

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant details

**Name/s:**

Raymond Philip Brockliss

**Email:**

**Phone number:**

**Postal address:**

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

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

If yes, please provide details.

<hr/> <hr/> <hr/>
-------------------

## 6. Address for correspondence

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

**Name/s:**

Donaldsons Surveyors Limited

**Email:**

**Phone number:**

**Postal address:**

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

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

<hr/>
-------

## 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:**

Raymond Philip Brockliss & Lorraine Joy Brockliss

Property address/  
location:

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
---

## 8. Application site details

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

Name/s:	R & L Brockliss		
Site address/ location:	58A Waipapa Road		
	Kerikeri		
		Postcode	
Legal description:	Lot 2 DP 415639	Val Number:	
Certificate of title:	RT 460245		

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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


## 9. Description of the proposal

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

Subdivision by way of boundary adjustment in Rural Living zone

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

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

Yes  No

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

(more than one circle can be ticked):

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

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

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

Donaldsons Surveyors Limited

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

## 15. Billing details continued...

### Declaration concerning Payment of Fees

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

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

R. J. Donaldson

**Signature:**

(signature of bill payer)

**Date** 30/06/2026

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

R.J.Donaldson

**Signature**

**Date** 30/06/2026

*See overleaf for a checklist of your information...*

## Checklist

---

*Please tick if information is provided*

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

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



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 460245  
**Land Registration District** North Auckland  
**Date Issued** 25 March 2009

**Prior References**  
NA3B/889

---

**Estate** Fee Simple  
**Area** 1.6707 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 415639

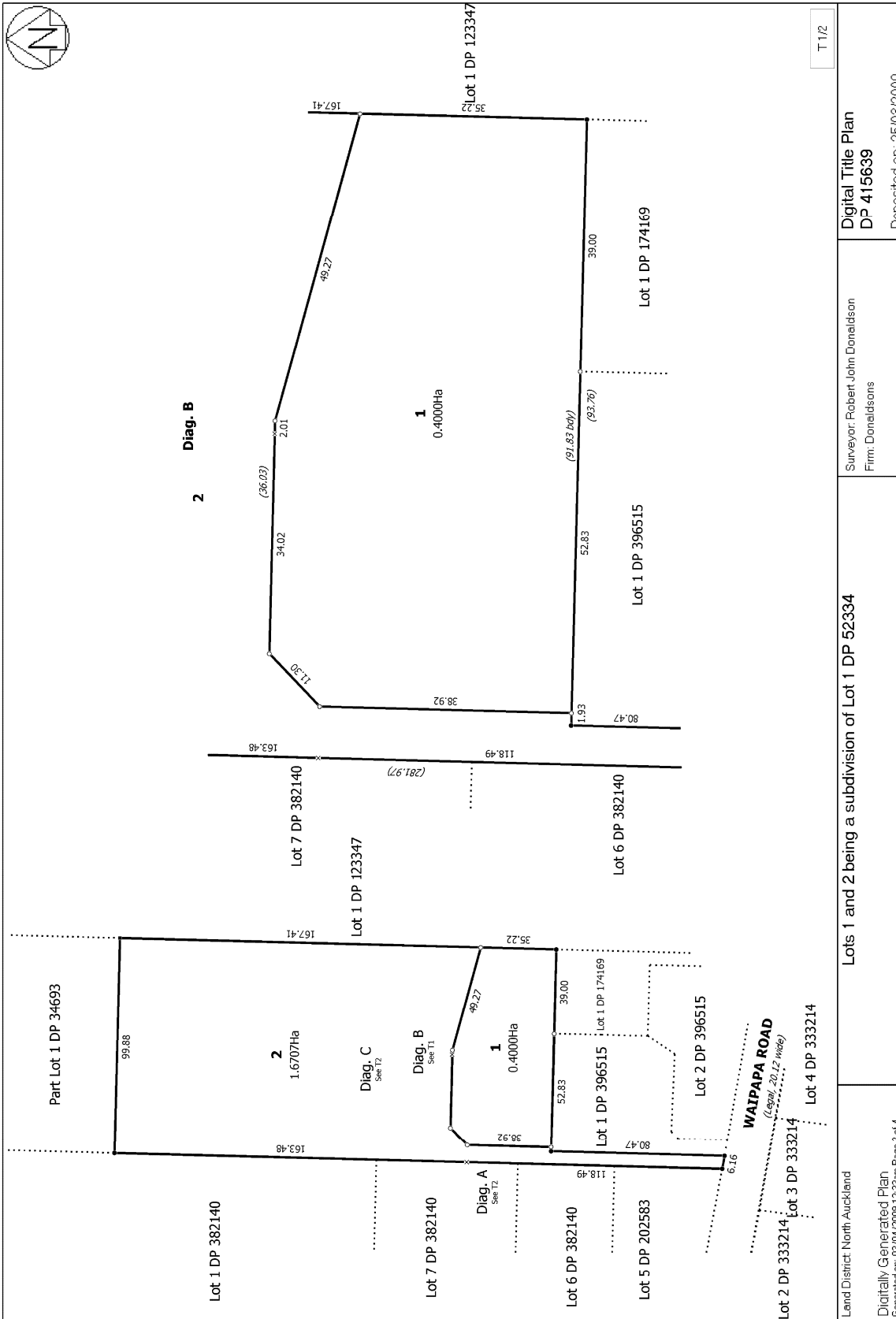
**Registered Owners**  
Lorraine Joy Brockliss and Raymond Philip Brockliss

