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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

◯ **Land Use**

◯ **Fast Track Land Use***

◯ **Change of Consent Notice (s.221(3))**

◯ **Certificate of Compliance (s.139)**

◯ **Extension of time (s.125)**

◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent.

☑ **Subdivision**

◯ **Existing Use Certicicate (s.139A)**

◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

◯ **Other (please specify)** _____

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

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

☑ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

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

5. Applicant details

Name/s: Forestry North Limited

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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: Makarena Dalton

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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

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

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

Name/s: FORESTRY NORTH LIMITED

Property address/ location: SurveyDistrict and Section 80 and Section 114 Block VII Whangape Survey District

8. Application site details

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

Name/s: Forestry North Limited

Site address/ location: SurveyDistrict and Section 80 and Section 114 Block VII Whangape Survey District

Postcode 0481

Legal description: Refer to Appendix 1 **Val Number:** 39/60601

Certificate of title: Refer to Appendix 1

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

Site visit requirements:

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

Is there a dog on the property? ○ **Yes** ☑ **No**

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

Please contact agent to arrange a site visit - this site is currently being harvested for timber.

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.

5 Lot Rural Subdivision

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

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

○ **2009** ☑ **2023**

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

○ **Building Consent** Enter BC ref # here (if known)

○ **Regional Council Consent (ref # if known)** Ref # here (if known)

○ **National Environmental Standard Consent** Consent here (if known)

○ **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**
- ☐ **Changing the use of a piece of land**
- ☐ **Disturbing, removing or sampling soil**
- ☐ **Removing or replacing a fuel storage system**

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

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

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

- ☑ **Flooding**
- ☐ **Landslips**
- ☐ **Coastal Erosion**
- ☐ **Coastal Inundation**
- ☐ **Active Faults**
- ☐ **Liquefaction**
- ☐ **Tsunami**

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☑ **Yes**

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Forestry North Limited

Email: [redacted]

Phone number: [redacted]

Postal address: (or alternative method of service under section 352 of the act) [redacted]

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full) Forestry North Limited

Signature: (signature of bill payer) [redacted] Date 23/05/2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full) Makarena Dalton

Signature [redacted] Date 25/06/2026

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

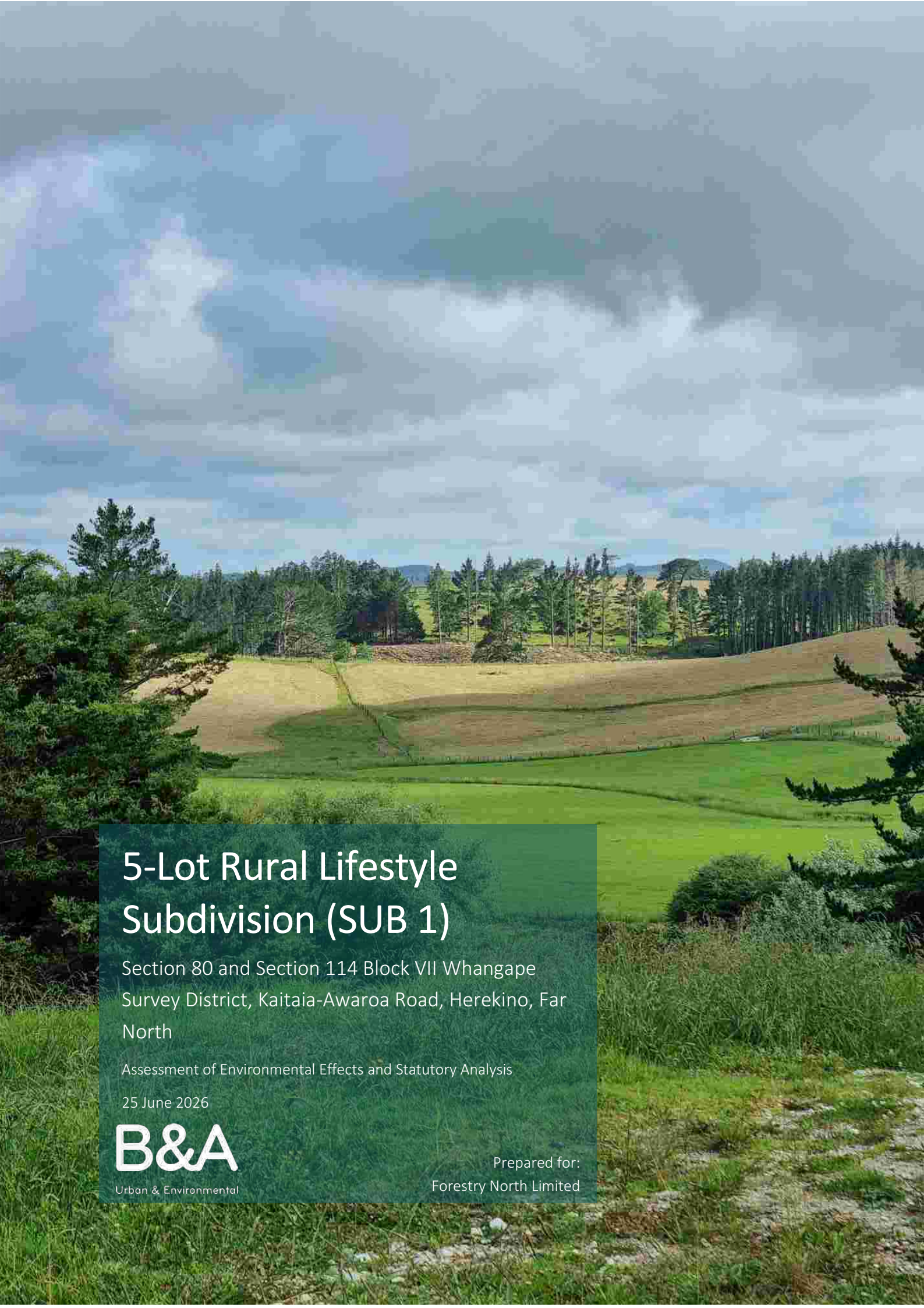
See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- [x] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [ ] Written Approvals / correspondence from consulted parties
- [x] Reports from technical experts (if required)
- [ ] Copies of other relevant consents associated with this application
- [ ] Location and Site plans (land use) AND/OR
- [x] Location and Scheme Plan (subdivision)
- [ ] Elevations / Floor plans
- [x] 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.



5-Lot Rural Lifestyle Subdivision (SUB 1)

Section 80 and Section 114 Block VII Whangape Survey District, Kaitaia-Awaroa Road, Herekino, Far North

Assessment of Environmental Effects and Statutory Analysis

25 June 2026

B&A
Urban & Environmental

Prepared for:
Forestry North Limited

B&A Reference:

26874

Status:

Final Revision 1

Date:

25 June 2026

Prepared by:

Moana Schoffa

Senior Planner, Barker & Associates Limited

Reviewed by:

Makarena Dalton

Senior Associate, Barker & Associates Limited

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Appendix 1	Record of Title and Interests
Appendix 2	NES-CF - Forestry Earthworks Management Plan and Harvest Plan
Appendix 3	Proposed Scheme Plan
Appendix 4	Civil Engineering Report and Civil Engineering Plans
Appendix 5	Rules Assessment

1.0 Applicant and Property Details

To:	Far Noth District Council (**FNDC**)
Site Address:	Section 80 and Section 114 Block VII Whangape Survey District, Kaitaia Awaroa Road, Herekino
Applicant Name:	Forestry North Limited
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Makarena Dalton
Legal Description:	Section 80 and Section 114 Block VII Whangape Survey District (refer to Record of Title as **Appendix 1**)
Site Area:	16.44ha
Site Owner:	Forestry North Limited
Operative District Plan:	Operative Far North District Plan (**ODP)**
Proposed District Plan:	Proposed Far North District Plan (**PDP**)
ODP Zoning:	Rural Production Zone
PDP Zoning:	Rural Production Zone
ODP Overlays & Controls:	N/A
PDP Overlays & Controls:	N/A
Designations:	N/A
Additional Limitations:	PDP: Treaty Settlement Area of Interest (Te Rarawa) River Flood Hazard Zone (10 Year ARI Event) & River Flood Hazard Zone (100 Year ARI Event)
Locality Diagram:	Refer to **Figure 2**
Brief Description of Proposal:	**Subdivision:** 5-lot subdivision creating 5 rural-lifestyle lots.
Summary of Reasons for Consent:	**ODP**: Overall, resource consent is required as a **Restricted Discretionary activity** – refer to **Section 5.1** below.

2.0 Introduction

Barker and Associates (**B&A**) have been engaged by Forestry North Limited (**Applicant or Forestry North**) to prepare a subdivision application to the Far North District Council (**FNDC**) on their behalf. The applicant seeks to subdivide the subject site, legally described as Section 80 and Section 114 Block VII Whangape Survey District into 5 rural-lifestyle allotments with associated access arrangements.

This application has been prepared in concurrently with two separate subdivision applications of adjoining land also owned by Forestry North. All records of title are owned by Forestry North Ltd with adjoining boundaries and currently held and used as a single forestry block.

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

2.1 Background

2.1.1 Approvals under the National Environmental Standards for Commercial Forestry Regulations 2017

Landcover at the site is mature commercial forestry[1] and Forestry North have commenced harvest which is expected to be completed in December 2026. In accordance with the National Environmental Standards for Commercial Forestry (**NES-CF**), Forestry North are progressively constructing roads and preparing skid sites to facilitate harvest of the forestry block as a permitted activity. Written notice to the Northland Regional Council has been provided (refer to **Appendix 2**) as follows:

- In accordance with regulation 25 of the NES-CF, written notice of earthworks activities proposed to be in excess of 500m^2 in any 3-month period.
- In accordance with regulation 64 of the NES-CF, the applicant provided written notice to NRC of the place where harvesting will be carried out and the dates on which the harvesting is planned to begin and end.
- The applicant also provided NRC with both a Forestry Earthworks Management Plan and Harvest Plan in accordance with the NES-CF.

The forestry roads formed as part of the commercial forestry harvesting activities will form the basis of the internal roading network that will provide legal and physical access to the allotments proposed as part of this application as shown in **Figure 1**.

[1] Means: exotic continuous-cover forestry or plantation forestry under the NES-CF.

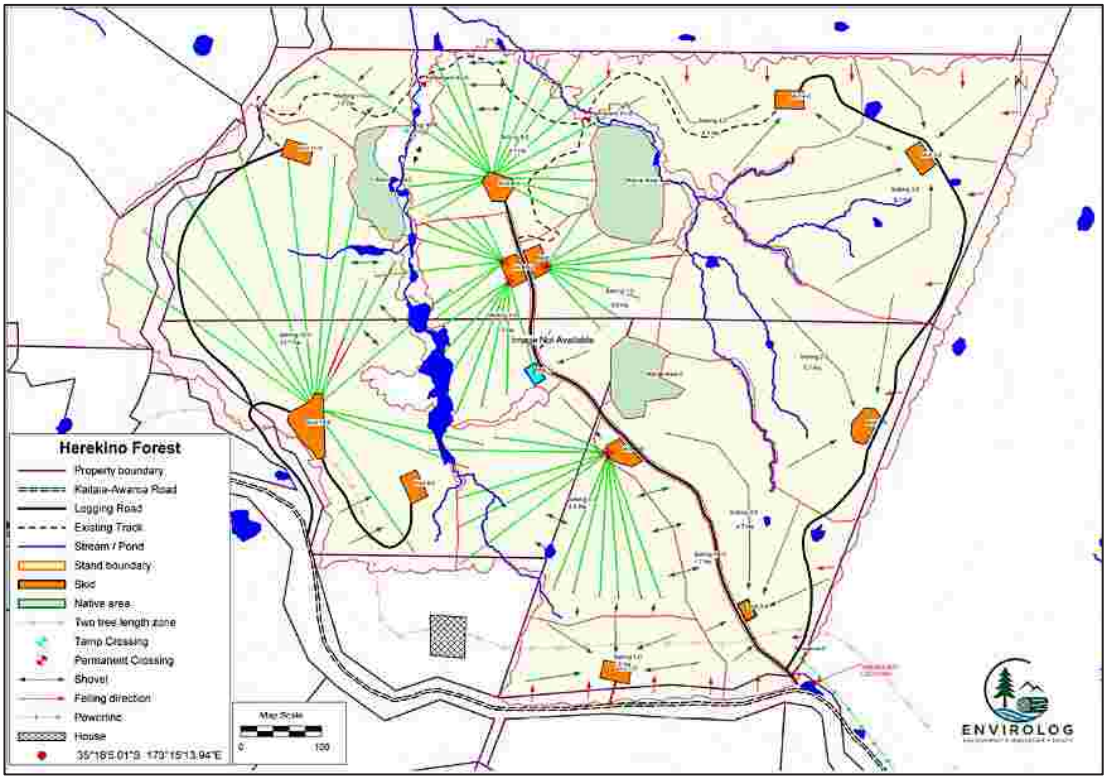


Figure 1: Forestry Harvest Plan (refer to Appendix 2).

3.0 Site Context

3.1 Site Description

The site comprises one parcel of land legally described as Sections 80 and 114 Block VII Whangape Survey District, with a total area of approximately 16.44 hectares, as illustrated in **Figure 2** below. The site is irregularly shaped and located on the northern side of Kaitaia–Awaroa Road. The topography is characterised by a general fall toward the northern boundary (see **Figure 3**), with the landform defined by two gullies running through the central portion of the site. These gullies contain small intermittent streams and contribute to the site's undulating terrain.

The site is currently utilised for commercial plantation forestry. The Applicant is in the process of harvesting the forest in accordance with the NES-CF. Accordingly, the existing environment reflects the plantation forestry activities authorised under the NES-CF, including associated earthworks, vegetation clearance, and the network of forestry roads established to facilitate forestry operations. Vegetation on the site predominantly comprises exotic plantation species, with a limited presence of indigenous and exotic vegetation within the understorey.

No wetlands, significant indigenous vegetation, or significant habitats have been identified on the site. There are a network of overland flow paths and streams within the site noting, none of which are understood to be greater than 3m wide.

Portions of the site are identified by the Proposed Far North District Plan (**PDP**) as subject to River Flood Hazard (10 and 100 ARI Event), see **Figure 4** below. The location of access and indicative building platforms have been designed to avoid these natural hazard areas.

Figure 2: Locality plan, subject site shown in red. Source: Emap.

Figure 3: Areial image showing downward sloping nature looking north. Source: Forestry North.

Figure 4: River Flood Hazard (10 and 100 ARI Event) in relation to the subject site. Source: NRC Hazard GIS Maps.

In terms of historic heritage, a desktop assessment has identified no recorded archaeological sites within the subject site. Known archaeological features are located within the wider area, particularly toward the west near the Herekino Harbour, approximately 5km from the site. While the site is within a Treatment Settlement Area of Interest (Te Rarawa), there are no mapped or schedules sites and areas of significance to Māori on or adjacent to the site.

As outlined above, the site is currently used for plantation forestry with harvest scheduled for completion in December 2026. As such, the is currently vacant of buildings or permanent structures.

Access is provided via an existing vehicle crossing and culvert located at the south-eastern corner of the site directly adjacent to the neighbouring property (Section 120-121 Block VII Whangape Survey District), as shown in Figure 5 below. The property is enclosed by low-level post-and-wire farm fencing, with a powerline traversing the site.

Figure 5: Vehicle crossing located on south-eastern corner of lot, adjacent to Section 120-121 Block VII Whangape Survey District. Source: Site visit, 06.05.2026.

3.2 Surrounding Locality

To the north, east, and west, the surrounding locality is also zoned Rural Production and is predominantly rural in nature, featuring both pastoral land and forestry blocks. The land located on the other side of Kaitaia-Awaroa Road is also zoned Rural Production. The existing built form comprises houses that are typically associated with rural and forestry activities and typically include single level detached dwellings and associated curtilage. Overall, the area can be described as having a rural character.

The site is located approximately 4.3km east of Herekino. Herekino provides a combined primary/intermediate school, a community hall and a Marae.

4.0 Proposal

A summary of the key elements of the proposal is set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompany the application.

4.1 Subdivision

It is proposed to subdivide the site, being a 16.44ha Rural Production Zone site into five rural lifestyle lots as follows and shown in **Figure 6** below:

- Lot 11: 3.57ha;
- Lot 12: 3.65ha;
- Lot 13: 3.94ha;
- Lot 14: 3.20ha; and
- Lot 15: 2.20ha.

All proposed allotments are of a shape and size that meet the shape factor requirements as shown by the indicative 30m x 30m indicative building platform shown in proposed scheme for subdivision prepared by Williams & King, included as **Appendix 3**.

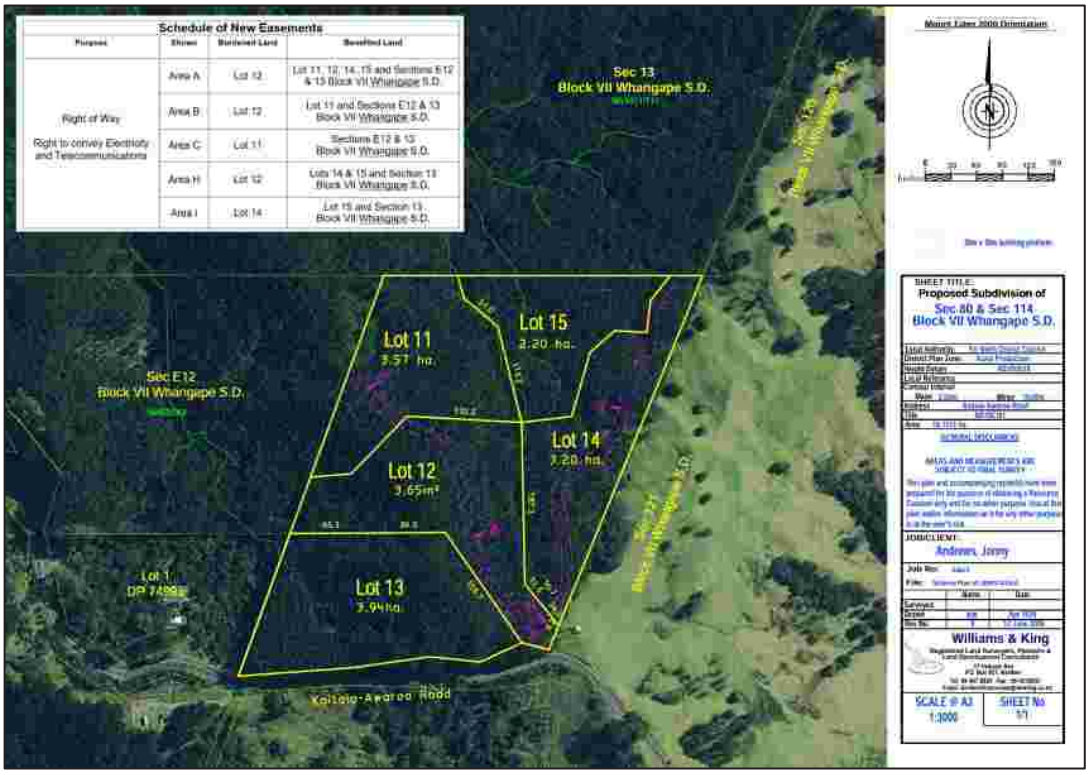


Figure 6: Proposed Scheme Plan

4.2 Legal and Physical Access

The access arrangements have been assessed and are shown on the Civil Engineering Drawings and have been assessed in the Civil Engineering Report prepared by Maven enclosed as **Appendix 4**.

Vehicle Crossing

There is currently one formed access from Kaitaia-Awaroa Road located on the southeastern corner of the site. This has recently been upgraded to facilitate vehicle access as part of harvesting the forest. It is proposed to maintain this vehicle crossing point to provide access to proposed Lots 11, 12, 14 and 15.

A second vehicle crossing is required to provide access to proposed Lot 13 in the southwestern corner of the site as shown on drawing series C300 of the Maven's civil drawings – refer to **Appendix 4**.

Private Accessways

Physical access to the proposed Lots will be via the forestry roads formed as part of the harvesting activities as shown as shown in **Appendix 2** of this report. It is proposed to utilise forestry roads formed and constructed as part of the harvest and logging operations to establish physical access to the proposed Lots as part of this subdivision.

Two private accessways are proposed as part of this application to provide access to proposed Lots 11, 12, 14 and 15. A Civil Engineering Report and Drawings have been prepared by Maven and is enclosed as **Appendix 4**. No physical works are proposed as part of this application; however, Maven have undertaken an assessment of the ODP, Council's Engineering Standards & Guidelines (Version 0.6 May 2023), NZS (4404:2004) and FNDC Engineering Standards and Guidelines, June 2004 – Revised 2009 to ensure demonstrate the accessways will be formed accordingly. As set out in Section 4 of the Maven Report, access for proposed Lots 11, 12, 14 and 15 as a 6m width formed carriageway with table drains and swale's (depending on grade).

Although the Civil Engineering Report and Drawings demonstrates compliant accesses, they may be formed to a wider width to accommodate forestry traffic, and the final formation will be confirmed prior to section 224(c) certification. A condition is offered in this regard.

Rights of Way

Refer to the schedule of easements shown on the Williams and King scheme plan for subdivision enclosed as **Appendix 3**.

4.3 Servicing

The servicing strategy for the proposed subdivision is set out in the Civil Engineering Report by Maven Associates, included as **Appendix 4**. In summary, it is concluded that the proposed subdivision and future residential development can be appropriately serviced by onsite infrastructure in terms of stormwater, wastewater, and water supply as follows:

- **On-site wastewater:** All allotments will be serviced by on-site wastewater as the site is outside of Council's reticulated network. The Civil Engineering Report confirms that servicing can be achieved with indicative wastewater disposal and reserve areas shown on Drawing C101. A

standard consent notice condition is anticipated to ensure any future system has been suitable designed.

- **Water supply:** Potable water supply will be established at the time of constructing a dwelling via roof catchment and water tanks.
- **Firefighting water supply:** A standard consent notice condition is anticipated to ensure an adequately sized tank and supply is established at the time of constructing a residential unit.
- **Stormwater:** The proposal is for a vacant lot subdivision. Notwithstanding, a stormwater assessment has been undertaken by Maven which recommends that all future dwellings and internal driveways be designed in accordance with Section 4.2.5 of Council's Engineering Standards.

Regarding power and telecommunications, connections to the boundary are not proposed, however, easements are proposed as required to facilitate connections should connections be desired by any future lot owners. In accordance with Council's standard practice, a consent notice condition is offered to ensure all future lot owners are aware of these arrangements.

5.0 Reasons for Consent

A complete rules assessment against the provisions of the ODP is attached as **Appendix 5.** The site is zoned as Rural Production Zone. The proposal requires consent for the matters outlined below.

An assessment of the PDP has also been undertaken below and only rules with immediate legal effect are considered relevant.

5.1 Operative Far North District Plan

Subdivision

- **Rule 13.8.1 Clause 4 – Subdivision within the Rural Production Zone –** Restricted Discretionary Activity resource consent is required as the proposal will create a 5-lot subdivision with a minimum allotment size of 2ha from a parent lot that existed at or prior to 28 April 2000 (Section 80 and Section 114 Block VII Whangape Survey District (NA19C/81) – **Restricted Discretionary Activity**.

5.2 Proposed Far North District Plan

The site has been mapped in the PDP as being located within the Rural Production Zone.

Hearings for the PDP have now finished and the hearings panel are now writing their recommendations. In June 2026, the Council will give notice of its decisions on the PDP based on the recommendations of the hearings panel. Therefore, only limited weight can be attributed to the PDP provisions at this stage, and no application is required under the majority of the rules until a decision has been made. There are no operative PDP rules that are relevant to this proposal in terms of triggering resource consent.

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ('NES-CS') is a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

There are no identified land uses or contamination information for the subject site or any neighbouring sites on Northland Regional Council's "Selected Land Uses Register". Therefore, the site is not considered a HAIL site, and the NES-CS has not been considered any further as part of this application.

5.4 Activity Status

Overall, this application is for a **restricted discretionary activity.**

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

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

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

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

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

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

It is considered that there is nothing noteworthy about the proposal. It is for the subdivision of a rural site into rural lifestyle sites. This is anticipated and provided for in the ODP where specific rules can be complied with. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, there is no relevant permitted baseline for the subdivision itself as subdivisions cannot be undertaken as of right.

- As a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

  The matters of discretion are listed is section 6.4 below.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

> No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 7** below, and include:

- Section 13 Block VII Whangape Survey District;
- Section E12 Block VII Whangape Survey District;
- 2951 Kaitaia-Awaroa Road;
- Section 116 Block VII Whangape Survey District; and
- Section 120-121 Block VII Whangape Survey District.

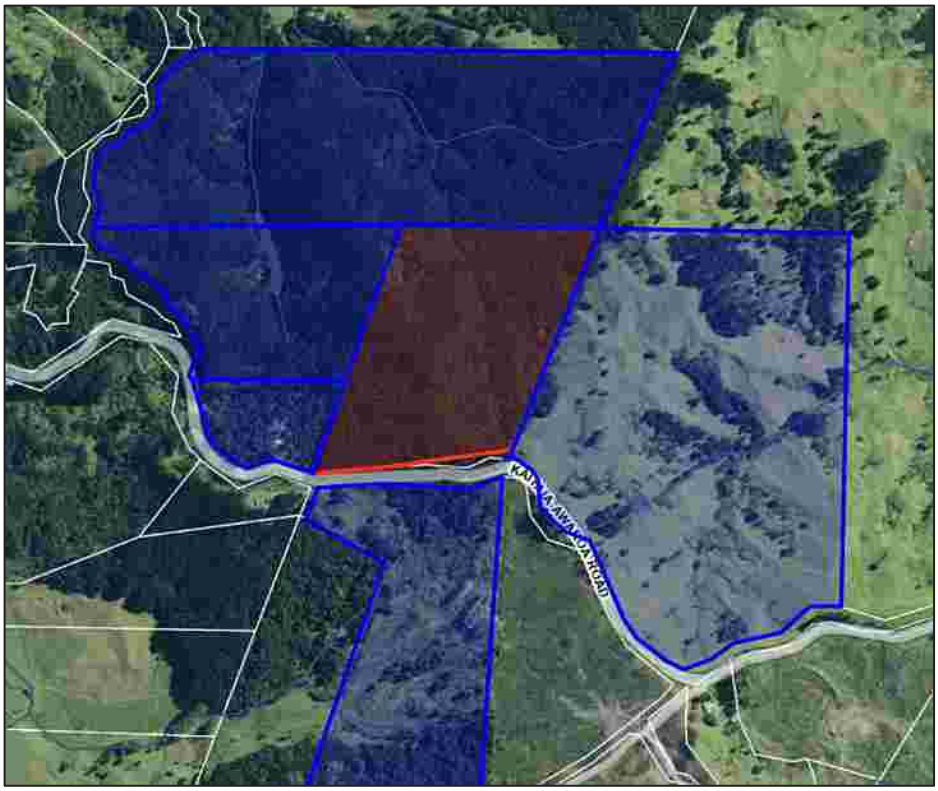


Figure 7: Adjacent properties (shaded in blue) in relation to subject site (shaded in red). Source: Emap.

6.4 Matters of Discretion

Under section 104C of the Act, as a restricted discretionary activity, the consent authority must consider only those matters over which it has restricted the exercise of its discretion in its plan.

These matters are:

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

6.5 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Rural Character and Amenity;
- Reverse Sensitivity;
- Ecology;
- Traffic;
- Servicing; and
- Natural Hazards.

These matters are set out and discussed below.

6.5.1 Rural Character and Amenity

The site is located within an area of predominantly rural and rural-lifestyle activity, characterised by undulating topography, farming and forestry activities in varying rural lot sizes.

The site is currently utilised for commercial forestry activities, which form part of the established productive rural landscape character of the surrounding area. While subdivision will introduce additional allotment boundaries and potential for future rural-lifestyle development, the scale and density of the proposal remains relatively low and is consistent with the anticipated level of development enabled within the zone framework. In addition, the proposed lot pattern and density are generally consistent with a number of the existing land parcels surrounding the site, which already exhibit a degree of fragmentation and smaller rural holdings within the wider locality.

The proposal will retain the overall open and spacious character associated with the rural environment, with the proposed lot sizes considered sufficient to maintain visual separation between future buildings and avoid an urban appearance. The natural topography and undulating nature of the site will assist to break up future built form enabled by the subdivision to ensure building intensity can be accommodated within the wider landscape.

In terms of rural amenity, the proposal is not expected to result in adverse effects. The site is currently subject to forestry operations, including harvesting activities, vehicle movements, and other associated rural production activities, which contribute to the existing amenity context of the locality. In this regard, it is considered that the proposed subdivision and future residential land

use will result in an improvement in amenity values when compared to the existing forestry operations occurring on the site.

Overall, the effects on rural character and amenity are considered to be less than minor.

6.5.2 Reverse Sensitivity

In terms of reverse sensitivity effects, it is not anticipated that the proposed subdivision will give rise to any adverse reverse sensitivity effects.

The surrounding environment is characterised by ongoing productive rural activities, including commercial forestry operations and associated noise, dust, heavy vehicle movements, and seasonal harvesting activities. Future residents will therefore be locating within an established working rural environment where such activities are an anticipated and accepted component of the existing amenity context.

Given the size of the proposed lots, and the existing pattern of development within the locality, it is considered unlikely that the subdivision will compromise the continued operation of surrounding rural production activities. The 2-hectare minimum lot sizes ensure sufficient area to achieve this, such that future built form can be adequately setback from existing production activities in the wider environment. As such, reverse sensitivity effects are considered to adequately managed such that adverse effects will be less than minor.

6.5.3 Ecology

In relation to significant indigenous flora and fauna, the proposal is not expected to result in any adverse ecological effects because there are no areas of significant indigenous vegetation or significant habitats of indigenous fauna within the site. The site is currently utilised for commercial forestry purposes and is predominantly characterised by exotic pine vegetation associated with plantation forestry activities. As a result, the ecological values of the site are considered to be limited, with the majority of vegetation present being exotic in nature rather than indigenous.

It is acknowledged that there are several waterbodies traversing the site. However, no site works are proposed as part of this application, as such no effects on these waterbodies are anticipated.

