

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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

☐ Yes ☒ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Creative Kauri Trustee Company Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Owner as per applicant.

**Property Address/
Location:**

Occupied by tenants. Please contact Nathan Roach on 021 0842 6825 to arrange site visit.

24 Hours notice required.

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

7 Kauri Place

Kaikohe

Postcode

0405

Legal Description:

Section 102 Blk XV Omapere SD

Val Number:

00523-18901

Certificate of title:

NA52B/776

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.

The site is tenanted. Tenants require 24 hours notice. Please phone Nathan Roach on 021 0842 6825 to arrange site visit if required.

9. Description of the Proposal:

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

Proposed Subdivision in the Residential Zone to create two lots (one additional). Legal access width over ROW less than 5m. Up to 60% impermeable surface coverage proposed for Lot 2.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. 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) Creative Kauri Trustee Company 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.

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)

Nicole Anne Roach

Signature:

(signature of bill payer)

Date 20-Oct-2025

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Nickel, Anne Beach

Signature:

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

Date 20-Oct-2025

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.

Creative Kauri Trustee Company Ltd

Proposed Subdivision & Stormwater Management

7 Kauri Place, Kaikohe

Williams & King, Kerikeri¹
20 October 2025



¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

Creative Kauri Trustee Company Limited owns a property at 7 Kauri Place, in Kaikohe. The application site is legally described as Section 102 Blk XV Omapere Survey District and is held in the Record of Title NA52B/776, comprising 1,179m² of land. The applicant is seeking resource consent to subdivide this property to create one additional Record of Title.

Proposed Lot 1 contains the existing dwelling within an area of 535m², while Proposed Lot 2 is a vacant lot of 644m² (all areas are subject to final survey). Land use consent is sought to allow Lot 2 to have up to 60% impermeable surface coverage, to cater for existing driveway as well as future roof and driveway area. Both Lots 1 and 2 will share the existing formed access from Kauri Place, with easements proposed over Lot 2, to benefit Lot 1, to support this.

The subject site is zoned Residential in the Operative Far North District Plan, and the proposed activity has been assessed as a discretionary activity overall due to the lot sizes proposed and the legal width of shared access to the two lots.

Under the Proposed Far North District Plan, the site is zoned General Residential. Relevant rules with legal effect under the Proposed District Plan are met as a permitted activity.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Proposed Subdivision

The overarching purpose of the proposal is to enable the creation of one additional Record of Title without detriment to the physical resources on the site and surrounding environment. The subdivision layout is based on the existing residential building on Lot 1 and the available vacant site on Lot 2.

The proposed subdivision creates Lots 1 and 2 as follows.

Lot Number	Gross Area (Subject to Final Survey)	Existing Use
Lot 1	535m ²	Existing residential dwelling.
Lot 2	644m ²	Vacant residential site; includes pan handle access with formed driveway.

Table 1: Summary of lot sizes and existing and proposed land use.

Easement 'A' over Lot 2 covers the extent of the existing driveway formation, and will benefit Lot 1 for the purpose of right of way and the right to convey water, electricity and telecommunications, as well as the right to drain water.

The Scheme Plan is attached in **Appendix 1** and in **Figure 1**. All areas and dimensions are subject to final survey.