---

**Interests**

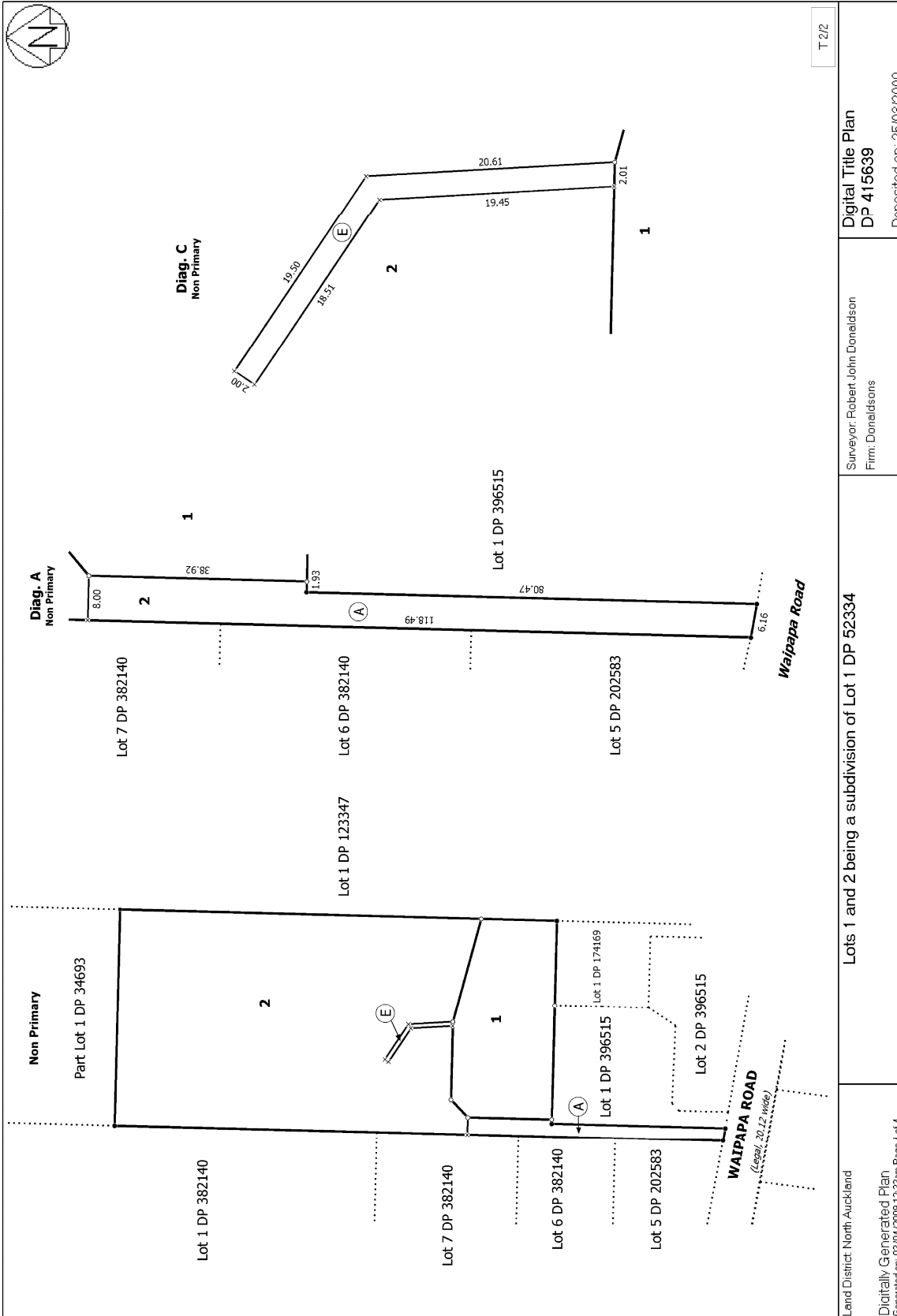
Subject to a right of way and to convey electricity, telecommunications, computer media and water supply over part marked A and to drain water over part marked E on DP 415639 created by Easement Instrument 8109428.2 - 25.3.2009 at 9:20 am

The easements created by Easement Instrument 8109428.2 are subject to Section 243 (a) Resource Management Act 1991



T 1/2

<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 03/04/2009 12:33am Page 3 of 4</p>	<p>Lots 1 and 2 being a subdivision of Lot 1 DP 52334</p>	<p>Surveyor: Robert John Donaldson</p> <p>Firm: Donaldsons</p>	<p>Digital Title Plan</p> <p>DP 415639</p> <p>Deposited on: 25/03/2009</p>
--	---	--	--



T 2/2

Digital Title Plan  
DP 415639

Surveyor: Robert John Donaldson  
Firm: Donaldsons

Lots 1 and 2 being a subdivision of Lot 1 DP 52334

Land District: North Auckland  
Digitally Generated Plan  
Generated on: 03/04/2009 12:33am Page 1 of 4

Deposited on: 25/03/2009



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 701514  
**Land Registration District** North Auckland  
**Date Issued** 12 October 2015

**Prior References**  
NA72A/88

---

**Estate** Fee Simple  
**Area** 3.1335 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 488696

**Registered Owners**

Richard Alastair Shrubshall, Anna Diane Shrubshall and Hibiscus Independent Trustees 2006 Limited

---

**Interests**

Appurtenant hereto is a water right created by Transfer 752251.3 - 5.9.1979 at 1:35 pm

Appurtenant hereto is a water right created by Transfer 594061.6 - 16.1.1980 at 1:44 pm

Appurtenant hereto is a right to take and convey water created by Transfer B050589.4 - 2.4.1982 at 10:47 am

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10157707.2 - 12.10.2015 at 4:38 pm

The easements created by Easement Instrument 10157707.2 are subject to Section 243 (a) Resource Management Act 1991  
10385005.2 Mortgage to ASB Bank Limited - 17.5.2016 at 5:00 pm





8670

30/06/2026

## **RESOURCE CONSENT APPLICATION TO SUBDIVIDE** R & L Brockliss, 58B Waipapa Road, Kerikeri

# ***PLANNING REPORT***

## **INTRODUCTION**

The applicants Ray and Lorraine Brockliss own 1.67 ha located off Waipapa Road, Kerikeri, and they have entered into an agreement to subdivide off about 1.0 hectare of their land which is to be amalgamated into an adjoining property, owned by Richard and Anna Shrubsall.

Resource Consent is sought to subdivide by way of a boundary adjustment.

In addition the applicants seek a Land Use Consent for having an extended impermeable surface cover over their residual home site, of up to 33%.

LINZ consent is required for the amalgamation condition.

The Operative District Plan zone is Rural Living.  
The subdivision we assess to be a Restrictive Discretionary Activity.

### Properties before subdivision

<b>R &amp; L Brockliss :</b>	Lot 2 DP 415639	RT 460245	1.6713 ha	<b>Subdivider</b>
<b>R &amp; A Shrubsall :</b>	Lot 2 DP.488696	RT 701514	3.1335 ha	<b>Recipient</b>

### Properties after subdivision

<b>R &amp; L Brockliss :</b>	Lot 1	6466 m <sup>2</sup>
<b>R &amp; A Shrubsall :</b>	Lot 2	1.0240 ha plus 3.1335 ha = 4.1575 ha

## SITE DESCRIPTION

The **Brockliss** property, being Lot 2 DP 415639, area 1.6713 hectares, located in the Rural Living zone, contains the applicant's residence, along with landscaped gardens ponds and home orchard. Access is by way of an ingress strip off Waipapa Road and which is subject to a single right of way in favour of Lot 1 DP 415639. It has a 3 m wide metalled formation with a wide sealed multi use entrance.

There will be no change in the traffic use of this entrance after the boundary adjust has been carried out because the recipient property, Lot 2 DP 488696, already has access off a completely separate right of way, and the fact that no additional property titles will be created by this subdivision.

However it should be noted that additional easements are proposed over areas A & B for the purpose of securing future access when the need arises but in the meantime there is no intention of upgrading the existing formation over area A, or even constructing the unformed area B.

The new boundary line proposed has been determined such that the house site, Lot 1, is as compliant as possible. In particular, the existing wastewater disposal area of 288m<sup>2</sup> has been duplicated alongside as a 100% backup reserve area and then an additional 1.5 m offset to determine the boundary, mutually agreed between the applicant and purchasers.

However, stormwater management rule breaches the Permitted 12.5% threshold of the proposed Lot 1 area of 6466m<sup>2</sup>, there being an impermeable coverage of 33%.

# OPERATIVE DISTRICT PLAN

Under the Far North District Plan the property is zoned Rural Living.

There are no Outstanding Landscapes directly associated with the property.