The existing forestry environment has already resulted in a modified landscape with limited ecological connectivity or habitat value, and therefore the proposed subdivision is unlikely to materially alter the existing ecological characteristics of the site.

6.5.4 Traffic

The proposed subdivision is expected to generate approximately 40 one-way vehicle movements per day (noting the first residential unit is exempt from this rule), which complies with the permitted threshold of 60 one-way traffic movements per day in the Rural Production Zone. Notwithstanding, it is considered that the level of traffic generated will be relatively low, and typical of rural-lifestyle development. Traffic will mainly consist of private vehicles and will be spread throughout the day, with slightly higher volumes during morning and evening peak periods.

The surrounding road network is expected to be able to safely accommodate the additional traffic, particularly given the proposed accessways and vehicle crossings will be designed to meet the FNDC Engineering Standards and Guidelines, thereby ensuring vehicles will be able to enter and exit the site safely and efficiently. Regarding sight distances, a crossing assessment has been

undertaken by Maven at Section 4.2.4 of the Civil Engineering Report which notes the following in relation to the existing and proposed vehicle crossings:

- **Existing southeastern crossing:** There is clear visibility with minimal impedance to the 145m splay end. Turning right into the road reserve, visibility of the splay is partially impeded by a rock retaining wall and road crest but is adequately mitigated via speed calming features such two horizontal curves and a 45km/h speed reduction traffic sign for oncoming traffic prior to its approach to the vehicle crossing.
- **Proposed vehicle crossing to Lot 13:** For the Lot 13 vehicle crossing access, the left turning splay projected towards the west generally looks unimpeded and clear of any street features till the splay end while the right turning splay is impeded by a horizontal road curve at approximately 100m down Kaitaia Awaroa Road. It is noted that the splay coincides with two speed calming road curves which could be further mitigated with speed reducing traffic signage as oncoming traffic approach the vehicle crossing.

Taking into account Maven's assessment, it is considered that the existing low speed, traffic calming measures and provided signage can be moved with the road corridor adequate sight lines in accordance with Council's Engineering Standards can be achieved.

Furthermore, the proposed accessways will also be sufficiently separated from any adjacent properties and their accessways (over 300m). As a result, the additional traffic movements are unlikely to create adverse effects in terms of noise, disturbance, safety, or loss of amenity for neighbouring properties.

In terms of the private accessways and as set out above in Section 4.2 of this Report, these will be formed to a 6m width carriageway, with shoulders and suitable drainage in accordance with Council's Engineering Standards ensuring that access will be suitable for future users.

Accordingly, the proposal is not expected to adversely affect the safety or efficiency of the surrounding road network.

6.5.5 Servicing

The provision of infrastructure to service the development has been considered and it is confirmed that the site can be adequately serviced in the Civil Engineering Report and Drawings prepared by Maven which are enclosed as **Appendix 4**. Taking into account the findings of Maven, it is considered that adequate onsite servicing can be achieved as part of the subdivision such that adverse effects will be less than minor on the wider environment for the reasons outlined below.

Stormwater

Overland flow paths (OLFP) have been assessed at Section 3 of the Civil Engineering Report. There are two main OLFP's within the site aligned along the boundary interface of Lot 11 and 15 and another within proximity, along the western quadrant of Lot 15. From these OLFPs are minor flow path branches that are terminal in nature or where the flow path originates the upstream most. Their respective catchments have been delineated and associated catchment runoffs have been calculated using HEC-HMS. To minimise impedance of these minor overland flows and to protect integrity of the constructed accessways, culverts have been sized to convey the associated catchment peak flows under a 100-year event with an additional 20% climate adjustment factor as required by the code. All culverts are to have a headwall at the inlet and outlet and are to be checked against tailwater control and overtopping. Refer to drawing C441 for the proposed

catchment plan. The OLFP that coincides with Lot 13 remains unimpeded as it is does not clash with any accessways or perceived building platforms.

The accessways will be retrofitted to accommodate necessary shoulders, and table drains to convey runoff to OLFPs, while culverts will be fitted with headwalls, rip rap, and baffling to promote erosion scour protection. Due to the length of continuous table drain trajectories, there will be partial benefits in particulate settlement and reduction of turbidity in runoff prior to entering the receiving stream. Individual lot attenuation will be provided due to reliance on rainwater harvesting and usage and stormwater will be disposed of via onsite private dispersal devices which all promote net neutrality of OLFP and flood conveyance status of the site. It is anticipated that the detail design of these stormwater management and treatment train systems will be implemented under each individual consent of each anticipated lot proprietor.

Regarding future development, all buildings and associated roof catchment runoff will be directed to rain tanks and re-utilised for both potable and non-potable water supply. Any overflow will concentrate with accessway and pavement runoff to be discharged to land in accordance with Section 4.2.5 of the FNDC Engineering Standards which would need to be demonstrated at the time of building consent. Importantly, Maven has not identified any limitations or design constraints that require mitigation as part of the subdivision.

For the reasons outline above, stormwater servicing is considered to be appropriately managed to ensure adverse effects on the wider environment will be less than minor.

On-site Wastewater

The proposal is for a vacant land subdivision. Section 5 of Maven's Civil Engineering Report confirms that the proposed Lots are suitably sized to accommodate wastewater for future development. Subject to detailed assessment at the time of future development, it is considered that on-site wastewater servicing can be achieved. As such, adverse effects on the wider environment are considered to be managed to a level that is acceptable and less than minor.

Water Supply

Typical of rural subdivision within the Far North, it is proposed to establish potable and fire fighting water supply at the time of future development. Based on Maven's Civil Engineering Report, this can be achieved by way of roof catchment and water tanks.

Any such sizing of tanks should be assessed at the time of building consent based on the size of future development.

Power and Telecommunications

No power and telecommunication connections are proposed as part of this application. A standard condition of consent has been offered to ensure future landowners are suitably advised on the arrangements.

6.5.6 Natural Hazards

The proposed subdivision has been designed so that all indicative building platforms will be located outside of outside of identified flood hazard areas. As such, any effects of natural hazards on the proposed subdivision and future dwellings are considered to be negligible.

The proposed subdivision will appropriately manage fire risk through compliance with relevant fire safety requirements, including the provision of adequate water supply for firefighting purposes on each lot. The proposed subdivision will also provide sufficient legal and physical access to each lot, enabling appropriate access for emergency service vehicles. Additionally, it is noted that no pine trees will remain on the site following subdivision and future development, which will further reduce the potential fire hazard risk currently associated with plantation forestry activities.

6.6 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.7 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

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

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

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

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

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

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

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

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

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

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

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Adverse effects in relation to rural character and amenity on persons are considered below.

Wider effects were considered in section 6.4 above, and considered to be less than minor.

Having considered the consent matters and the scale and nature of the proposal in this planning context, it is considered that there are no persons that will be adversely affected by this application.

With respect to rural character and amenity, the proposed subdivision provides for low-density rural lots consistent with development anticipated in the zone. The proposed lot sizes will retain an open rural character, maintain visual separation between future dwellings, and avoid an urban appearance. As such, the proposed subdivision pattern is consistent with surrounding landholdings, and any effects on rural character and amenity are considered negligible.

7.3.1 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to rural character and amenity effects. Wider effects were assessed in section 6.4 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

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

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

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

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

As a restricted discretionary activity, section 104B of the Act states that a council:

(1) may grant or refuse the application;

(2) must only consider matters over which a discretion is restricted; and

(3) if it grants the application, may impose conditions under section 108 only for those matters which it has restricted the exercise of its discretion in its plan.

8.2 Weighting of Proposed Plan Changes: Proposed Far North District Plan

There are relevant plan changes that would have a bearing on this application.

On 27 July 2022, FNDC notified their PDP. At the time of preparing this AEE, only rules identified as having immediate legal effect have been considered. This will remain the case until FNDC releases a decision on the PDP.

As such, it is considered that significantly more weight should be placed on the ODP provisions, which is how the assessment of the relevant objectives and policies has been undertaken below, although the conclusion is that the proposal comfortably accords with both the relevant ODP and PDP provisions.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects, including the development of 5 rural lifestyle lots with a variety of lot sizes and configurations that will contribute towards the creation of rural lifestyle development housing opportunities in the Far North District.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are less than minor.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards (**NPS-NH**) came into force on 15 January 2026 and requires the risk level of subdivision, use and development to be assessed using the prescribed risk matrix. The risk matrix applies likelihood levels against consequence levels based upon a range of potential natural hazard risk.

In this instance, a portion of the site is subject to both 10- and 100-year River Flood Hazard Areas. However, the indicative building platforms and therefore any future residential development will be located outside of these flood hazard areas. It is therefore considered that the consequence level is negligible.

Overall, the proposal is considered to result in a **low** natural hazard risk with respect to flooding.

10.2 Objectives and Policies of the National Policy Statement for Freshwater 2020 (amended December 2025)

The fundamental concept of the National Policy Statement for Freshwater Management (NPS-FM) is "Te Mana o te Wai" and refers to the fundamental importance of water; recognising that protecting the health of freshwater protects the health and well-being of the wider environment. Te Mana o te Wai seeks to protect the mauri of water by restoring and preserving the balance between the water, the wider environment, and the community.

The only objective of the NPS-FM is:

> ***2.1 Objective***
>
> *(1) The objective of the National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:*
>
> *(a) first, the health and well-being of water bodies and freshwater ecosystems*
>
> *(b) second, the health needs of people (such as drinking water)*
>
> *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

The subject site contains several watercourses, and as such the policies of the NPS-FM are relevant to the proposal.

Policies of the NPS-FM focuses upon the management of freshwater in an integrated way to ensure that the health and well-being of water bodies and freshwater ecosystems is maintained and improved.

Policy 2 seeks that Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.

Policies 3 and 4 require freshwater be managed in an integrated way and as part of New Zealand's integrated response to climate change.

Policy 5 focuses upon the management of freshwater in an integrated way to ensure that the health and well-being of water bodies and freshwater ecosystems is maintained and improved.

Policies 7 and 9 seek to ensure that loss of river extent and values is avoided to the extent practicable and the habitats of indigenous freshwater species are protected.

The proposed subdivision does not involve any earthworks or vegetation clearance activities. The proposed subdivision designed to ensure that all indicative building platforms are set back a minimum of 30m from any watercourse. All proposed allotments are of sufficient size to provide for compliant onsite wastewater disposal well setback from waterbodies.

Given the above, it is considered that the proposal will maintain the health and well-being of water bodies and freshwater ecosystems on the site. Overall, it is considered that the proposal will give effect to the NPS-FM.

10.3 Objectives and Policies of the National Policy Statement for Indigenous Biodiversity 2023 (amended December 2025)

The National Policy Statement for Indigenous Biodiversity ('**NPS-IB**') applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand, seeking to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity.

The subject site is not identified as/or containing a Significant Natural Area (**SNA**), as such the objective and policies which apply outside of an SNA are particularly relevant (policies 7 and 8) and implementation clause 3.16 (Indigenous Biodiversity outside of SNAs) require consideration at Section 104 stage.

The proposed subdivision will not result in the removal of any indigenous vegetation on the site, resulting in no loss of indigenous biodiversity. Overall, it is considered that the proposal therefore accords with the relevant provisions of the NPS-IB.

10.4 Objectives and Policies of the National Policy Statement for Highly Productive Land 2022 (Amended December 20250

The National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**) came into effect on 17 October 2022, with amendments having been made in December 2025.

The application site is identified as Land Use Capability Class 6 as mapped by the New Zealand Land Resource Inventory. As such, the site is not considered to contain highly productive soils as defined by the NPS-HPL.

Given this, the NPS-HPL is not applicable to the site and has not been considered further.

10.5 Objectives and Policies of the Regional Policy Statement for Northland

The Regional Policy Statement for Northland (**RPS**) covers the management of natural and physical resources across the Northland Region. The RPS provides the broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.

The RPS contains a wide variety of objectives including integrated catchment management, region-wide water quality, maintaining ecological flows, protecting areas of significant indigenous ecosystems and biodiversity, enabling economic wellbeing, regional form, providing and recognising for the role of tangata whenua in decision making, and ensuring that risk and impacts of natural hazards are minimised.

The policies considered relevant to the proposal have been identified and summarised as follows:

- Policy 4.2.1 seeks to improve the overall quality of Northland's water resources by establishing freshwater objectives, reducing loads of sediment, nutrients and faecal matter to water and promoting and supporting the active management, enhancement and creation of vegetated riparian margins – the proposed subdivision will ensure the reduction of sediment and nutrient loads to water through the proposed stormwater management system;

- Policy 5.1.1 seeks to provide for subdivision, use and development that is located, designed and built in a planned and coordinated manner – As discussed previously in this report, the application site is located within a predominantly rural and rural-residential area. Given the low-density nature of the proposal, and the existing pattern of rural lifestyle development within the locality, it is considered unlikely that the subdivision will compromise the continued operation of surrounding rural production activities. The proposal is therefore considered to be consistent with this policy direction;
- Policy 5.1.3 seeks to avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on, (a) primary production activities in primary production zones – Although the proposal will enable future residential development within the Rural Production Zone, the low-density design approach is in keeping with the rural lifestyle environment. As discussed above, it is considered that due to the nature of the surrounding zoning and land use, any future residential development on the proposed lots will avoid adverse effects on primary production activities;
- According to Policy 7.1.1, subdivision, use and development of land shall be managed to minimise risks of natural hazards – the proposed subdivision of the site will be managed to minimise the risk of natural hazards by way of comprehensive design of on-site stormwater management and locating indicative building platforms outside of flood hazard areas;
- Policy 8.1.2 requires district council to recognise and provide for the relationship of tangata whenua and their culture and traditions, have particular regard to Kaitiakitanga and take into account the principles of the Treaty of Waitangi including partnership when processing resource consents – As previously discussed, the site is not located within a site of cultural significance to Māori.

For these reasons, it is considered that the proposal is consistent with the relevant RPS provisions.

10.6 Objectives and Policies of the Operative Far North District Plan

10.6.1 Chapter 8 Rural Environment

The relevant objectives and policies for the Rural Environment generally seek to achieve the sustainable management of natural and physical resources, while enabling activities that are compatible with the character, amenity and productive values of rural areas. In particular, they seek to maintain rural character and amenity, protect versatile soils, and significant indigenous vegetation from inappropriate subdivision and development, ensuring long-term sustainability.

Assessment

The proposed subdivision is low-density in nature and considered to be consistent with the both the existing and anticipated pattern of development of the Rural Production Zone. The proposal will facilitate appropriately scaled rural lifestyle development while maintaining the open and spacious character of the surrounding rural environment.

In addition, the proposed subdivision and future residential development are considered to result in an overall improvement in amenity values when compared to the existing commercial forestry operations currently undertaken on the site. The transition from forestry activities to low-density rural lifestyle development will reduce the visual dominance and operational effects associated

with forestry harvesting activities, thereby enhancing the amenity experienced by neighbouring properties and road users.

The site is currently utilised for commercial forestry activities and does therefore not contain any versatile soils or areas of significant indigenous vegetation. Accordingly, the proposal will not compromise potential of versatile land resources or adversely affect ecological values.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Rural Environment chapter.

10.6.2 Chapter 8.6 Rural Production Zone

The relevant objectives and policies for the Rural Production Zone seek to sustainably manage natural and physical resources, while enabling the efficient use and development of the zone in a manner that supports the social, economic and cultural wellbeing of people and communities, as well as their health and safety. The objectives and policies also seek to maintain and enhance rural amenity values and avoid, remedy or mitigate potential land use conflicts.

Assessment

The proposed subdivision will contribute to the availability of rural lifestyle housing opportunities in the Far North District, thereby supporting the social and economic wellbeing of the community. The proposal represents an efficient and appropriate use of the land, having regard to the zoning of the site, and the surrounding pattern of development.

As assessed in Section 10.4.1 above, it is considered that the proposed subdivision will maintain and enhance the rural character and amenity of the surrounding environment. Furthermore, the proposal is not anticipated to generate reverse sensitivity effects or land use conflicts, given the nature of the surrounding environment and the scale of the proposed subdivision.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Rural Production Zone chapter.

10.6.3 Chapter 13 Subdivision

The relevant objectives and policies of the Subdivision chapter seek to ensure that subdivision is undertaken in a manner that is consistent with the purpose of the underlying zone, while promoting the sustainable management of natural and physical resources. In particular, they seek to ensure that subdivision does not compromise the life-supporting capacity of soil resources, create or exacerbate reverse sensitivity effects or natural hazard risks, and that it provides for the efficient and integrated provision of infrastructure and services.

Assessment

In this case, the proposed subdivision is considered consistent with the environmental outcomes anticipated within the Rural Production Zone. The indicative building platforms are located outside identified flood hazard areas, thereby avoiding the creation of exacerbation of natural hazard risks.

Appropriate provision of on-site servicing will also be made, including stormwater treatment and disposal, wastewater treatment and disposal, and water supply, ensuring that future development can be adequately serviced. In addition, each proposed lot will be provided with sufficient legal and physical access to Kaitaia-Awaroa Road.

For the reasons outlined above, it is considered that the proposal is consistent with the objectives and policies of the Subdivision chapter.

10.6.4 Chapter 15 Transportation

The relevant objectives and policies of the Transportation chapter seek to ensure that subdivision and development are designed and undertaken in a manner that maintains the safe and efficient operation of the transport network. In particular, they seek to appropriately manage vehicle access, manoeuvring, parking, and traffic effects, while avoiding or mitigating adverse effects on the surrounding environment and transport infrastructure.

Assessment

The proposed subdivision has been designed to ensure safe and efficient access to each lot. The proposed ROWs and private accessway provide sufficient width and manoeuvering space to enable vehicles to safely enter and exit the site, including allowing vehicles to exit onto Kaitaia-Awaroa Road in a forward direction. It is also considered that appropriate sight distances can be achieved at the site accesses to maintain traffic safety for all users.

In addition, each proposed lot is of sufficient size and configuration to accommodate on-site parking and manoeuvring areas in accordance with the relevant ODP standards.

Given the low-density nature of the subdivision, the level of traffic generation associated with the proposal is considered to be unnoticeable and can be readily accommodated by the existing transport network of Kaitaia-Awaroa Road.

Having regard to the above, it is considered that the proposal is consistent with the objectives and policies for transportation.

10.7 Objectives and Policies of the Proposed Far North District Plan

10.7.1 Strategic Direction – Rural Environment

The objectives of this chapter seek for primary production activities to operate efficiently and effectively, and for the protection of highly productive land from inappropriate development.

Assessment

As discussed in Sections 10.4.1 and 10.4.2 above, it is not considered that the proposed subdivision will generate reverse sensitivity effects. Further, the site is not considered to contain highly productive land given that it is currently utilised for commercial forestry activities.

10.7.2 Transport

The objectives and policies of the Transport chapter seek to ensure the safe, efficient and well-connected operation of the transport network. In particular, they seek to manage the effects of subdivision and development on the transport network through appropriate subdivision layout, safe and efficient vehicle access arrangements, adequate parking provision, and the management of adverse cumulative effects on the transport network.

Assessment

The assessment undertaken in Section 10.4.4 above is considered directly applicable to the relevant Transport objectives and policies in the PDP, and is not repeated in full here. In summary, the proposed subdivision is not anticipated to adversely affect the safety or efficiency of the

surrounding transport network. Appropriate legal and physical access can be achieved for each lot, adequate parking can be provided on each lot, and the scale and nature of the proposal are such that any additional traffic generated will be minor and readily accommodated by the existing road network.

Accordingly, the proposal is considered to be consistent with the relevant objectives and policies of the Transport chapter.

10.7.3 Natural Hazards

The objectives and policies of this chapter seek for:

- The risks from natural hazards to people, infrastructure and property to be managed to ensure the health, safety and resilience of communities; and
- Land use and subdivision to not increase the risk from natural hazards, or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

Assessment

The proposed subdivision has been designed so that all indicative building platforms will be located outside of identified flood hazard areas. As such, the proposed subdivision will not increase the risks from natural hazards on the site or on adjacent properties.

10.7.4 Subdivision

The objectives and policies of the Subdivision chapter seek to ensure that subdivision is undertaken in a manner that is consistent with the objectives of the relevant zone, while provision for the efficient use and development of land and infrastructure. They also seek to ensure that subdivision does not create or exacerbate natural hazard risks, can be appropriately serviced, and avoids, remedies, or mitigates adverse effects on the environment.

Assessment

The assessment undertaken in Section 10.4.3 above is considered directly applicable to the relevant Subdivision objectives and policies in the PDP, and is not repeated in full here. In summary, the proposed subdivision and future residential development can be appropriately serviced from a stormwater, wastewater, water, electricity and telecommunications perspective. The proposed subdivision will also not increase any natural hazard risk.

Accordingly, the proposal is considered to be consistent with the relevant objectives and policies of the Subdivision chapter.

10.7.5 Rural Production Zone

The relevant objectives and policies for the Rural Production Zone generally seek to enable primary production activities and a range of other compatible activities that have a functional need to be in a rural environment. They also seek for land use and subdivision activities to maintain or enhance rural character and amenity, avoid or mitigate reverse sensitivity effects on primary production activities, and to avoid subdivision that results in the loss of highly productive land for use by farming activities, fragments land, and provides for rural lifestyle living unless there is an environmental benefit.

Assessment

The assessment undertaken in Section 10.4.2 above is considered directly applicable to the relevant Rural Production Zone objectives and policies in the PDP, and is not repeated in full here. In summary, it is considered that the proposed subdivision will maintain and enhance the rural character and amenity of the surrounding environment. Furthermore, the proposal is not anticipated to generate reverse sensitivity effects or land use conflicts, given the nature of the surrounding environment and the scale of the proposed subdivision.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Rural Production Zone chapter.

10.8 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the relevant statutory documents.

11.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the NPS-NH, NPS-HPL, RPS, ODP and PDP, we do so for completeness.

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

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

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

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

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant statutory planning documents objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

12.0 Other Matters (Section 104(1)(C))

12.1 Record of Title Interests

There are no interests that are expected to affect the resource consenting process for this application (refer **Appendix 1**).

13.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The applicant, Forestry North Limited, is not a natural person and has not been the subject of a non-compliance.

14.0 Section 106 Subdivision

Under section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each lot to be created by the subdivision.

The site is subject to small, isolated areas of known river flood hazards. The indicative building platform locations and accessways will be clear of these flood hazard areas.

The proposed lots will gain legal and physical access via proposed ROWs, a private accessway, and associated vehicle crossings which are to be constructed to the relevant FNDC engineering standards.

It is concluded that there is no significant risk from natural hazards and that all lots will be provided with legal and physical access arrangements. The proposal is therefore consistent with section 106 of the RMA.

15.0 Section 106A Natural Hazards

Under section 106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

As mentioned above, it is not considered that there is significant risk from natural hazards as a result of all indicative building platforms and accessways being located outside of any natural hazard areas on the site

16.0 Conclusion

The proposal involves a 5-lot rural-lifestyle subdivision at the site (Section 80 and Section 114 Block VII Whangape Survey District).

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to rural character and amenity, reverse sensitivity, ecology, traffic, servicing and natural hazards are considered to be less than minor;
- Limited notification is not required as all adverse effects on adjoining and adjacent landowners and occupiers are considered to be less than minor;

- The proposal generally accords with the relevant statutory documents objectives and policies. There are also positive effects;
- The proposal will not give rise to or be at significant risk from natural hazards; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA19C/81**
Land Registration District	**North Auckland**
Date Issued	25 August 1970

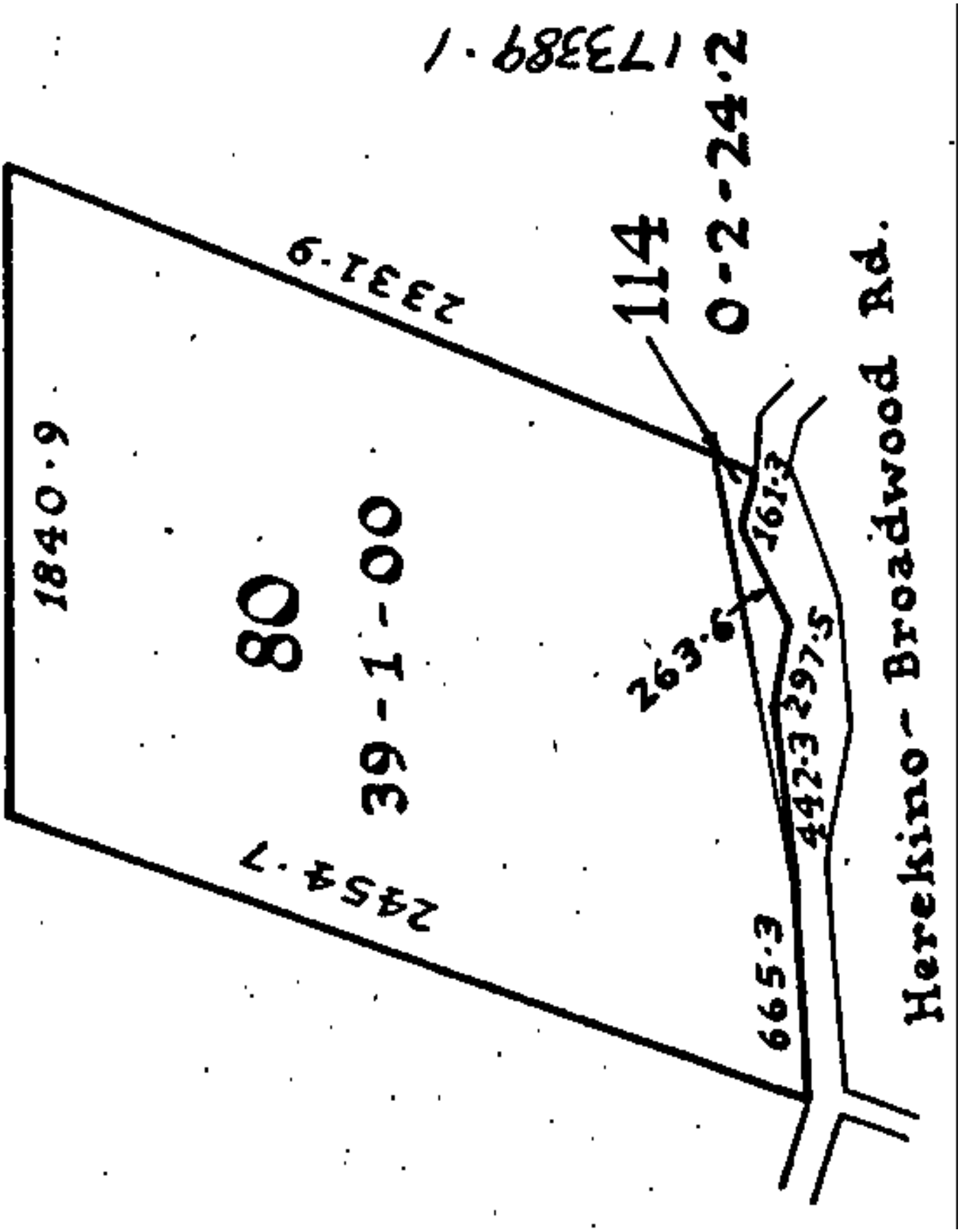
Prior References
NAPR791/1

Estate	Fee Simple
Area	16.1475 hectares more or less
Legal Description	Section 80 and Section 114 Block VII Whangape Survey District

Registered Owners
Forestry North Limited

Interests

13565471.2 Mortgage to ASB Bank Limited - 31.3.2026 at 2:13 pm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2331.9
1840.9
80
39-1-00
2454.7
263.6
161.3
442.3
297.5
665.3
Harakino - Broadwood Rd.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA622/83**

