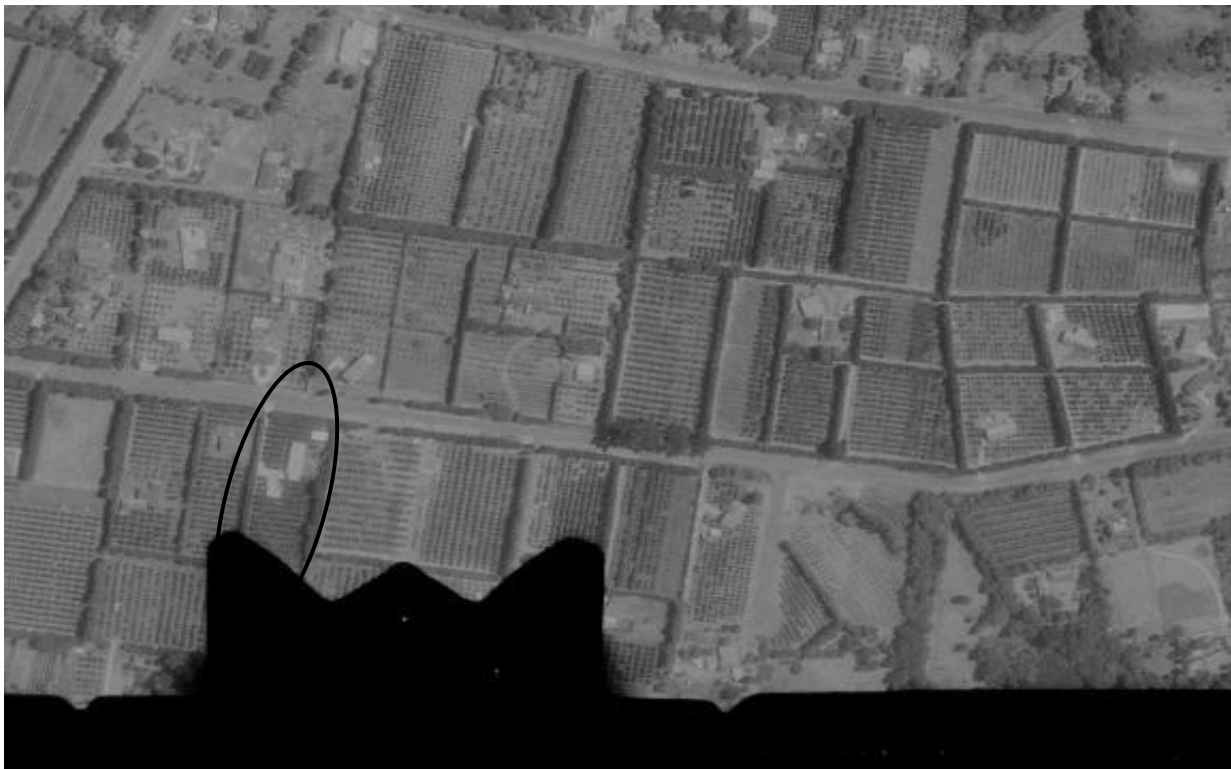




1980 - Retrolens

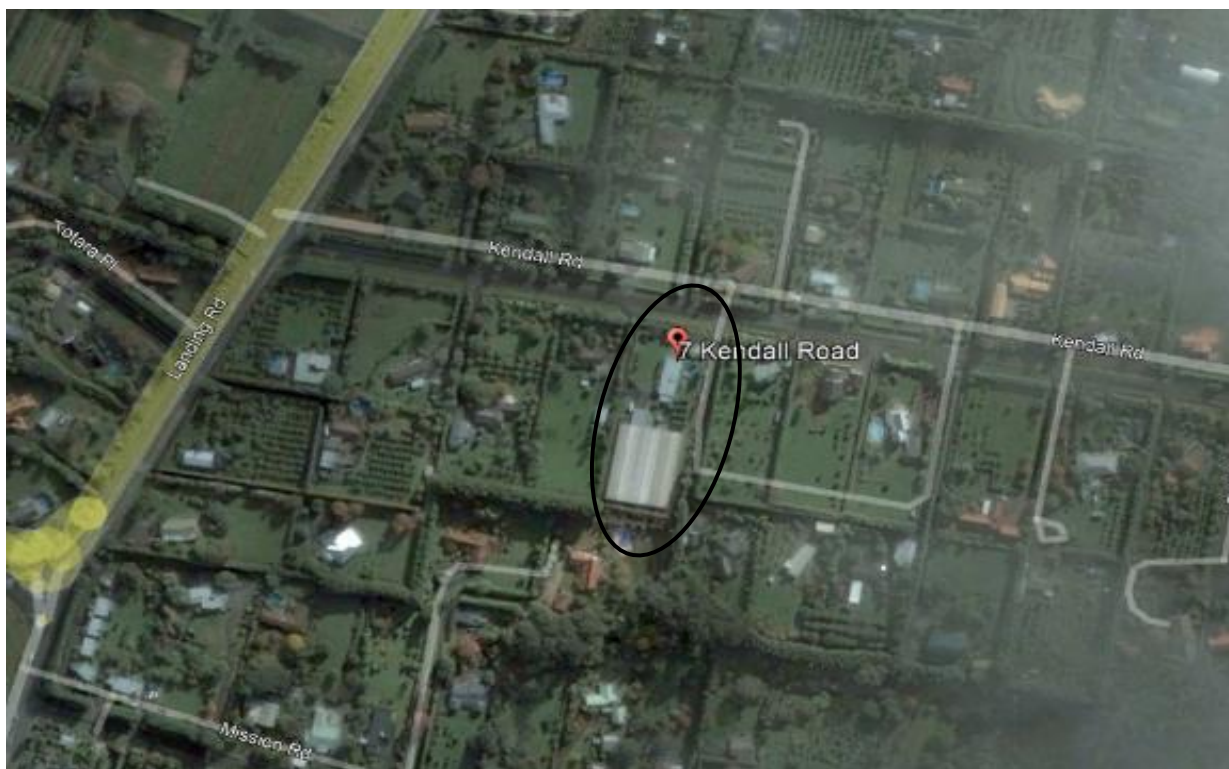


1982 - Retrolens

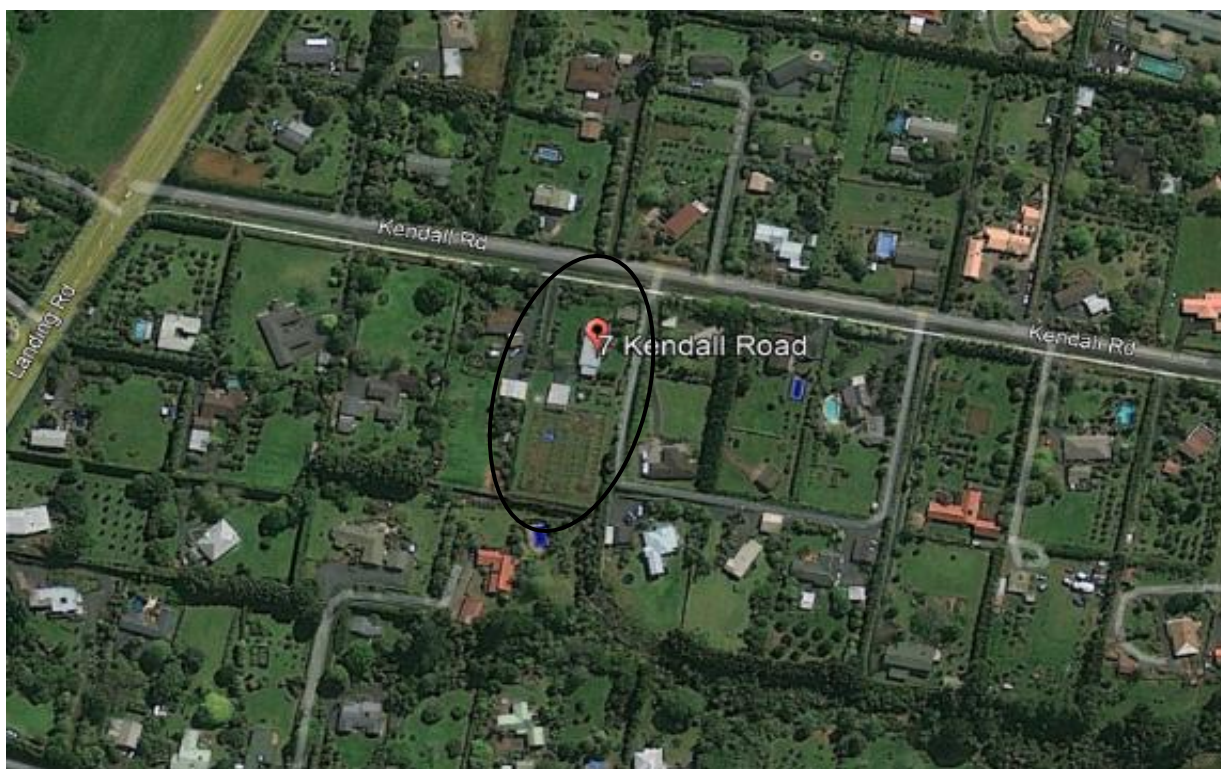




2003 - Google Earth Pro



2009 - Google Earth Pro





2012 - Google Earth Pro



2016 - Google Earth Pro





2019 - Google Earth Pro



2023 - Google Earth Pro





**geologix**  
consulting engineers

## APPENDIX E

### Summary of Soil Analytical Results

#### Drawing 700 – Environmental Site Plan

Table 1: Soil Analytical Results	Sample Name	C01 (Composite of C01a, C01b & C01c)	C02 (Composite of C02a, C02b & C02c)			C03 (Composite of C03a, C03b & C03c)	C04 (Composite of C04a, C04b & C04c)			C05 (Composite of C05a, C05b & C05c)	NES:CS <sup>1</sup> Human Health Residential 10 % Produce Land Use Criteria
			Primary	Duplicate (QC1)	RPD%		Primary	Duplicate (QC2)	RPD%		
<b>Heavy Metals</b>											
Arsenic		4	5	6	18	16	14	13	7	5	20
Cadmium		0.41	0.7	0.64	9	0.8	0.3	0.3	0	0.48	3
Chromium		166	169	179	6	210	210	210	0	210	460
Copper		90	129	126	2	103	121	128	6	51	>10,000
Lead		58	9.6	10.1	5	21	7	7.2	3	8	210
Nickel		51	63	68	8	48	32	34	6	36	400 <sup>2</sup>
Zinc		37	71	76	7	182	39	40	3	33	7,400 <sup>2</sup>
<b>Organochlorine Pesticides (OCPs). No OCPs detected over the laboratory limit of reporting in any of the samples analysed for PAHs. Refer to full laboratory reports attached.</b>											
<b>Polycyclic Aromatic Hydrocarbons (PAHs). No PAHs detected over the laboratory limit of reporting in any of the samples analysed for PAHs. Refer to full laboratory reports attached.</b>											

Highlighted, coloured cell indicates samples exceeds human health guidelines.

**Notes:**

All results in milligrams per kilogram (mg/kg) unless stated otherwise.

Chromium provided as Chromium VI

RPD - Relative Percent Difference