## 13. SUBDIVISION

Assessment under the boundary adjustment rules :

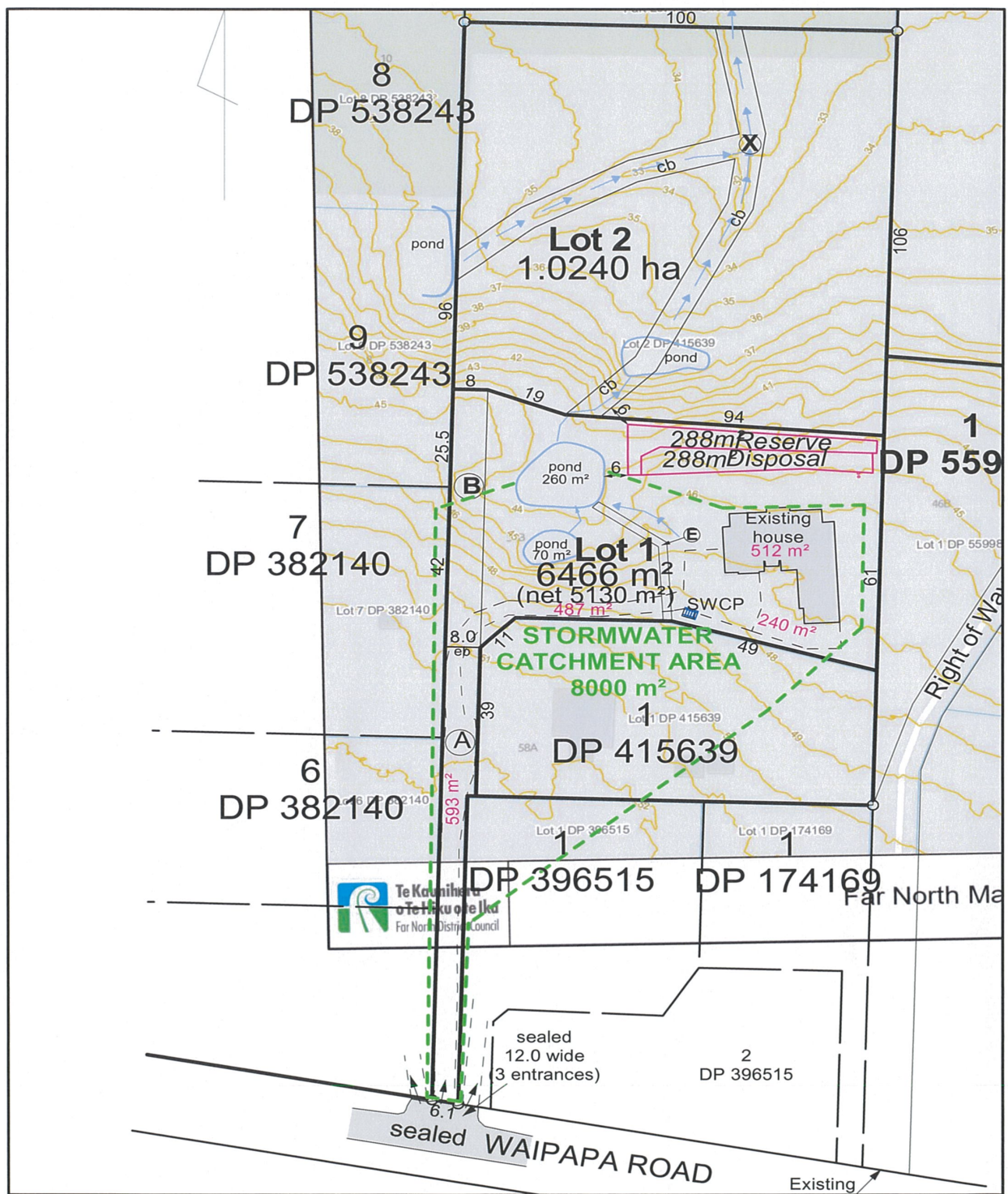
### 13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

#### Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) *There is no change in the number and location of any access to the lots involved;*  
**This boundary adjustment does not change the number, the locations or the users of the existing entrances or accesses.**
- (b) *There is no increase in the number of lots;*  
**There is no increase in the number of lots.**
- (c) *The area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1) except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment ;*  
**Complies with the Rural Living zone controlled minimum area 4000m<sup>2</sup>**
- (d) *The area affected by the boundary adjustment is within or contiguous with the area of the original lots;*  
**The areas remain contiguous with that of the current boundary.**
- (d) *All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal);*  
**Proposed Lot 1 exceed the 12.5% permitted impermeable surfaces rule.  
Total impermeable surfaces of proposed Lot 1 is 33%**
- (e) *All existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.*  
**The proposal complies**

**The proposed boundary adjustment upholds all but one of the controlled activity standards and therefore, shall we say, defaults to Restricted Discretionary.**



**STORMWATER CATCHMENT DIAGRAM**

## ASSESSMENT

### 8.6.5.2 CONTROLLED ACTIVITIES

#### 8.6.5.2.1 STORMWATER MANAGEMENT

*The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.*

*In considering an application under this provision the Council will restrict the exercise of its control to:*

- (a) *the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;*

The stormwater catchment area that affects proposed Lot 1 extends north from the northern edge of Waipapa Road, down the ingress strip, around the house and discharges at the ponds on Lot 1. That catchment area is 8000m<sup>2</sup>.

Lot 1 is not affected by any stormwater runoff from Waipapa Road because, on the northern side of the road there is a substantial berm drain and culverted crossings which drains water off in an easterly direction for 260 metres beyond the application entrance to where there is a cut off drain, and from there it enters a Council easement ('A' DP 155799) and continues through private property to the Waipapa Stream.

Lot 2 is affected by the runoff through Lot 1 which then combines with an existing catchment feed from the west by an existing stormwater easement in gross to the Far North District Council, created by RC 2170400. The runoffs then combines and continue northwards through to the neighbouring properties and down to the Waipapa Stream.

- (b) *the extent to which Low Impact Design principles have been used to reduce site impermeability;*

There are numerous feature ponds on both Lots 1 & 2 which are effective attenuation mechanisms in storm situations. No detailed stormwater assessment has been carried out, that we are aware of, to prove the efficiency of the ponds, and the cost to do so would be prohibitive. This subdivision itself does not create any additional impermeable surfaces and therefore all stormwater runoffs can be considered as having existing use rights, not requiring further assessment.

- (c) *any cumulative effects on total catchment impermeability.*  
No, all effects remain as existing, without concern.

- (d) *the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;*  
All effects remain as existing, without concern.

- (e) *the physical qualities of the soil type;*

Soil type is Kerikeri Friable clay (KE)

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

Ample land has been made available for the disposal of effluent and stormwater.

- (g) *The extent to which paved, impermeable surfaces are necessary for the proposed activity;*  
Noted

- (h) *the extent to which landscaping and vegetation may reduce adverse effects of run-off;*  
Runoff is totally under control via careful established landscaping and ponds.

- (i) *the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.*

This subdivision does not anticipate any additional development works.

## 13.10 ASSESSMENT

### 13.10.1 ALLOTMENT SIZE

- (a) *Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.*

The Lot 1 area of 6466m<sup>2</sup> (net 5130m<sup>2</sup>) is considered suitable for residential purposes, given that this is more than the controlled minimum 4000m<sup>2</sup> for this zone

- (b) *Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.*

Lot 1 has already been shaped and developed and contains an existing dwelling.

- (c) *The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.*

This is already a well established rural / residential neighbourhood.