Part-Cancelled

Land Registration District **North Auckland**

Date Issued 23 February 1931

Prior References

NAPR175/92 WA 3152

Estate Fee Simple

Area 12.1406 hectares more or less

Legal Description Section E12 Block VII Whangape Survey District

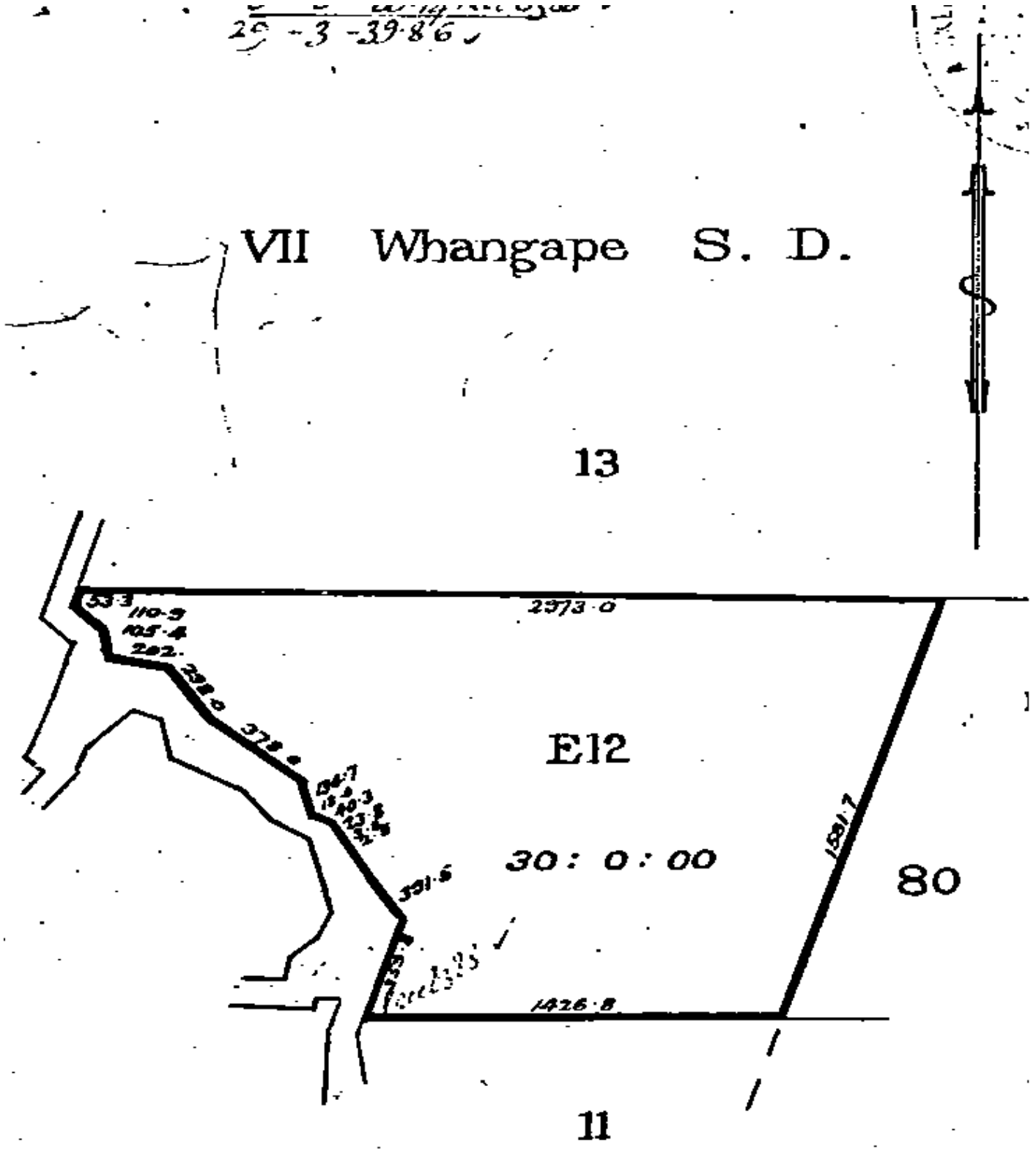
Registered Owners

Forestry North Limited

Interests

8388 Proclamation proclaiming part of within land as road - 26.1.1933 at 10.00 am

13565471.2 Mortgage to ASB Bank Limited - 31.3.2026 at 2:13 pm


VII Whangape S. D.
13
2573·0
E12
30: 0: 00
80
1426·8
11

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA1011/111**

Land Registration District **North Auckland**

Date Issued 10 January 1952

Prior References

NAPR201/234 WA 5380

Estate Fee Simple

Area 32.8554 hectares more or less

Legal Description Section 13 Block VII Whangape Survey District

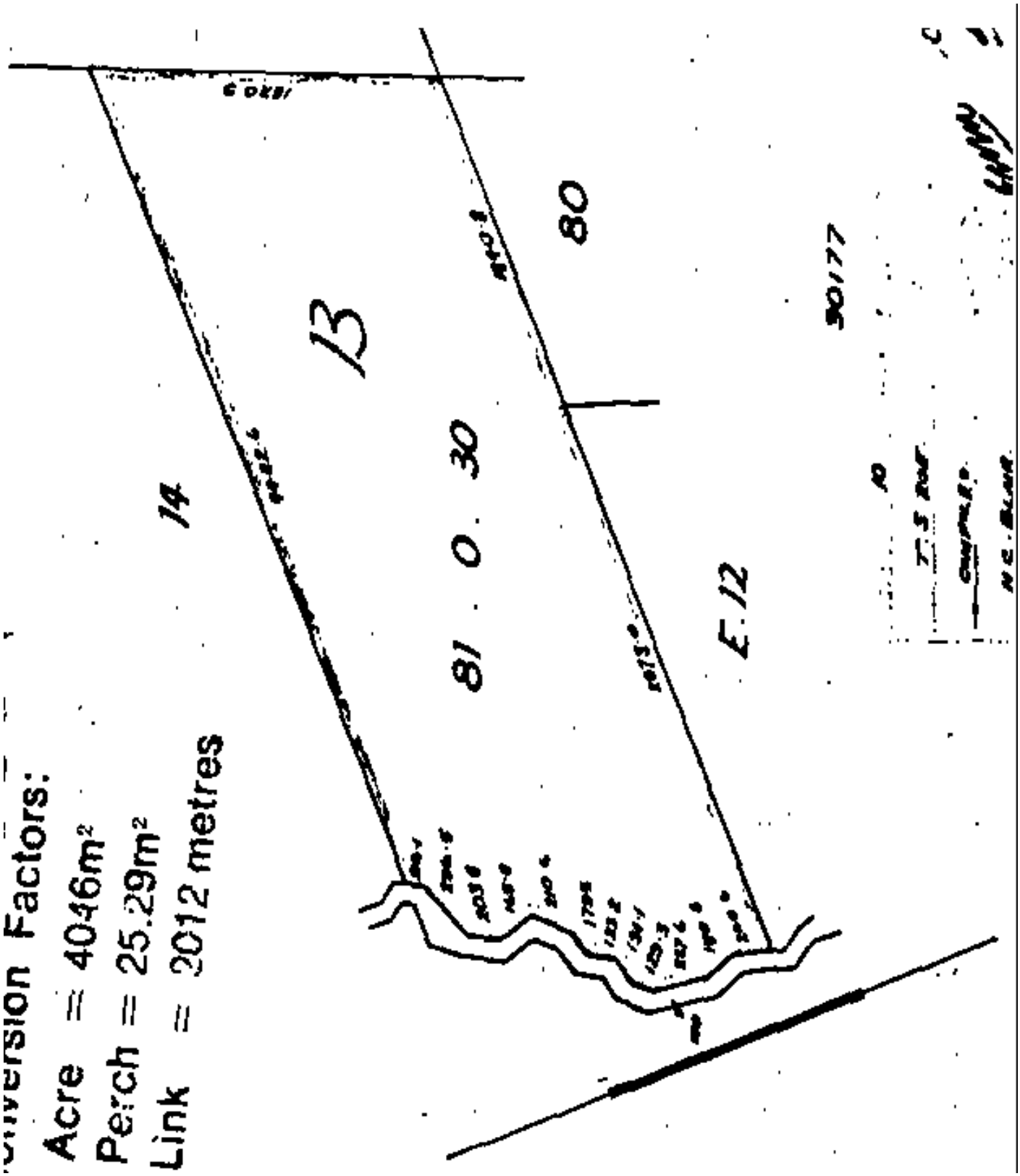
Registered Owners

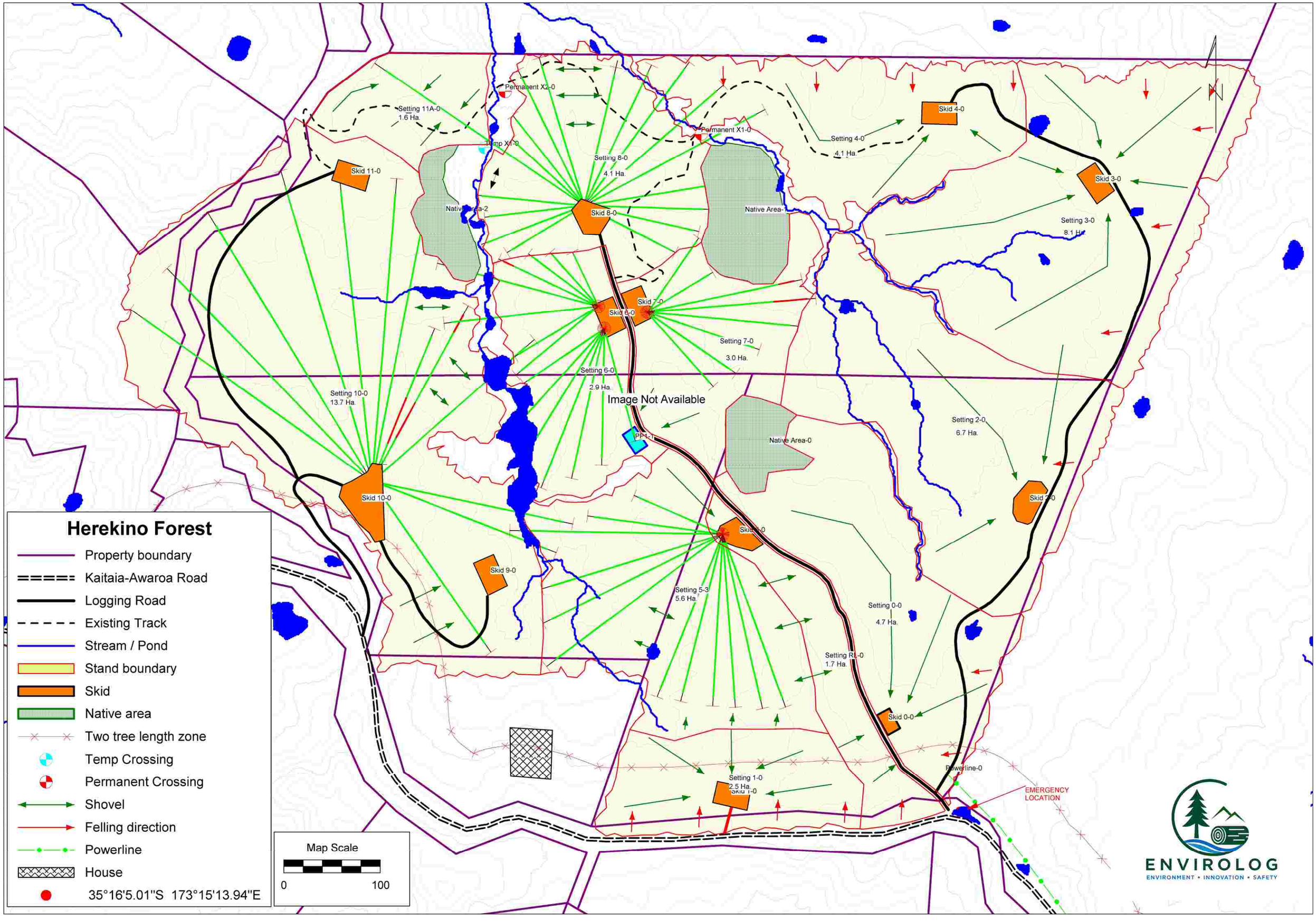
Forestry North Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950

13565471.2 Mortgage to ASB Bank Limited - 31.3.2026 at 2:13 pm


13
14
80
81 . 0 . 30
E 12
90177
Conversion Factors:
Acre = 4046m²
Perch = 25.29m²
Link = 2012 metres


Permanent X2-0
Setting 11A-0
1.6 Ha.
Temp X1-0
Permanent X1-0
Setting 8-0
4.1 Ha.
Setting 4-0
4.1 Ha.
Skid 4-0
Skid 11-0
Skid 8-0
Native Area-2
Native Area-1
Skid 3-0
Setting 3-0
8.1 Ha.
Skid 7-0
Skid 6-0
Setting 7-0
3.0 Ha.
Setting 6-0
2.9 Ha.
Setting 10-0
13.7 Ha.
Image Not Available
PP1-0
Native Area-0
Setting 2-0
6.7 Ha.
Skid 10-0
Skid 2-0
Skid 5-0
Skid 9-0
Setting 5-3
5.6 Ha.
Setting 0-0
4.7 Ha.
Setting R1-0
1.7 Ha.
Skid 0-0
Powerline-0
Setting 1-0
2.5 Ha.
Skid 1-0
EMERGENCY
LOCATION
N
Herekino Forest
Property boundary
Kaitaia-Awaroa Road
Logging Road
Existing Track
Stream / Pond
Stand boundary
Skid
Native area
Two tree length zone
Temp Crossing
Permanent Crossing
Shovel
Felling direction
Powerline
House
35°16'5.01"S 173°15'13.94"E
Map Scale
0
100
ENVIROLOG
ENVIRONMENT • INNOVATION • SAFETY

HEREKINO FOREST - CLEARFELL HARVEST

Applicable detail / reference: REF260216375

FOREST HARVEST PLANNING CHECKLIST [NES-CF]

Standards in Forestry Earthworks & Harvesting Guidelines for Northland (FEHGN) - [Issue 3 July 2022]

1 Person and property details

The person and property details are—

(a) the plan and notice date:	✓	9/02/2026
(b) the name of and contact details for the land owner or their agent:	✓	Forestry North - Jonny Andrews 0273109606
(c) the name of and contact details for the forest owner (if different):	✓	Forestry North - Jonny Andrews 0273109606
(d) the name of and contact details for the forest manager or relevant manager for the commercial forestry activity (if different):	✓	Forestry North - Jonny Andrews 0273109606
(e) the contact details for service—postal address, email, contact phone(s):	✓	1 Reef Road, Ahipara
(f) the region and district in which the forest is located:	✓	Far North District Council
(g) the name of the road used for forest access and rural number of entry point	✓	Kaitaia-Awarou Road, Herekino
(h) the forest name or property location identifier:	✓	Section 80 and Section 114 Block VII Whangape Survey District
(i) the cadastral and map references, or GIS polygon reference.	✓	Section 80 and Section 114 Block VII Whangape Survey District ; **Centre of property: 35°15'58.27"S 173°15'12.96"E**

2 Map

The plan must include a map or maps that include and show—

(a) a scale not less than 1:10 000:	✓	See attached maps
(b) the record of title, the date, and a north arrow:	na	See Property map
(c) the external property boundaries within 200 m of the harvest and earthworks area:	✓	See Neighbour Property Map
(d) the contour lines at less than or equal to 20 m intervals:	✓	See attached maps, 5m contours for minor and 20m contours for major.
(e) the erosion susceptibility classification (NES-CF overlay map):	✓	see MPI Risk Indicators report attached (all clearfell harvest areas in LOW or MODERATE ESC)
(f) the location of any significant natural areas and vegetation clearance areas	✓	As indicated on map. Harvesting will be away from these areas.
(g) any water body, or the coastal marine area, including -	✓	See attached maps
(i) wetlands larger than 0.25 ha and lakes larger than 0.25 ha:	✓	See attached maps
(ii) rivers to their perennial extent:	✓	Classified on maps
(iii) rivers where the bankfull channel width is 3 m or more:	✓	na
(iv) any outstanding freshwater body or water body subject to a water conservation order:	✓	Lake as indicated on map.
(v) any setbacks from any identified water body or the coastal marine area:	✓	Lakes and swamp: harvesting machinery may enter 10m setback to facilitate safe directional felling and removing slash away from 5%AEP area. Avoid screwing tracks in 10m zone.
(h) any registered drinking water supply and any drinking water sources for more than 25 people within 1 km downstream of the commecial forestry activity:	na	na
(i) the location of any forestry infrastruture, including any existing and proposed-		
(i) roads	✓	See attached maps
(ii) tracks	✓	See attached maps

(iii) landings	✓	See attached maps
(iv) firebreaks		n/a
(v) river crossings (permanent and temporary)	✓	There are 2 permanent river crossings, as indicated on the map. One temporary river crossing will facilitate wood extraction, as indicated on the map. Felling and extraction will be away from water bodies.
(vi) fuel storage and refuelling sites	✓	Plan locations would be arbitrary - storage will comply with standards in NES-CF regulations and away from any water bodies.
(vii) end-haul deposit sites		n/a
(viii) slash storage areas	✓	Landings will be assessed individually at time of harvest. All landings are ridge top and well away from water courses. Slash will be placed on stable ground. Slash left in the cutover will be outside of the 5% AEP zone.
(j) spatial information associated with the activity described in clause 3	✓	See attached maps
3 Activity		
The plan must state -		
(a) the commercial forestry activity being undertaken	✓	Harvesting
(b) where the activity is taking place	✓	Clearfell harvest of areas of trees within the forest as shown on individual maps and overall on a forest map.
(c) when the activity will begin and end	✓	15 February 2026 to 20 December 2026
(d) how the activity is to be undertaken; and	✓	Harvesting contractor, managed by Forestry North Limited.
(e) the harvesting method, whether ground-based or hauler, or any other method, and the hauler system type	✓	Hauler and Ground based fell and extraction with centralised processing and loading area.
(f) the planned timing, duration, intensity, and any proposed staging of the harvest.	✓	February 2026 to December 2026 in the harvest areas identified in the maps.
4 Management requirements		
Significant natural areas		
(1) The plan must describe—		
(a) how any significant natural area identified under clause 2(f) is to be avoided when undertaking a commercial forestry activity	na	The natural character area is far away from the harvesting area.
(b) the operational restrictions, including restrictions on afforestation or replanting, earthworks operations, or harvesting, as applicable, that will be used to ensure that no commercial forestry activity occurs within the significant natural area.	na	No activity near this area.
Water quality and sediment		
(2) The plan must identify, for sites with a water body, the risks from material that is mobilised, including woody debris, slash, or sediment, to the following if they are located downstream of the commercial forestry activity:		
(a) public roads and other infrastructure:	✓	Kaitaia-Awaroa Road - low risk due to distance and slash prescriptions.
(b) properties, including dwellings:	na	No properties or dwellings near the harvest operations as they are all internal in the forest.
(c) rivers, lakes, estuaries, and the sea:	✓	Large waterbody in middle of harvest area. High risk due to the proximity from the operational area. Slash management plan in place and working away from this area.

(d) drinking water supplies.	na	
Erosion and sedimentation (3) The plan must include a description of the management practices that will be used to avoid, remedy, or mitigate erosion and sedimentation risks due to commercial forest harvesting. Those risks include risks relating to features that must be protected during the operation, including significant natural areas. The features must be mapped. The description must include, in sufficient detail to enable site audit of the management practices to be carried out		Minimise the length of extraction track open at any one time. Work the harvest areas in sectors and close sectors and associated tracks off as soon as possible. Leave slash piles (and/or trees standing) nearby open extraction routes to stabilise bare earth areas quickly should heavy rain be expected. Water controls, including sediment traps, will be inspected before and after heavy rain events. Maintenance will be carried out urgently prior to heavy rain and after as required.
(a) the proposed erosion and sediment control measures to be used	✓	
(b) the situations in which they will be used	✓	
Slash (4) The plan must describe the management practices that will be used to avoid, remedy, or mitigate risks relating to slash. Those risks include risks relating to features that must be protected during the operation, including significant natural areas. The features must be mapped. The management practices must include procedures for—		
(a) avoiding instability of slash and the ground under slash piles at landings:	✓	Refer FEHGN; 4.2.2. The ground around landings is mostly low risk. Slash will be pulled back onto the landing on completion of the harvest. Each landing will receive further evaluation at the time of construction.
(b) keeping slash away from high-risk areas (no-slash zones):	✓	Refer FEHGN; 4.2.1. Second rotation landings, so no new construction required. Each landing will receive further evaluation at the time of harvest. Landings are ridge top, so the primary focus is to ensure the slash material is left in a stable location where it can not migrate downslope to a water way.
(c) managing slash in the vicinity of waterways, including identifying any areas where it would be unsafe or impracticable to retrieve slash from water bodies:	✓	refer FEHGN; 4.2.1. All wetlands and Rivers 3; 4H - clear slash completely 4H - clear slash larger than 10cm thick and/OR 3m long 5L - can leave slash where it falls
(d) ensuring that slash is not mobilised in heavy rain events (5% AEP or greater) and contingency measures for such movement, including requirements for slash removal from streams and use of slash traps.	✓	Monitor slash in 4H rivers after heavy rain, remove any slash which enters this zone. There are no plans to establish slash traps.
Indigenous birds		
(5) The plan must describe the procedures required by regulation 102(2), if applicable.	✓	Forestry North will distributed RTES identification booklets to operational crews, with the requirement to report sightings to their supervisor
Fish species (6) The plan must include,— (a) with reference to the map, a description and the location of any relevant species identified—		
(i) using the electronic tool referred to in item 9 of Schedule 2 (Fish Spawning Indicator); or	✓	No fish spawning.
(ii) by a freshwater fish survey required by regulation 97(4)(b); and	na	No disturbance / earthworks being carried out in river so no need for with work.
(b) confirmation of areas where and periods when disturbance is not permitted;	na	

(c) procedures to avoid disturbance of a wetland or the bed, or vegetation in the bed, of a perennial river or lake, including sequencing of harvesting and earthworks and operational restrictions.	na	
Other indigenous species of fauna (6) The plan must include procedures to—		
(a) identify any threatened or at-risk species of indigenous fauna present within the harvesting activity areas;	✓	Kiwi accidental discovery procedure will apply.
(b) mitigate adverse effects on those species from the harvesting activitry	na	
5 Plan information specification		
The information required by clauses 1 to 4 must be submitted in a GIS-compatible format if requested by the relevant council.	✓	Can be made available on request
6 Management practices for maintenance and monitoring The plan must include—		
(a) the proposed routine maintenance and monitoring processes:	✓	Water controls, including sediment traps and culverted crossings, will be inspected on an ongoing basis as the work is being done. Maintenance will be arranged for as required.
(b) the proposed heavy rainfall contingency and response measures, including—	✓	Bare areas will be stabilised with appropriate material or sediment controls established around areas not yet stabilised should heavy rain be expected.
(i) specific triggers or thresholds for action; and	✓	As a minimum, prior to predicted rainfall events which MAY exceed 95% AEP.
(ii) post-event monitoring and remedial works:	✓	After heavy rain events, previously stabilised areas, as well as sediment controls and general storm water controls, will be inspected. Repairs will be effected as required.
(c) the post-harvest monitoring of residual risks, and the corrective action processes	✓	Re-establish water controls on landings and cover bare surfaces with appropriate material. Pull back birds nests onto hard if they are overloading fill batters or in a location that is deemed inappropriate. All new tracks in the cut over will be covered up, as soon as they are no longer needed with appropriate material. Pre-existing tracks which were not metalled will be reshaped, with cut outs installed, as they are useful for subsequent operations. Grass seed will be sown on surfaces that are left bare, as soon as weather is conducive to germination. Metalled roads will be left with sufficient metal coverage and working water controls. Theforest manager needs to monitor and maintain areas to ensure they remain stabilised.

HEREKINO FOREST - EARTHWORKS	**FORESTRY EARTHWORKS PLANNING CHECKLIST [NES-CF]**
Applicable detail / reference: REF260216375	**Standards in Forestry Earthworks & Harvesting Guidelines for Northland (FEHGN June 2022)**

1 Person and property details

The person and property details are—

(a) the plan and notice date:	✓	9/02/2026
(b) the name of and contact details for the land owner or their agent:	✓	Forestry North - Jonny Andrews 0273109606
(c) the name of and contact details for the forest owner (if different):	✓	Forestry North - Jonny Andrews 0273109606
(d) the name of and contact details for the forest manager or relevant manager for the commercial forestry activity (if different):	✓	Forestry North - Jonny Andrews 0273109606
(e) the contact details for service—postal address, email, contact phone(s):	✓	1 Reef Road, Ahipara
(f) the region and district in which the forest is located:	✓	Far North District Council
(g) the name of the road used for forest access and rural number of entry point	✓	Kaitaia-Awarou Road, Herekino
(h) the forest name or property location identifier:	✓	Section 80 and Section 114 Block VII Whangape Survey District
(i) the cadastral and map references, or GIS polygon reference.	✓	Section 80 and Section 114 Block VII Whangape Survey District ; Centre of property: 35°15'58.27"S 173°15'12.96"E

2 Map

The plan must include a map or maps that include and show—

(a) a scale not less than 1:10 000:	✓	See attached maps
(b) the record of title, the date, and a north arrow:	✓	See Property map
(c) the external property boundaries within 200 m of the harvest and earthworks area:	✓	See Neighbour Property Map
(d) the contour lines at less than or equal to 20 m intervals:	✓	See attached maps
(e) the erosion susceptibility classification (NESCF overlay map):	✓	see MPI Risk Indicators report and GIS generated map attached (all road upgrades in MODERATE ESC)
(f) the location of any significant natural areas and vegetation clearance areas	na	
(g) any water body, or the coastal marine area, including -	✓	See attached maps
(i) wetlands larger than 0.25 ha and lakes larger than 0.25 ha:	na	
(ii) rivers to their perennial extent:	✓	See attached maps
(iii) rivers where the bankfull channel width is 3 m or more:	na	
(iv) any outstanding freshwater body or water body subject to a water conservation order:	na	
(v) any setbacks from any identified water body or the coastal marine area:	na	Perennial rivers: earthworks > 10m. Exceptions - approved river crossings (FEHGN section 3); slash removal by machines.

(h) any registered drinking water supply and any drinking water sources for more than 25 people within 1 km downstream of the commecial forestry activity:	na	
(i) the location of any forestry infrastruture, including any existing and proposed-		
(i) roads	✓	See attached maps
(ii) tracks	✓	See attached maps
(iii) landings	✓	See attached maps
(iv) firebreaks	na	
(v) river crossings (permanent and temporary)	na	
(vi) fuel storage and refuelling sites	x	Plan locations would be arbitrary - storage will comply with standards in NES-CF regulations
(vii) end-haul deposit sites	na	
(viii) slash storage areas	na	
(j) spatial information associated with the activity described in clause 3	✓	See attached maps
3 Activity		
The plan must state -		
(a) the commercial forestry activity being undertaken	✓	New skid and road construction.
(b) where the activity is taking place	✓	Clearfell harvest of areas of trees within the forest as shown on individual maps and overall on a forest map.
(c) when the activity will begin and end	✓	February 2026 to June 2026 for upgrades and new builds.
(d) how the activity is to be undertaken; and	✓	Earthworks contractor, managed by Forestry North Ltd
(e) the scope of work covered by the earthworks (including estimated cut and fill volumes, by ESC zone if there is more than 1)	✓	Cut and fill earthworks as per engineering schedule.
(f) whether the earthworks are for maintenance, upgrade, road widening, realignment, or new work	✓	see Engineering schedule
(g) the anticipated construction time for forestry earthworks and stabilisation	✓	Work carried out in Feb 2026 - June 2026.
(h) the design rainfall event size and duration that has been used to design the sediment control measures referred to in clause 4 and the heavy rainfall contingency and response measures referred to in clause 6.	✓	5% AEP (1:20 years event)
4 Management requirements		
Significant natural areas		
(1) The plan must describe—		
(a) how any significant natural area identified under clause 2(f) is to be avoided when undertaking a commercial forestry activity	na	The natural character area is far away from the harvesting area.

(b) the operational restrictions, including restrictions on afforestation or replanting, earthworks operations, or harvesting, as applicable, that will be used to ensure that no commercial forestry activity occurs within the significant natural area.	na	No activity near this area.
Water quality and sediment (2) The plan must identify, for sites with a water body, the risks from material that is mobilised, including woody debris, slash, or sediment, to the following if they are located downstream of the commercial forestry activity:		
(a) public roads and other infrastructure:	na	Kaitaia-Awaroa Road - low risk due to distance and slash management prescriptions.
(b) properties, including dwellings:	na	
(c) rivers, lakes, estuaries, and the sea:	na	Large waterbody in middle of harvest area. High risk due to the proximity from the operational area. Slash management plan in place and working away from this area.
(d) drinking water supplies.	na	
Erosion and sedimentation (3) The plan must include— (a) a description of the management practices that will be used to avoid, remedy, or mitigate risks due to forestry earthworks that have been identified on the map, including, in sufficient detail to enable site audit of the management practices to be carried out,—		
(i) the proposed erosion and sediment control measures to be used;	✓	FEHGN 1.1.3 (if required) and 1.1.4.
(ii) the situations in which they will be used;	✓	All upgrade works
(b) the following minimum erosion and sediment control measures:	✓	
(i) water run-off control measures:	✓	refer FEHGN: 1.1.4; 2.1; 2.2
(ii) sediment control measures during construction and during harvest:	✓	refer FEHGN; 1.1.3; 1.1.4; 2.1; 2.2; 2.3; 2.4; 2.5
(iii) the method to be used to manage excess fill for large-scale cut and fill operations and, if the method is end-haul, the proposed disposal location:	na	refer FEHGN: 1.1.4; 2.1; 2.2
(iv) methods to be used to stabilise batters, side cast, and cut and fill.	✓	Only if required. The upgrade work does not require cut or fill work so there is no side casting. refer FEHGN; 1.1.3.
Indigenous birds		
(4) The plan must describe the procedures required by regulation 102(2), if applicable.	✓	Forestry North will distributed RTES identification booklets to operational crews, with the requirement to report sightings to their supervisor
Fish species (5) The plan must include,— (a) with reference to the map, a description and the location of any relevant species identified—		

(i) using the electronic tool referred to in item 9 of Schedule 2 (Fish Spawning Indicator); or	na	No fish spawning.
(ii) by a freshwater fish survey required by regulation 97(4)(b); and	na	No disturbance / earthworks being carried out in river so no need for with work.
(b) confirmation of areas where and periods when disturbance is not permitted;	na	
(c) procedures to avoid disturbance of a wetland or the bed, or vegetation in the bed, of a perennial river or lake, including sequencing of harvesting and earthworks and operational restrictions.	na	Upgrade of existing road and constuct new roads, requiring metal applied to the existing pavement and clearing watertables where requried. Landings will be constructed as per FOA Engineering Manual.
Other indigenous species of fauna (6) The plan must include procedures to—		
(a) identify any threatened or at-risk species of indigenous fauna present within the forestry earthworks activity areas;	na	No kiwi survey conducted. Accidental dicovery procedure will apply in the area of new construction.
(b) mitigate adverse effects on those species from the forestry earthworks activitry	na	
5 Plan information specification		
The information required by clauses 1 to 4 must be submitted in a GIS-compatible format if requested by the relevant council.	✓	Can be made available on request
6 Management practices for maintenance and monitoring The plan must include—		
(a) the proposed routine maintenance and monitoring processes:	✓	Water controls, including sediment traps and culverted crossings, will be inspected on an ongoing basis as the work is being done. Maintenance will be arranged for as required.
(b) the proposed heavy rainfall contingency and response measures, including—	✓	Bare areas will be stabilised or sediment controls established around areas not yet stabilised should heavy rain be expected.
(i) specific triggers or thresholds for action; and	✓	As a minimum, prior to predicted rainfall events which MAY exceed 5% AEP.
(ii) post-event monitoring and remedial works:	✓	After heavy rain events, water controls and previously stabilised areas, as well as sediment controls around unstabilised areas, will be inspected. Repairs will be effected as required.

(c) the post-harvest monitoring of residual risks, and the corrective action processes	✓	Re-establish water controls on landings and slash or grass seed bare surfaces. Pull back birds nests onto hard if they are overloading fill batters. All new tracks in the cut over will be slashed up, as soon as they are no longer needed. Pre-existing tracks which were not metalled will be reshaped, with cut outs installed, as they are useful for subsequent operations. Grass seed will be sown on surfaces that are left bare, as soon as weather is conducive to germination. Metalled roads will be left with sufficient metal coverage and working water controls. The landowner needs to monitor and maintain un-stabilised areas until such time as they become stabilised.