1. Ministry for the Environment National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; residential 10 % produce land use scenario.


2. National Environmental Protection Measure (Assessment of Site Contamination) 1999, update 2013 Schedule B1, Land use Class Residential A.



**LEGEND**

C01a  
 ⊗ Approximate sample locations  
 — Site boundary

Basemap source, courtesy of NRC Local Maps.

	DRAWN: RM	PROJECT: C0771N, 7 KENDALL ROAD, KERIKERI						STATUS: FINAL
	VERIFIED: RM	CLIENT: MICHAEL & LOUISE SARGENT	0	03/02/26	FIRST ISSUE - RESOURCE CONSENT	RM	EC	DRAWING TITLE: ENVIRONMENTAL SITE PLAN
	APPROVED: EC		REV	DATE	REVISION DETAILS	BY	APP	DRAWING NUMBER: 700      SCALE: NTS



**geologix**  
consulting engineers

## APPENDIX F

### Laboratory Reports

## Certificate of Analysis

Page 1 of 3

<b>Client:</b>	Geologix Consulting Engineers Limited	<b>Lab No:</b>	4111455	SPV1
<b>Contact:</b>	Ray Mayor C/- Geologix Consulting Engineers Limited 13/2181 East Coast Road Stanmore Bay Silverdale 0932	<b>Date Received:</b>	25-Feb-2026	
		<b>Date Reported:</b>	02-Mar-2026	
		<b>Quote No:</b>	113810	
		<b>Order No:</b>		
		<b>Client Reference:</b>	C0771N - 7 Kendall Road	
		<b>Submitted By:</b>	Ray Mayor	

Sample Type: Soil						
Sample Name:		Composite of C01a, C01b & C01c	Composite of C02a, C02b & C02c	Composite of C03a, C03b & C03c	Composite of C04a, C04b & C04c	Composite of C05a, C05b & C05c
Lab Number:		4111455.22	4111455.23	4111455.24	4111455.25	4111455.26
Individual Tests						
Dry Matter	g/100g as rcvd	80	77	75	74	74
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	4	5	16	14	5
Total Recoverable Cadmium	mg/kg dry wt	0.41	0.70	0.80	0.30	0.48
Total Recoverable Chromium	mg/kg dry wt	166	169	210	210	210
Total Recoverable Copper	mg/kg dry wt	90	129	103	121	51
Total Recoverable Lead	mg/kg dry wt	58	9.6	21	7.0	8.0
Total Recoverable Nickel	mg/kg dry wt	51	63	48	32	36
Total Recoverable Zinc	mg/kg dry wt	37	71	182	39	33
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
alpha-BHC	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
beta-BHC	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
delta-BHC	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
gamma-BHC (Lindane)	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
cis-Chlordane	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
trans-Chlordane	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
2,4'-DDD	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
4,4'-DDD	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
2,4'-DDE	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
4,4'-DDE	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
2,4'-DDT	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
4,4'-DDT	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Total DDT Isomers	mg/kg dry wt	< 0.08	< 0.08	< 0.08	< 0.08	< 0.08
Dieldrin	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endosulfan I	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endosulfan II	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endosulfan sulphate	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endrin	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endrin aldehyde	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Endrin ketone	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Heptachlor	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Heptachlor epoxide	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Hexachlorobenzene	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013
Methoxychlor	mg/kg dry wt	< 0.013	< 0.013	< 0.014	< 0.013	< 0.013