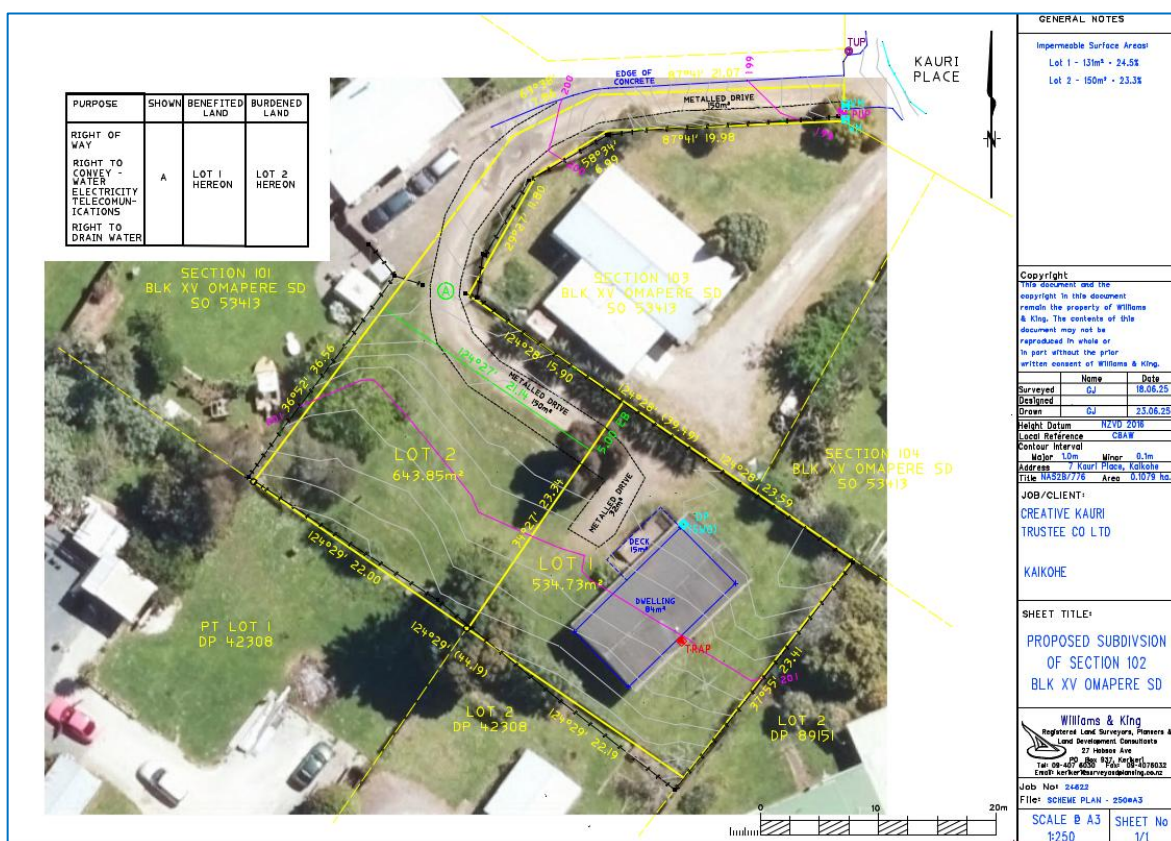


Figure 1: Scheme Plan of Proposed Subdivision.

2.2 Vehicle Access

Both lots will retain legal and physical access from Kauri Place, via the existing entrance located near the end of the Kauri Place cul-de-sac. Access to the existing dwelling on Lot 1, and a future dwelling on Lot 2, will follow the existing driveway along the site's panhandle frontage to Kauri Place. This is to be upgraded to provide a 3m wide sealed or concreted carriageway as recommended within the Engineering Assessment in **Appendix 2**.

2.3 Wastewater and Stormwater Management

The Engineering Assessment in **Appendix 2** confirms that there is a Council sewer line present at the start of the Right of Way on Lot 2. Lot 1 has an existing connection, and a connection for Lot 2 will be provided, subject to the appropriate Residential Wastewater Connection application.

Existing impermeable surface coverage on each lot is indicated on the Scheme Plan. Besides any minor improvements to the driveway within Lot 2, no additional impermeable surfaces will be required to implement the proposed subdivision.

Impermeable surface coverage associated with future residential development on Lot 2 is estimated in the Engineering Assessment as comprising roof area and additional driveway area, which combined with the existing right of way formation, would amount to 370m², or 57% of the proposed lot area. It is proposed to enable development of Lot 2 up to 60% impermeable surface coverage.

Existing stormwater management is described within Section 7.4 of the Engineering Assessment, which notes that no changes to the existing stormwater management arrangements on Lot 1 are required. For Lot 2, the Engineering Assessment recommends that a stormwater management report, demonstrating attenuation for the 10 % AEP storm to predevelopment levels (with the right of way being an existing impermeable surface), be submitted at building consent stage in accordance with the Council's 2023 Engineering Standards. It recommends that this requirement be included as a consent notice condition, and notes that there is sufficient space onsite for a soakage pit to be constructed for roof water disposal.

Besides the proposed consent notice condition applicable to Lot 2, no other works are required at subdivision stage.

2.4 Earthworks

Besides any minor access upgrades over the Right of Way, earthworks are not required to complete the proposal.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 7 Kauri Place, at the northern end of Kaikohe's residential area. The property has direct frontage to the Kauri Place cul-de-sac via a 3.05m wide panhandle strip. Refer to **Figures 2 and 3**.