Schedule of New Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to convey Electricity and Telecommunications	Area A	Lot 12	Lot 11, 12, 14, 15 and Sections E12 & 13 Block VII Whangape S.D.
	Area B	Lot 12	Lot 11 and Sections E12 & 13 Block VII Whangape S.D.
	Area C	Lot 11	Sections E12 & 13 Block VII Whangape S.D.
	Area H	Lot 12	Lots 14 & 15 and Section 13 Block VII Whangape S.D.
	Area I	Lot 14	Lot 15 and Section 13 Block VII Whangape S.D.

Sec 13
Block VII Whangape S.D.
NA1011/111

Sec 120
Block VII Whangape S.D.

Sec E12
Block VII Whangape S.D.
NA622/83

Lot 11
3.57 ha.

Lot 15
2.20 ha.

Lot 12
3.65m²

Lot 14
3.20 ha.

Lot 13
3.94ha.

Lot 1
DP 74995

Sec 121
Block VII Whangape S.D.

Kaitaia-Awaroa Road

51.0
114.2
133.2
187.3
95.3
84.9
155.7
17.5
10.7
34.3
27.4

C
I
B
H
A

Mount Eden 2000 Orientation

0 30 60 90 120 150

30m x 30m building platform

SHEET TITLE:
Proposed Subdivision of
Sec 80 & Sec 114
Block VII Whangape S.D.

Local Authority:	Far North District Council
District Plan Zone:	Rural Production
Height Datum	NZVD2016
Local Referance	
Contour Interval	
Major 2.50m	Minor 10.00m
Address	Kaitaia-Awaroa Road
Title	NA19C/81
Area	16.1475 ha.

GENERAL DISCLAIMERS

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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

JOB/CLIENT:
Andrews, Jonny

Job No: 24827

File: Scheme Plan v5 3000@A3.lcd

	Name	Date
Surveyed		
Drawn	KW	Apr 2026
Rev No.	5	17 June 2026

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
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SCALE @ A3
1:3000

SHEET No
1/1

CIVIL ENGINEERING REPORT

Kaitaia-Awaroa Road – SUB 1

Herekino, Kaitaia

Northland

CIVIL ENGINEERING ▾ SURVEYING ▾ LAND DEVELOPMENT

PROJECT INFORMATION

CLIENT	Forestry North Limited
PROJECT	321002

DOCUMENT CONTROL

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REVISION	Final
AUTHOR	 Chris Page Regional Manager
REVIEWED BY	 John Navera Team Leader
APPROVED BY	 Lucan Campbell Principal

Contents

1. Introduction

1.1. Purpose of this report

The purpose of this report is to provide an assessment of infrastructure associated with the proposed subdivision and future development. The information provided herein outlines the methodology associated with the proposed infrastructure onsite and the potential capacity to service the proposed subdivision and future development.

The calculations and assessments included in this report are preliminary in nature based on the information available at the time of issue. Final design plans and calculations will be provided at Engineering Approval and Building Consent Stage, as required.

This report will be read in conjunction with the engineering drawings and calculations and will accompany the resource consent application.

1.2. Site Description

The site is an existing pine forest and at the time of Resource Consent application, the site is being cleared and the pine harvested. It is intended that the site will be cleared entirely by the end of 2026. The site is located on the north-eastern side of Kaitaia-Awaroa Road, approximately 3.5km east of Herekino School. There is an unformed legal road that follows the western boundary and most notably a neighbouring property at the southwestern parcel of legal description Lot 1 DP 74995. The site is loacted 30 minutes by car to Kaitaia. The site features undulating topography, with two prominent ridges that slope down to the north. There are two primary overland flow paths originating from site and traverses northward until meeting the Uwhiroa Stream. The site location is shown in Figure 1.

Figure 1: Subject Site. (in blue). Source: grip.co.nz

There is a single well formed existing access point to the site at the south eastern boundary providing access to site through the parcels, Section 114 Block VII Whangape SD and Section 80 Block VII Whangape SD. The access is a metalled road which has been formed to the standards in the New Zealand Forest Road Engineering Manual and the National Environmental Standard for Commercial

Forestry (NES-CF). The site comprises an area of 16.56Ha and is owned by Forestry North Limited (the Applicant).

The site is legally described as the following:

Appellation	Record of Title
Section 80 & 114 Block VII Whangape SD	NA19C/81

1.3. Proposed Subdivision

The proposed subdivision will seek approval from Far North District Council (FNDC) for 5 rural residential lots. The lots will have a minimum lot size of 2ha in accordance with Rule 13.7.2.2 of the Operative Far North District Plan 2009.

The existing access on the southeastern boundary will be utilised to service Lots' 11,12,14, and 15 while Lot 13 will have access via a formed vehicle crossing onto Kaitaia-Awaroa Road.

The site is not benefited by reticulated services, so all services are anticipated to be and on-site solution for each of the lots. In accordance with sustainable practices, roof water will be harvested to provide the potable and non-potable supply for all future lots. Wastewater will be treated to an approved effluent quality to be disposed of via a ground dispersal system within the respective lot boundaries. Lots will be provided with power as a point of supply to the public road reserve at which point will be extended and distributed along common accessways to each respective lot via conduits. Telecommunications may be provided via upgrades to the existing networks or through over-the-air (OTA) provisioning.

The proposed subdivision can be seen in Figure 2, which is an extract from the Scheme Plan prepared by Williams and King. This shows the intended lots, flow paths, easements, and indicative building platforms.

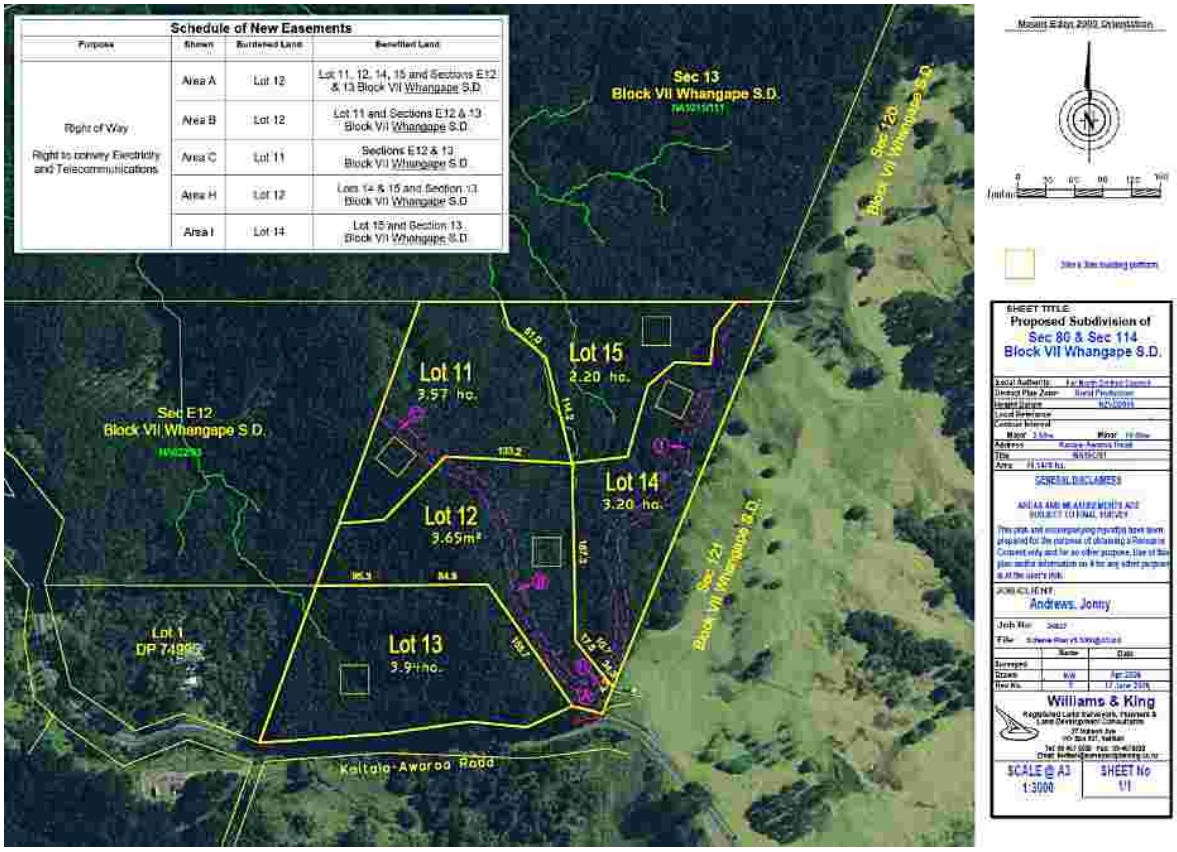

Figure 2. Proposed Scheme Plan prepared by Williams and King.

2. Earthworks

Earthworks are being undertaken and will continue to be undertaken in accordance with the attached approvals under the NES-CF, for the formation of the shared accessways. Therefore, as part of the subdivision consent it is anticipated that no earthworks will be required for the formation of the proposed shared accessways. It is anticipated that the accessways will be formed, on grade, utilising an appropriately sized imported metal aggregate. At this stage, the proposed accessways will be formed similarly to the existing southeastern accessway that is utilised for heavy vehicular movement such as the trucks used to access skid areas for current forestry activity.

There will be no cut/fill or earthwork quantities as part of this consent as it only considers a vacant lot subdivision with no intention to construct the platform formations, disposal fields, or wastewater and individual stormwater management systems. It is anticipated that each allotment will undertake separate consent for earthworks for each lot once sufficient detail has been provided through separate design. The indicative shape forms are purely for spatial planning at this stage, and a geotechnical report has been prepared to assess site suitability. Refer to Appendix E for the Geotechnical Report.

2.1.1. Geotechnical Investigation

The FNDC website shows that the site has a mix of unlikely and undetermined vulnerability to liquefaction. The internal accessways have been formed to the forestry standards mentioned in Chapter 1.2 for the purpose of logging/hauling pine via 18-foot logging trucks.

The indicative building platforms shown on each lot are provisional in nature and are for spatial planning. A geotechnical site investigation has been undertaken please refer to the Geotechnical Engineering Report for their assessment of site suitability.

3. Overland Flowpaths

There are two main overland flow paths (OLFP) within site aligned along the boundary interface of Lot 11 and 15 and another within proximity, along the western quadrant of Lot 15. In accordance with Figure 2 above (in green), the terminal end of a minor flow path can be seen to originate from Lot 13.

From these OLFPs are minor flow path branches that are terminal in nature or where the flow path originates the upstream most. Their respective catchments have been delineated and associated catchment runoffs have been calculated using HEC-HMS. They have been identified as Catchment 2, Catchment 3, Catchment 4, and Catchment 5. To minimise impedance of these minor overland flows and to protect integrity of the constructed accessways, culverts have been sized to convey the associated catchment peak flows under a 100-year event with an additional 20% climate adjustment factor as required by the code. All culverts are to have a headwall at the inlet and outlet and are to be checked against tailwater control and overtopping. Refer to drawing C441 for the proposed catchment plan. The OLFP that coincides with Lot 13 remains unimpeded as it is does not clash with any accessways or perceived building platforms. Dispersal fields have been positioned considerable away from this flow path. Refer to Plan C101 in Appendix A.

The accessways will be retrofitted to accommodate necessary shoulders, and table drains to convey runoff to OLFPs, while culverts will be fitted with headwalls, rip rap, and baffling to promote erosion scour protection. Due to the length of continuous table drain trajectories, there will be partial benefits in particulate settlement and reduction of turbidity in runoff prior to entering the receiving stream. Individual lot attenuation will be provided due to reliance on rainwater harvesting and usage and stormwater will be disposed of via onsite private dispersal devices which all promote net neutrality of OLFP and flood conveyance status of the site. It is anticipated that the detail design of these stormwater management and treatment train systems will be implemented under each individual consent of each anticipated lot proprietor.

Figure 5: NRC View Maps of future 100-yr flood level

The site is designated under the River Flood Hazard Zone for the 10-, 50-, & 100-year ARI rainfall event in accordance with the NRC map viewer for Natural Hazards.

Figure 3: Modelling Whangapae Ahipara Catchment (M04) Figure, Flood Depth of Site

In accordance with the NRC Report: Design Modelling Whangapae Ahipara Catchment (M04), a wider catchment assessment has been done to identify the areas of river flooding hazard based on the quantifying the hydrological parameters of the flow paths. From the above figure, the Site is subject to a range of 0.1m-0.5m flood depth. This is classified as a low to moderate flood hazard risk.

In lieu of a runoff figure produced from the NRC catchment modelling, the overall design flow (1% AEP) from the site has been estimated at based off a climate adjusted rainfall depth of 241mm sourced from Hirds NIWA data. In accordance with Table 4-3 C-Values from the FNDC Engineering Standards, the overall site produces a design runoff of approximately $6m^3/s$ as both flow paths converge into the neighbouring property and eventuate into the Uwhiroa Stream northward of site.

Due to the size and nature of the flow paths, the proposed subdivision and future residential development is anticipated to adopt a non-intrusive philosophy to the flow paths, maintaining them as much as possible and opting not to divert them as far as practicable. Boundaries have already been arbitrarily designed to align with the flow paths, not only to maximise the development potential for each lot, but to also preserve the sensitive nature of the flow path and surrounding receiving environment.

For internal roads clashing with flow path branches, culverts will be designed to allow the flow path to pass under the accessways to minimise impeding the flow path. All indicative building platforms are located away from the River Flood Hazard Zone (100-Yr CC Extent) and specific platform design will be provided to ensure suitable building platforms are provided above the 100-yr levels during the Building Consent Stage.

4. Transportation

4.1. Existing Access

There is currently a formed access from Kaitaia-Awaroa Road located on the southeastern corner of the site. It has been formed adjacent to Section 114 Block VII WH and is currently utilised for forestry traffic. All existing accesses and vehicle crossings have been formed or are currently under construction in accordance with the Harvest Plan and NES-CF regulations. It would be beneficial to design the proposed accessways upon the existing accessways as subgrade strengths are anticipated to improve due to compaction-over-time from heavy vehicular movement and cargo. The civil plans and following sections of the report demonstrate compliant accesses; however, they may be formed to a wider construction width to accommodate forestry traffic, and the final formation will be confirmed prior to 224c and separation of titles.

4.2. Design Standards

The proposed accessway design has considered the FNDC Engineering Standards & Guidelines, Version 0.6 May 2023. We note that the standards are to be used in conjunction with NZS (4404:2004) transportation standard at the time of detailed design of the required accessway. For vehicle crossing standards, they are to be constructed in accordance with the current FNDC ES.

All accessways are to be maintained as private ROWs, which will be owned and managed by the individual owners.

4.2.1. Formed Widths

The formed and legal widths will comply with Section 3.2.28, the private accessways feature formed widths and surfaces which will ensure safe and efficient vehicle access to all lots within the site. The works carried out under the NES-CF will require two accessways to be formed for the purpose of the logging operations. Where accessways serve more than six lots and/or are at grades steeper than 12.5%, these will need to be sealed. See attached drawings (C300 series, Appendix A) showing location, long sections of formed accessways under the approved NES-CF works. The design follows the below parameters in accordance with Appendix 3B-1 Standards for Private Access for Rural Production Zones in widths, gradients and the presence of stormwater drainage and therefore is in compliance with Rule 15.1.6C.1.1(a) of the Operative Far North District Plan.

- 6 + lots – single crossfall, 6m (+ 2 x 0.25m shoulders) sealed carriageway, with table drain/or swale depending on grade.

- 3-5 lots – single crossfall, 4m (+ 2 x 0.25m shoulders) formed carriageway, with table drain or swale depending on grade.

- 1-2 lots – single cross-fall, 3m (+ 2 x 0.25m shoulders) formed accessway with table drain or swale depending on grade.

Please note driveways for single lots/platforms may not be formed at the time of subdivision and will instead be formed by future lot owners at time of building consent/house construction. It is noted that the approved NES-CF consent will take precedence in the standard to form the driveways as the current abiding standard, until which point the subdivision is approved. The FNDC engineering standards will then be utilised to design and form the driveways in accordance with the Operative Far North District

Plan as the activity is revised. This will be implemented concurrent to the Engineering Approval or Building Consent Stage.

4.2.2. Accessway Grades

All grades feature a maximum grade of 9.15%, which comply with the allowable 22.2% as per the requirements of the code. ROW C is anticipated to serve four lots in total including Lots' 14 and 15 as part of this subdivision consent and two from the anticipated subdivision of Parcel Allotment, Sec 13 Block VII Whangape SD while ROW B is anticipated to serve a total of 6 lots including Lots' 11 and 12 of this subdivision consent and another four Lots from a separate subdivision of Parcel Allotments', Sec E12 Block VII Whangape SD and Sec 13 Block VII Whangape SD. Accessway gradient compliance will be confirmed via site inspection/measurement upon completion of forestry works and confirmed during s223 and s224 sign off processes.

4.2.3. Passing Bays

In accordance with Rule 15.1.6c.1.3 of the Operative Far North District Plan, passing bays on private accessways must be designed with a usable width of 5.5m, transitional length of 15m between tapers and for rural zones must be spaced every 100m or less. For Right of Way B and C, the accessways have been designed with a 6m width, which exceeds the required 5.5m passing bay width and are therefore in compliance with this rule.

4.2.4. Vehicle Crossing Assessment

Vehicle crossings and splays are to be constructed in accordance with Rule 15.1.6c.1.5 of the Operative Far North District Council Plan. There are two vehicle crossings that derive access from Kaitaia-Awaroa Road being the main southeastern crossing (composed of Right of Way B and Right of Way C) and a vehicle crossing for Lot 13. In accordance with Sheet 4 of the FNDC Engineering Standards, 145m sight distances have been traced into the C300 series roading plans and are to be reviewed by the traffic engineer for suitability of location.

For the vehicle crossing at the southeastern corner, the left turning visibility splay has concludes near a lone pine adjacent to Parcel Section 121 Block VII Whangape SD. There is clear visibility with minimal impedance to the 145m splay end. Turning right into the road reserve, visibility of the splay is partially impeded by a rock retaining wall and road crest but is adequately mitigated via speed calming features such two horizontal curves and a 45km/h speed reduction traffic sign for oncoming traffic prior to its approach to the vehicle crossing.

For the Lot 13 vehicle crossing access, the left turning splay projected towards the west generally looks unimpeded and clear of any street features till the splay end while the right turning splay is impeded by a horizontal road curve at approximately 100m down Kaitaia Awaroa Road. It is noted that the splay coincides with two speed calming road curves which could be further mitigated with speed reducing traffic signage as oncoming traffic approach the vehicle crossing.

Since these access' are from a sealed road, each of the vehicle crossings plus splays shall be surfaced with permanent impermeable surfacing for at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser. The southeastern vehicle crossing will be serving more than a single property and therefore the private accessway has been designed to be at least 6m wide and extends greater than 6m from the edge of the carriageway while the vehicle crossing for Lot 13 has been designed with at least 3m backsight width from the boundary and splayed to the carriageway.

4.2.5. General Access Standards

All accessways have been constructed under the NES-CF consent regulations which governs the environmental aspects of logging roads while the road geometric design principles have been adopted from the New Zealand Forest Road Engineering Manual 2020. Despite the differences in the proposed residential and current commercial activities, the roading design principles, particularly in terms of

subgrade strength testing or determining aggregate layer thickness remain similar and empirical by nature. Logging truck dimensions are 22m long by 2.55m wide with a circa gross weight of fifty tonnes. This would typically require road widths and turning radii that exceed the dimensions of the B85 or 85th percentile vehicle in accordance with the FNDC ES. As stated in Section 4.1, and due to the weight and dimensions of the commercial vehicle, it is anticipated that the subgrade strength, compaction, width, and turning radii will comply for the B85 vehicle.

In accordance with Sheet 10 Rural Privateway Details – Notes of the FNDC ES, there are no longitudinal gradients greater than 22.22% (maximum is 9.15%) and safety platform within the first 5m of the property is 2.63%. All accessways as part of this consent are designed to be at least 6m wide which mitigates the requirement for passing bays. Since shared accessways with six or more users are to be provided with a chipseal finish, ROW B will be sealed to the extent of Lot 11 ensuring suitable traction and safe vehicle movements in all weather conditions. The concrete is to be composed of 30MPa concrete of no less than 125mm thick with a clegg test compaction value of 40 required for the basecourse. ROW C is proposed to be unsealed and is to be designed against Sheet 9 Rural Privateway Details of the FNDC ES. The accessways have been designed with a channel drain to direct runoff and contaminants to secondary flow paths and grassed collector swales.

In general, the proposed design aligns with the FNDC ES. Upon the completion of the driveway formation under the forestry works, the pavement will be inspected and assessed against the FNDC Standards. Where areas are deemed non-compliant, they will be rectified to comply with the FNDC standards prior to 223/224 sign off.

5. Stormwater

5.1. Design Standards

The FNDC Engineering Standards & Guidelines Version 0.6 May 2023 (used in conjunction with NZS 4404:2004) sets out design and construction standards for stormwater and requires all subdivision projects to be provided with a suitable means of stormwater disposal.

Stormwater systems will be designed for the subdivision and future development in general accordance with FNDC Engineering Standards and other applicable standards.

5.2. Existing Network

There is no existing public stormwater network within the site. There are, however, existing watercourses that naturally traverse north through the site.

5.2.1. Discharge and Zone

This site is zoned as Rural Production Zone under the Operative Far North District Plan. In accordance with Rule 8.6.5.1.3 allows for a maximum of 15% of the total site area to be used for impermeable surface (roofs, driveways & sealed areas).

The indicative building platforms have been dimensioned at 30m x 30m (900m^2) which includes intended roof and paving coverage. At minimum 2ha parcel allotments, it would bring impermeable surface areas to no more than 4.5% of gross site areas and would comply with Rule 8.6.5.1.3 of the Operative Far North District Plan. Furthermore, the following sections of the report provide an assessment against the permitted standards of Section C.6.4.2 (Stormwater Discharges – permitted activity) of the Northland Regional Plan.

5.2.2. Proposed Stormwater Reticulation

Stormwater control within the site will build upon the existing network of table drains, swales and culverts which direct stormwater from the formed accessways to the existing natural water courses on site.

The accessways will feature formed table drains and/or swales, depending on eventual grade. The table drains will feature ripraps, check dams, and other design features to ensure erosion in the steeper sections are mitigated. Specific details will be subject to detailed design, but will comply with Sections 3.2.14.3, and 4.3.11.3 of the FNDC Engineering Standards and have been sized to convey the 10-yr flows of the receiving catchments.

Existing overland flow paths have been mapped and retained as part of the subdivision. There are several roadways which cross over these; however, some culverts are existing and are to be retained as part of this consent.

All buildings and associated roof catchment runoff will be directed to rain tanks and re-utilised for both potable and non-potable water supply. Any overflow will concentrate with accessway and pavement runoff to be discharged to land in accordance with Section 4.2.5 of the FNDC Engineering Standards and subject to the Regional Plan for Northland. It is anticipated that the dispersal device will be designed so that the concentration of flow occurs at the shortest practicable distance preventing concentration to occur at neighbouring properties and can be designed in accordance with the Countryside Living Toolbox Standards or similar standards.

Below are conceptual layouts of flow dispersal trenches for above and below ground scenarios of which can be utilised to dispose stormwater from each lot:

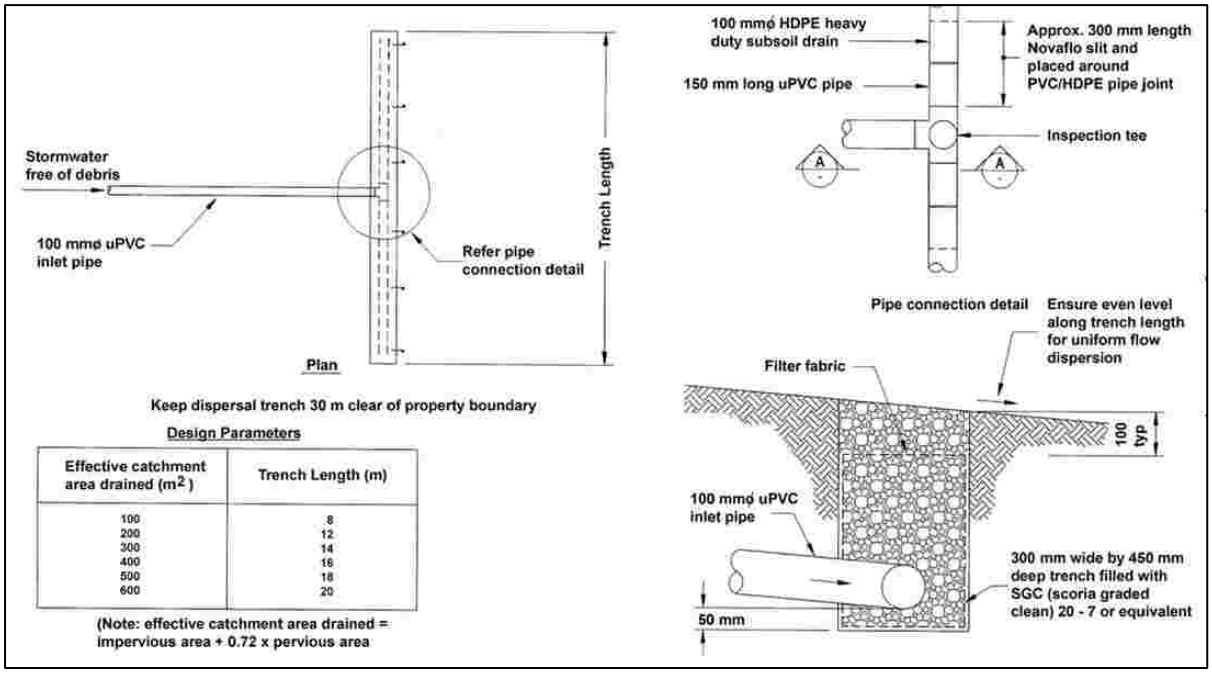

Figure 4: Below Ground Conceptual Dispersal Trench Layout

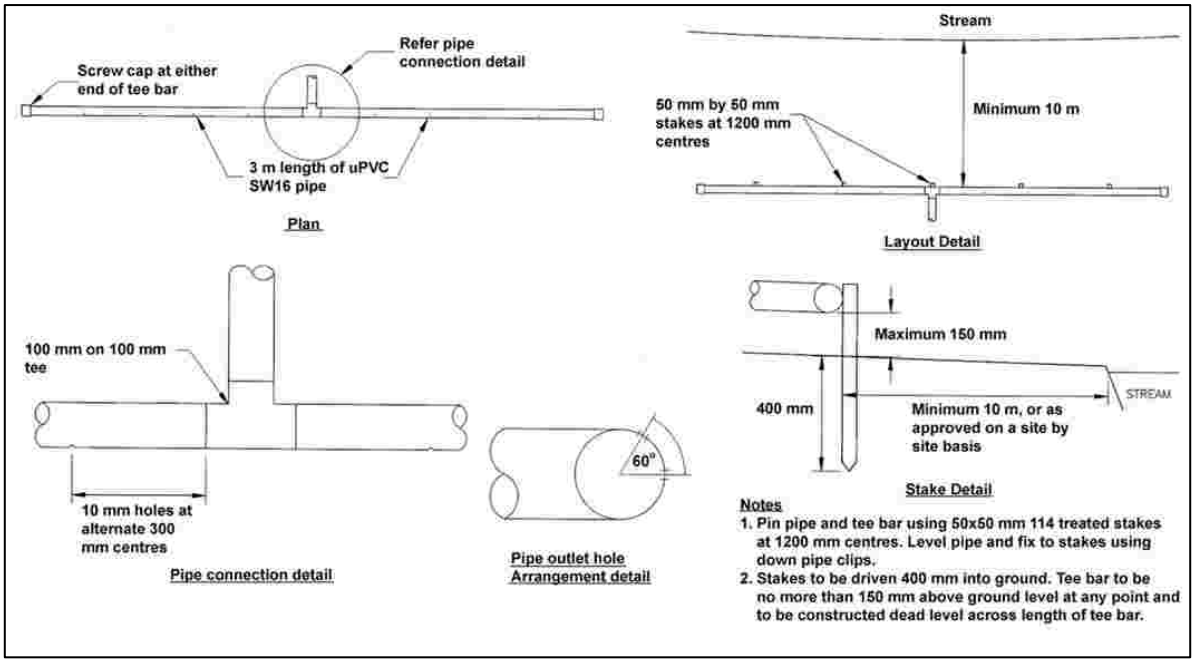

Figure 5: Above Ground Conceptual Dispersal Trench Layout

Stormwater discharge meets the requirements from the Regional Plan for Northland, C.6.4.2. The stormwater runoff and tank overflow will be directed to the existing flow path (unless otherwise specified) via an adequate dispersal system.

5.3. Stormwater Quality

The site will only support private vehicles and will consist of low volume private right of ways as the activity changes from commercial forestry to an almost residential capacity. The activity will not necessitate attenuation of stormwater quality due to the future development.

Much of the stormwater disposal systems already address the quality of runoff in a pre-treatment capacity prior to its discharge to the receiving environment. Harvested rainwater retained and re-used is widely accepted as a treatment alternative since the roof water will be mechanically filtered prior to its consumption or reutilised for gardening, toilet flushing, or other non-potable means.

Accessway runoff can be addressed using pre-treater systems such as sumps, debris and gross pollutant traps, or similar conveyed via table drains and swales which will provide for particulate settlement treatment before discharge into the receiving environment.

Given the nature of the use, and traffic volumes, the discharge will not contain more than 15 milligrams per litre of total petroleum hydrocarbons and thus is considered to comply with C.4.6.2 (7) of the Regional Plan for Northland. Furthermore, an assessment of C.4.6.2 (8) is provided below:

> *8) the discharge does not cause any of the following effects in the receiving waters beyond the zone of reasonable mixing:*
>
> > *a) the production of conspicuous oil or grease films, scums or foams, of floatable or suspended materials, or*
> >
> > *b) a conspicuous change in the colour or visual clarity, or*
> >
> > *c) an emission of objectionable odour, or*

d) the rendering of freshwater unsuitable for consumption by farm animals, or

e) the rendering of freshwater taken from a mapped priority drinking water abstraction point (refer I Maps | Ngā mahere matawhenua) unsuitable for human consumption after existing treatment.