Sample Type: Soil						
Sample Name:		Composite of C01a, C01b & C01c	Composite of C02a, C02b & C02c	Composite of C03a, C03b & C03c	Composite of C04a, C04b & C04c	Composite of C05a, C05b & C05c
Lab Number:		4111455.22	4111455.23	4111455.24	4111455.25	4111455.26
Polycyclic Aromatic Hydrocarbons Screening in Soil*						
Total of Reported PAHs in Soil	mg/kg dry wt	< 0.4	-	< 0.4	-	< 0.4
1-Methylnaphthalene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
2-Methylnaphthalene	mg/kg dry wt	< 0.019	-	< 0.014	-	< 0.013
Acenaphthylene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Acenaphthene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Anthracene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[a]anthracene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[a]pyrene (BAP)	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[a]pyrene Potency Equivalency Factor (PEF) NES*	mg/kg dry wt	< 0.030	-	< 0.032	-	< 0.032
Benzo[a]pyrene Toxic Equivalence (TEF)*	mg/kg dry wt	< 0.030	-	< 0.032	-	< 0.032
Benzo[b]fluoranthene + Benzo[j]fluoranthene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[e]pyrene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[g,h,i]perylene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Benzo[k]fluoranthene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Chrysene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Dibenzo[a,h]anthracene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Fluoranthene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Fluorene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Indeno(1,2,3-c,d)pyrene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Naphthalene	mg/kg dry wt	< 0.07	-	< 0.07	-	< 0.07
Perylene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Phenanthrene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013
Pyrene	mg/kg dry wt	< 0.013	-	< 0.014	-	< 0.013

Sample Name:	Composite of QC1a, QC1b & QC1c	Composite of QC2a, QC2b & QC2c
Lab Number:	4111455.27	4111455.28
Heavy Metals, Screen Level		
Total Recoverable Arsenic	mg/kg dry wt	6
Total Recoverable Cadmium	mg/kg dry wt	0.64
Total Recoverable Chromium	mg/kg dry wt	179
Total Recoverable Copper	mg/kg dry wt	126
Total Recoverable Lead	mg/kg dry wt	10.1
Total Recoverable Nickel	mg/kg dry wt	68
Total Recoverable Zinc	mg/kg dry wt	76

## Summary of Methods

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

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	22-28
Total of Reported PAHs in Soil	Sonication extraction, GC-MS/MS analysis. In-house based on US EPA 8270.	0.03 mg/kg dry wt	22, 24, 26
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required. US EPA 200.2 (modified), APHA 3125 B: Online Edition.	0.10 - 4 mg/kg dry wt	22-28
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	22-26

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Polycyclic Aromatic Hydrocarbons Screening in Soil*	Sonication extraction, GC-MS/MS analysis. Tested on as received sample. In-house based on US EPA 8270.	0.010 - 0.05 mg/kg dry wt	22, 24, 26
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	22-26
Composite Environmental Solid Samples*	Individual sample fractions mixed together to form a composite fraction.	-	1-15
Benzo[a]pyrene Potency Equivalency Factor (PEF) NES*	BaP Potency Equivalence calculated from; Benzo(a)anthracene x 0.1 + Benzo(b)fluoranthene x 0.1 + Benzo(j)fluoranthene x 0.1 + Benzo(k)fluoranthene x 0.1 + Benzo(a)pyrene x 1.0 + Chrysene x 0.01 + Dibenzo(a,h)anthracene x 1.0 + Fluoranthene x 0.01 + Indeno(1,2,3-c,d)pyrene x 0.1. Ministry for the Environment. 2011. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment.	0.024 mg/kg dry wt	22, 24, 26
Benzo[a]pyrene Toxic Equivalence (TEF)*	Benzo[a]pyrene Toxic Equivalence (TEF) calculated from; Benzo[a]pyrene x 1.0 + Benzo(a)anthracene x 0.1 + Benzo(b)fluoranthene x 0.1 + Benzo(k)fluoranthene x 0.1 + Chrysene x 0.01 + Dibenzo(a,h)anthracene x 1.0 + Indeno(1,2,3-c,d)pyrene x 0.1. Guidelines for assessing and managing contaminated gasworks sites in New Zealand (GMG) (MfE, 1997).	0.024 mg/kg dry wt	22, 24, 26

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

Testing was completed between 25-Feb-2026 and 02-Mar-2026. For completion dates of individual analyses please contact the laboratory.