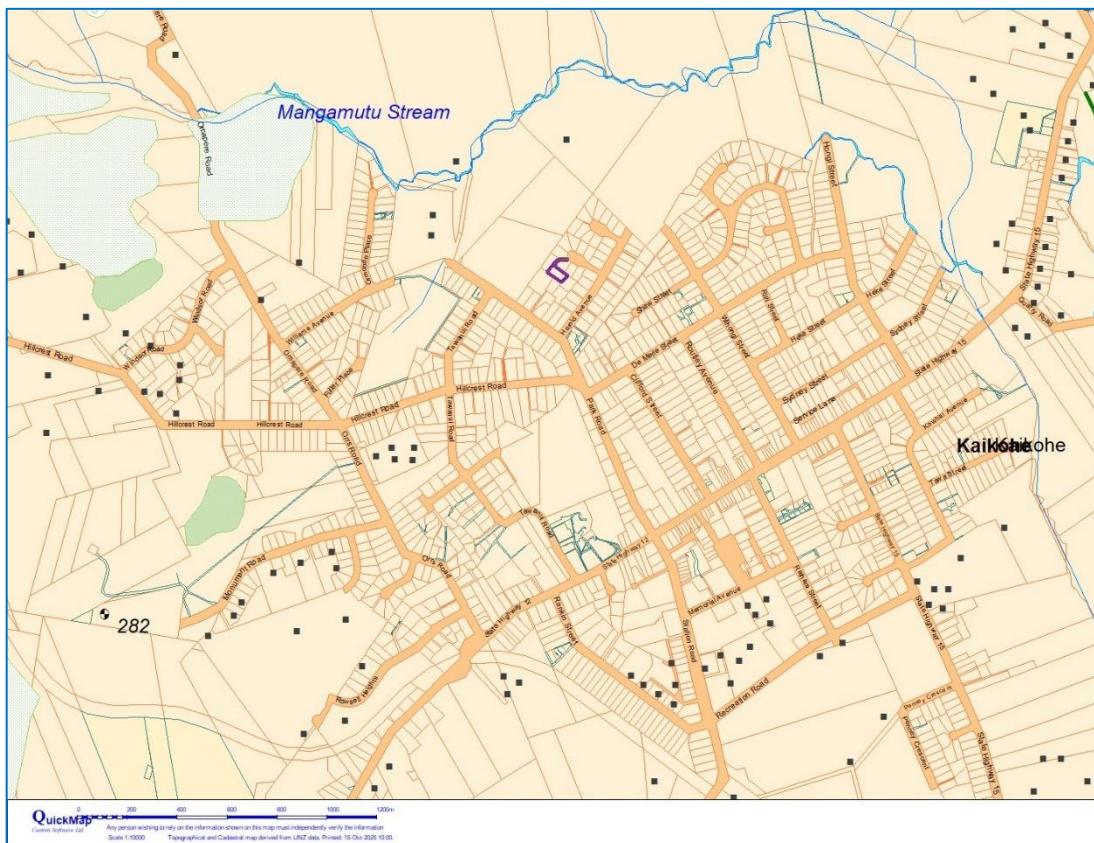


Figure 2: Location Map

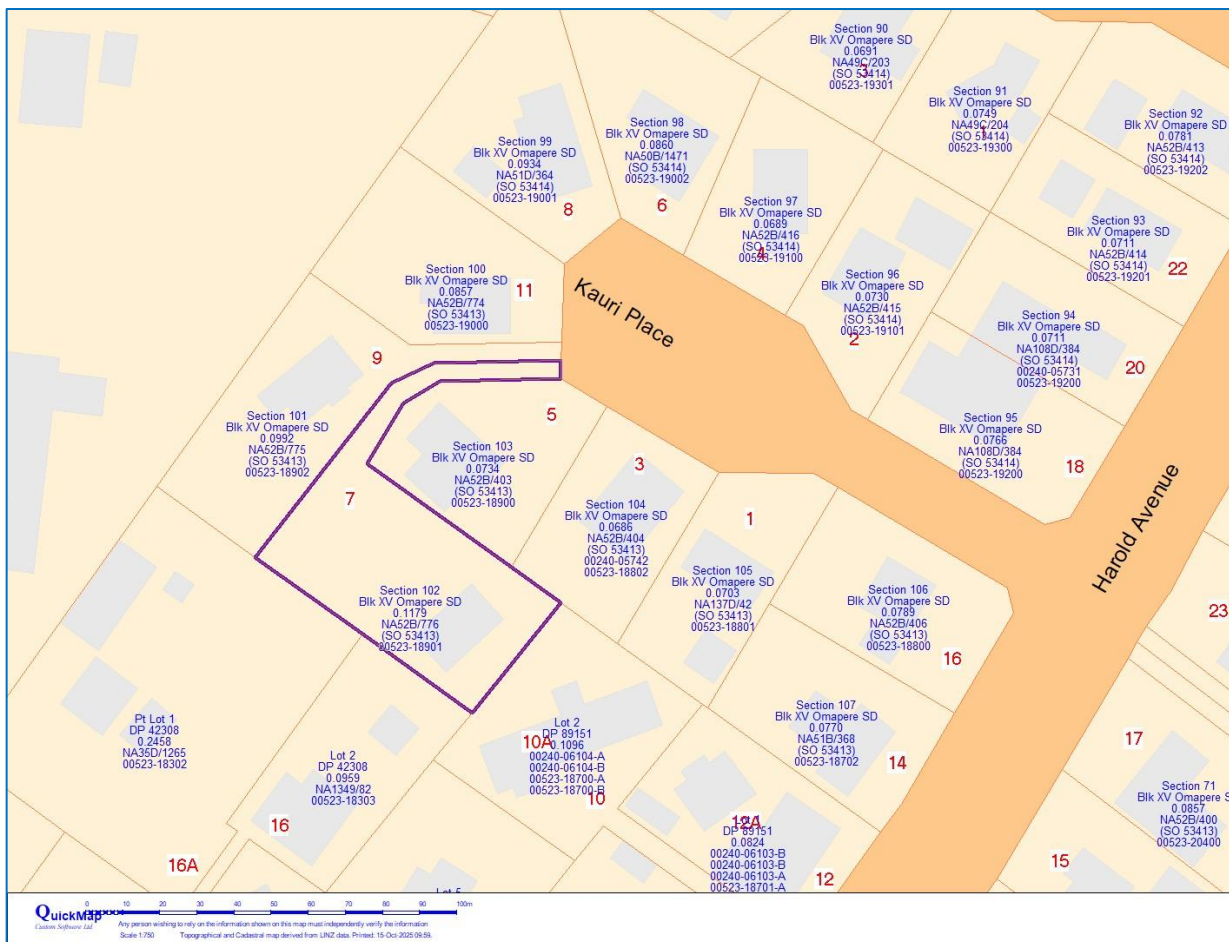


Figure 3: Cadastral Map

3.2 Legal Details

The subject land is legally described as Section 102 Block XV Omapere Survey District and held in Record of Title NA52B/776, comprising 1,179m² more or less in area. There are no relevant interests or encumbrances are listed on the Record of Title. The Record of Title is provided as **Appendix 3**.

3.3 Site Conditions

The subject site is developed with an existing dwelling, located at the south eastern end of the site. The remainder of the site is in lawn and scattered mature trees, with the majority of the site surrounded by fencing.