- (d) *Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.*

As a boundary adjustment, having no additional titles created, the effects on the rural environment are less than minor.

### **13.10.2 NATURAL AND OTHER HAZARDS**

There are no known hazards

There are no recorded or known HAIL sites.

There is no evidence of erosion, subsidence, or contamination.

### **13.10.3 WATER SUPPLY**

Lot 1 is on town supply with a meter located at the road front

Lot 2 does not require a domestic water supply.

### **13.10.4 STORMWATER DISPOSAL**

Stormwater from impermeable surfaces is piped to the main pond on Lot 1 and continues through Lot 2 via a defined channel and a proposed 6 metre wide flow path covenant.

### **13.10.5 SEWAGE DISPOSAL**

There is no reticulated system in this neighbourhood.

All effluent disposal must be carried out on site.

Lot 1 has an existing Econo-Treat system in good working order which has a disposal area of 288m<sup>2</sup> and 100% reserve area

Lot 2 does not require anything,

### **13.10.6 ENERGY SUPPLY**

Lot 1 is already independently reticulated with electricity.

Lot 2 does not require electricity.

### **13.10.7 TOP ENERGY TRANSMISSION LINES**

Subdivision has no effect.

### **13.10.8 TELECOMMUNICATIONS**

Lot 1 is already independently reticulated with fibre

Lot 2 does not require anything

### **13.11.9 EASEMENTS, COVENANTS & CONSENT NOTICE**

Easements existing are :

Area 'A' right of way and services over Lot 1 ingress strip in favour of Lot 1 DP 415639.

Area 'E' right to drain water over Lot 1 in favour of Lot 1 DP 415639.

Easements proposed are :

Areas 'A' and 'B', rights of way and rights to convey electricity, telecommunications, water and stormwater over Lot 1. These are mainly to future proof access and services into Lot 2.

There are no intentions to upgrade area A nor construct area B until such time should further development occur.

Proposed Consent Notice condition on Lot 2

(A consent notice is preferable to having easements)

“The owner of the land shall ensure that no permanent or temporary obstruction be placed within the stormwater flow path identified as area ‘X’, and must not alter the velocity or divert the flow in anyway that adversely affects performance or impacts neighbouring properties.”

**13.10.10 PROVISION OF ACCESS** (Chapter 15 Transportation)

This subdivision does not affect any of the existing accesses, nor does it create any new ones.

**13.10.11 EFFECT OF EARTHWORKS AND UTILITIES**

Substantial modifications have been made to this property over the years and it is noted that an earthworks approval was granted in 2008 for 500m<sup>3</sup> under RC 2090176-RMAEWK. This subdivision requires no new earthworks whatsoever.

**13.10.12 BUILDING LOCATIONS**

Proposed Lot 1 has an existing dwelling. Lot 2 does not require one.

**13.10.13 PRESERVATION AND ECOLOGY**

There are no recorded significant or outstanding habitats of indigenous fauna, heritage resources or landscape features. Preservation or protection measures are not required. There are no naturally occurring wetland or bush areas.

**13.10.14 SOIL**

The subdivision has little or no effects upon the versatility of the soils other than the fact that Lot 2 is effectively going back into horticultural use.

Soil type is Kerikeri Friable Clay. LUC type is 2s1.

**13.10.15 ACCESS TO WATERWAYS**

Not applicable

**13.10.16 LAND USE INCOMPATIBILITY**

*The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.*

The subdivision has little or no effects upon the existing situation.

## OTHER MATTERS - *Far North District Plan*

### **Amalgamation Condition Sec 220(1)(b)(i) RMA**

Local Authority is to request the following amalgamation conditions from LINZ.

***That Lot 2 hereon be transferred to the owners of Lot 2 DP 488696 and that one Record of Title be issued to contain both those parcels.***

## **Part 3 - District Wide Provisions**

### **Natural and Physical Resources**

The proposal does not require any earthworks or vegetation clearance.

## **OPERATIVE REGIONAL POLICY STATEMENT**

The Operative Northland Regional Policy Statement presents the latest initiatives and guidelines for the northland region, and its direction holds particular relevance.

### **3.4 Indigenous ecosystems and biodiversity**

*Safeguard Northland's ecological integrity by:*

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*

### **3.5 Enabling economic wellbeing**

*Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.*

*We need people and businesses to choose Northland as a place to invest, and our economic development needs to be aligned with environmental outcomes.*

### **4.6.1 Policy - Managing effects on the characteristics and qualities natural character, natural features and landscapes**

*(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:*

- a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins;*

b) *In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;*

c) *Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.*

(3) *When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:*

a) *Recognise that a minor or transitory effect may not be an adverse effect;*

b) *Recognise that many areas contain ongoing use and development that:*

(i) *Were present when the area was identified as high or outstanding or have subsequently been lawfully established*

(ii) *May be dynamic, diverse or seasonal;*

All physical effects exist, and the reduced allotment size still accords with the permitted lot size in this the Rural Living zone.

The site is near other areas of developed land.

The site is not an outstanding landscape or of high natural character.

There is no physical change to the landscape, and the location of Lot 1 is well obscured.

There is no vegetation clearance or earthworks.

The core infrastructure is already in place (access and power), and the subject environment is largely modified without the subdivision causing further physical modification.

#### **6.1.1 Policy – Regional and district plans**

*Regional and district plans shall:*

(a) *Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*

(b) *Be as consistent as possible;*

(c) *Be as simple as possible;*

(d) *Use or support good management practices;*

(e) *Minimise compliance costs and enable audited self-management where it is efficient and effective;*

(f) *Enable subdivision, use and development that accords with the Regional Policy Statement; and*

(g) *Focus on effects and where suitable use performance standards.*

**In summary, the Regional Policy Statement strives to encourage sustainable management, and sets in place framework for subdivision activity to avoid environmental degradation, which the proposal is considered to uphold without concern.**

## RESOURCE MANAGEMENT ACT 1991

### Part 2

#### Purpose and principles

In this Act, **sustainable management** means ‘**managing the use, development, and protection** of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment*

The subdivision creates allotments that complement both the wider farming and rural residential activities achieving positive outcomes in accordance with sustainable management.

The site has implemented the necessary controls and effective management of land use, development, and protection of natural and physical resources.

All surrounding land use activity is consistent with the proposal. Reverse sensitivity effects are considered to be less than minor.

## SCHEDULE 4 RMA 1991

*An application for Resource Consent for an activity must include the following:*

### ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN SECTION 104(1)(B)

#### Section 104(1)(b)

any relevant provisions of—

- (i) a national environmental standard:
- (ii) other regulations:
- (iii) a national policy statement:
- (iv) a New Zealand coastal policy statement:
- (v) a regional policy statement or *proposed regional policy statement*:
- (vi) a plan or proposed plan;

These provisions have been covered without concern.

#### 6                      Matters of national importance

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*

#### 7                      Other matters

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to —*

- (b) *the efficient use and development of natural and physical resources;*
- ...
- (c) *the maintenance and enhancement of amenity values;*
- ...
- (f) *maintenance and enhancement of the quality of the environment;*

The proposal achieves the sustainable management purpose and principles of the RMA as it manages the use, development, and protection of natural and physical resources, in a manner, which maintains and enhances the environment, while providing for economic, cultural and social well-being.