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

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

Kim Harrison MSc  
Client Services Manager - Environmental



## STATEMENT OF QUALIFICATION

I Edward John Collings of Geologix Consulting Engineers Ltd certify that:

1. This combined Preliminary and Detailed Site Investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES:CS) because it has been:
  - a. Prepared and certified by a suitably qualified and experienced practitioner registered under the Certified Environmental Practitioner Scheme (Registration Number 0861) and Engineering New Zealand Chartered Professional Engineer (Registration Number 1033153).
  - b. The SQEP has over 18 years post graduate experiencing practicing as an environmental consultant with a tertiary education qualification equivalent to a Master of Science with supporting evidence from Engineering New Zealand that the Consultant has equivalent knowledge to Washington Accord equivalence.
  - c. Reported on in accordance with the current edition of Contaminated Land Management Guidelines No. 1 – Reporting on contaminated sites in New Zealand, 2021.
2. This investigation concludes that:
  - a. For subdivision and soil disturbance activities (if any) under Regulation 9 of the NES:CS the soil contamination does not exceed the applicable standard in Regulation 7 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations.

Evidence of qualifications and experience of the suitably qualified and experienced practitioner is available below.

Signed:

Dated: 5 March 2026



Role	Name	Relevant Experience
<b>Project Manager</b>	<b>Ray Mayor</b> Unitec New Zealand, 2010, Bachelor of Engineering (Environmental) Unitec New Zealand, 2007, Diploma in Environmental Technology	Ray is a Senior Environmental Consultant with more than 17 years' experience on contaminated sites. His project experience includes conducting site assessments, compliance monitoring, managing environmental risk and remediation across numerous sites including residential, industrial and commercial developments as well as New Zealand Defence Force sites.
<b>Senior Technical Reviewer</b>	<b>Edward Collings</b> MPhys (Hons) Physical Geography Certified Environmental Practitioner Chartered Professional Engineer	Edward is a Principal Engineer and Managing Director with more than 18 years' experience on geotechnical design and contaminated land remediation on a variety of residential, commercial and critical infrastructure projects in the UK and New Zealand. Edward attained recognition as a Certified Environmental Practitioner in 2016 in Australia and New Zealand with specialist knowledge in contaminated land and groundwater remediation and wastewater design. In recent years Edward has provided professional engineering assessments for prospective candidates to the scheme.

**Operative Far North District Plan -Chapter 13 Subdivision Objectives and Policies**

<b>OBJECTIVES</b>	
<b>13.3.1</b>	<i>To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well-being of people and communities.</i>
<b>13.3.2</b>	<i>To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.</i>
<b>13.3.3</b>	<i>To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.</i>
<b>13.3.4</b>	<i>To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.</i>
<b>13.3.5</b>	<i>To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.</i>
<b>13.3.6</b>	<i>To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.</i>

<b>13.3.7</b>	<i>To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</i>
<b>13.3.8</b>	<i>To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.</i>
<b>13.3.9</b>	<i>To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).</i>
<b>13.3.10</b>	<i>To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.</i>
<b>13.3.11</b>	<i>To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.</i>
<b>Policies</b>	
<b>13.4.1</b>	<p><i>That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:</i></p> <ul style="list-style-type: none"> <li><i>• natural character, particularly of the coastal environment;</i></li> <li><i>• ecological values;</i></li> <li><i>• landscape values;</i></li> <li><i>• amenity values;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>cultural values;</i></li> <li>• <i>heritage values; and</i></li> <li>• <i>existing land uses</i></li> </ul>
<b>13.4.2</b>	<i>That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.</i>
<b>13.4.3</b>	<i>That natural and other hazards be taken into account in the design and location of any subdivision.</i>
<b>13.4.4</b>	<i>That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</i>
<b>13.4.5</b>	<i>That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.</i>
<b>13.4.6</b>	<i>That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.</i>
<b>13.4.7</b>	<p><i>That the need for a financial contribution be considered only where the subdivision would:</i></p> <ul style="list-style-type: none"> <li><i>(a) result in increased demands on car parking associated with non-residential activities; or</i></li> <li><i>(b) result in increased demand for esplanade areas; or</i></li> <li><i>(c) involve adverse effects on riparian areas; or</i></li> </ul>

	<i>(d) depend on the assimilative capacity of the environment external to the site.</i>
<b>13.4.8</b>	<i>That the provision of water storage be taken into account in the design of any subdivision.</i>
<b>13.4.9</b>	<i>That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.</i>
<b>13.4.10</b>	<i>The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.</i>
<b>13.4.11</b>	<i>That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
<b>13.4.12</b>	<i>That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.</i>
<b>13.4.13</b>	<p><i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:</i></p> <p style="padding-left: 40px;"><i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i></p>

	<ul style="list-style-type: none"> <li>(b) <i>minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i></li> <li>(c) <i>providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i></li> <li>(d) <i>through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));</i></li> <li>(e) <i>providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i></li> <li>(f) <i>protecting historic heritage through the siting of buildings and development and design of subdivisions.</i></li> <li>(g) <i>achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</i></li> </ul>
<p><b>13.3.14</b></p>	<p><i>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</i></p>
<p><b>13.4.15</b></p>	<p><i>That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:</i></p>