3.4 Character of the Site and Surrounding Environment

The character of the subject land and its surrounding environment reflects the existing residential pattern of built development.

4.0 District Plan Assessment

4.1 Far North District Operative District Plan

The application site is zoned Residential and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Residential Zone

Existing built development and / or impermeable surfaces are present on proposed Lots 1 and 2. These are assessed against the relevant Residential zone standards below.

Rule	Discussion	Compliance
7.6.5.1 PERMITTED ACTIVITIES		
7.6.5.1.2 Residential Intensity	Following the subdivision, residential intensity will not exceed a single residential unit for a single household on each lot.	Complies
7.6.5.1.5 Sunlight	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies
7.6.5.1.6 Stormwater Management	Lot 1 complies (25%). 60% impermeable surface coverage proposed for Lot 2.	Does not comply.
7.6.5.1.7 Setback from Boundaries	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies
7.6.5.2 CONTROLLED ACTIVITIES		
7.6.5.2.1 Stormwater Management	Up to 60% impermeable surface coverage proposed for Lot 2. Stormwater mitigation report required at building consent stage.	Complies

4.1.2 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot will have legal frontage to Kauri Place.	Complies
13.6.8 Subdivision Consent Before Work Commences	Negligible earthworks are required. No vegetation clearance is required.	Complies
13.6.12 Suitability for Proposed Land Use	Lot 1 has existing residential development. Lot 2 is suitable for this purpose.	Complies
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots	Lot 1 is less than 600m ² .	Does not comply.
13.7.2.2 Allotment Dimensions	Both lots include a dimension of 14 x 14m, plus 1.2m boundary setbacks.	Complies
13.9 DISCRETIONARY ACTIVITIES		
13.9.1 Discretionary (Subdivision) Activities	Each lot contains an area of more than 300m ² .	Complies

4.1.3 Financial Contributions

The proposal has no implications in terms of Chapter 14.

4.1.4 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic.

Rule	Discussion	Compliance
15.1.6B.1 PERMITTED ACTIVITIES (PARKING)		
15.1.6B.1.1 On-Site Car Parking Spaces	Lot 1 will retain existing car parking. Sufficient area is available for Lot 2, subject to design at building consent stage.	Complies
15.1.6C.1 PERMITTED ACTIVITIES (ACCESS)		
15.1.6C.1.1 Private Accessway in all Zones	Private access to be formed to 3m carriageway width, legal width of 5m not achieved.	Does not comply
15.1.6C.1.2 Private Accessways in Urban Zones	Private accessway to be sealed or concreted.	Complies
15.1.6C.1.3 Passing Bays of Private Accessways in all Zones	Passing bays not required.	Complies
15.1.6C.1.4 Access Over Footpaths.	Access over footpath on Kauri Place is existing.	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	The Engineering Assessment states that the existing crossing complies.	Complies
15.1.6C.1.7 General Access Standards	Less than four parking spaces will gain access from Kauri Place as per (a). The ROW 'A' carriageway will be suitable for light passenger vehicles, and suitable for all persons and vehicles likely to need access to the site – refer to Table 4 of the Engineering Assessment. Heavy Rigid Vehicle access may be limited if a fence is erected along the northern boundary of ROW 'A'). Considered to comply at this stage. There will be limited surplus ROW area, (c) is not applicable. Existing stormwater management along the carriageway will remain unchanged from the current arrangement, i.e. flow into the kerb and channel on Kauri Place, no change to (d).	Complies
15.1.6C.1.8 Frontage to Existing Roads	Kauri Place is of sufficient legal and formation width to meet this rule.	Complies
15.1.6C.2 Discretionary Activities		
15.1.6C.2 Discretionary Activities	Application does not comply with 15.1.6C.1.1.	Complies

4.1.5 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. The relevant considerations specified in Sections 104 and 104B of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

4.2 Far North Proposed District Plan

The application site is zoned General Residential in the Far North Proposed District Plan. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters – General Residential

Rule	Discussion	Compliance
GRZ-R2 Impermeable Surface Coverage	More than 50% impermeable surface coverage proposed for Lot 2. Lot 1 complies.	These rules do not have legal effect.
GRZ-R3 Residential Activity	A single residential unit per lot will result.	
GRZ-S2 Height in Relation to Boundary	No issues in terms of the proposed new boundaries to be created by the subdivision.	
GRZ-S3 Setback	No issues in terms of the proposed new boundaries to be created by the subdivision.	
GRZ-S6 Outdoor living space	Existing dwelling retains more than 8m ² of outdoor living space.	

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Lot 1 will retain existing car parking. Sufficient area is available for Lot 2, subject to design at building consent stage.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Private access will serve less than 8 household equivalents. Access and parking for fire fighting vehicles will be available on Kauri Place and less than 90m from the proposed lots. Access is from an existing vehicle crossing. A 3m wide carriageway width is achieved, but legal width of 4m is not.	

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Lots 1 & 2 include a 14 x 14m dimension, plus 1.2m boundary / 3m road setbacks. • Existing water, wastewater, power and telecommunications connections for Lot 1, new connections required for Lot 2 – refer to Engineering Assessment. • Stormwater management can be achieved as reported on within Engineering Assessment. • Proposed easement 'A' is shown on the scheme plan. CON-2 • Controlled activity minimum allotment size is not achieved – meets discretionary activity. • No esplanade reserve requirements.	This rule does not have legal effect.