The intended activity and discharge will not result in any of the above conditions, and will be controlled via table drains, swales and the existing pond in the site. As such, formal treatment is not considered necessary as the permitted standards listed above will be complied with by the proposed stormwater solution.

6. Wastewater

6.1. Design Standards

FNDC sets out design and construction standards for wastewater and requires all subdivision projects to be provided with a suitable means of wastewater disposal. As per the agreement between Northland Regional Council and FNDC, the assessment of the wastewater discharge within the lots will be undertaken by FNDC, with assessment made against the relevant provisions of the Regional Plan for Northland.

6.2. Wastewater Treatment and Disposal

6.2.1. Existing Network

There is no existing wastewater network within the site, or nearby. The site is used for commercial forestry activity and any contractor's camp generating wastewater is likely disposed from the use of mobile toiletry and/or trade waste agreements.

6.2.2. On-site Wastewater Treatment and Disposal

Future wastewater discharge will be by way of discharge to ground, via primary or secondary levels of treatment. This will then extend to an onsite system such as dripper irrigation for dispersal to effluent field reserves to minimise adverse effects on the receiving environment.

The following parameters will be used to establish a demand flow to service each of the lots:

- Per capita population or design occupancy, people per dwelling.
- Water usage allowance per capita in L/d.
- Total daily design flow in L/d.
- Derive soil category from the geotechnical assessment as per AS/NZS 1547:2012
- Identify secondary treatment targets in nutrient concentrations.
- Determine loading rate in mm/d
- Determine reserve area, (100% is conservative)

For this report, and in lieu of a geotechnical investigation, the following example is indicative only as an estimate of typical flows from a maximum probable development (MPD) scenario of the future lots. It has been applied to the minimum 2-hectare lot size to assess whether compliance with the spatial requirements of the Regional Plan for Northland can be achieved. An overarching assessment of Rule C.6.1.3 - Other on-site treated domestic wastewater discharge – permitted activity, has also been undertaken. In general, the future design must also comply with the following:

- FNDC Wastewater Drainage Bylaw 2018
- FNDC The Control of On-site Wastewater Disposal Systems Bylaw 2010

Estimation of Areal Area for Primary Effluent Disposal and Reserve Area in accordance with the FNDC Engineering Standards.

- *Lot size: 2-Hectares*
- *Estimation of the maximum occupancy (MPD Scenario):*
    - *Proposed dwelling: 6 bedrooms*
    - *Total max. occupancy of resident: 9 people*
- *Per capita flow allowance with additional wastewater producing fixtures: 220 L/person/day*
- *Total daily wastewater production: 1,980 L/day*
- *Estimated soil category from FNDC land use and landcover maps*
    - *GIS land use capability, 6e7 – sandstone and mudstone*
    - *Rock maps for Kaitaia Rawene: category $SM5_3$ – sandstone, mudstone and clays*

- *Most likely soil category 4 or 5 in accordance with the AS/NZS 1547:2012 but will require recommendation from a suitably qualified and experienced person (SQEP) or geotechnical report (GIR)*
- *Topography: areas exceeding 1 in 5 slopes*
- *Assumed volumed and redundancy volume for septic tank (all waste – blackwater and greywater): 4500L in accordance with AS/NZS 1547:2012*
- *Assume effluent is treated to secondary level*
- *Assumed to use Low Pressure Effluent Distribution, Low Pressure Pipe, or Pressure Compensating Dripper Irrigation System (LPED, LPP, PCDI)*
- *Assumed topsoil cover: 250mm*
- *Limit slope of disposal area to 17% or 10 degrees*
- *Assumed loading rate: 5mm/day or 5L/m^2/day*
- ***Primary effluent disposal areal area: 396m^2***
- *Reserve disposal area (assume 100%): 396m^2*
- *Gross lot area to discharge ratio: 25.3 for 2 ha lot (most conservative)*

Assessment against Rule C.6.1.3 of the Regional Plan for Northland

1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and

   Will be designed by a SQEP as per the FNDC Approved List of Wastewater Systems Designers.

2) The volume of wastewater discharged does not exceed two cubic metres per day, and

The wastewater discharge is estimated at 1,980 litres per day or less than $2m^3$ per day.

3) The discharge is not via a spray irrigation system or deep soakage system, and

The system aligns with a LPED, LPP, or PCDI which is neither of the above.

4) The slope of the disposal area is not greater than 25 degrees, and

Slope is to be limited to 17% or 10 degrees via cut platform and topsoil fill.

5) b) an irrigation line system that is dose loaded and covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and

Topsoil cover should ideally be a minimum of 250mm.

6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:

To be determined by the incumbent designer however slope limitations are to be applied as an option in Rule 4 above.

7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and

The areas are delineated the Site plan. Refer to Drawing C100, for the Conceptual Site Layout. Please note that the dispersal and reserve field shape forms are indicative only to demonstrate compliance with the Regional Plan for Northland - spatial requirements. The final shape and areas will be designed by an SQEP under the regulatory FNDC processes.

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

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

7. Water

7.1. Design Standards

FNDC sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2003 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

7.2. On-site Water Supply

7.2.1. Existing Reticulation

There is no existing water network within the site or nearby. Potable and non-potable supply for each proposed lot will be provided by way of tanks which will contain roof caught water. This will also provide firefighting supply as required.

7.2.2. Proposed Reticulation

It is proposed to provide sufficient on-site roof-fed rainwater tanks for each lot, with sizing to be determined at building consent stage.

7.3. Firefighting Supply

A non-potable water supply will be provided on each lot in accordance with Fire Engineering New Zealand (FENZ) requirements.

The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008) states that 45m³ of water storage should be available within 90m of each dwelling for firefighting purposes within non-reticulated developments, with FW2 water supply classification. The 90m distance is measured from the point where the water supply is available rather than the water source itself.

An application to FENZ will determine the minimal water storage volume required for each lot. A formal request should be made to FENZ for adequate tank locations in relation to the future dwellings as access to the tanks will be enabled through side yards, with minimum clearance margins.

A consent notice will be registered on each title requiring any minimum volumes under dispensation and determined by FENZ. Buried tanks are acceptable to FENZ, subject to access to the lids which must be retained accessible and not buried or under structures. Further details will be provided, as required, at building consent stage.

An alternative solution such as existing water bodies will be discussed with FENZ, and if the final agreement differs from above, this will be detailed in support of future consent notices and building consent applications.

8. Other Services

No services are proposed as part of this application however power and telecommunication services will need to be established from the closest connection point to the site boundary as a point of supply. Conduits to enable the pull through of power and telecoms can be extended internally to the future lots. Note that easement will be provided as part of the scheme plan to indicate that service connections can be done by the proprietors of the future lots.

Consultation with Chorus will typically allow for telecom services to be extended to the site via co-ordination of design plans and assessment of demand, however a wireless supply is also available due to the remote location of the proposed subdivision. Confirmation of supply will be provided as per a condition of any consent issued.

9. Conclusion

- Earthworks and sediment controls done for the accessways will be conducted in accordance with the current NES-CF regulations and therefore unburden the subdivision consent. Earthworks are therefore not part of this subdivision application as they are being undertaken in accordance with the permitted NES-CF regulations.
- Accessways will be formed as metalled driveways and will be managed as ROWs. ROW B will be concreted to the extent of Lot 11 in accordance with the FNDC ES.
- There is currently a formed access from Kaitaia-Awaroa Road located on the southeastern corner of the site. It has been formed adjacent to Section 114 Block VII WH and is currently utilised for forestry traffic. All existing accesses and vehicle crossings have been formed or are currently under construction in accordance with the Harvest Plan and NES-CF regulations.
- Accessways will be tested and inspected against FNDC requirements prior to 223 and 224 sign off.
- The flood depths have been derived from the Design Modelling Whangapae Ahipara Catchment (M04) Report and indicate a 0.1m-0.5m flood depth over the overland flow path trajectories within the site and are classified as a low to moderate flood hazard risks.
- Overland flow paths, major or minor in nature have been identified with secondary flow paths and associated catchment flows calculated.
- There are two main overland flow paths that have been considered from the site with a combined estimated flow of $6m^3/s$.
- Culverts at accessway crossings have been sized to minimise impedance of the minor flow path through the accessway.
- Stormwater disposal will be provided in the form of an approved dispersal system incorporating pre-treaters to manage the stormwater quality prior to discharge into the receiving system.
- Wastewater disposal will be provided in the form of on-site dispersal including secondary treatment with detailed design provided by a SQEP or be provided in the form of a proprietary product.
- Spatial compliance for the areal and reserve areas of the disposal fields has been undertaken in accordance with Rule C.6.1.3 of the Regional Plan for Northland. Refer to Conceptual Site Layout Plan, C101.
- Water provision will be attained from harvesting roof water with a separate $20m^3$ volume (domestic use) and $45m^3$ volume for firefighting or as advised by FENZ subject to their approval.
- In conclusion, the above demonstrates that the subdivision is appropriate from an engineering perspective and can be adequately serviced.

Appendix A – Engineering Plans

Appendix B – Engineering Calculations

Appendix C –Flood Assessment and Hazard Report (NRC)

Appendix D – Harvest Plan, Scheme, and Earthworks Management Register

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS
2. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
3. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

LEGEND

- EX BDY
- PR BDY
- MAJOR CONTOUR
- MINOR CONTOUR
- PR BUILDING, 30m x 30m
- PR DISPOSAL AREA (15m x 27m) — PRIMARY / RESERVE
- EX FLOW PATH

SEC 13 BLOCK VII WHANGAPE S.D.

NA1011/111

SEC E12 BLOCK VII WHANGAPE S.D.

NA62D/93

RIGHT OF WAY B

RIGHT OF WAY C

LOT 11
3.57 ha

LOT 12
3.65 ha

LOT 13
3.94 ha

LOT 14
3.20 ha

LOT 15
2.20 ha

Lot 1 DP 74995

28.11m
20.17m
27.04m
17.28m
14.29m
52.27m
19.83m
12.22m
38.33m
25.48m
36.36m
10.81m
22.73m
21.40m
17.13m
30.81m
4.72m
18.99m
12.44m
7.61m
36.00m
15.53m
14.45m
15.80m
6.00m
6.00m
7.50m

VEHICLE CROSSING FOR LOT 13

KAITAIA AWAROA RD

KAITAIA AWAROA RD

145m VEHICLE SD SPLAY AS PER FNDC ES SHEET 4.

RESOURCE CONSENT

Rev	Description	By	Date
A	FOR RESOURCE CONSENT	JN	06/2026

	By	Date
Survey	JN	25/05/26
Design	JN	25/05/26
Drawn	CP	25/05/26
Checked	-	-

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Project

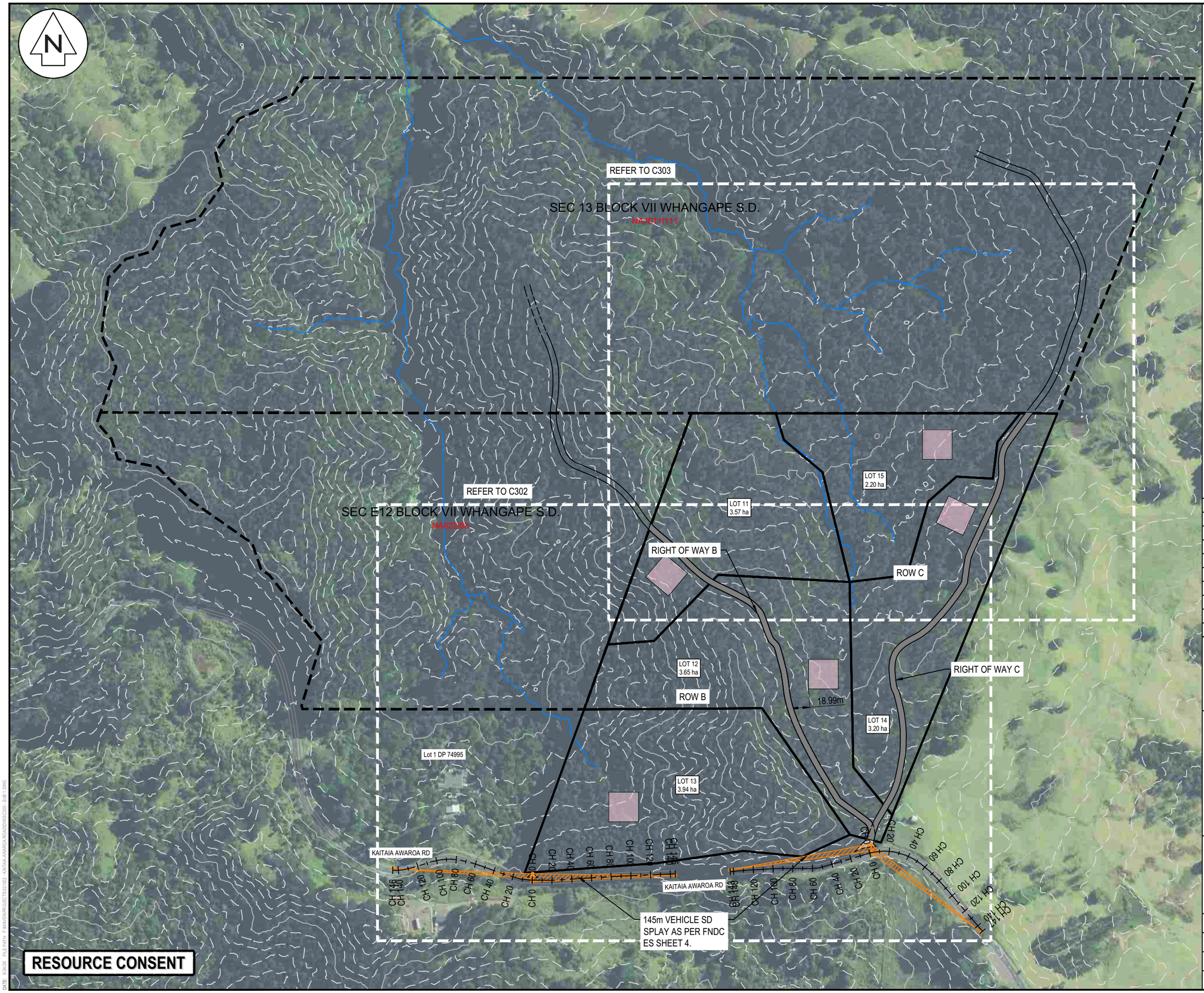
PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title

CONCEPTUAL SITE PLAN SUB 1

Project no.	321002
Scale	1:3500 @ A3
Cad file	C300 - SUB 1.DWG
Drawing no.	C101
Rev	A

DATE: 6/26 FILEPATH: F:\MAVEN\PROJECTS\321002 - KAITAIA AWAROA ROAD\DWG\C300 - SUB 1.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
6. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
7. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
9. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.

LEGEND

- EX BDY
- PROP BDY
- PROP BUILDING PLATFORM INDICATIVE ONLY 30m x 30m

Rev	Description	By	Date
	RC APPLICATION	JN	06/2026

	By	Date
Survey	##	MM/YYYY
Design	JN	21/05/26
Drawn	JN	21/05/26
Checked	CP	21/05/26

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PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title

PROPOSED ROADING MASTER PLAN - SUB 1

Project no.	321002
Scale	1:3500 @ A3
Cad file	C300 - SUB 1.DWG
Drawing no.	C301 Rev A

DATE: 6/24/26 FILEPATH: P:\MAVEN\PROJECTS\321002 - KAITAIA AWAROA ROAD\DWG\C300 - SUB 1.DWG

C E12 BLOCK VII WHANGAPE S.D.

NA622/83

CONTINUED ON DWG C303

LOT 11
3.57 ha

LOT 15
2.20 ha

LOT 12
3.65 ha

LOT 14
3.20 ha

LOT 13
3.94 ha

Lot 1 DP 74995

PROPOSED CONCRETE SEALED ROW B
FOR LOTS 11 & 12.
6.0m WIDE INCL. 0.25m SHOULDERS EACH SIDE
FNDC TABLE 3-16

PROPOSED UNSEALED ROW C
FOR LOTS 14 & 15
6.0m WIDE INCL. 0.25m SHOULDERS EACH SIDE
FNDC TABLE 3-16

EXISTING CROSSING TO BE APPLIED

145m VEHICLE SD
SPLAY AS PER FNDC
ES SHEET 4.

KAITAIA AWAROA RD

KAITAIA AWAROA RD

RESOURCE CONSENT

NOTES

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LEGEND

EX BDY

PROP BDY

PROP BUILDING PLATFORM
INDICATIVE ONLY 30m x 30m

Rev	Description	By	Date
A	RC APPLICATION	JN	06/2026

	By	Date
Survey	##	MM/YYYY
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Checked	CP	21/05/26

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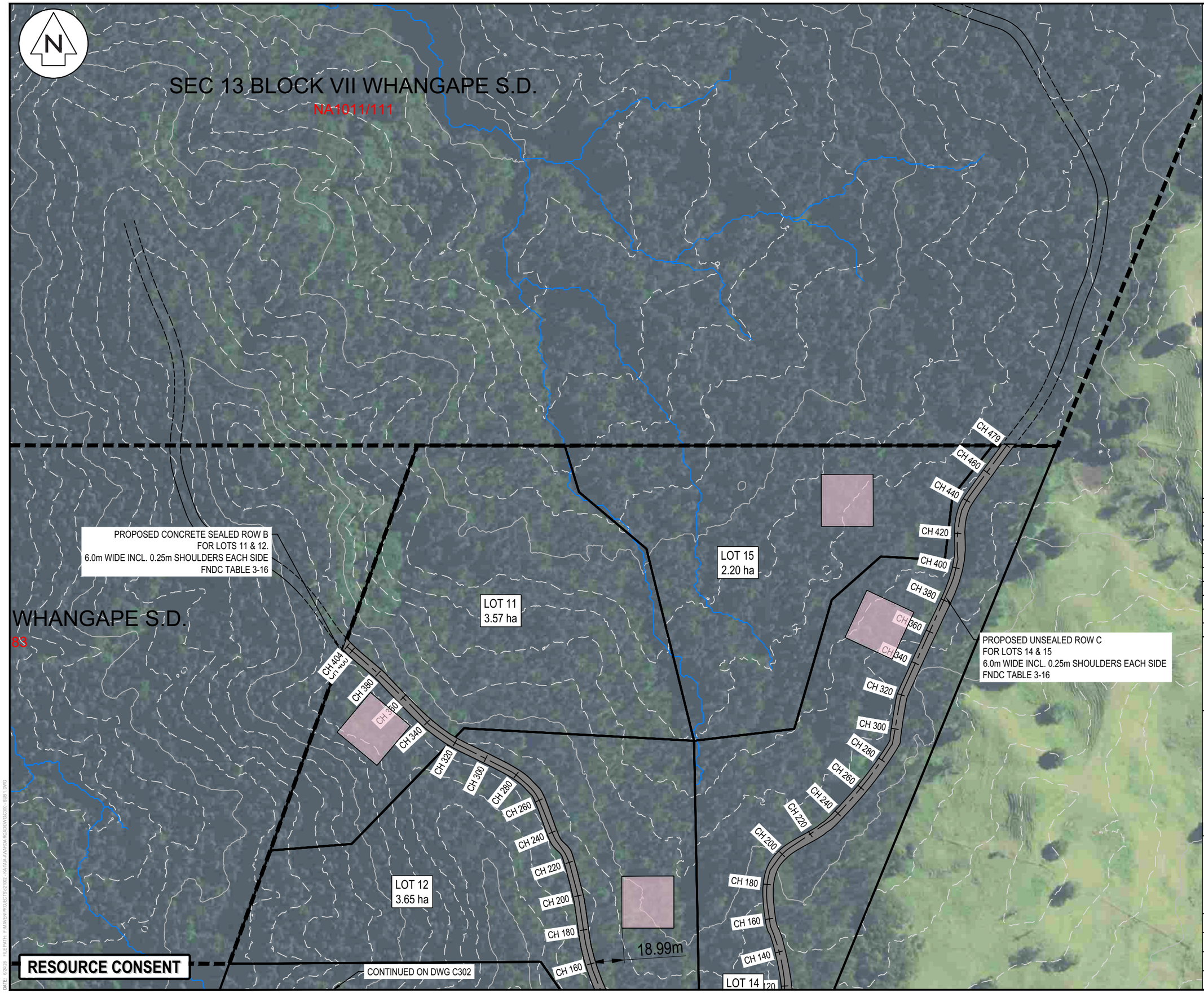
Project
PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title
PROPOSED ROW ARRANGEMENT LAYOUT PLAN - SUB 1

Project no.	321002
Scale	1:2000 @ A3
Cad file	C300 - SUB 1.DWG
Drawing no.	C302 Rev A



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
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8. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
9. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.

LEGEND

- EX BDY
- PROP BDY
- PROP BUILDING PLATFORM INDICATIVE ONLY 30m x 30m

Rev	Description	By	Date
A	RC APPLICATION	JN	06/2026

	By	Date
Survey	##	MM/YYYY
Design	JN	21/05/26
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Checked	CP	21/05/26

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Project

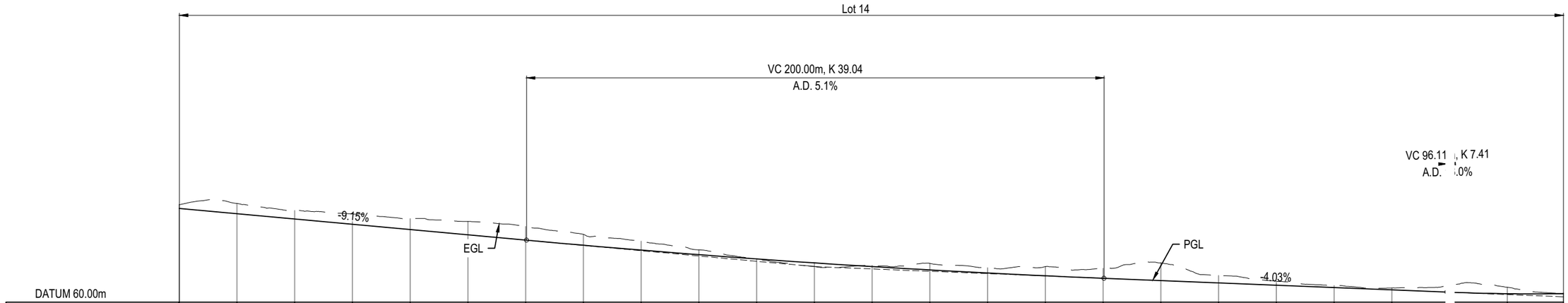
PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title

PROPOSED ROW ARRANGEMENT LAYOUT PLAN - SUB 1

Project no.	321002		
Scale	1:2000 @ A3		
Cad file	C300 - SUB 1.DWG		
Drawing no.	C303	Rev	A

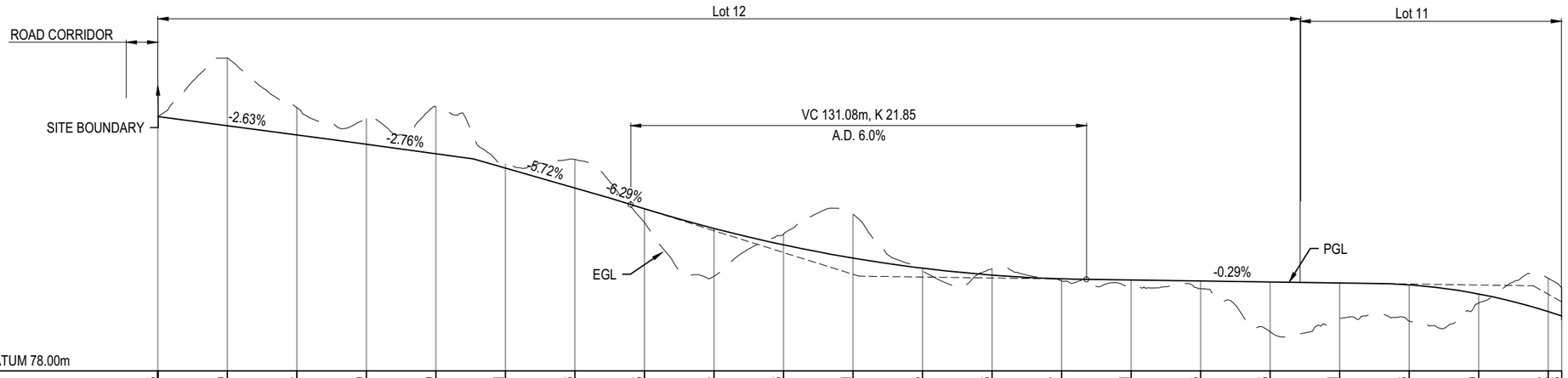
DATE: 5/24/26 FILE PATH: P:\MAVEN\PROJECTS\321002 - KAITAIA AWAROA ROAD\DWG\C300 - SUB 1.DWG



DATUM 60.00m

EXISTING LEVELS	93.73	94.11	91.64	90.48	88.86	87.89	86.10	83.40	81.05	78.07	74.79	72.30	72.65	73.39	71.83	72.28	71.68	73.53	69.17	67.19	65.70	64.87	65.70	65.13	63.05
DESIGN LEVELS	92.43	90.60	88.77	86.94	85.11	83.28	81.45	79.67	77.99	76.41	74.94	73.57	72.30	71.13	70.07	69.11	68.25	67.44	66.63	65.83	65.02	64.22	63.41	62.90	62.92
CUT/FILL	-1.30	-3.51	-2.87	-3.54	-3.76	-4.61	-4.65	-3.73	-3.06	-1.66	0.15	1.27	-0.36	-2.26	-1.76	-3.17	-3.43	-6.09	-2.53	-1.36	-0.68	-0.66	-2.29	-2.23	-0.14
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	200.00	220.00	240.00	260.00	280.00	300.00	320.00	340.00	360.00	380.00	400.00	420.00	440.00	460.00	479.45

ROW C
SCALE: HORI 1:1000 VERT 1:1000



DATUM 78.00m

EXISTING LEVELS	92.63	96.00	93.14	92.50	93.19	89.91	90.16	86.55	83.44	85.86	87.01	83.73	83.86	83.17	82.81	82.73	80.25	81.01	80.86	81.90	83.32	82.78	
DESIGN LEVELS	92.63	92.11	91.58	91.04	90.49	89.66	88.52	87.33	86.20	85.25	84.49	83.91	83.51	83.30	83.23	83.17	83.11	83.05	82.95	82.42	81.41	81.15	
CUT/FILL	0.00	-3.89	-1.56	-1.46	-2.70	-0.25	-1.64	0.78	2.76	-0.61	-2.52	0.18	-0.35	0.13	0.42	0.44	2.86	2.05	2.09	0.52	-1.91	-1.62	
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	200.00	220.00	240.00	260.00	280.00	300.00	320.00	340.00	360.00	380.00	400.00	403.84	

ROW B
SCALE: HORI 1:1000 VERT 1:200

RESOURCE CONSENT

A	RC APPLICATION	JN	06/2026
Rev	Description	By	Date

	By	Date
Survey	##	MM/YYYY
Design	JN	22/05/26
Drawn	JN	22/05/26
Checked	CP	22/05/26

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Project
PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title
PROPOSED ROW LONGSECTIONS PLAN - SUB 1

Project no.	321002		
Scale			
Cad file	PGL.DWG		
Drawing no.	C321	Rev	A

DATE: 6/24/26 FILE PATH: F:\MAVEN\PROJECTS\321002 - KAITAIA-AWAROA ROAD\DWG\1-DRE\PGL.DWG

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS
2. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
3. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
4. CULVERTS ARE TO BE DESIGNED FURTHER TO TEST FOR ANY TAIL WATER CONTROL. THE CULVERT HAS ONLY BEEN SIZED AND GRADED FOR FULL FLOW CAPACITY.