	<ul style="list-style-type: none"><li><i>(a) development of energy efficient buildings and structures;</i></li><li><i>(b) reduced travel distances and private car usage;</i></li><li><i>(c) encouragement of pedestrian and cycle use;</i></li><li><i>(d) access to alternative transport facilities;</i></li><li><i>(e) domestic or community renewable electricity generation and renewable energy use.</i></li></ul>
<b>13.4.16</b>	<p><i>When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</i></p> <ul style="list-style-type: none"><li><i>(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;</i></li><li><i>(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and</i></li><li><i>(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.</i></li></ul>

**OPERATIVE DISTRICT PLAN – RURAL ENVIRONMENT OBJECTIVES AND POLICIES**

<b>OBJECTIVES</b>	
<b>8.3.1</b>	<i>To promote the sustainable management of natural and physical resources of the rural environment.</i>
<b>8.3.2</b>	<i>To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.</i>
<b>8.3.3</b>	<i>To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.</i>
<b>8.3.4</b>	<i>To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna</i>
<b>8.3.5</b>	<i>To protect outstanding natural features and landscapes.</i>
<b>8.3.6</b>	<i>To avoid actual and potential conflicts between land use activities in the rural environment.</i>
<b>8.3.7</b>	<i>To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.</i>
<b>8.3.8</b>	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>
<b>8.3.9</b>	<i>To enable rural production activities to be undertaken in the rural environment.</i>

<b>8.3.10</b>	<i>To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.</i>
<b>POLICIES</b>	
<b>8.4.1</b>	<i>That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.</i>
<b>8.4.2</b>	<i>That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.</i>
<b>8.4.3</b>	<i>That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.</i>
<b>8.4.4</b>	<i>That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.</i>
<b>8.4.5</b>	<i>That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).</i>
<b>8.4.6</b>	<i>That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.</i>

<b>8.4.7</b>	<i>That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.</i>
<b>8.4.8</b>	<i>That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.</i>

**OPERATIVE DISTRICT PLAN – RURAL LIVING ZONE - OBJECTIVES AND POLICIES**

<b>OBJECTIVES</b>	
<b>8.7.3.1</b>	<i>To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.</i>
<b>8.7.3.2</b>	<i>To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.</i>
<b>8.7.3.3</b>	<i>To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.</i>

<b>POLICIES</b>	
<b>8.7.4.1</b>	<i>That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.</i>
<b>8.7.4.2</b>	<i>That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.</i>
<b>8.7.4.3</b>	<i>That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.</i>
<b>8.7.4.4</b>	<i>That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.</i>
<b>8.7.4.5</b>	<i>That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.</i>
<b>8.7.4.6</b>	<i>That home-based employment opportunities be allowed in the Rural Living Zone</i>
<b>8.7.4.7</b>	<i>That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</i>
<b>8.7.4.8</b>	<i>That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.</i>
<b>8.7.4.9</b>	<i>That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.</i>
<b>8.7.4.10</b>	<i>That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.</i>

<b>8.7.4.11</b>	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>
<b>8.7.4.12</b>	<i>That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).</i>

**PROPOSED FAR NORTH DISTRICT PLAN – SUBDIVISION OBJECTIVES AND POLICIES**

<b>OBJECTIVES</b>	
<b>SUB-01</b>	<p><u>Subdivision</u> results in the efficient use of <u>land</u>, which:</p> <ul style="list-style-type: none"> <li>a. achieves the objectives of each relevant zone, overlays and district wide provisions;</li> <li>b. contributes to the local character and sense of place;</li> <li>c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate;</li> <li>d. avoids land use patterns which would prevent <u>land</u> from achieving the objectives and policies of the zone in which it is located;</li> <li>e. does not increase risk from <u>natural hazards</u> or risks are mitigates and existing risks reduced; and</li> <li>f. manages adverse <u>effects</u> on the <u>environment</u>.</li> </ul>
<b>SUB-02</b>	<p><u>Subdivision</u> provides for the:</p> <ul style="list-style-type: none"> <li>a. Protection of <u>highly productive land</u>; and</li> <li>b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the <u>Coastal Environment</u>, Areas of High Natural Character, Outstanding Natural Character, <u>wetland, lake and river margins</u>, Significant Natural Areas, Sites and Areas of Significance to Māori, and <u>Historic Heritage</u>.</li> </ul>
<b>SUB-03</b>	<p><u>Infrastructure</u> is planned to service the proposed <u>subdivision</u> and development where:</p> <ul style="list-style-type: none"> <li>a. there is existing <u>infrastructure</u> connection, <u>infrastructure</u> should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of <u>subdivision</u>; and</li> <li>b. where no existing connection is available <u>infrastructure</u> should be planned and consideration be given to connections with the wider <u>infrastructure</u> network.</li> </ul>