### **(3)**

An application must also include an assessment of the activity's effects on the environment that –

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

### **CLAUSE 6**

(1) An assessment of the activity's effects on the environment must include the following information:

- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity;*

The great thing about this subdivision is that Lot 2, the unused balance of the property is being put back into horticultural use, whilst Lot 1, the occupied portion, gets reduced to accord with its surrounding neighbourhood.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

The levels of effects are considered adequately understood with less than minor effects.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of –*
  - (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
  - (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment;*

As discussed, there are no concerns.

- (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

Not applicable.

- (f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Having been through the planning assessment criteria and demonstrated a balanced environmental outcome, the effects based concept of the Far North District Plan implies that any adverse effects on the environment are less than minor, thereby the Resource Management Act does not require notification.

- (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

Monitoring is not required.

- (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)

*A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Noted

#### **CLAUSE 7 – Assessment of Environmental Effects**

7 Matters that must be addressed by assessment of environmental effects

*An assessment of an activity's effects on the environment must address the following matters:*

- (a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The subject location has no direct influence on the public, being well screened, and without any change occurring to impact the social, economic or cultural effects.

- (b) *any physical effects on the locality, including any landscape, and visual effects.*

There are none.

- (c) *Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.*

There is no physical damage to ecosystems.

- (d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:*

The site does not prove to be of significant natural value, and the physical subdivision effects are less than minor.

(e) *any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:*  
Stormwater and sewage are the main discharges and these prove to present a standard level of effects without concern.

(f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*  
No concern.

## PROPOSED DISTRICT PLAN

The property is located in the Rural Residential zone under the Proposed District Plan. There are no environmental overlays

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living **environment** located close to a settlement. The Rural Residential zone is located on the fringe of the district's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle zones and Horticulture precinct.

### Activity status: Permitted

#### RRZ-R1 New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures

Not applicable

#### RRZ-R2 Impermeable surface coverage

The impermeable surface coverage of any site is no more than 12.5% or 2,500m<sup>2</sup>, which ever is lesser.

**Not compliant**

#### Matters of discretion are restricted to:

- the extent to which landscaping or vegetation may reduce adverse effects of run off;
- the effectiveness of the proposed method for controlling stormwater on site;
- the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites;
- whether water sensitive design methods and use of green spaces can be used;
- any cumulative effects on total catchment impermeability;
- natural hazard mitigation and site constraints; and
- extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.

REFER TO OPERATIVE DISTRICT PLAN ASSESSMENT ON PAGE 5

**RRZ-R3 Residential activity**

Compliant

**RRZ-S3 Setback**

Compliant

**SUBDIVISION****SUB-R1 Boundary adjustments**

All zones (except Open Space zones, Motorua Island zone, and Airport zone)

**Activity status: Controlled where:***CON-1. The boundary adjustment complies with standards:*

*SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of noncompliance shall not be increased; - COMPLIANT*

*SUB-S2 Requirements for building platforms for each allotment; - COMPLIANT*

*SUB-S3 Water supply ; - COMPLIANT*

*SUB-S4 Stormwater management; - NOT COMPLIANT*

*SUB-S5 Wastewater disposal ; - COMPLIANT*

*SUB-S6 Telecommunications and power supply ; - COMPLIANT*

*SUB-S7 Easements for any purpose; ; - COMPLIANT*

*CON-2 The boundary adjustment does not :*

- 1. alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; - COMPLIANT*
- 2. alter the degree of non-compliance with zone or district wide standards; - COMPLIANT*
- 3. alter the number and location of any access; - COMPLIANT*
- 4. increase the number of certificates of title. - COMPLIANT*

**Activity status where compliance not achieved with CON-1 :****Restricted Discretionary**

REFER TO OPERATIVE DISTRICT PLAN ASSESSMENT ON PAGE 5

**Overview of the Proposed District Plan**

As an overview the requirements for boundary adjustments under the proposed district plan are not unlike those under the operative district plan and therefore do not, for the sake of repetitiveness, warrant further assessment.

The rural character and amenity of this environment is undoubtedly both rural and rural residential based, and the subdivision promotes this theme without introducing any physical change, being an asbuilt situation.

# National Policy Statements & Environmental Standards

This boundary adjustment does not trigger any assessment under these regulations.

## CONCLUSION

The subdivision proposal defines a straight forward boundary adjustment.

The proposal has been assessed against the relevant planning legislation on an effects basis, and is considered to fulfil the relevant objectives and policies.

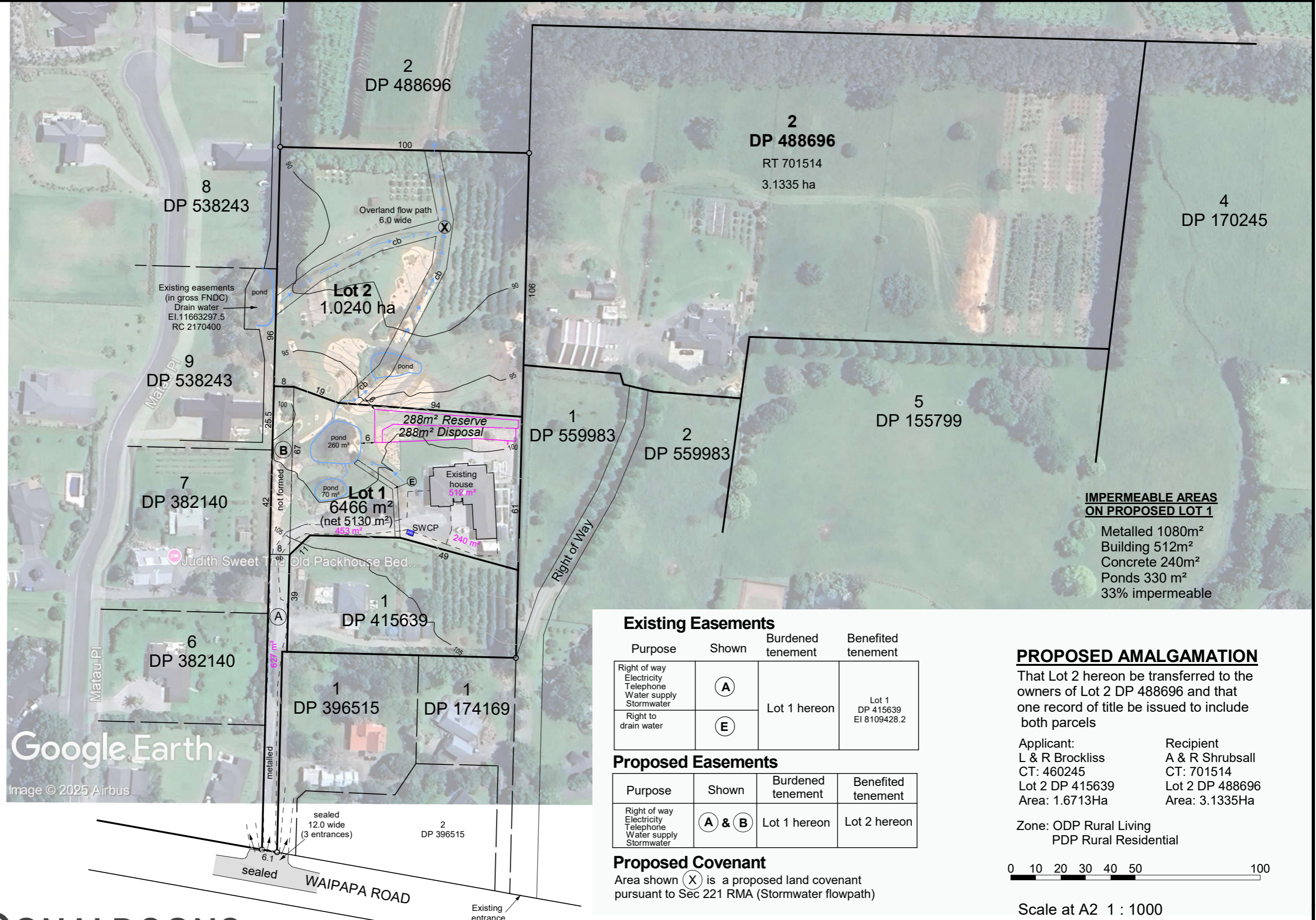
The subdivision is considered consistent with the higher planning documents, the Regional Policy Statement, and the natural character of the property is not deemed 'significant', or even of 'high ecological value'.