4.2.4 District Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R6 Earthworks for the ... upgrade of private roads and private accessways	PER-2 - Proposed earthworks meet EW-S1, S2. - EW-S4 will be met (Site reinstatement) - EW-S6 is not met as earthworks will be within 3m of the property boundary (restricted discretionary activity). - Compliance with EW-S7, 8 and 9 will be achieved.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	Compliance with EW-S3 is proposed (Accidental discovery protocol).	Complies
EW-R13 Earthworks and erosion and sediment control	Compliance with EW-S5 is proposed (Accidental discovery protocol).	Complies

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

Rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effect therefore addresses the relevant assessment criteria listed in 13.10 of the Operative District Plan as a guide.

5.1 Allotment Sizes and Dimensions & Building Locations

Lot 1 contains an existing dwelling, while Lot 2 contains a vacant building site, both located within a regular shaped building area, with existing access arrangements, and sufficient private outdoor areas available on each lot.

Wastewater is, or will be, discharged to the public network and existing stormwater management is in place, or otherwise will be completed for Lot 2 at building consent stage.

The existing and proposed residential development is located within an existing residential area of the urban environment. Although the proposed lot sizes are smaller than the immediately surrounding properties, the size and dimension of the subject site, together with the placement of the existing dwelling, means that it can accommodate an additional lot without altering the characteristics of the immediately surrounding or wider residential area. Suitable outdoor living area can be retained by Lot 1.

As a result, the proposal will not change the present residential settlement pattern found within or surrounding the site within the Residential Zone, in order to retain the overall character of the existing environment.

Overall, direct or cumulative adverse effects on the wider residential environment generated by the proposal are avoided, with the size of the lots being suitable for their existing or proposed purpose.

5.2 Natural and Other Hazards

As discussed in the Engineering Assessment, the proposal will not generate any adverse effects in relation to natural hazards, and there is no significant risk from natural hazards in terms of Section 106 of the RMA.

Water supply for fire-fighting purposes for each lot is available via the existing fire hydrant on Kauri Place, as discussed in Section 5.3 below and Section 8.2 of the Engineering Assessment. As such, potential adverse effects related to fire hazards are sufficiently avoided by the proposed subdivision.

5.3 Water Supply

The property is within the area of benefit for water reticulation, with the existing dwelling being connected to the 40mm diameter public water main along Kauri Place. A new connection will be supplied to Lot 2.

A fire hydrant is located in Kauri Place within 135m of the site, and a further hydrant is present on Harold Avenue. The Engineering Assessment states *that “modelling undertaken for the Kaikohe Infrastructure Acceleration Fund water upgrades predict that sufficient fire fighting capacity will be available following the proposed upgrades”*.

Adequate provision is made for water supply to the proposed lots, and no adverse effects will arise in this respect.

5.4 Stormwater Disposal

Existing stormwater management is described within the Engineering Assessment. Besides the proposed consent notice condition requiring attenuation / stormwater neutrality at building consent stage for Lot 2, no other stormwater management works are considered necessary for this proposal. Existing impermeable areas on Lot 1 will comply with the permitted activity standard for the Residential Zone.

Overall, it is considered that, with the proposed consent notice condition, the proposal avoids adverse effects rated to stormwater runoff, including on the Council's stormwater network.

5.5 Sanitary Sewage Disposal

The Engineering Assessment confirms that the existing dwelling has a connection to the Council's wastewater networks, and that a new connection will need to be provided to Lot 2.

Overall, it is considered that the existing and proposed sanitary sewage disposal arrangements are adequate for the proposed subdivision, and can be completed in an efficient manner, which avoids adverse environmental effects.

5.6 Energy & Telecommunications Supply

Lot 1 has an existing power and telecommunications supply which will be protected by easement 'A' over Lot 2. A separate supply will be required to Lot 2. Refer to the correspondence from Top Energy in **Appendix 4**.

5.7 Access

Property access from Kauri Place to the boundary of Lot 1 is as described in the Engineering Assessment. This describes the existing vehicle crossing (to be used by the two proposed lots) as being suitable and with sufficient sight distances.

Access over Right of Way 'A' requires upgrading to provide a 3m wide sealed or concreted surface, which can be implemented as a condition of consent. The legal width of Right of Way 'A' is less than five metres; however, this does not affect the ability to achieve an appropriate carriageway width, which will be suitable for light passenger vehicles.

The additional Right of Way legal width is normally required to allow space for installation and maintenance of infrastructure such as cables and pipelines outside of the formed access carriageway; therefore, it is necessary to consider whether these services can be practically provided to the boundaries of the lots, with suitable provision for maintenance and/or repair.

It is intended that the new services will be installed beneath the new carriageway surface, and the consent holder may wish to consider spare ducting for ease of future replacement of cables or pipelines if required in the future.

Minimal additional traffic will be generated by the proposal, being in the order of 10 daily one way traffic movements. It is considered that adequate provision for the proposed level of traffic will be provided, and that the effects of the proposal on existing roading and traffic safety will be less than minor.

5.8 Earthworks

Negligible earthworks are required to complete the subdivision, being limited to those required to upgrade the existing driveway. Typical erosion and sediment control measures can be implemented, and underground services will need to be protected, or reinstated if damaged. With these measures in place, the earthworks required to complete the subdivision can be completed without generating any significant short or long term adverse environmental effect.