LEGEND

- EX BDY
- PROP BDY
- MAJOR CONTOUR
- MINOR CONTOUR
- PRIMARY OLFP
- SECONDARY OLFP

SEC 13 BLOCK VII WHANGAPE S.D.
NA1011/111

SEC E12 BLOCK VII WHANGAPE S.D.
NA [illegible]/83

SEC 80 BLOCK VII WHANGAPE S.D.
NA [illegible]/61

CULVERT 4
375Ø @ Min. 0.5% & Max. %
BASED ON VELOCITY LIMITS IN
THE FNDC ES 2023. SEE NOTE 4

CULVERT 5
375Ø @ Min. 0.5% & Max. %
BASED ON VELOCITY LIMITS IN
THE FNDC ES 2023. SEE NOTE 4

CULVERT 3
375Ø @ Min. 0.5% & Max. %
BASED ON VELOCITY LIMITS IN
THE FNDC ES 2023. SEE NOTE 4

CULVERT 2
375Ø @ Min. 0.5% & Max. %
BASED ON VELOCITY LIMITS IN
THE FNDC ES 2023. SEE NOTE 4

ROW B

ROW C

LOT 11 3.57 ha

LOT 15 2.20 ha

LOT 12 3.65 ha

LOT 14 3.20 ha

LOT 13 3.94 ha

Lot 1 DP 74995

KAITAIA AWAROA RD

KAITAIA AWAROA RD

CATCHMENT 5
AREA=11,800 m^2
PEAK FLOW=99 l/s

CATCHMENT 4
AREA=7,200 m^2
PEAK FLOW=61 l/s

CATCHMENT 3
AREA=6,600 m^2
PEAK FLOW=56 l/s

CATCHMENT 2
AREA=8,700 m^2
PEAK FLOW=74 l/s

RESOURCE CONSENT

Rev	Description	By	Date
A	RC APPLICATION	JN	06/2026

	By	Date
Survey	##	MM/YYYY
Design	EG	05/2026
Drawn	EG	05/2026
Checked	CP	05/2026

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Project

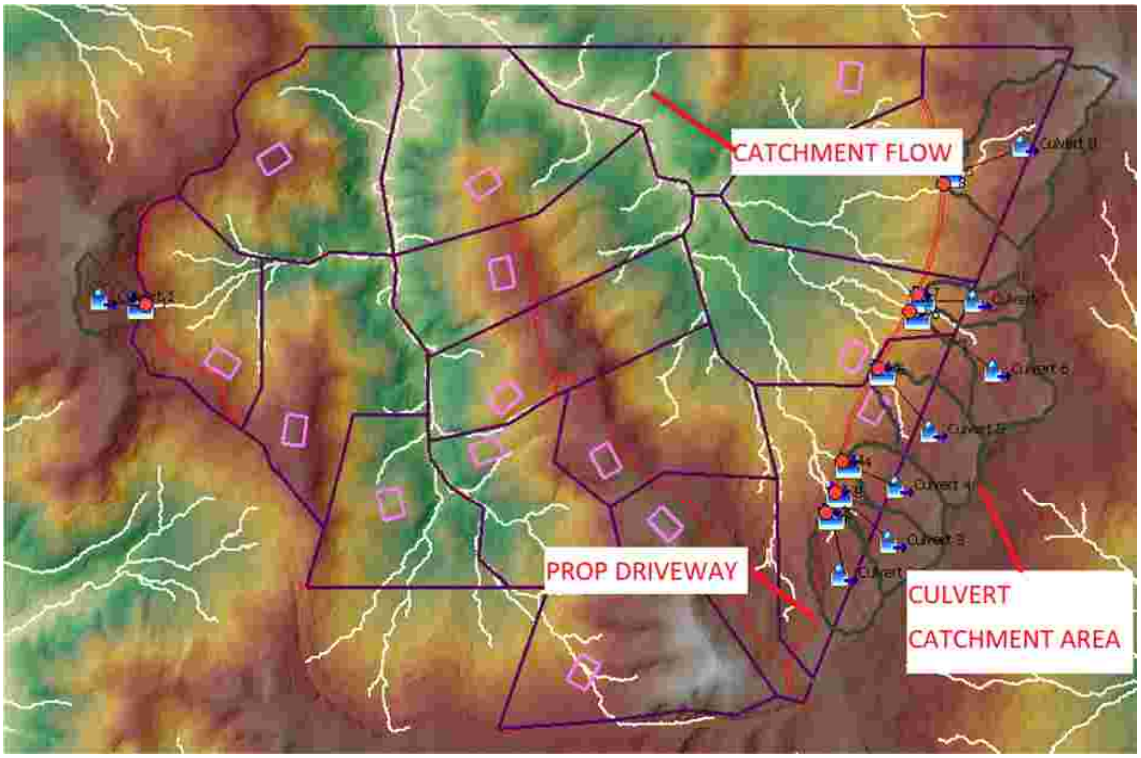
PROPOSED SUBDIVISION KAITAIA AWAROA ROAD FOR ANDREWS JONNY

Title

PRPOSED CULVERT CATCHMENT PLAN - SUB 1

Project no.	321002		
Scale	1:5000 @ A3		
Cad file	C440 CULVERT CATCHMENT PLAN.DWG		
Drawing no.	C441	Rev	A

DATE: 6/2026 FILE PATH: F:\MAVEN\PROJECTS\321002 KAITAIA AWAROA ROAD\DWG\C440 CULVERT CATCHMENT PLAN.DWG



Global Summary Results for Run "100 YR + 20% CC"

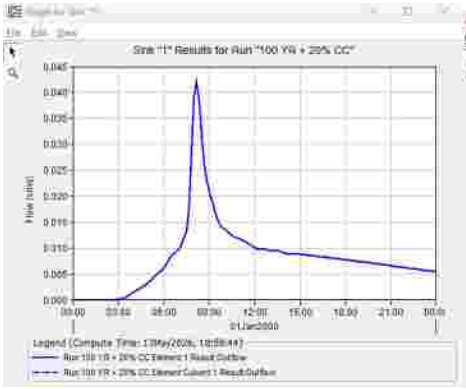
Project: Kahala Awaroa Road Simulation Run: 100 YR + 20% CC

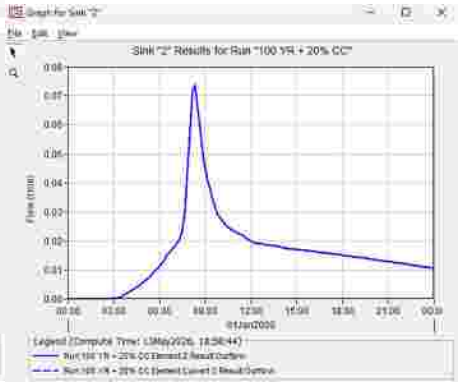
Start of Run: 01Jan2000, 00:00
End of Run: 02Jan2000, 00:00
Compute Time: 13May2026, 18:58:44

Basin Model: Basin 1
Meteorologic Model: 100 YR +20%CC
Control Specifications: Control 1

Show Elements: All Elements Volume Units: MM 1000 M3 Sorting: Alphabetic

Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
Culvert 1	0.00452	0.04222	1 January 2000, 08:10	157.812
Culvert 2	0.00870	0.07342	1 January 2000, 08:20	157.118
Culvert 3	0.00661	0.05513	1 January 2000, 08:20	156.983
Culvert 4	0.00722	0.06085	1 January 2000, 08:20	157.098
Culvert 5	0.01182	0.09885	1 January 2000, 08:20	157.012
Culvert 6	0.01154	0.09609	1 January 2000, 08:20	156.955
Culvert 7	0.00508	0.04422	1 January 2000, 08:10	157.358
Culvert 8	0.02161	0.19331	1 January 2000, 08:10	157.507
1	0.00452	0.04222	1 January 2000, 08:10	157.812
2	0.00870	0.07342	1 January 2000, 08:20	157.118
3	0.00661	0.05513	1 January 2000, 08:20	156.983
4	0.00722	0.06085	1 January 2000, 08:20	157.098
5	0.01182	0.09885	1 January 2000, 08:20	157.012
6	0.01154	0.09609	1 January 2000, 08:20	156.955
7	0.00508	0.04422	1 January 2000, 08:10	157.358
8	0.02161	0.19331	1 January 2000, 08:10	157.507


Sink "1" Results for Run "100 YR + 20% CC"
Flow (cms)
01Jan2000
Legend (Compute Time: 13May2026, 18:58:44)
Run:100 YR + 20% CC Element 1 Result Outflow
Run:100 YR + 20% CC Element Culvert 1 Result Outflow


Sink "2" Results for Run "100 YR + 20% CC"
Flow (cms)
01Jan2000
Legend (Compute Time: 13May2026, 18:58:44)
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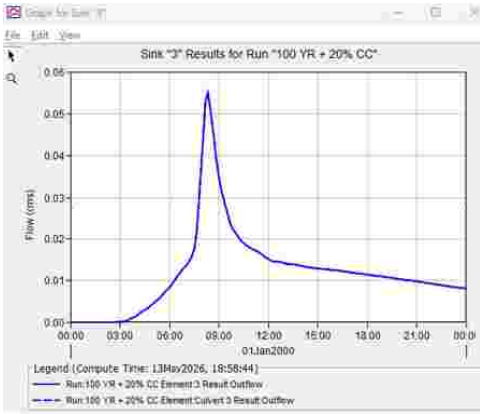
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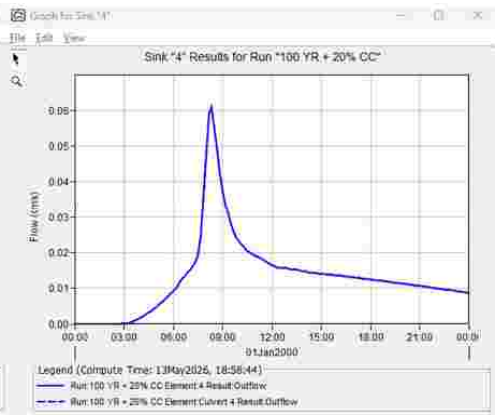
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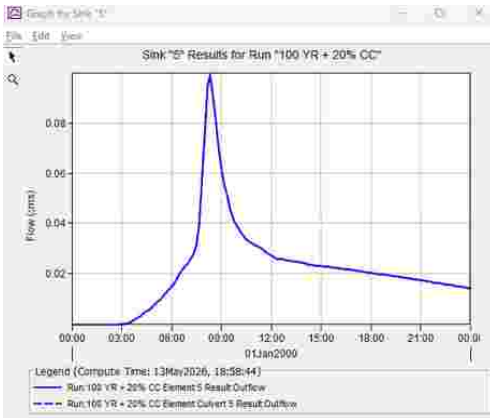
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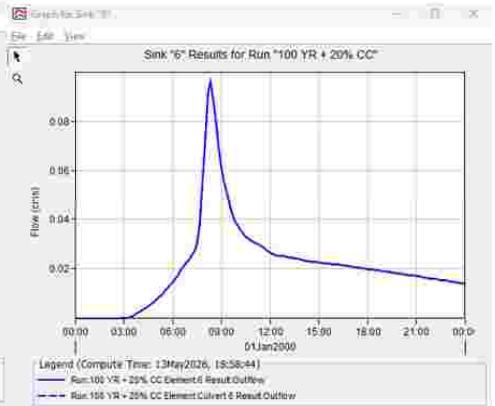
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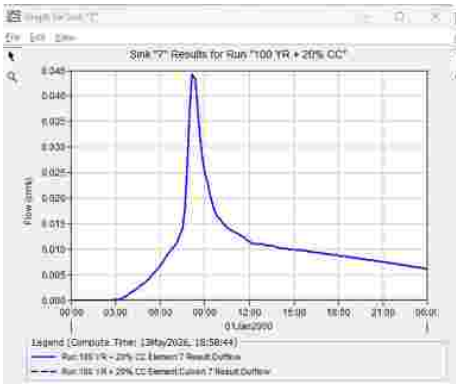
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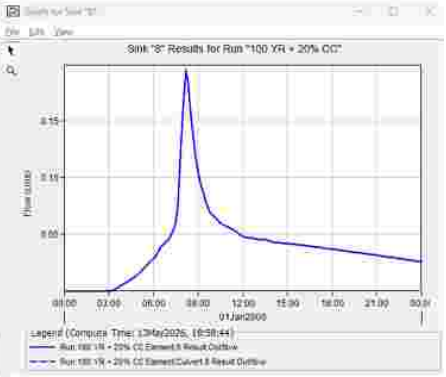
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MAVEN ASSOCIATES	Job Number	Sheet
	321002 -SUB 1	1

As per Local Code — 0.54 C value for development

Pipe ks factor = — *1.5 mm (pipes up to 1.0m dia)* — I (climate adj.) = 241 mm/hr

0.6 mm (pipes over 1.0m dia) — (+20%)

Catchment	C	Area	Flow	Cum. Flow	Pipe dia
Site-Wide	*-*	*m2*	*l/s*	*l/s*	*m*
	0.54	165600	5986.44	5986.44	0.000

Far North District Council Engineering Standards — Chapter 4: Stormwater and Drainage

Land Use	% Impervious	Type B soils	Type C soils	Type D soils
Landscaped	0	70	75	80
Residential by average lot size				
500m² or less	65	85 - 0.74	90 - 0.82	92 - 0.85
1000m²	40	75 - 0.60	83 - 0.71	87 - 0.77
2000m²	25	70 - 0.54	80 - 0.67	85 - 0.74
4000m²	20	68 - 0.52	79 - 0.65	84 - 0.72
10,000m² (1 ha)	10	65 - 0.48	77 - 0.63	82 - 0.69
Rural development				
Pasture, grassland (m²)		61 - 0.44	74 - 0.59	80 - 0.67
Grass and bush		48 - 0.32	65 - 0.48	73 - 0.57
Trees and grass combination (orchards)		58 - 0.41	72 - 0.56	79 - 0.65
Forest		55 - 0.38	70 - 0.54	77 - 0.63

Design Modelling

Whangapae Ahipara Catchment (M04)

Northland Regional Council

16 October 2025

Document Status

Version	Doc type	Reviewed by	Approved by	Date issued
01	Draft	Lachlan Inglis	Ben Hughes	04/05/2021
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Project Details

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Client	Northland Regional Council
Client Project Manager	Sher Khan & Matt De Boer
Water Technology Project Manager	Bertrand Salmi
Water Technology Project Director	Ben Hughes
Authors	Alvin Mingjun Li, Lachlan Inglis
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Cover Photo: Helen Beech (https://www.rnz.co.nz/news/national/350285/flooding-in-northland-forces-school-and-road-closures)

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NZBN 94290481 881 80

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1 PROJECT OVERVIEW

Overview

Water Technology was commissioned by Northland Regional Council (NRC) to undertake a region-wide flood modelling study. The study area encompassed the entire Northland Regional Council area which covers an area of over 12,500 km^2, with the exclusion offshore islands. The aim of this project was to map riverine flood hazard zones across the entire Northland region and update existing flood intelligence.

Modelling approach

This project used a 2D Direct Rainfall (also known as Rain on Grid) approach for hydraulic modelling and has provided flood extents for a defined range of design storms. The hydraulic modelling software TUFLOW was used. TUFLOW is a widely used software package suitable for the analysis of flooding. TUFLOW routes overland flow across a topographic surface (2D domain) to create flood extent, depth, velocity and flood hazard outputs that can be used for planning, intelligence and emergency response. The latest release of TUFLOW offers several recent advanced modelling techniques to improve modelling accuracy which where practical, were tested and adopted in this project.

This study delineated and modelled 19 catchments, shown in Figure 1-1. To validate the adopted methodology and model parameters used in the design modelling, 9 catchments were calibrated against recent (and historic) flood events. The calibration/validation methodology is documented in a standalone report *NRC Riverine Flood Mapping - Calibration Report – R01* and is referred to throughout this document as the *Calibration Report*.

This report documents the design modelling methodology for Whangapae Ahipara Catchment (M04), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M03, M06 & M07, located within close proximity to Catchment M04 which was calibrated.

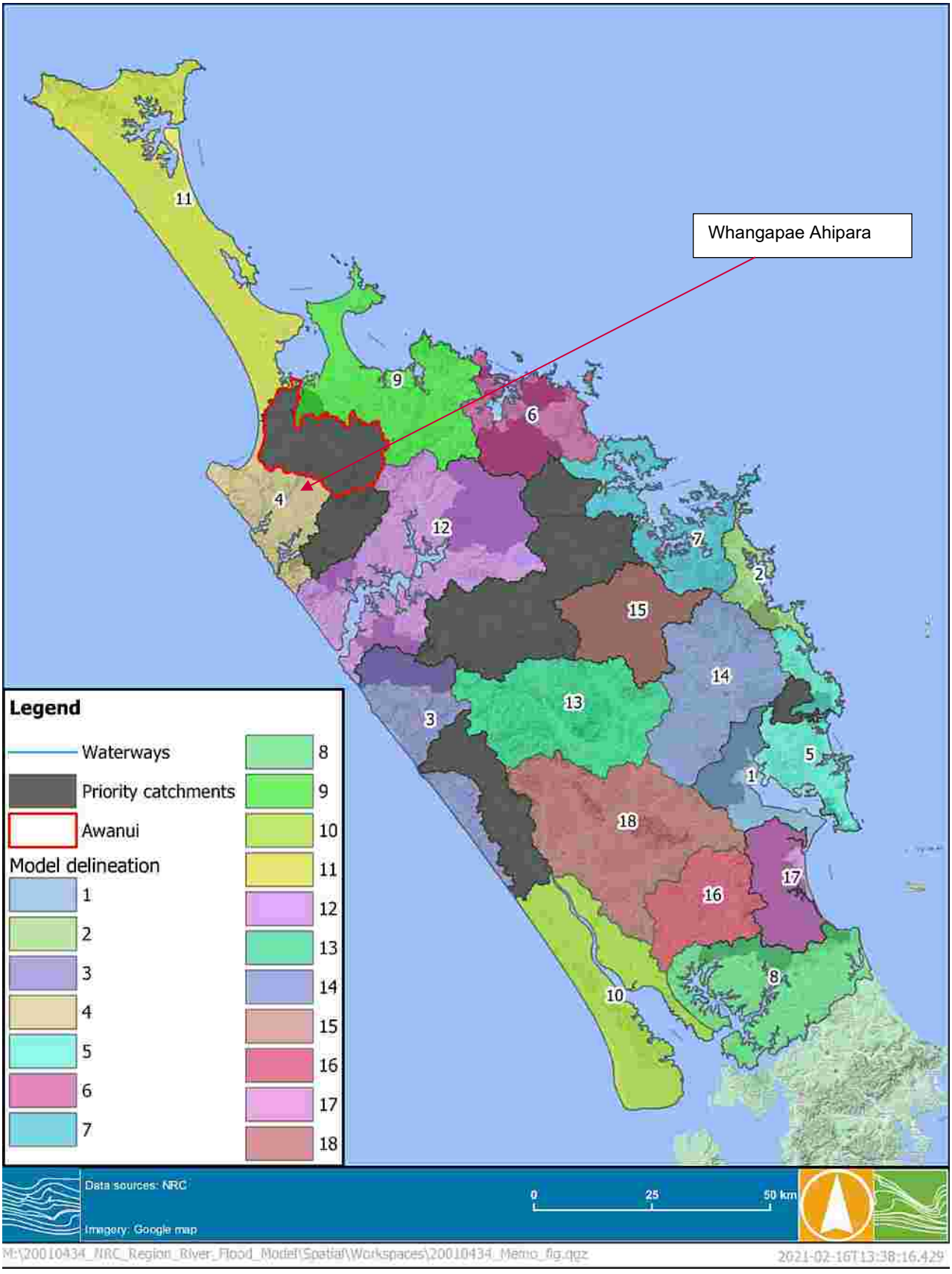


FIGURE 1-1 MODEL DELINEATION

2 STUDY AREA

The Model 04 catchment is a coastal catchment, covering a total area of approximately 361 km^2. The Awaroa River is the major waterway within the catchment and it joins the Rotokakahi River before discharging into the ocean. Figure 2-1 displays the study area of the catchment Model 04.

FIGURE 2-1 STUDY AREA

3 DESIGN MODELLING

3.1 Overview

A hydraulic model (TUFLOW) of the Whangapae Ahipara catchment (M04) was constructed to model overland flooding. A range of storm durations were run and results for each Annual Exceedance Probability (AEP) event were enveloped to ensure the critical duration was well represented across each part of the study area. The merged results captured the maximum flood level and depth of the range of design event durations modelled.

Table 3-1 and the following sections detail the key modelling information used in the development of the hydraulic model.

TABLE 3-1 KEY MODELLING INFORMATION

Terrain data	NRC 1m LiDAR without filling of sinks but includes the "burning of creek alignments' through embankments
Model type	Direct rainfall model
Model build	Build: 2020-10-AA-iSP-w64
Rainfall	See Sections 3.2.1 and 3.2.4
Losses	See Section 3.2.3
Boundaries	See Section 3.2.4
Modelling solution scheme	TUFLOW HPC (adaptive timestep)
Modelling hardware	GPU
Modelling technique	Sub-grid-sampling (SGS)
Model grid size	10m with 1m SGS

3.2 Model Parameters

A range of model parameters were adopted, based on the calibration of catchments (i.e. M03, M06 and M07) in the Far North region. Details of these are outlined below.

3.2.1 Rainfall Intensity-Duration-Frequency

Intensity-Duration-Frequency (IDF) tables were developed by NIWA through the High Intensity Rainfall Design System (HIRDSV4)[1]. Design rainfall totals for durations from 10 minute up to 120 hours were developed for design modelling and were developed at 179 rainfall gauge sites across the wider study area. The IDF tables cover a range of magnitude events from 1 in 1.58 ARI through to 1 in 250 ARI along with climate change predictions (Representative Concentration Pathway 4.6, 6 & 8.5) up to the year 2100. For this catchment, seven rainfall gauges were used with a spatially weighted grid of rainfall totals created for design modelling. Figure 3-1 shows the 12-hour cumulative rainfall grid for the 1% AEP event along with the rainfall gauge locations used to create the grid.

[1] Accessed via https://hirds.niwa.co.nz/

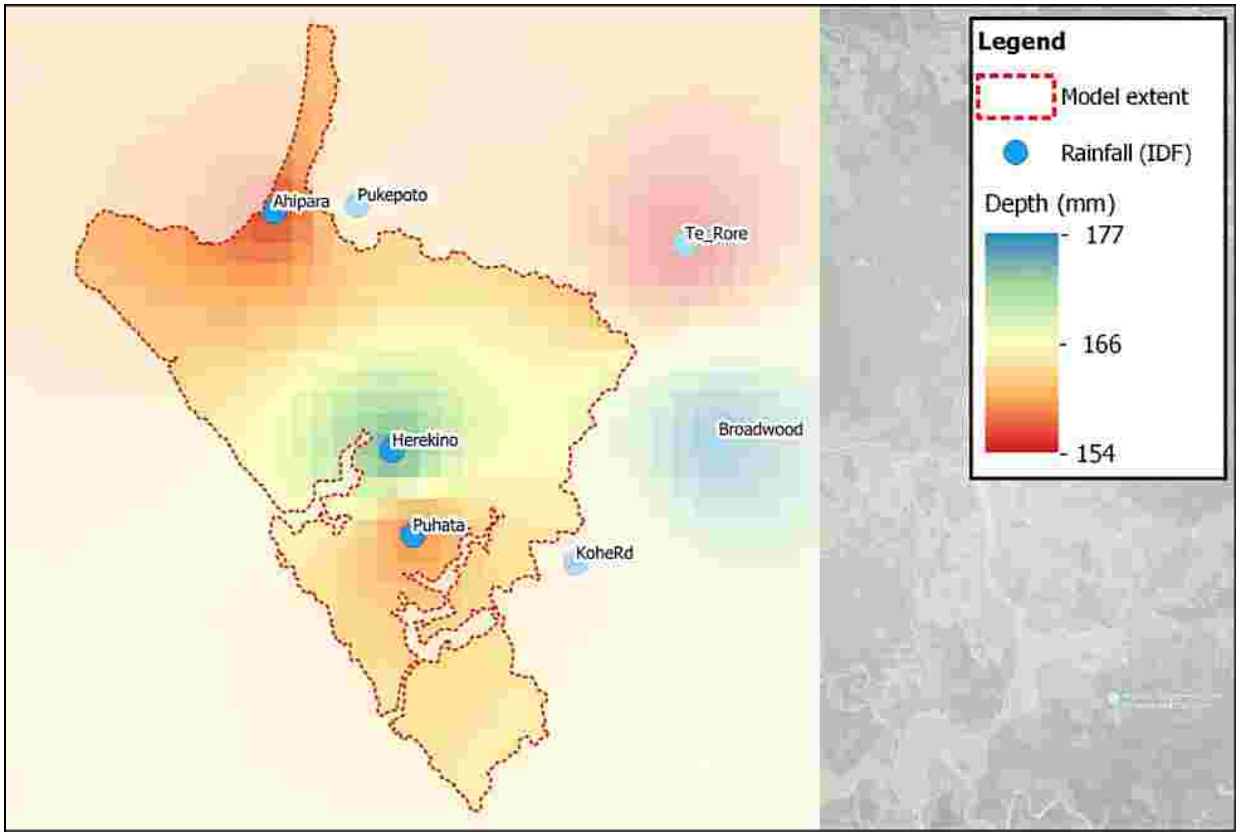


FIGURE 3-1 EXAMPLE OF DESIGN RAINFALL GRID (12-HOUR, 1% AEP RAINFALL) FOR M04

3.2.2 Design Rainfall Temporal Patterns

Design temporal patterns (rainfall hyetographs) were provided by NRC for design modelling. These were developed as part of a previous project undertaken by Macky & Shamseldin (2020)[2]. The project aimed to provide multiple design hyetographs and a better representation of rainfall variability across the Northland region, replacing the single set of design hyetographs previously developed.

The HIRDS design temporal pattern is recommended for design modelling of Northland catchments[2]. Hence, the design hyetographs for the rainfall gauges were developed using the rainfall IDF data at available rainfall gauges for the catchment. Although a 12-hour hyetograph is suitable for design modelling for most Northland catchments as suggested[2], a range of durations were selected; including 1-hour, 6-hour, 12-hour and 24-hour for each of the following AEPs: 10%, 2% and 1% AEP to ensure that the event critical duration was identified across the catchment. The shorter durations were critical in the upper parts of the catchment, while the longer 24-hour durations were critical in the lower catchment, where flood volumes are generally the predominant factor in generating peak flood levels.

Table 3-2 summarises the 1% AEP rainfall depth (based on IDF from HIRDSV4) for different event durations at each rainfall gauge and Figure 3-2 shows the design cumulative rainfall across the different gauges for the 12-hour duration event. Considering a single temporal pattern is assigned (i.e. HIRDS hyetograph), the proportional amount of rainfall applied through time for a given duration (e.g., 6-hour) is generally consistent (as shown in Figure 3-2) across the catchment area.

[2] Macky & Shamseldin (2020) - Northland Region-wide Hyetograph review

TABLE 3-2 1% AEP DESIGN RAINFALL DEPTH

Gauge location	1% AEP (mm)			
	1-hour	6-hour	12-hour	24-hour
Ahipara_A53111	60	126	157	190
Broadwood_A53242	56	133	178	229
Herekino_A53222	58	133	174	218
Puhata_A53321	55	122	160	200
Pukepoto_A53129	59	128	164	205
Rotokakahi at KoheRd_533302	54	126	164	208
Takahue at Te Rore_531313	59	121	155	193

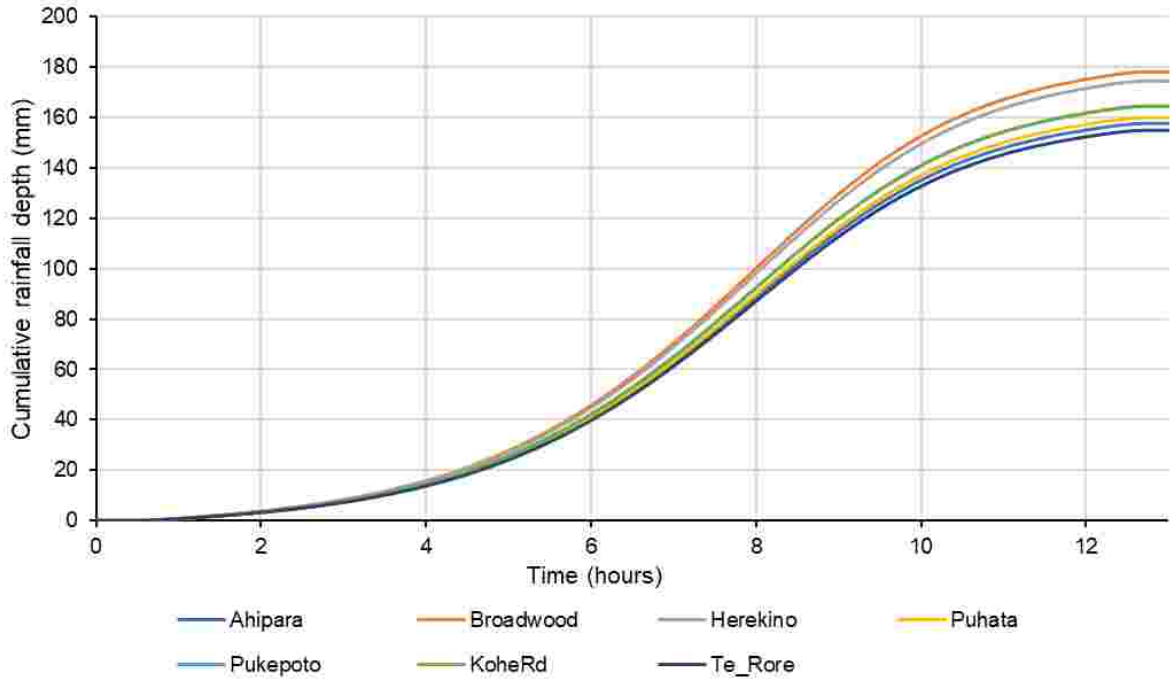


FIGURE 3-2 TEMPORAL PATTERN FOR DESIGN RAINFALL OF 12-HOUR, 1% AEP EVENT

A climate change scenario (for the 1% AEP events) was modelled for the 2081-2100 timeframe, for the RCP 8.5. This is based on the increases in rainfall intensity of 35%, 30%, 26% and 22% respectively for 1-hour, 6-hour, 12-hour and 24-hour duration events.

3.2.3 Losses

Model cells were assigned a Manning's "*n*" (surface roughness), initial loss and a continuing loss based on land use types and hydrologically important characteristics. Table 3-3 summarises the adopted roughness and loss parameters. It should be noted these parameters were adopted based on the calibration to a historic event where streamflow gauges were present in other Far North catchments (i.e. M03, M06 and M07). Figure 3-3 displays the roughness layer based on the land use type, showing most land use is forest and grassland.