<b>SUB-04</b>	<p><i>Subdivision is accessible, connected, and integrated with the surrounding <u>environment</u> and provides for:</i></p> <ul style="list-style-type: none"> <li><i>a. public open spaces;</i></li> <li><i>b. esplanade where <u>land</u> adjoins the coastal marine area; and</i></li> <li><i>c. esplanade where <u>land</u> adjoins other qualifying <u>waterbodies</u>.</i></li> </ul>
<b>SUB-P1</b>	<p><i>Enable <u>boundary adjustments</u> that:</i></p> <ul style="list-style-type: none"> <li><i>a. do not alter:</i> <ul style="list-style-type: none"> <li><i>i. the degree of non compliance with District Plan rules and standards;</i></li> <li><i>ii. the number and location of any access; and</i></li> <li><i>iii. the number of certificates of title; and</i></li> </ul> </li> <li><i>b. are in accordance with the minimum <u>lot</u> sizes of the zone and comply with access, <u>infrastructure</u> and esplanade provisions.</i></li> </ul>
<b>SUB-P2</b>	<p><i>Enable <u>subdivision</u> for the purpose of public works, <u>infrastructure</u>, reserves or access.</i></p>
<b>SUB-P3</b>	<p><i>Provide for <u>subdivision</u> where it results in <u>allotments</u> that:</i></p> <ul style="list-style-type: none"> <li><i>a. are consistent with the purpose, characteristics and qualities of the zone;</i></li> <li><i>b. comply with the minimum <u>allotment</u> sizes for each zone;</i></li> <li><i>c. have an adequate size and appropriate shape to contain a <u>building platform</u>; and</i></li> <li><i>d. have legal and physical access.</i></li> </ul>
<b>SUB-P4</b>	<p><i>Manage <u>subdivision</u> of <u>land</u> as detailed in the district wide, natural <u>environment</u> values, historical an cultural values and hazard and risks sections of the plan.</i></p>
<b>SUB-P5</b>	<p><i>Manage <u>subdivision</u> design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:</i></p>

	<ul style="list-style-type: none"> <li>a. minimising vehicle <u>crossings</u> that could affect the safety and efficiency of the current and future transport network;</li> <li>b. avoid cul-de-sac development unless the <u>site</u> or the topography prevents future public access and connections;</li> <li>c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;</li> <li>d. contributing to a well connected transport network that safeguards future roading connections; and</li> <li>e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.</li> </ul>
<b>SUB-P6</b>	<p>Require <u>infrastructure</u> to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> <li>a. demonstrating that the <u>subdivision</u> will be appropriately serviced and integrated with existing and planned <u>infrastructure</u> if available; and</li> <li>b. ensuring that the <u>infrastructure</u> is provided is in accordance the purpose, characteristics and qualities of the zone.</li> </ul>
<b>SUB-P7</b>	<p>Require the vesting of <u>esplanade reserves</u> when subdividing <u>land</u> adjoining the coast or other qualifying <u>waterbodies</u>.</p>
<b>SUB-P8</b>	<p>Avoid rural lifestyle <u>subdivision</u> in the Rural Production zone unless the <u>subdivision</u>:</p> <ul style="list-style-type: none"> <li>a. will protect a qualifying <u>SNA</u> in perpetuity and result in the <u>SNA</u> being added to the District Plan <u>SNA</u> schedule; and</li> <li>b. will not result in the loss of versatile soils for <u>primary production</u> activities.</li> </ul>
<b>SUB-P9</b>	<p>Avoid <u>subdivision</u> rural lifestyle <u>subdivision</u> in the Rural Production zone and Rural residential <u>subdivision</u> in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan <u>subdivision</u> rule.</p>

**SUB-P10**

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

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

**PROPOSED FAR NORTH DISTRICT PLAN – RURAL RESIDENTIAL ZONE OBJECTIVES AND POLICIES**

<b>OBJECTIVES</b>	
<b>RRZ-O1</b>	<i>The Rural Residential zone is used predominantly for rural <u>residential activities</u> and small scale <u>farming</u> activities that are compatible with the rural character and amenity of the zone.</i>
<b>RRZ-O2</b>	<p><i>The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes:</i></p> <ul style="list-style-type: none"> <li><i>a. peri-urban scale <u>residential activities</u>;</i></li> <li><i>b. small-scale <u>farming</u> activities with limited <u>buildings</u> and <u>structures</u>;</i></li> <li><i>c. smaller <u>lot</u> sizes than anticipated in the Rural Production or Rural Lifestyle zones; and</i></li> <li><i>d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent <u>urban</u> area.</i></li> </ul>
<b>RRZ-O3</b>	<i>The Rural Residential zone helps meet the demand for growth around <u>urban</u> centres while ensuring the ability of the <u>land</u> to be rezoned for <u>urban</u> development in the future is not compromised.</i>
<b>RRZ-O4</b>	<p><i>Land use and <u>subdivision</u> in the Rural Residential zone:</i></p> <ul style="list-style-type: none"> <li><i>a. maintains rural residential character and <u>amenity values</u>;</i></li> <li><i>b. supports a range of rural residential and small-scale <u>farming</u> activities; and</i></li> <li><i>c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.</i></li> </ul>
<b>POLICIES</b>	
<b>RRZ-P1</b>	<p><i>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</i></p> <ul style="list-style-type: none"> <li><i>a. rural <u>residential activities</u>;</i></li> <li><i>b. small-scale <u>farming</u> activities;</i></li> <li><i>c. <u>home business</u> activities;</i></li> </ul>