5.9 Heritage Resources

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. Besides upgrading of the right of way over previously disturbed land, no earthworks are proposed. Nevertheless, the standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.10 Ecological Resources

The subject site is not included in any ecological resource areas, including Department of Conservation protected natural areas, or mapped habitats of North Island brown kiwi.

The proposal will not require clearance of indigenous vegetation, and no direct or indirect adverse ecological effects will arise from the proposed subdivision.

5.11 Soil

The site is located in a residential town area, and is not within a primary production zone. Therefore, it is considered that the proposed subdivision will not have any adverse effect on soil resources and the availability of suitable land for primary production.

5.12 Land Use Incompatibility

No adverse effects associated with incompatible land use and reverse sensitivity will arise, as the existing and proposed use of Lots 1 and 2 as residential properties is compatible with the surrounding existing residential area. There are no incompatible land use activities located nearby.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESC”) ²

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.²

Far North Maps shows that the site has been part of a ‘Built-up Area (settlement)’ on the 1996, 2001, 2008, 2012, and 2018 Land Cover and Land Use mapping.

As such, the subject site is not considered to be a ‘piece of land’ in terms of the above regulations, using Method 6(2).

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity (within 100m) apparent on aerial photography. The proposed subdivision does not involve any vegetation clearance, earthworks or taking, use, damming, diversion or discharge of water within 100m of a wetland. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

6.2 National Policy Statements

There are no relevant National Policy Statements.

6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, and does not include any outstanding natural landscapes or features or areas of high or outstanding natural character.

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

² Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 16 October 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

- Servicing with the necessary infrastructure is in place or can be provided, as described in the Engineering Assessment.
- The site is not near any significant mineral resources.
- The proposal does not result in incompatible land use activities and avoids reverse sensitivity, given that each lot contains existing residential development located amongst an established residential environment.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- No new direct adverse effects on significant ecological areas or species will result.
- Adverse effects associated with natural hazards and downstream flooding are not exacerbated by the proposal. Existing impermeable surface coverage has been assessed and will comply with the permitted activity standard of the Operative District Plan, and future impermeable surfaces associated with the development of Lot 2 can be attenuated to pre-development levels.
- The site does not contain highly versatile soils and is not located within a primary production zone.
- The existing residential use of the lots is consistent within the predominant land use and subdivision development in the surrounding environment. The character of the surrounding environment can be retained.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.

6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Urban Environment, Residential Zone, Subdivision and Transportation Sections of the Operative District Plan are relevant to this proposal. As discussed below, it has been concluded that the proposal is consistent with the overall objectives and policies of the District Plan.

URBAN ENVIRONMENT

7.3 OBJECTIVES

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

7.4 POLICIES

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment. 7.4.5 That new urban development avoid:

(e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;

(g) adversely affecting the safety and efficiency of the roading network;

7.4.8 That infrastructure for urban areas be designed and operated in a way which:

(a) avoids remedies or mitigates adverse effects on the environment;

(b) provides adequately for the reasonably foreseeable needs of future generations; and

(c) safeguards the life-supporting capacity of air, water, soil and ecosystems.

- Although the proposed residential infill development will resultantly increase the density of residential use over the site, the adverse effects on amenity values of the surrounding neighbourhood are considered to be less than minor, and the current residential character and amenity values can be retained.
- Adverse effects on natural resources are avoided, as the site lacks any particular natural, ecological, or landscape value.
- Servicing of Lot 2 with connections to sanitary sewer, reticulated stormwater system, water supply, power and telecommunications can all be achieved without generating adverse effects on those systems.
- New water supply is proposed to Lot 2 from the reticulated system.
- The stormwater management concept design avoids adverse downstream effects.
- The subject site is not affected by natural hazards.
- Multiple use of the existing crossing will avoid adversely impacting the efficiency of the roading network.
- Existing car parking and manoeuvring areas are in place and additional car parking can be provided for Lot 2.

RESIDENTIAL ZONE

7.6.3 OBJECTIVES These objectives supplement those set out in Section 7.3.

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.4 POLICIES These policies supplement those set out in Section 7.4.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

- The overall prevailing density along the whole of Kauri Place is lower than what is proposed, however it is noted that the average size of Lots 1 and 2 equates to 589.5m², being only 10.5m² less than what the controlled activity standard of subdivision allows. The resultant residential use will not be out of character with the existing development in surrounding properties.
- Residential infill development often supports the provision of a range of house types.
- Each allotment has a suitable dimension, which is regular in shape, in order to have sufficient outdoor space, areas for planting and landscaping, parking and manoeuvring.
- Existing impermeable surface coverage is able to comply with the permitted standard, while attenuation is proposed for future impermeable surfaces on Lot 2. Refer to the Engineering Assessment.
- Existing and proposed development is able to comply with permitted activity Sunlight standards to ensure adequate access to sunlight and daylight.
- There is space along the common boundary between Lots 1 and 2 to add further landscaping, hedging, or fencing to retain privacy between the existing dwelling on Lot 1 and a future dwelling on Lot 2.