TABLE 3-3 DESIGN MODEL PARAMETERS

Hydrological areas	Land use types	Manning's n	Initial loss (IL) – mm	Continuing loss (CL) – mm/hr
Entire M04 catchment	Forest	0.09	9	6
	Grassland	0.05	9	4.5
	Cropland – perennial	0.04	17	2
	Cropland – annual	0.04	17	2
	Wetland – open water	0.04	0	0
	Wetland – vegetated	0.05	10	1
	Urban areas	0.10	5	1.5
	Waterways	0.05	0	0
	Other	0.06	15	1.5

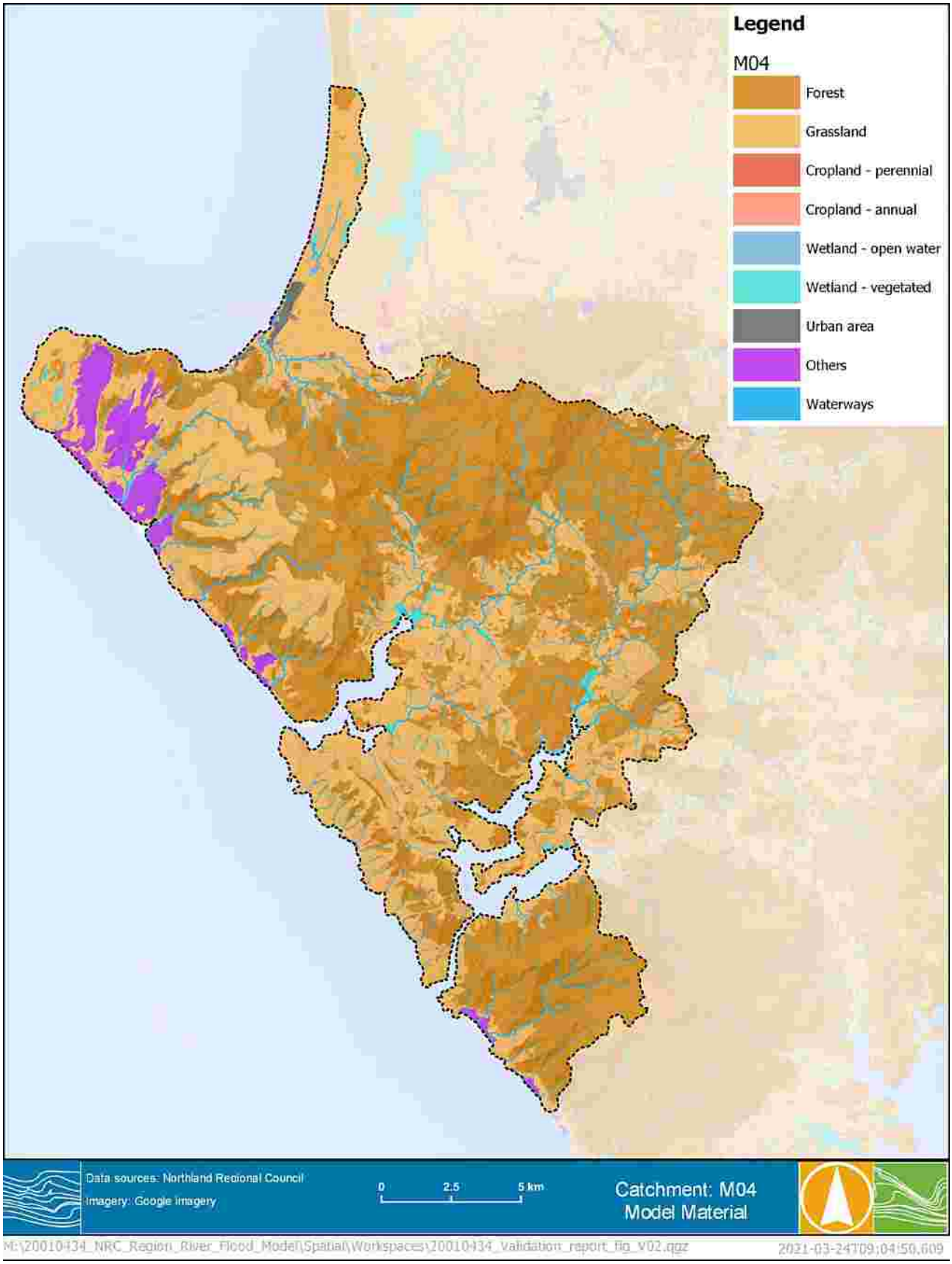


FIGURE 3-3 HYDRAULIC MODEL MATERIAL LAYER

3.2.4 Boundaries

As the Whangapae Ahipara catchment is a coastal catchment, a static tail-water (i.e. 2161 mm OTP) outflow boundary based on the 2 year ARI tide level[3] at Pouto Point was used for the design modelling. A 1.2 m sea level rise was adopted for climate change runs based on the project brief.

There is no upstream inflow coming from upstream catchments applied in this catchment model.

[3] MWH, 2010 *Priority Rivers – Flow Assessment, Sea Level Rise and Storm Surge*, prepared for Norhland Regional Council

4 MODELLING RESULTS

4.1 Modelled Result Processing/Filtering

Design modelling consisted of running the model for four storm durations (1-hour, 6-hour, 12-hour and 24-hour) with the results enveloped for each design event (i.e. 1%, 2% and 10% AEP) to ensure the critical duration was well represented across each part of the catchment. Each model run produced gridded results, including depth, water surface elevation (WSE), flood hazard (Z0) and velocity. Several post-processing steps were required to produce the final design modelling outputs. These are described as follows:

Step 1:

- The modelling results are firstly merged to produce a single data set for each AEP from the storm durations modelled. For example, the flood depth output is produced by merging the depth results of the four different durations within each AEP. This allows for the critical storm duration across each part of the catchment to be represented (i.e. the short intense storms in upper reaches and longer duration storms in the lower parts of the catchment).

Step 2:

- The maximum gridded results are then remapped to a finer DEM grid using LiDAR data resampled to a 5-m grid resolution. This allows the flood extent to be more accurately displayed on the map and the higher resolution gridded results (i.e. same resolution as the 5-m DEM) to be produced.

Step 3:

- Finally, the remapped results are post-processed by filtering out depths below 100mm and puddle areas less than 2000m^2 as agreed with NRC.

Figure 4-1, Figure 4-2 and Figure 4-3 respectively show the final post-processed flood depths, velocity and hazard of the 1% AEP design event modelled for M04. Figure 4-4 shows the flood depth map zoomed in at Manukau as an example. It is noted that the hazard classification is based on the following criteria:

TABLE 4-1 FLOOD HAZARD CLASSIFICATION

Hazard classification	Hazard – VxD (m^2/s)
Low	< 0.2
Low to Moderate	0.2 to 0.4
Moderate	0.4 to 0.6
Moderate to High	0.6 to 0.84
High	> 0.84

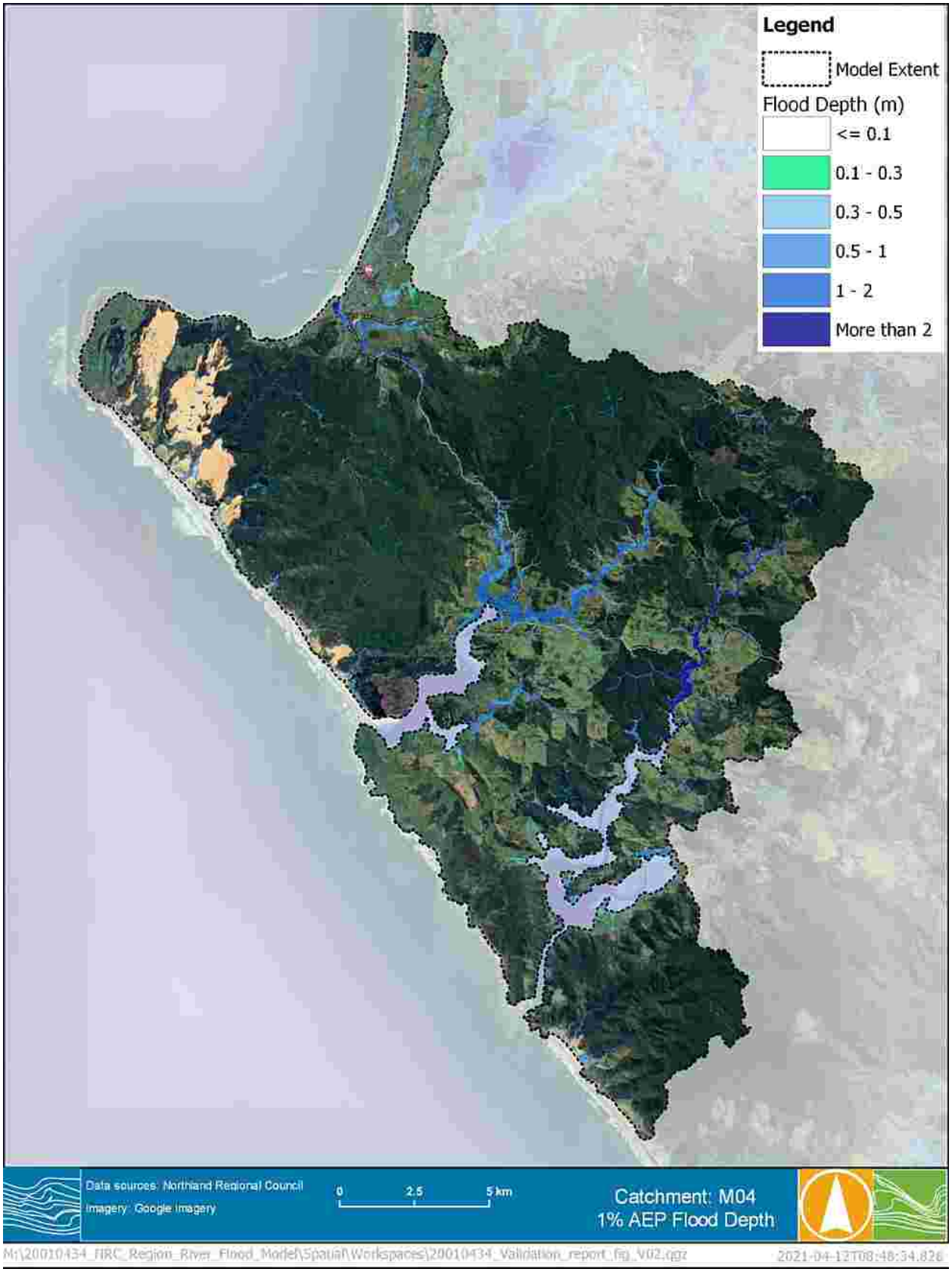


FIGURE 4-1 DESIGN MODELLING OF 1% FLOOD DEPTH

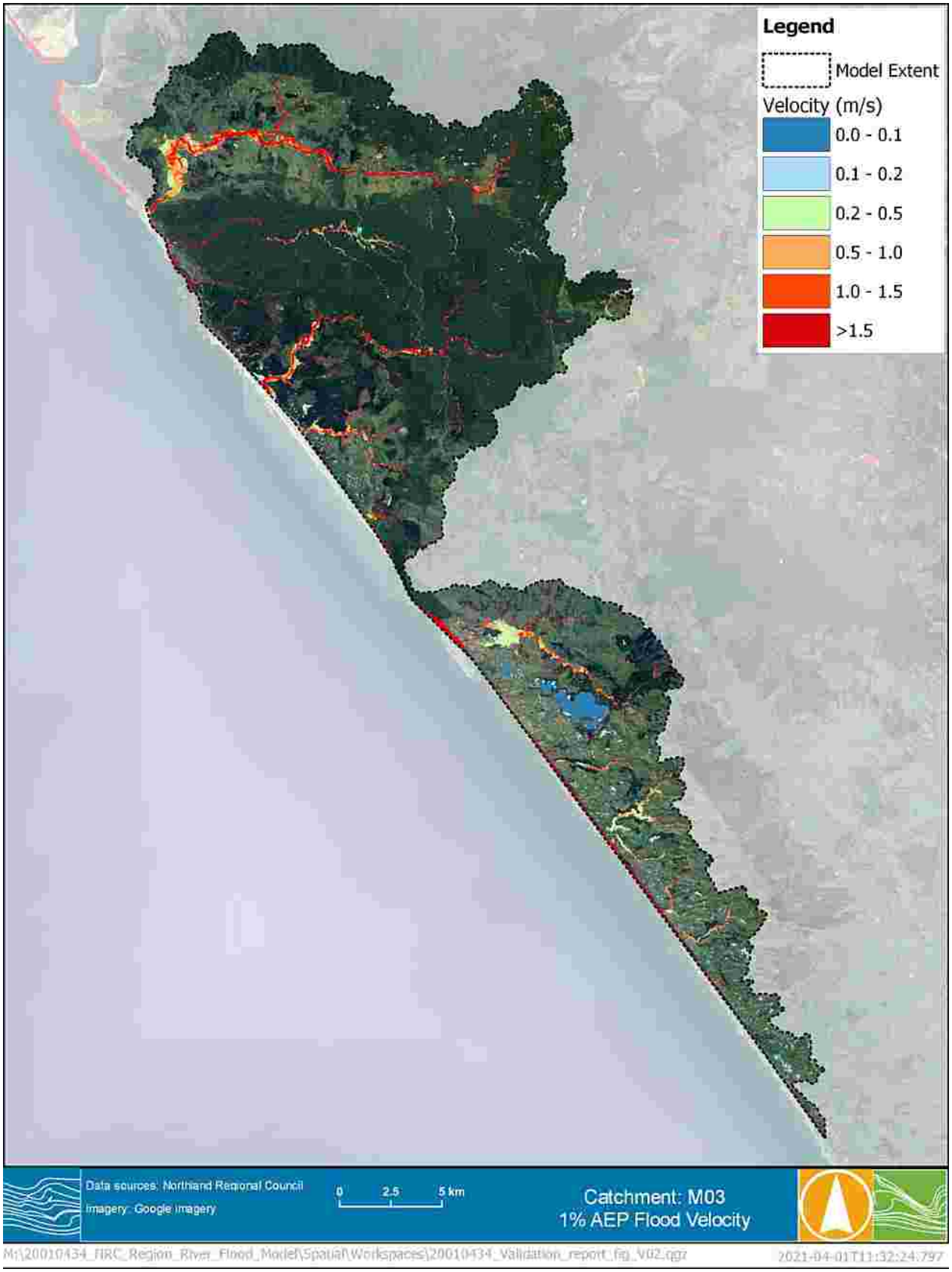
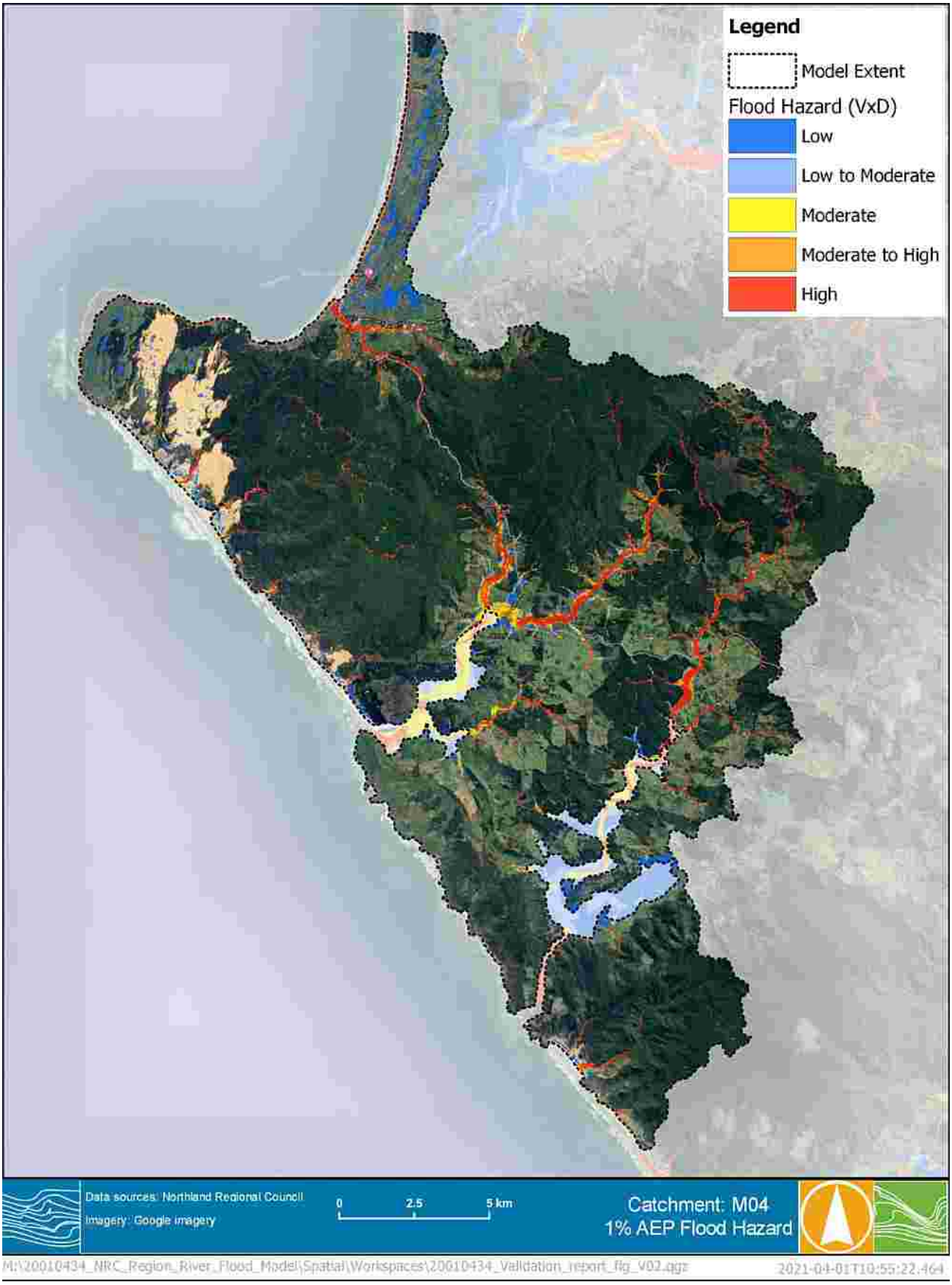


FIGURE 4-2 DESIGN MODELLING OF 1% AEP FLOOD VELOCITY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Model Extent
Flood Hazard (VxD)
Low
Low to Moderate
Moderate
Moderate to High
High
Data sources: Northland Regional Council
Imagery: Google imagery
0
2.5
5 km
Catchment: M04
1% AEP Flood Hazard
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FIGURE 4-3 DESIGN MODELLING OF 1% AEP FLOOD HAZARD

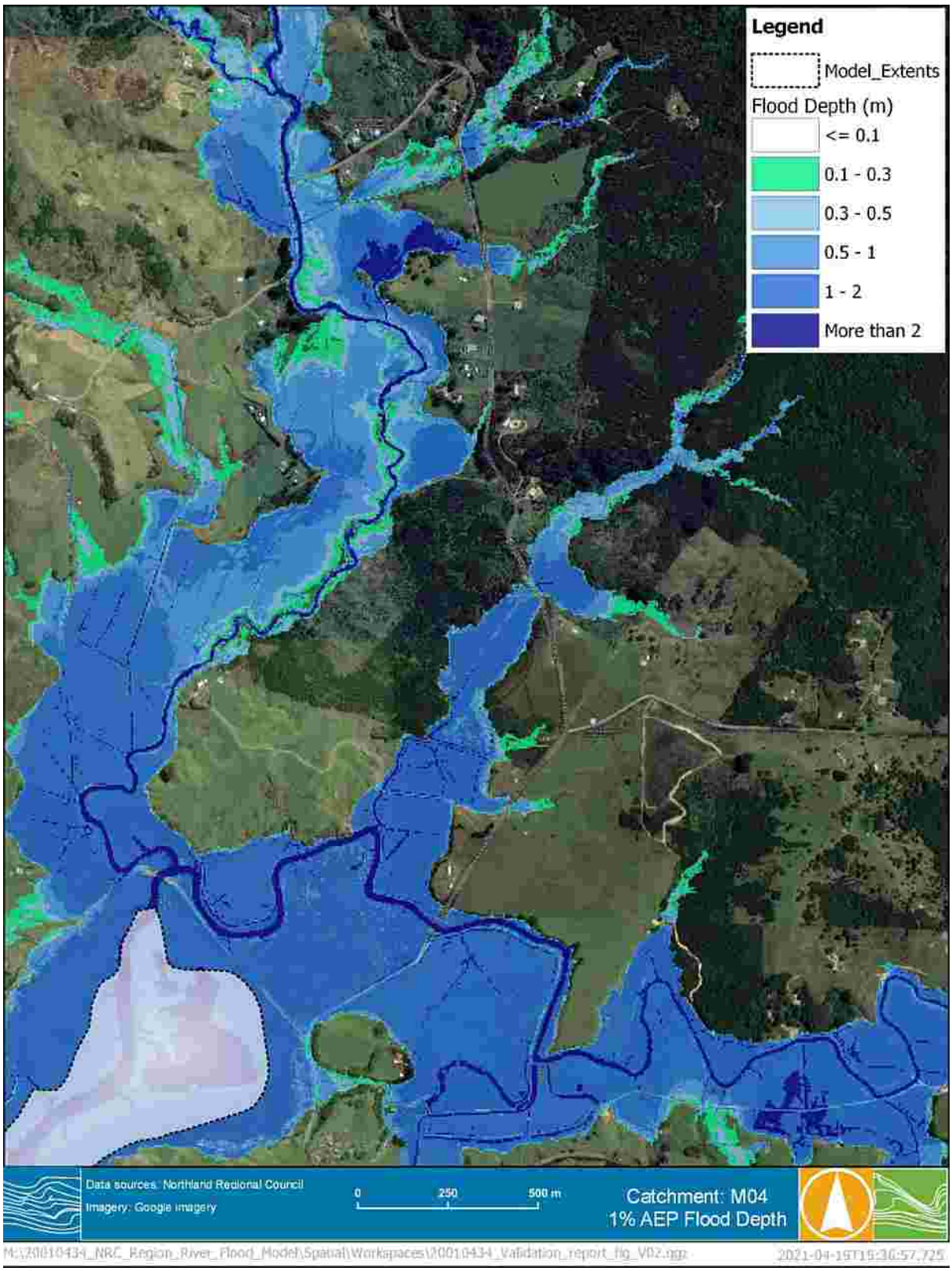


FIGURE 4-4 DESIGN MODELLING OF 1% AEP FLOOD DEPTH ZOOMED AT MANUKAU

5 VERIFICATION OF DESIGN FLOWS

Flow lines were included at several waterways in the hydraulic model as 2D Plot Output (2D PO) for design events. This allows flow hydrographs and peak flows to be extracted at these locations. Figure 5-1 displays the PO line locations and shows that there is no streamflow gauge found within the Whangapae Ahipara catchment.

FIGURE 5-1 AVAILABLE STREAMFLOW GAUGES WITHIN WHANGAPAE AHIPARA CATCHMENT

The modelled peak flow for the 1% AEP design flood was compared with hydrological estimates, including the Rational Method and SCS Method.

5.1 Regional Estimation Methods

For catchments where a suitable streamflow gauge record was not available, additional estimation methods were used to provide design flow verification. These methods are based on empirical estimations using catchment area and design rainfall totals to estimate peak design flows. These methods were checked for each Flow Line location within the study area and are described below.

5.1.1 NIWA New Zealand River Flood Statistics Portal

The New Zealand River Flood Statistics portal[4] provides peak flood estimation at streamflow gauging stations and the entire river system in New Zealand completed in 2018. The design estimates can be extracted from the portal are:

- Flood Frequency estimates, noted as Henderson & Collins 2018 (at river reach).
- Rational Method HIRDS V3 (at river reach).

The flood frequency estimates given by the portal are determined using the Mean Annual Flow method developed by Henderson & Collins (2018)[5].

5.1.2 SCS method

The SCS method, first developed by the U.S. Department of Agriculture's Soil Conservation Service, calculates peak flood flow based on rainfall and land-cover-related parameters. It is the recommended method for stormwater design in the Auckland region, providing a useful comparison. The peak flow equation is:

$Q = (P – Ia)^2 / (P – Ia + S)$

where:

- Q is run-off depth (millimetres).
- P is rainfall depth (millimetres)
- S is the potential maximum retention after run-off begins (millimetres).
- Ia is initial abstraction (millimetres), which is 5 millimetres for permeable areas and zero otherwise.

The retention parameter S (measured in millimetres) is related to catchment characteristics through:

$S = (1000/CN – 10)\ 25.4.$

The value of the curve number (CN) represents the run-off from 0 (no run-off) to 100 (full run-off) and it is influenced by soil group and land use. A CN value of 50 was used for the SCS estimation of this catchment.

The run-off depth (Q) is then converted to a peak flow rate using the SCS unit hydrograph.

5.1.3 Rational Method

The Rational Method is widely used across both New Zealand and Australia. The equation is based on catchment area and design rainfall. The equation is:

$Q = C\ i\ A\ /3.6$

where:

- Q is the estimate of the peak design discharge in cubic metres per second
- C is the run-off coefficient
- i is rainfall intensity in mm/hr hour, for the time of concentration
- A is the catchment area in km^2.

---

[4] NIWA Flood Frequency tool, accessed via: https://niwa.co.nz/natural-hazards/hazards/floods
[5]Henderson, R.D., Collins, D.B.G., Doyle, M., Watson, J. (2018) *Regional Flood Estimation Tool for New Zealand Final Report Part 2*. NIWA Client Report

5.2 Verification Results

Table 5-1 summarises the comparison of 1% AEP peak flow estimates with the modelled values at three PO line locations in the Whangapae Ahipara catchment and the differences between the estimation methods and modelled results can be visualised in Figure 5-2.

The Rational Method and the SCS method across all the locations tend to underestimate the design flows across these PO locations.. It is noted that both these methods are only applicable for relatively small catchments, with the SCS method limited to 12 km². The catchment sizes for the three PO line locations within this study area range from 30 to 55 km^2. These equations are also subject to great uncertainty in summarising catchment characteristics.

At PO 1 and PO 8 locations, the modelled design flows are significantly greater than the empirical estimates. In contrast, the modelled design flow at PO 5 has a good match to the NIWA H&C2018 estimate.

The verification of the modelled design flows heavily relied on the use of empirical method estimations. With the absence of streamflow gauge, this catchment model was not able to be calibrated and its results were not verified against any historic record, however are fit for purpose of mapping riverine flood hazard zones across the entire Northland region and to update existing flood intelligence.

TABLE 5-1 SUMMARY OF 1% AEP PEAK FLOW COMPARISON

PO line location	Hydraulic model (m^3/s)		Empirical estimates (m^3/s)		NIWA Flood Frequency Tool 2018 (m^3/s)
	Critical duration	Modelled peak	SCS	Rational method	NIWA – H&C 2018
PO1	6 hr	253.8	70.6	77.7	81
PO8	6 hr	250.2	76.3	84.2	153
PO5	6 hr	298.6	112.6	128.5	317

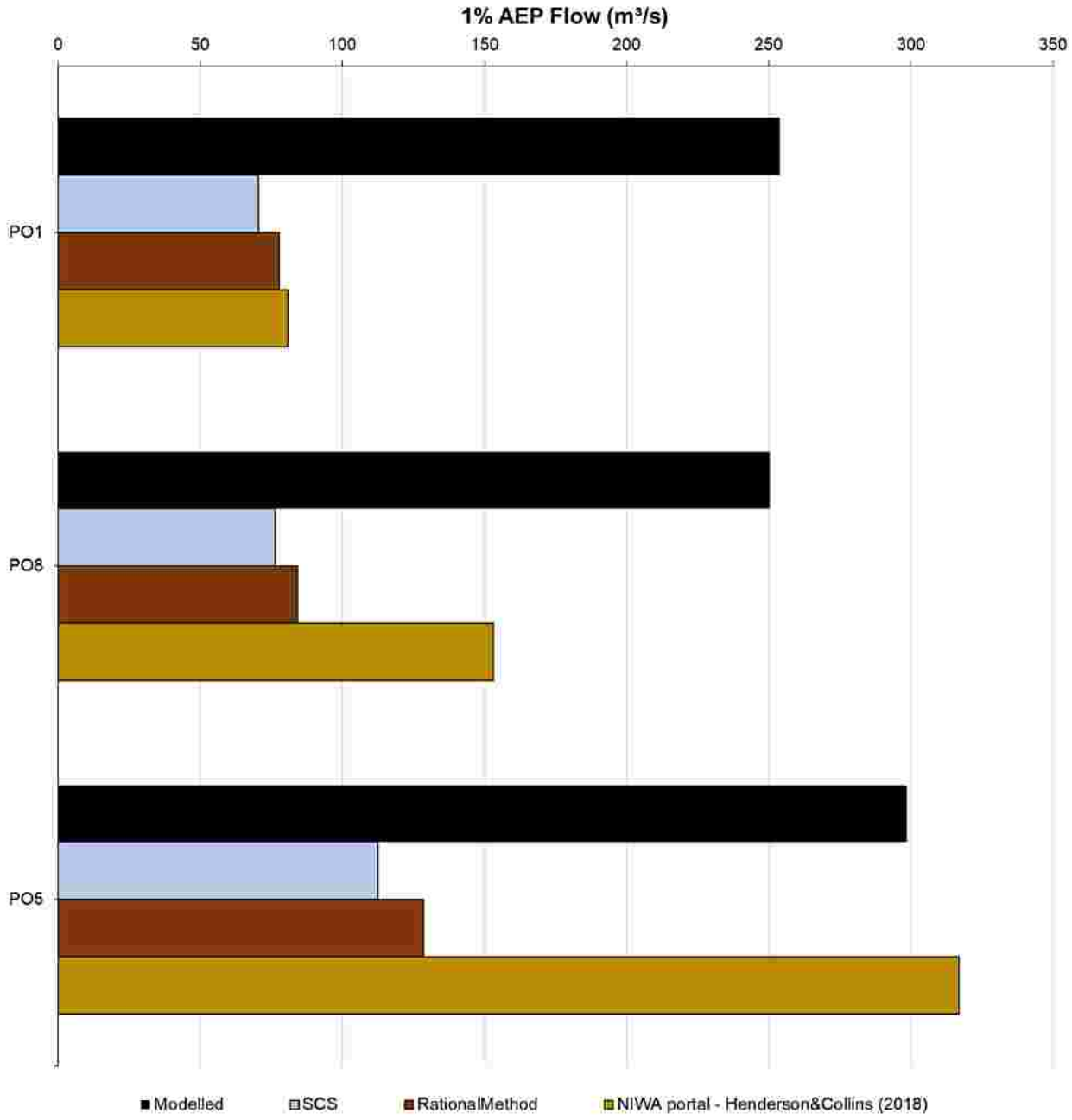


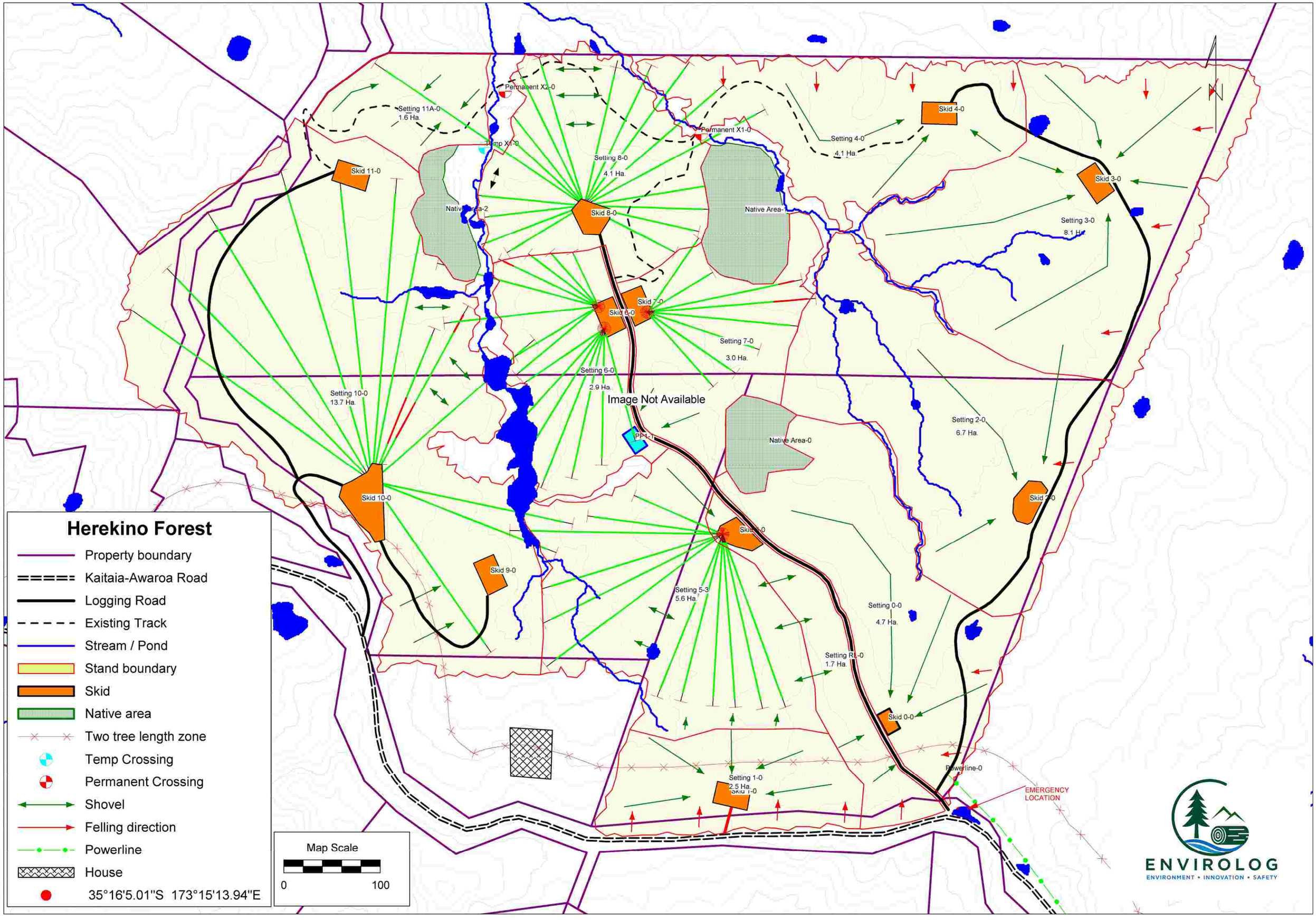
FIGURE 5-2 VERIFICATION OF DESIGN MODELLING RESULTS AGAINST HYDROLOGICAL ESTIMATES

6 SUMMARY

The Whangapae Ahipara catchment model (M04) was not calibrated and its model parameters were adopted based on calibrated catchments nearby in the Far North region. The design modelling of this catchment consisted of four storm durations (1-hour, 6-hour, 12-hour and 24-hour) for each design AEP (i.e. 1%, 2% and 10% AEP). Design flood extents and gridded results, including depth, water surface elevation, velocity and hazard were produced and delivered to NRC.