Through implementation of the proposed management techniques positive effects are employed, such that the effects overall are less than minor.



R.J. Donaldson  
Registered Surveyor

Information compiled by R. J. Donaldson & Associates Ltd may not be reproduced without their written consent



**IMPERMEABLE AREAS ON PROPOSED LOT 1**  
 Metalled 1080m<sup>2</sup>  
 Building 512m<sup>2</sup>  
 Concrete 240m<sup>2</sup>  
 Ponds 330 m<sup>2</sup>  
 33% impermeable

**Existing Easements**

Purpose	Shown	Burdened tenement	Benefited tenement
Right of way Electricity Telephone Water supply Stormwater	(A)	Lot 1 hereon	Lot 1 DP 415639 EI 8109428.2
Right to drain water	(E)		

**Proposed Easements**

Purpose	Shown	Burdened tenement	Benefited tenement
Right of way Electricity Telephone Water supply Stormwater	(A & B)	Lot 1 hereon	Lot 2 hereon

**Proposed Covenant**

Area shown (X) is a proposed land covenant pursuant to Sec 221 RMA (Stormwater flowpath)

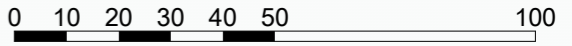
**PROPOSED AMALGAMATION**

That Lot 2 hereon be transferred to the owners of Lot 2 DP 488696 and that one record of title be issued to include both parcels

Applicant: L & R Brockliss  
 CT: 460245  
 Lot 2 DP 415639  
 Area: 1.6713Ha

Recipient: A & R Shrubshall  
 CT: 701514  
 Lot 2 DP 488696  
 Area: 3.1335Ha

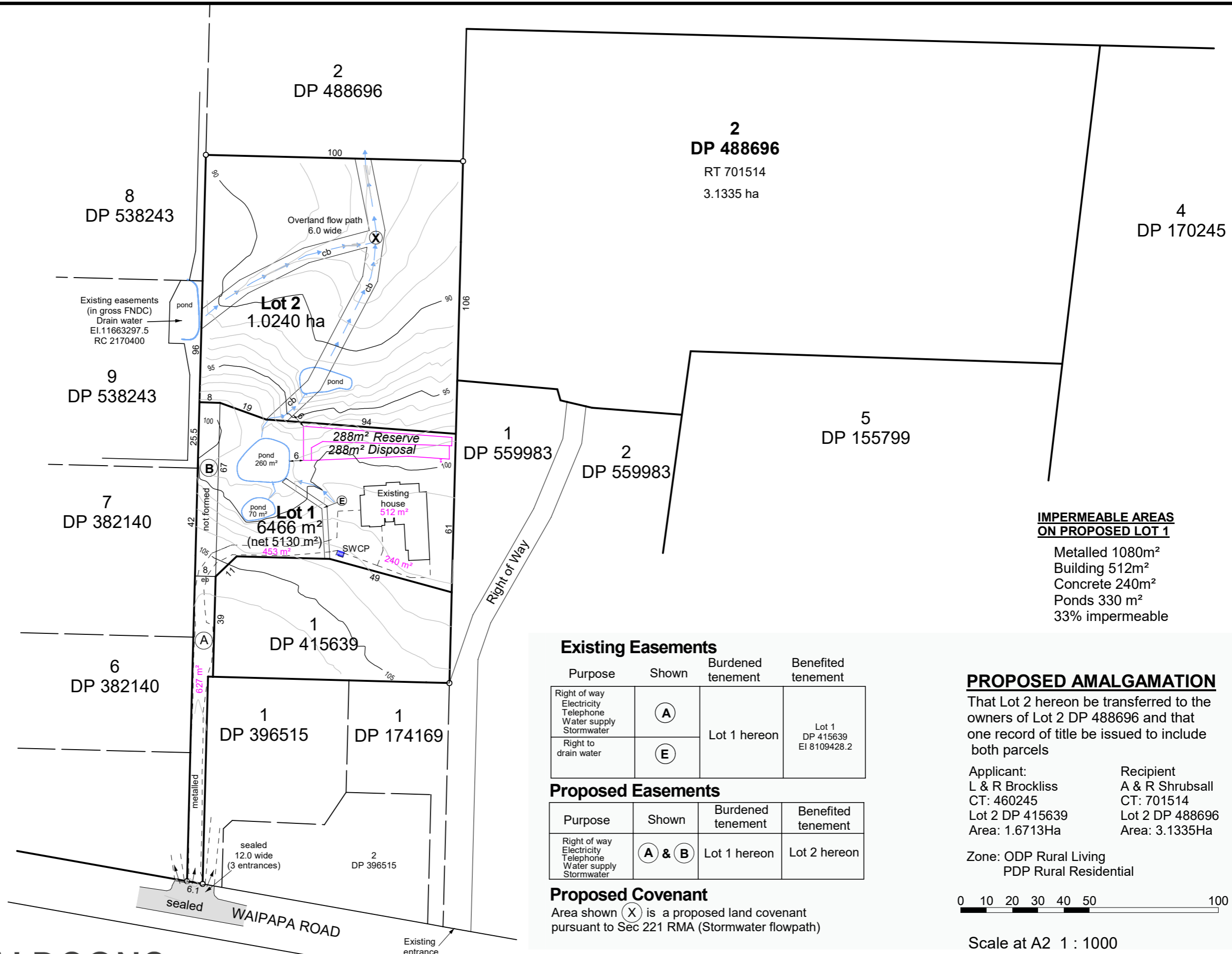
Zone: ODP Rural Living  
 PDP Rural Residential



Scale at A2 1 : 1000  
 Contours Intervals are at: 1m  
 Date 06/03/2026

File 8670 Scheme Brockliss-Shrubshall.mjo Ref 8670

Information compiled by R. J. Donaldson & Associates Ltd may not be reproduced without their written consent



**IMPERMEABLE AREAS ON PROPOSED LOT 1**

Metalled 1080m<sup>2</sup>  
 Building 512m<sup>2</sup>  
 Concrete 240m<sup>2</sup>  
 Ponds 330 m<sup>2</sup>  
 33% impermeable