SUBDIVISION

13.3 OBJECTIVES

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

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

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

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

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

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

13.4 POLICIES

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

(a) natural character, particularly of the coastal environment;

(d) amenity values;

(e) cultural values;

and (g) existing land uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

- Consistency with the Urban Environment and Residential Zone is assessed previously. The proposal is considered to represent sustainable development.
- Reticulated water supply will be provided to the boundary of each lot.
- Stormwater management for Lot 2 has been conceptually designed, including proposed attenuation.
- Separate electricity connections will be provided to each lot.
- Each lot contains a square shaped allotment, giving options to design future or upgraded residential dwellings to support energy efficient design.
- Shared use of the existing vehicle crossing represents efficient use of existing infrastructure.
- There is an existing footpath along Kauri Place with local connections. No additional footpath crossings are proposed.
- Property access is generally established; however, the minor widening or improvement of the existing driveway is required. This would require minimal land disturbance and will provide safe and effective vehicle access, and earthworks and additional impermeable surfaces will be negligible.
- The size of the proposed lots represents a discretionary activity. These lots are situated in an existing urban residential environment, and will not diminish natural character, ecological values, landscape values, cultural or heritage values, or be inconsistent with nearby land use activities. The existing level of amenity can be retained.
- The subject site is not affected by natural hazards.
- All new utility services will be installed below ground to avoid adverse visual impacts.

TRANSPORTATION

15.1.3 OBJECTIVES

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.

15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.

POLICIES

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.

15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.

15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.

- Minimal additional traffic will be generated by the proposed subdivision. The effects of traffic will be minimised through the shared use of access, and appropriate upgrading of the internal private accessway.

- Space for off-street car parking is available for both lots. Within Lot 2, this will need to be designed at building consent stage.
- There is an existing footpath along Kauri Place.
- The proposed private access arrangements represent the best practicable option for access to the existing and future residential activities.
- There is sufficient manoeuvring area available so that vehicles will not need to reverse onto Kauri Place.
- No additional vehicle crossing points are proposed. The site is located at the end of Kauri Place's cul-de-sac, where there will be limited traffic movements and no through traffic.

6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters General Residential Zone, Subdivision and Transport and are commented on below. It is concluded that the proposal will be consistent with the relevant strategies.

GENERAL RESIDENTIAL ZONE

Objectives

GRZ-O1 *The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:*

- housing needs and demand;*
- the adequacy and capacity of available or programmed development infrastructure;*
- the amenity and character of the receiving residential environment; and*
- historic heritage.*

GRZ-O2 *The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.*

GRZ-O4 *Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.*

GRZ-O5 *Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.*

GRZ-O6 *Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.*

Policies

GRZ-P1 *Enable land use and subdivision in the General Residential zone where:*

- there is adequacy and capacity of available or programmed development infrastructure to support it; and*
- it is consistent with the scale, character and amenity anticipated in the residential environment.*

GRZ-P2 *Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:*

- telecommunications:*
 - fibre where it is available; or*
 - copper where fibre is not available;*
- local electricity distribution network; and*
- wastewater, potable water and stormwater where they are available.*

GRZ-P6 *Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.*

GRZ-P7 *Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.*

GRZ-P8 *Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

- consistency with the scale, design, amenity and character of the residential environment;*
- the location, scale and design of buildings or structures, potential for shadowing and visual dominance;*
- for residential activities:*

- i. provision for outdoor living space;
- ii. privacy for adjoining sites;
- iii. access to sunlight;
- f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:
 - i. opportunities for low impact design principles
 - ii. ability of the site to address stormwater and soakage;
 - g. managing natural hazards; and
 - h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- The proposed subdivision will supply a vacant allotment, with the potential to contribute to the variety of housing options in an existing residential area, to reduce urban sprawl. This can be created at a suitable density. The proposed scale of development is anticipated as a discretionary activity.
- Suitable infrastructure (roading, electricity, telecommunications, water, sanitary sewer and stormwater services) is available to the additional allotment. These will be installed through conditions of subdivision consent.
- Stormwater management is proposed, as described in the Engineering Assessment Report.
- There is scope for energy efficient design to be incorporated into the development of Lot 2.
- The location of the existing dwelling at the rear of the site allows an additional lot to be created while retaining sufficient private outdoor space at the rear of the existing dwelling on Lot 1. The proposed boundary location allows space for additional planting or landscaping, including hedging and/or fencing to maintain privacy between the two lots. Sunlight angles for the existing dwelling are met as a permitted activity.
- Future development of proposed Lot 2 can avoid visual dominance or significant adverse privacy impacts.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

Policies

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

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

- The proposed subdivision is an efficient use of existing residential land. It will be consistent with the surrounding land use pattern in order to avoid reverse sensitivity, is not affected by natural hazards, and is considered to achieve the objectives of the General Residential Zone.
- The subdivision is consistent with the purpose of the General Residential Zone – it complies with the discretionary activity standard for minimum allotment sizes and the controlled activity allotment dimension. Legal access is available to the boundary of each lot, and a shared access carriageway will be used.
- Suitable infrastructure (existing public roading, electricity, telecommunications, water, sanitary sewer and stormwater services) is available to the additional allotment. These connections will be installed via conditions of subdivision consent, and all be installed below ground.
- The site is not within an area affected by natural hazards.
- There are no particular natural environment or heritage values associated with the subject site.
- The subject site is located at the end of the Kauri Place cul-de-sac, no new vehicle crossings are proposed.
- As an infill subdivision surrounded by existing residential properties, there is negligible opportunity to create walkways, roading connections, cycleways and so forth.
- The proposed subdivision meets the purpose of the General Residential zone “*The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure*”.
- The scale of the subdivision represents a discretionary activity, and the siting of the existing dwelling allows for further intensification of the site.