The modelled 1% AEP design flows were verified against limited design flood estimation methods at three PO line locations but these estimation methods are subject to uncertainty in summarising the catchment characteristics. Given the absence of historic records and the general limitation with empirical design estimates, the reliability of the modelled design flows is uncertain in this catchment.

When considering the scope and the scale of this project, the current modelling results are considered fit for use. Modelling outputs can be used to identify flood hazard and potential flood risk. It can also inform planning decisions, infill flood mapping between detailed flood studies and provide a basis for broad emergency management exercises.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4.1 Ha.
Setting 4-0
4.1 Ha.
Skid 4-0
Skid 11-0
Skid 8-0
Native Area-2
Native Area-1
Skid 3-0
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Skid 5-0
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Setting R1-0
1.7 Ha.
Skid 0-0
Powerline-0
Setting 1-0
2.5 Ha.
Skid 1-0
EMERGENCY
LOCATION
N
Herekino Forest
Property boundary
Kaitaia-Awaroa Road
Logging Road
Existing Track
Stream / Pond
Stand boundary
Skid
Native area
Two tree length zone
Temp Crossing
Permanent Crossing
Shovel
Felling direction
Powerline
House
35°16'5.01"S 173°15'13.94"E
Map Scale
0
100
ENVIROLOG
ENVIRONMENT • INNOVATION • SAFETY

HEREKINO FOREST - EARTHWORKS	**FORESTRY EARTHWORKS PLANNING CHECKLIST [NES-CF]**
Applicable detail / reference: REF260216375	**Standards in Forestry Earthworks & Harvesting Guidelines for Northland (FEHGN June 2022)**

1 Person and property details

The person and property details are—

(a) the plan and notice date:	✓	9/02/2026
(b) the name of and contact details for the land owner or their agent:	✓	Forestry North - Jonny Andrews 0273109606
(c) the name of and contact details for the forest owner (if different):	✓	Forestry North - Jonny Andrews 0273109606
(d) the name of and contact details for the forest manager or relevant manager for the commercial forestry activity (if different):	✓	Forestry North - Jonny Andrews 0273109606
(e) the contact details for service—postal address, email, contact phone(s):	✓	1 Reef Road, Ahipara
(f) the region and district in which the forest is located:	✓	Far North District Council
(g) the name of the road used for forest access and rural number of entry point	✓	Kaitaia-Awarou Road, Herekino
(h) the forest name or property location identifier:	✓	Section 80 and Section 114 Block VII Whangape Survey District
(i) the cadastral and map references, or GIS polygon reference.	✓	Section 80 and Section 114 Block VII Whangape Survey District ; Centre of property: 35°15'58.27"S 173°15'12.96"E

2 Map

The plan must include a map or maps that include and show—

(a) a scale not less than 1:10 000:	✓	See attached maps
(b) the record of title, the date, and a north arrow:	✓	See Property map
(c) the external property boundaries within 200 m of the harvest and earthworks area:	✓	See Neighbour Property Map
(d) the contour lines at less than or equal to 20 m intervals:	✓	See attached maps
(e) the erosion susceptibility classification (NESCF overlay map):	✓	see MPI Risk Indicators report and GIS generated map attached (all road upgrades in MODERATE ESC)
(f) the location of any significant natural areas and vegetation clearance areas	na	
(g) any water body, or the coastal marine area, including -	✓	See attached maps
(i) wetlands larger than 0.25 ha and lakes larger than 0.25 ha:	na	
(ii) rivers to their perennial extent:	✓	See attached maps
(iii) rivers where the bankfull channel width is 3 m or more:	na	
(iv) any outstanding freshwater body or water body subject to a water conservation order:	na	
(v) any setbacks from any identified water body or the coastal marine area:	na	Perennial rivers: earthworks > 10m. Exceptions - approved river crossings (FEHGN section 3); slash removal by machines.

(h) any registered drinking water supply and any drinking water sources for more than 25 people within 1 km downstream of the commecial forestry activity:	na	
(i) the location of any forestry infrastruture, including any existing and proposed-		
(i) roads	✓	See attached maps
(ii) tracks	✓	See attached maps
(iii) landings	✓	See attached maps
(iv) firebreaks	na	
(v) river crossings (permanent and temporary)	na	
(vi) fuel storage and refuelling sites	x	Plan locations would be arbitrary - storage will comply with standards in NES-CF regulations
(vii) end-haul deposit sites	na	
(viii) slash storage areas	na	
(j) spatial information associated with the activity described in clause 3	✓	See attached maps
3 Activity		
The plan must state -		
(a) the commercial forestry activity being undertaken	✓	New skid and road construction.
(b) where the activity is taking place	✓	Clearfell harvest of areas of trees within the forest as shown on individual maps and overall on a forest map.
(c) when the activity will begin and end	✓	February 2026 to June 2026 for upgrades and new builds.
(d) how the activity is to be undertaken; and	✓	Earthworks contractor, managed by Forestry North Ltd
(e) the scope of work covered by the earthworks (including estimated cut and fill volumes, by ESC zone if there is more than 1)	✓	Cut and fill earthworks as per engineering schedule.
(f) whether the earthworks are for maintenance, upgrade, road widening, realignment, or new work	✓	see Engineering schedule
(g) the anticipated construction time for forestry earthworks and stabilisation	✓	Work carried out in Feb 2026 - June 2026.
(h) the design rainfall event size and duration that has been used to design the sediment control measures referred to in clause 4 and the heavy rainfall contingency and response measures referred to in clause 6.	✓	5% AEP (1:20 years event)
4 Management requirements		
Significant natural areas		
(1) The plan must describe—		
(a) how any significant natural area identified under clause 2(f) is to be avoided when undertaking a commercial forestry activity	na	The natural character area is far away from the harvesting area.

(b) the operational restrictions, including restrictions on afforestation or replanting, earthworks operations, or harvesting, as applicable, that will be used to ensure that no commercial forestry activity occurs within the significant natural area.	na	No activity near this area.
Water quality and sediment (2) The plan must identify, for sites with a water body, the risks from material that is mobilised, including woody debris, slash, or sediment, to the following if they are located downstream of the commercial forestry activity:		
(a) public roads and other infrastructure:	na	Kaitaia-Awaroa Road - low risk due to distance and slash management prescriptions.
(b) properties, including dwellings:	na	
(c) rivers, lakes, estuaries, and the sea:	na	Large waterbody in middle of harvest area. High risk due to the proximity from the operational area. Slash management plan in place and working away from this area.
(d) drinking water supplies.	na	
Erosion and sedimentation (3) The plan must include— (a) a description of the management practices that will be used to avoid, remedy, or mitigate risks due to forestry earthworks that have been identified on the map, including, in sufficient detail to enable site audit of the management practices to be carried out,—		
(i) the proposed erosion and sediment control measures to be used;	✓	FEHGN 1.1.3 (if required) and 1.1.4.
(ii) the situations in which they will be used;	✓	All upgrade works
(b) the following minimum erosion and sediment control measures:	✓	
(i) water run-off control measures:	✓	refer FEHGN: 1.1.4; 2.1; 2.2
(ii) sediment control measures during construction and during harvest:	✓	refer FEHGN; 1.1.3; 1.1.4; 2.1; 2.2; 2.3; 2.4; 2.5
(iii) the method to be used to manage excess fill for large-scale cut and fill operations and, if the method is end-haul, the proposed disposal location:	na	refer FEHGN: 1.1.4; 2.1; 2.2
(iv) methods to be used to stabilise batters, side cast, and cut and fill.	✓	Only if required. The upgrade work does not require cut or fill work so there is no side casting. refer FEHGN; 1.1.3.
Indigenous birds		
(4) The plan must describe the procedures required by regulation 102(2), if applicable.	✓	Forestry North will distributed RTES identification booklets to operational crews, with the requirement to report sightings to their supervisor
Fish species (5) The plan must include,— (a) with reference to the map, a description and the location of any relevant species identified—		

(i) using the electronic tool referred to in item 9 of Schedule 2 (Fish Spawning Indicator); or	na	No fish spawning.
(ii) by a freshwater fish survey required by regulation 97(4)(b); and	na	No disturbance / earthworks being carried out in river so no need for with work.
(b) confirmation of areas where and periods when disturbance is not permitted;	na	
(c) procedures to avoid disturbance of a wetland or the bed, or vegetation in the bed, of a perennial river or lake, including sequencing of harvesting and earthworks and operational restrictions.	na	Upgrade of existing road and constuct new roads, requiring metal applied to the existing pavement and clearing watertables where requried. Landings will be constructed as per FOA Engineering Manual.
Other indigenous species of fauna (6) The plan must include procedures to—		
(a) identify any threatened or at-risk species of indigenous fauna present within the forestry earthworks activity areas;	na	No kiwi survey conducted. Accidental dicovery procedure will apply in the area of new construction.
(b) mitigate adverse effects on those species from the forestry earthworks activitry	na	
5 Plan information specification		
The information required by clauses 1 to 4 must be submitted in a GIS-compatible format if requested by the relevant council.	✓	Can be made available on request
6 Management practices for maintenance and monitoring The plan must include—		
(a) the proposed routine maintenance and monitoring processes:	✓	Water controls, including sediment traps and culverted crossings, will be inspected on an ongoing basis as the work is being done. Maintenance will be arranged for as required.
(b) the proposed heavy rainfall contingency and response measures, including—	✓	Bare areas will be stabilised or sediment controls established around areas not yet stabilised should heavy rain be expected.
(i) specific triggers or thresholds for action; and	✓	As a minimum, prior to predicted rainfall events which MAY exceed 5% AEP.
(ii) post-event monitoring and remedial works:	✓	After heavy rain events, water controls and previously stabilised areas, as well as sediment controls around unstabilised areas, will be inspected. Repairs will be effected as required.

(c) the post-harvest monitoring of residual risks, and the corrective action processes	✓	Re-establish water controls on landings and slash or grass seed bare surfaces. Pull back birds nests onto hard if they are overloading fill batters. All new tracks in the cut over will be slashed up, as soon as they are no longer needed. Pre-existing tracks which were not metalled will be reshaped, with cut outs installed, as they are useful for subsequent operations. Grass seed will be sown on surfaces that are left bare, as soon as weather is conducive to germination. Metalled roads will be left with sufficient metal coverage and working water controls. The landowner needs to monitor and maintain un-stabilised areas until such time as they become stabilised.

HEREKINO FOREST - CLEARFELL HARVEST

Applicable detail / reference: REF260216375

FOREST HARVEST PLANNING CHECKLIST [NES-CF]

Standards in Forestry Earthworks & Harvesting Guidelines for Northland (FEHGN) - [Issue 3 July 2022]

1 Person and property details

The person and property details are—

(a) the plan and notice date:	✓	9/02/2026
(b) the name of and contact details for the land owner or their agent:	✓	Forestry North - Jonny Andrews 0273109606
(c) the name of and contact details for the forest owner (if different):	✓	Forestry North - Jonny Andrews 0273109606
(d) the name of and contact details for the forest manager or relevant manager for the commercial forestry activity (if different):	✓	Forestry North - Jonny Andrews 0273109606
(e) the contact details for service—postal address, email, contact phone(s):	✓	1 Reef Road, Ahipara
(f) the region and district in which the forest is located:	✓	Far North District Council
(g) the name of the road used for forest access and rural number of entry point	✓	Kaitaia-Awarou Road, Herekino
(h) the forest name or property location identifier:	✓	Section 80 and Section 114 Block VII Whangape Survey District
(i) the cadastral and map references, or GIS polygon reference.	✓	Section 80 and Section 114 Block VII Whangape Survey District ; **Centre of property: 35°15'58.27"S 173°15'12.96"E**

2 Map

The plan must include a map or maps that include and show—

(a) a scale not less than 1:10 000:	✓	See attached maps
(b) the record of title, the date, and a north arrow:	na	See Property map
(c) the external property boundaries within 200 m of the harvest and earthworks area:	✓	See Neighbour Property Map
(d) the contour lines at less than or equal to 20 m intervals:	✓	See attached maps, 5m contours for minor and 20m contours for major.
(e) the erosion susceptibility classification (NES-CF overlay map):	✓	see MPI Risk Indicators report attached (all clearfell harvest areas in LOW or MODERATE ESC)
(f) the location of any significant natural areas and vegetation clearance areas	✓	As indicated on map. Harvesting will be away from these areas.
(g) any water body, or the coastal marine area, including -	✓	See attached maps
(i) wetlands larger than 0.25 ha and lakes larger than 0.25 ha:	✓	See attached maps
(ii) rivers to their perennial extent:	✓	Classified on maps
(iii) rivers where the bankfull channel width is 3 m or more:	✓	na
(iv) any outstanding freshwater body or water body subject to a water conservation order:	✓	Lake as indicated on map.
(v) any setbacks from any identified water body or the coastal marine area:	✓	Lakes and swamp: harvesting machinery may enter 10m setback to facilitate safe directional felling and removing slash away from 5%AEP area. Avoid screwing tracks in 10m zone.
(h) any registered drinking water supply and any drinking water sources for more than 25 people within 1 km downstream of the commecial forestry activity:	na	na
(i) the location of any forestry infrastruture, including any existing and proposed-		
(i) roads	✓	See attached maps
(ii) tracks	✓	See attached maps

(iii) landings	✓	See attached maps
(iv) firebreaks		n/a
(v) river crossings (permanent and temporary)	✓	There are 2 permanent river crossings, as indicated on the map. One temporary river crossing will facilitate wood extraction, as indicated on the map. Felling and extraction will be away from water bodies.
(vi) fuel storage and refuelling sites	✓	Plan locations would be arbitrary - storage will comply with standards in NES-CF regulations and away from any water bodies.
(vii) end-haul deposit sites		n/a
(viii) slash storage areas	✓	Landings will be assessed individually at time of harvest. All landings are ridge top and well away from water courses. Slash will be placed on stable ground. Slash left in the cutover will be outside of the 5% AEP zone.
(j) spatial information associated with the activity described in clause 3	✓	See attached maps
3 Activity		
The plan must state -		
(a) the commercial forestry activity being undertaken	✓	Harvesting
(b) where the activity is taking place	✓	Clearfell harvest of areas of trees within the forest as shown on individual maps and overall on a forest map.
(c) when the activity will begin and end	✓	15 February 2026 to 20 December 2026
(d) how the activity is to be undertaken; and	✓	Harvesting contractor, managed by Forestry North Limited.
(e) the harvesting method, whether ground-based or hauler, or any other method, and the hauler system type	✓	Hauler and Ground based fell and extraction with centralised processing and loading area.
(f) the planned timing, duration, intensity, and any proposed staging of the harvest.	✓	February 2026 to December 2026 in the harvest areas identified in the maps.
4 Management requirements		
Significant natural areas		
(1) The plan must describe—		
(a) how any significant natural area identified under clause 2(f) is to be avoided when undertaking a commercial forestry activity	na	The natural character area is far away from the harvesting area.
(b) the operational restrictions, including restrictions on afforestation or replanting, earthworks operations, or harvesting, as applicable, that will be used to ensure that no commercial forestry activity occurs within the significant natural area.	na	No activity near this area.
Water quality and sediment		
(2) The plan must identify, for sites with a water body, the risks from material that is mobilised, including woody debris, slash, or sediment, to the following if they are located downstream of the commercial forestry activity:		
(a) public roads and other infrastructure:	✓	Kaitaia-Awaroa Road - low risk due to distance and slash prescriptions.
(b) properties, including dwellings:	na	No properties or dwellings near the harvest operations as they are all internal in the forest.
(c) rivers, lakes, estuaries, and the sea:	✓	Large waterbody in middle of harvest area. High risk due to the proximity from the operational area. Slash management plan in place and working away from this area.

(d) drinking water supplies.	na	
Erosion and sedimentation (3) The plan must include a description of the management practices that will be used to avoid, remedy, or mitigate erosion and sedimentation risks due to commercial forest harvesting. Those risks include risks relating to features that must be protected during the operation, including significant natural areas. The features must be mapped. The description must include, in sufficient detail to enable site audit of the management practices to be carried out		Minimise the length of extraction track open at any one time. Work the harvest areas in sectors and close sectors and associated tracks off as soon as possible. Leave slash piles (and/or trees standing) nearby open extraction routes to stabilise bare earth areas quickly should heavy rain be expected. Water controls, including sediment traps, will be inspected before and after heavy rain events. Maintenance will be carried out urgently prior to heavy rain and after as required.
(a) the proposed erosion and sediment control measures to be used	✓	
(b) the situations in which they will be used	✓	
Slash (4) The plan must describe the management practices that will be used to avoid, remedy, or mitigate risks relating to slash. Those risks include risks relating to features that must be protected during the operation, including significant natural areas. The features must be mapped. The management practices must include procedures for—		
(a) avoiding instability of slash and the ground under slash piles at landings:	✓	Refer FEHGN; 4.2.2. The ground around landings is mostly low risk. Slash will be pulled back onto the landing on completion of the harvest. Each landing will receive further evaluation at the time of construction.
(b) keeping slash away from high-risk areas (no-slash zones):	✓	Refer FEHGN; 4.2.1. Second rotation landings, so no new construction required. Each landing will receive further evaluation at the time of harvest. Landings are ridge top, so the primary focus is to ensure the slash material is left in a stable location where it can not migrate downslope to a water way.
(c) managing slash in the vicinity of waterways, including identifying any areas where it would be unsafe or impracticable to retrieve slash from water bodies:	✓	refer FEHGN; 4.2.1. All wetlands and Rivers 3; 4H - clear slash completely 4H - clear slash larger than 10cm thick and/OR 3m long 5L - can leave slash where it falls
(d) ensuring that slash is not mobilised in heavy rain events (5% AEP or greater) and contingency measures for such movement, including requirements for slash removal from streams and use of slash traps.	✓	Monitor slash in 4H rivers after heavy rain, remove any slash which enters this zone. There are no plans to establish slash traps.
Indigenous birds		
(5) The plan must describe the procedures required by regulation 102(2), if applicable.	✓	Forestry North will distributed RTES identification booklets to operational crews, with the requirement to report sightings to their supervisor
Fish species (6) The plan must include,— (a) with reference to the map, a description and the location of any relevant species identified—		
(i) using the electronic tool referred to in item 9 of Schedule 2 (Fish Spawning Indicator); or	✓	No fish spawning.
(ii) by a freshwater fish survey required by regulation 97(4)(b); and	na	No disturbance / earthworks being carried out in river so no need for with work.
(b) confirmation of areas where and periods when disturbance is not permitted;	na	

(c) procedures to avoid disturbance of a wetland or the bed, or vegetation in the bed, of a perennial river or lake, including sequencing of harvesting and earthworks and operational restrictions.	na	
Other indigenous species of fauna (6) The plan must include procedures to—		
(a) identify any threatened or at-risk species of indigenous fauna present within the harvesting activity areas;	✓	Kiwi accidental discovery procedure will apply.
(b) mitigate adverse effects on those species from the harvesting activitry	na	
5 Plan information specification		
The information required by clauses 1 to 4 must be submitted in a GIS-compatible format if requested by the relevant council.	✓	Can be made available on request
6 Management practices for maintenance and monitoring The plan must include—		
(a) the proposed routine maintenance and monitoring processes:	✓	Water controls, including sediment traps and culverted crossings, will be inspected on an ongoing basis as the work is being done. Maintenance will be arranged for as required.
(b) the proposed heavy rainfall contingency and response measures, including—	✓	Bare areas will be stabilised with appropriate material or sediment controls established around areas not yet stabilised should heavy rain be expected.
(i) specific triggers or thresholds for action; and	✓	As a minimum, prior to predicted rainfall events which MAY exceed 95% AEP.
(ii) post-event monitoring and remedial works:	✓	After heavy rain events, previously stabilised areas, as well as sediment controls and general storm water controls, will be inspected. Repairs will be effected as required.
(c) the post-harvest monitoring of residual risks, and the corrective action processes	✓	Re-establish water controls on landings and cover bare surfaces with appropriate material. Pull back birds nests onto hard if they are overloading fill batters or in a location that is deemed inappropriate. All new tracks in the cut over will be covered up, as soon as they are no longer needed with appropriate material. Pre-existing tracks which were not metalled will be reshaped, with cut outs installed, as they are useful for subsequent operations. Grass seed will be sown on surfaces that are left bare, as soon as weather is conducive to germination. Metalled roads will be left with sufficient metal coverage and working water controls. Theforest manager needs to monitor and maintain areas to ensure they remain stabilised.

Rules Assessment

Proposal: 5-lot subdivision creating 5 rural lifestyle lots

Address: Section 80 and Section 114 Block VII Whangape Survey District, Kaitaia Awaroa Road

District Plan: Operative Far North District Plan

Site Zoning	
Zone	Rural Production Zone

Rule	Activity status/Compliance	Comment
Natural and Physical Resources Chapter		
LAKES, RIVERS, WETLANDS AND THE COASTLINE		
Rule 12.7.6.1.1 Setback from Lakes, Rivers and the Coastal Marine Area	**N/A –** While the site contains waterbodies, these streams are less than 3m in width.	
Rule 12.7.6.1.2 Setback from Smaller Lakers, Rivers and Wetlands	**Complies** – the indicative building platforms and future residential dwellings will be set back a minimum of 10m from the streams on the site.	
…	…	…
Subdivision Chapter		
13.8 RESTRICTED DISCRETIONARY ACTIVITES		
Rule 13.8.1(c) Subdivision within the Rural Production Zone A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.	**Restricted Discretionary**	The proposal is for a 5-lot subdivision with a minimum allotment size of 2ha from a parent lot that existed at or prior to 28 April 2000, as shown in **Appendix 1**. The proposed subdivision complies with the minimum dimension and allotment requirements of the Rural Production Zone and is therefore assessed as a **restricted discretionary activity**.
Transportation Chapter		
15.1.6A TRAFFIC		
15.1.6A.2.1 Traffic Intensity The Traffic Intensity threshold value for a site shall be determined for each zone by	**Complies**	The proposal will result in an estimated 50 trips per day (40, when excluding first residential unit). Table

Rule	Activity status/Compliance	Comment
Table 15.1.6A.1. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4. Rural Production: a) Permitted Activity: 60 or 30 if access is via a State Highway. b) Restricted Discretionary Activity: 61 – 200 or 31-200 if access is via a State Highway.		15.1.6A.1, specifies that up to 60 daily one way traffic movements (not via a State Highway) in the Rural Production Zone is a **permitted activity** in accordance with Rule 15.1.6A.2.1.
15.1.6B PARKING		
Rule 15.1.6B.1.1 On-Site Car Parking Spaces Where: i. an activity establishes; or ii. the nature of an activity changes; or iii. buildings are altered to increase the number of persons provided for on the site; the minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C.	**Complies**	No activity is proposed; however, the proposed allotments are of a sufficient size to accommodate on-site parking.
…	…	…
Rule 15.1.6B.1.5 Car Parking Space Standards	**N/A** – No parking spaces are proposed.	
15.1.6C ACCESS		
Rule 15.1.6C.1.1 Private Accessway in All Zones a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan. b) … c) A private accessway may serve a maximum of 8 household equivalents. d) Where a subdivision serves 9 or more sites, access shall be by public road. e) Access shall not be permitted: i. onto a State Highway or a Limited Access Road; ii. onto an arterial or collector road within 90m of its	**Does not comply**	a. Complies - The accessways will be constructed in accordance with Appendix 3B-1 of the ODP. b. N/A. c. Complies – proposed right of ways: • A will serve proposed lots 11, 12, 14 and 15 and sections E12 and 13 Block VII Whangape SD, being the equivalent of 6 HUE. • B will serve proposed lot 11 and section E12 and 13 Block VII Whangape SD, being the equivalent of 3 HUE.

Rule	Activity status/Compliance	Comment
intersection with an arterial road or a collector road; iii. onto an arterial or collector road within 30m of its intersection with a local road; iv. onto a local road within 30m of its intersection with an arterial or collector road;		• C will serve sections E12 and 13 Block VII Whangape SD being the equivalent of 3 HUE. • H will serve proposed lots 14 and 15 and section 13 Block VII Whangape SD being the equivalent of 3 HUE. • I will serve proposed lot 15 and section 13 Block VII Whangape SD. d. Complies internal access via right of ways will serve 6 allotments. e. Complies - The lot accesses will be onto a Primary Collector Road and accesses are provided at least 30m from intersections.
…	…	…
Rule 15.1.6C.1.3 Passing Bays on Private Accessways in all Zones (a) Where required, passing bays on private accessways are to be at least 15m long and provide a minimum usable access width of 5.5m. (b) Passing bays are required: i. in rural and coastal zones at spacings not exceeding 100m; ii. on all blind corners in all zones at locations where the horizontal and vertical alignment of the private accessway restricts the visibility. (c) All accesses serving 2 or more sites shall provide passing bays and vehicle queuing space at the vehicle crossing to the legal road.	**Complies**	All internal accesses have been constructed in accordance with NES-CF with the forestry roads formed as part of the commercial forestry harvesting activities. These will form the basis of the internal roading network that will provide legal and physical access to the proposed allotments ROWs have been designed with a 6m width and no passing bays are therefore required.
…	…	…
Rule 15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009) b) Where the access is off a sealed road, the vehicle crossing plus splays shall	**Complies**	All vehicle crossings have been constructed in accordance with NES-CF with the forestry roads formed as part of the commercial forestry harvesting activities. These will form the basis of the internal roading network that will provide legal and physical access to the proposed allotments.

Rule	Activity status/Compliance	Comment
be surfaced with permanent impermeable surfacing for at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser; c) Where the vehicle crossing serves two or more properties the private accessway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway.		a. The vehicle crossings will be formed in accordance with Council's Engineering Standards and Guidelines. b. The vehicle crossings will be sealed from the carriageway edge to the site boundary and within the site for at least 5m. c. Accesses will meet the 6m minimum width and extend for a minimum distance of 6m from the edge of the carriageway.
…	…	…
Rule 15.1.6C.1.7 General Access Standards a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road. b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle. c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed. d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads	Complies	a. Vehicles will only be required to reverse onto local roads, were serving four or fewer parking spaces. On-site manoeuvring is expected to be made available during the land-use consenting stage for each dwelling. b. All bends and corners on private accessways will be designed to allow for the passage of a Heavy Rigid Vehicle. c. Surplus areas shall be grassed d. Runoff will be directed to grass swales.
5.1.6C.1.8 Frontage to Existing Roads a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the council. b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and	Complies – Kaitaia – Awaroa Road meets the Engineering Standards and Guidelines (June 2004 – Revised 2009), so no road widening or improvements are anticipated to be required.	a. Complies - The proposed subdivision has frontage to Kaitaia Awaroa Road which does meet the legal road width standard of 20m for Collector Roads. b. N/A. c. Will comply. d. N/A.

Rule	Activity status/Compliance	Comment
Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements. c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that: i. facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site; ii. is from the road or service lane or ROW that carries the lesser volume of traffic. d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.		
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