	<ul style="list-style-type: none"> <li>d. <u>visitor accommodation</u>; and</li> <li>e. <u>small-scale education facilities</u>.</li> </ul>
<b>RRZ-P2</b>	<p>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</p> <ul style="list-style-type: none"> <li>a. activities that are contrary to the density anticipated for the Rural Residential zone;</li> <li>b. <u>primary production</u> activities, such as <u>intensive indoor primary production</u> or <u>rural industry</u>, that generate adverse amenity <u>effects</u> that are incompatible with rural <u>residential activities</u>; and</li> <li>c. <u>commercial</u> or <u>industrial activities</u> that are more appropriately located in an <u>urban</u> zone or a Settlement zone.</li> </ul>
<b>RRZ-P3</b>	<p>Avoid where possible, or otherwise mitigate, reverse sensitivity <u>effects</u> from sensitive and other non-productive activities on <u>primary production</u> activities in adjacent Rural Production zones and Horticulture zones.</p>
<b>RRZ-P4</b>	<p>Require all <u>subdivision</u> in the Rural Residential zone to provide the following reticulated services to the <u>boundary</u>:</p> <ul style="list-style-type: none"> <li>a. telecommunications: <ul style="list-style-type: none"> <li>i. fibre where it is available;</li> <li>ii. copper where fibre is not available;</li> <li>iii. copper where the area is identified for future fibre deployment.</li> </ul> </li> <li>b. local electricity distribution network.</li> </ul>
	<p>Manage land use and <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> <li>a. consistency with the scale and character of the rural residential <u>environment</u>;</li> <li>b. location, scale and design of <u>buildings</u> or <u>structures</u>;</li> <li>c. at zone interfaces:</li> </ul>

	<ul style="list-style-type: none"><li><i>i. any <u>setbacks</u>, fencing, screening or <u>landscaping</u> required to address potential conflicts;</i></li><li><i>ii. the extent to which adverse <u>effects</u> on adjoining or surrounding <u>sites</u> are mitigated and internalised within the <u>site</u> as far as practicable;</i></li><li><i>d. the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity;</i></li><li><i>e. the adequacy of roading <u>infrastructure</u> to service the proposed activity;</i></li><li><i>f. managing <u>natural hazards</u>;</i></li><li><i>g. any adverse <u>effects</u> on <u>historic heritage</u> and cultural values, natural features and landscapes or indigenous biodiversity; and</i></li><li><i>h. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>.</i></li></ul>
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## Rochelle

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**From:** Deanne Rogers  
**Sent:** Wednesday, 25 March 2026 11:38 am  
**To:** Te Whare Taiao o Ngati Rehia  
**Cc:** Rochelle  
**Subject:** Proposed subdivision at 7 Kendal Road, Kerikeri  
**Attachments:** Appendix 3 - 23305 Sargent Scheme Kendell Road.pdf

Tena koe,

Our clients Michael and Louise Sargent are seeking to subdivide their Rural Living zoned residential property at 7 Kendal Road, Kerikeri. I have attached a copy of the two-lot subdivision plan prepared by Williams and King. An engineering assessment is underway. A HAIL report is complete and has not identified any contaminant levels of concern at the site.

The subdivision proposal is a non-complying activity for reasons relating to proposed lot sizes that are below the Rural Living Zone CA, RDA and DA standards. There is an existing house and accessory buildings within the proposed lot 1 boundary. The site is to be zoned Rural-Residential under the PDP.

The site is surrounded by similar size sites as compared to those proposed. The parent lot site was created in 1979. The site has a history of horticultural use and has been assessed accordingly for contaminants and suitability for residential use.

Are you able to confirm any interest Ngati Rehia may have in this proposal.

Nga mihi,



**Deanne Rogers**

Consultant Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited

(office days: Mon & Wed)

2 April 2026

Rochelle Jacobs  
Northland Planning & Development 2020 Ltd

Email: [info@northplanner.co.nz](mailto:info@northplanner.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**  
**MJ & L Sargent – 7 Kendall Road, Kerikeri. Lot 1 DP 89827.**

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

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed lot 1. Design and costs to provide a power supply to proposed lot 2 would be provided after application and an on-site survey have been completed.

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

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

Yours sincerely



**Aaron Birt**  
Planning and Design  
E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)