**Existing Easements**

Purpose	Shown	Burdened tenement	Benefited tenement
Right of way Electricity Telephone Water supply Stormwater	(A)	Lot 1 hereon	Lot 1 DP 415639 EI 8109428.2
Right to drain water	(E)		

**Proposed Easements**

Purpose	Shown	Burdened tenement	Benefited tenement
Right of way Electricity Telephone Water supply Stormwater	(A & B)	Lot 1 hereon	Lot 2 hereon

**Proposed Covenant**

Area shown (X) is a proposed land covenant pursuant to Sec 221 RMA (Stormwater flowpath)

**PROPOSED AMALGAMATION**

That Lot 2 hereon be transferred to the owners of Lot 2 DP 488696 and that one record of title be issued to include both parcels

Applicant:	Recipient
L & R Brockliss	A & R Shrubsall
CT: 460245	CT: 701514
Lot 2 DP 415639	Lot 2 DP 488696
Area: 1.6713Ha	Area: 3.1335Ha

Zone: ODP Rural Living  
 PDP Rural Residential



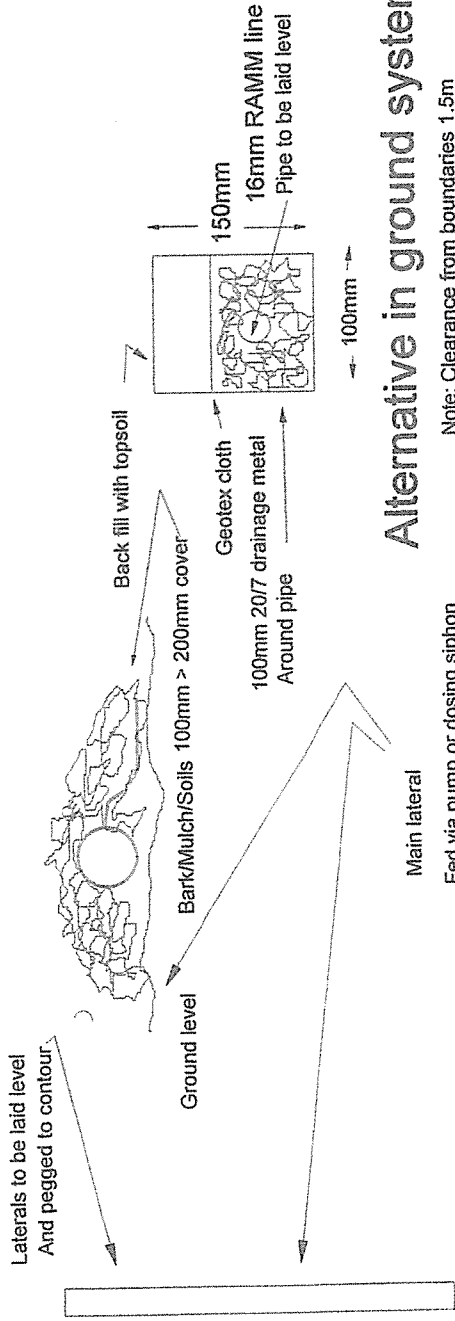
Scale at A2 1 : 1000  
 Contours Intervals are at: 1m  
 Date 06/03/2026

**LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 415639**

# Variation to design May 09

## Appendix 'C'

Dwelling estimated @ 960L soil category 5  
 Allow  $3.5/m^2 = 960/3.5 = 275$  lin m  
 = 8.5 lines @ 32m  
 Across contour



### Alternative in ground system

Note: Clearance from boundaries 1.5m  
 From buildings 3m  
 From winter water table 0.6m

# Cross section of RAMM Land Application System

Land gradient no greater than 15 degrees

## Effluent Disposal System

R & J Brockliss

E.J.Wagener 08557

APPROVED AMENDMENT No. 0/13  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 ABA  
 FAR NORTH DISTRICT COUNCIL

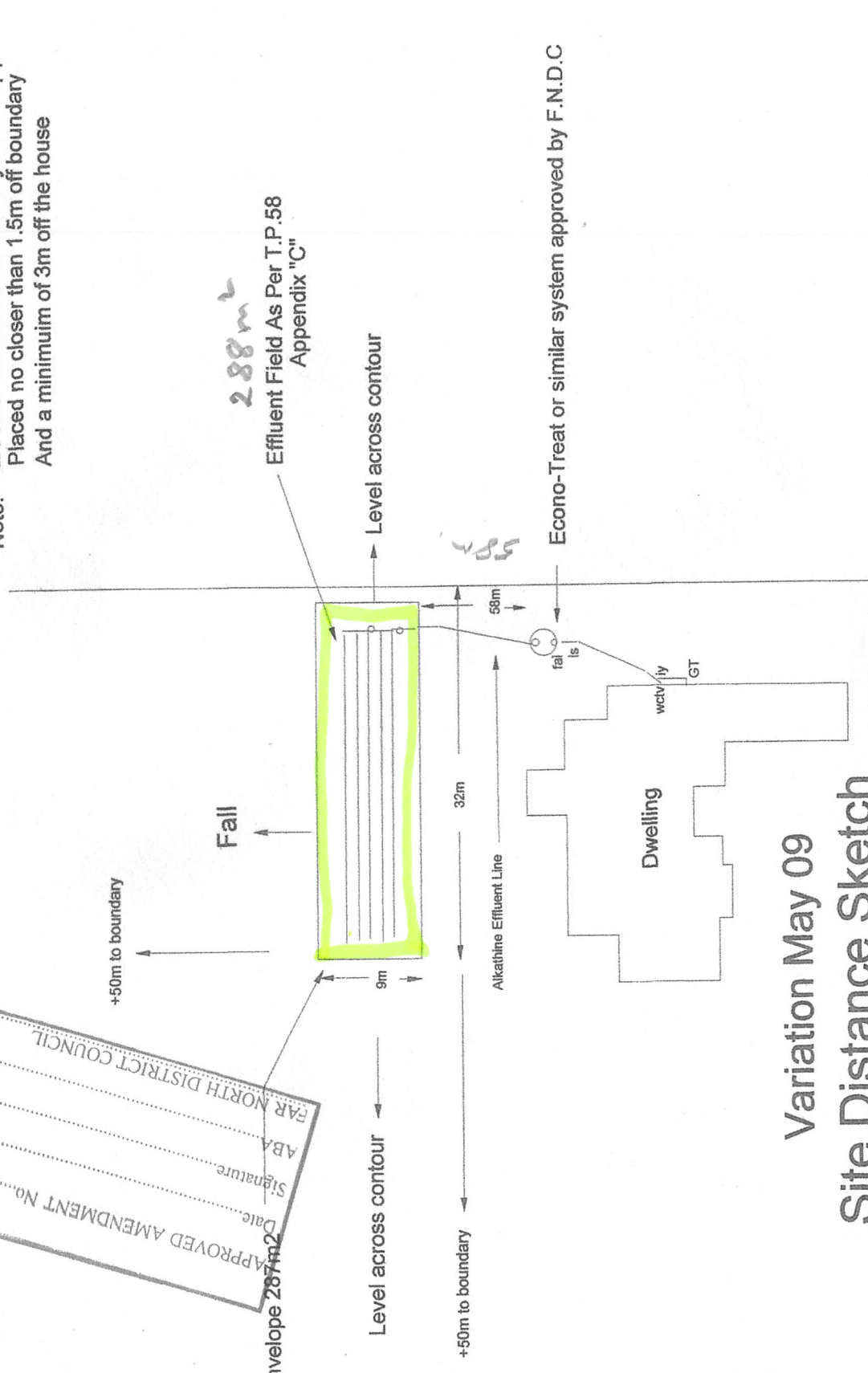
compensating effluent dripper line  
 with line flushing system

Note: Econo-Treat or similar system approved by F.N.D.C  
 Placed no closer than 1.5m off boundary  
 And a minimum of 3m off the house

APPROVED AMENDMENT No. *013*  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 ABA  
 FAR NORTH DISTRICT COUNCIL

*288 m<sup>2</sup>*  
 Effluent Field As Per T.P.58  
 Appendix "C"

Econo-Treat or similar system approved by F.N.D.C



Variation May 09  
 Site Distance Sketch  
 R & J Brockliss  
 Waipapa Road Kerikeri



3. If a pump is being used, please provide the following information:

Total Design Head	(Tick) (m)	
Pump Chamber Volume	(Litres)	
Emergency Storage Volume	(Litres)	N/A

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

Surface Dripper Irrigation	
Sub-surface Dripper Irrigation	
Standard Trench	
Deep Trench	
Mound	
Evapo-transpiration Beds	
Other	

(Refer TP58 Sections 9 and 10)

APPROVED AMENDMENT No. 0/15  
 See design drawings  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 ABA  
 FAR NORTH DISTRICT COUNCIL

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	10mm	(Litres/m <sup>2</sup> /day)
Disposal Area	Design	96 (m <sup>2</sup> )
100%	Reserve	96 (m <sup>2</sup> )

Variation 3.5LD for irrigation lines

Explanation (Refer TP58 Sections 9 and 10)

Prior soil percolation tests show an expected absorption result for this site of 1.77mm/minute into the yellow brown clay. This equates to 14.12 min/25mmfall -  
 The results indicate that soakage for this site is very good. The area available indicates that the only realistic option is for wide trench. Calculations allow for the fact of seasonal absorption variation.  
 The U.S.A Soil texture and percolation rates E.P.A Design Manual 1980 gives rates for soil absorption as below:

Gravel, Coarse & Medium Sand	1 to 5	1520 to 300
Fine Sand, Loamy Sand	6 to 15	300 to 100
Sandy Loam, Loam	16 to 30	100 to 50
Loam, Porous Silt	31 to 60	50 to 25
Silty Clay Loam, Clay Loam	61 to 120	25 to 12

The U.S.A Manual Also Gives the following:

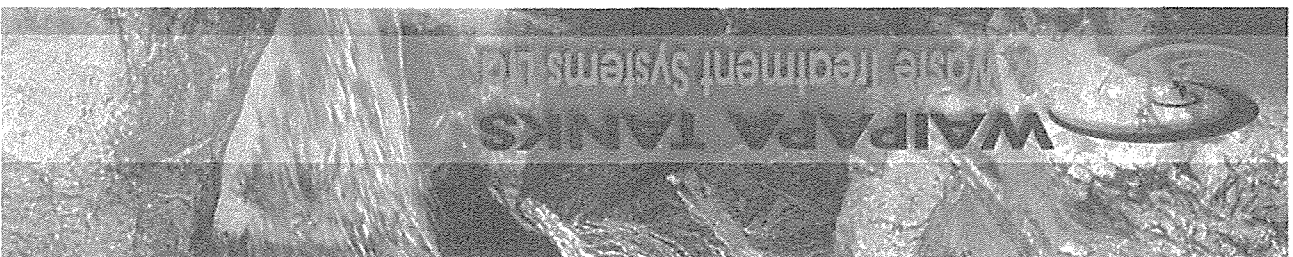
The Soil Design considerations of:  
 Soil type  
 Rapid to free Draining  
 Gravels, Sands, Volcanic Ash  
 150mm/hr or greater  
 Slight where ground water impacts  
 Not important. Severe where  
 Contamination of ground water is  
 Possible  
 Limitation for on Site Disposal

Good drainage sandy to silty  
 Loams  
 150mm to 60mm/hr  
 Moderate

Moderate to slow draining  
 Sandy clay to silty clay loam  
 60 to 25mm/hr  
 Moderately Severe

Slow draining silty clay and

- HOME
- PRODUCTS
- Econo-Treat
- Nitro-Treat
- Maxi-Treat
- Custom made systems
- PERFORMANCE CERTIFICATES
- FAQs
- ABOUT US
- NEWS
- INDUSTRY PARTNERS
- CONTACT US



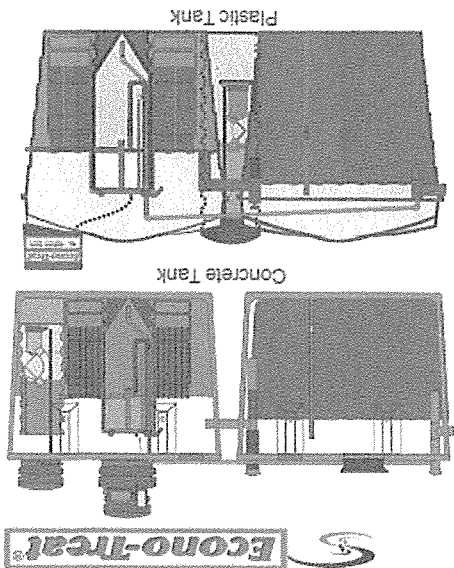
### Econo-Treat®

Econo-Treat® is the most cost effective of our systems to run due to it's low power usage and is our most common system used for domestic sites.

The average family of 5 will use around 1000 litres of water per day, all going down the drain. The Econo-Treat® system is designed to treat and recycle 2000 litres per day to produce clean, clear, odourless water, available for you to then use on your garden or lawn.

### Key Benefits:

- Saves water by recycling household water for garden use promoting growth.
- Uses less power than most other systems, only 1.3KWH per day.
- Safe and beneficial for the environment.
- Eliminates offensive odours.
- Quiet operation.
- Adds to property values.
- Difficult sites catered for.
- Easily connects to existing households.
- Passed through the Rotorua Test Field. *What is this?*
- Designed to perform well in excess of all government design criteria.
- First 12 month service is included in the purchase price.
- An electronic alarm panel is provided to alert you to any problems in the unlikely event of a breakdown.
- We provide ongoing servicing support and emergency phone contact.
- Only once a year service required.
- 3 year warranty on nitrate blower.



### Econo-Treat P-10-2 (plastic tank)

Certified for use in the Bay of Plenty area, excluding the Rotorua Lakes catchment area. For full details, download the performance certificate here.

# Make a payment



Your payment was successful

Amount  
**\$5,143.00**

**From**



Donaldsons Working  
12-3091-0203850-00

**To**



FNDC  
12-3244-0022509-00

---

When **Today 02:50pm, Tuesday 30 June 2026**

---

Their statement **RC appln RC appln Brockliss**

---

Your statement **FNDC RC appln 8670Brockli**

---