TRANSPORT

Objectives

TRAN-O4 Parking, loading and access provisions support the needs of land use and subdivision activities, and ensure safe and efficient operation for users.

TRAN-O5 The safe and efficient movement of vehicular, cycle and pedestrian traffic that also meets the needs of persons with a disability or limited mobility.

Policies

TRAN-P3 Ensure the safe, efficient and well connected operation of the transport network through the management of:

- a. the subdivision layout, and location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway;
- b. the design of access and parking;
- c. vehicular access to and from sites;
- d. the volume of traffic from land use activities;
- e. vehicular, pedestrian, and cyclist needs, including persons with a disability or limited mobility;
- f. the adverse cumulative effects of land use and subdivision on the transport network; and
- g. reverse sensitivity effects that may impact regionally significant infrastructure.

TRAN-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the type and level of traffic anticipated;
- b. the location of high traffic generating activities and their relationship to existing roads and their status under the National Transport Network classification system, and adjacent properties;
- c. low impact design principles, including green spaces;
- d. safety requirements and improvements;
- e. the management of stormwater;
- f. any natural hazards;
- g. any cumulative effects arising from lawfully established activities in the surrounding environment;
- h. current and future connectivity including pathways and parking, and open space networks;
- i. any traffic assessment prepared by a suitably qualified and experienced transport professional;
- j. impacts on any State Highway or Limited Access Road; and
- k. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- The design of shared private access to support the types of traffic and vehicles likely to require access is considered to be safe and efficient for most scenarios. There is an existing connecting footpath.
- Minimal additional traffic will be generated from future residential use on Lot 2. The property is located at the end of the Kauri Place cul-de-sac in order to avoid cumulative adverse effects.
- The subdivision and access layout is the only practicable option for the proposed activity.
- Shared vehicle access increases the availability of land for green space.
- Stormwater from the new access surface will be managed as detailed in the Engineering Assessment.

6.6 Regional Plans

Proposed Regional Plan for Northland (February 2024)

The proposed subdivision does not involve any works that would require consent under the Proposed Regional Plan.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *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 wellbeing 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.*

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;*

8 Treaty of Waitangi

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 take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating an additional site within an established residential environment. Adverse effects on natural resources are avoided through the location and scale of the proposal. Adverse effects on physical resources, such as the local roading network, are mitigated through the proposed design of property access, which represents the best practicable option, and will provide access to the site for all persons and vehicles likely to need access to the site, as outlined in the Engineering Assessment.

There are no relevant section 6 matters.

The proposed subdivision is considered to be an efficient use of this land, which supports existing built development and provides for future residential development of Lot 2 within an existing residential setting. In these circumstances there will be no detriment to amenity values, or the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7.0 Consultation & Notification Assessment

7.1 Public Notification

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded in terms of 95A(5).

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is submitted that the adverse effects associated with the proposed activity will be less than minor. The application can therefore proceed without being publicly notified.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification

Step 1: There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

No written approvals have been obtained by the applicant.

The physical changes to the site resulting from the subdivision will be in relation to the future development of Lot 2, which is assumed to be a residential dwelling and possible accessory buildings, with associated increase in impermeable surfaces and traffic, and the upgrade of shared access over easement 'A'. A future residential development on Lot 2 will be surrounded by existing fencing and mature trees allowing integration into the existing neighbourhood without generating any significant amenity effects. Again, it is noted that the overall density of residential use resulting from the subdivision will be only 10.5m² short of the permitted activity residential intensity or controlled activity subdivision minimum lot size standards. Effects of future residential development on Lot 2 will be negligible compared with that permitted activity baseline.

Installation of wastewater, water, telecommunications and electricity connections to Lot 2 will follow the path of Easement 'A', and not affect any adjoining property.

No incompatible land use activities are proposed, and no person is considered to be affected by land use incompatibility or reverse sensitivity.

The subject site is not within 500m of any land that is managed by the Department of Conservation.

Additional traffic that will be generated by the proposal remains within the permitted activity standard for the Residential Zone. A suitable standard of access carriageway can be provided.

Stormwater management can be achieved without generating any downstream adverse effects, provided that the recommendations of the Engineering Assessment are followed.

As summarised above, no person is considered to be adversely affected by the proposal, therefore no written approvals have been sought, and limited notification is not required.

Step 4: There are no special circumstances that warrant notification of the application to any other person.

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8.0 Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- The adverse effects of the activity on the environment resulting from the proposed activity are not more than minor
- The proposal is not contrary to the objectives and policies of the Operative District Plan or the Proposed District Plan.
- The proposal is not contrary to the Regional Policy Statement for Northland.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- It is considered that the proposal fulfils the statutory requirements to be treated as non-notified.



Signed
Natalie Watson,
Resource Planner

Date: 20 October 2025
WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1	Scheme Plan
Appendix 2	Haigh Workman Site Suitability Report
Appendix 3	Record of Title
Appendix 4	Top Energy Letter

PURPOSE	SHOWN	BENEFITED LAND	BURDENED LAND
RIGHT OF WAY RIGHT TO CONVEY - WATER ELECTRICITY TELECOMUN- ICATIONS RIGHT TO DRAIN WATER	A	LOT 1 HEREON	LOT 2 HEREON



GENERAL NOTES

Impermeable Surface Areas:

- Lot 1 - 131m² = 24.5%
- Lot 2 - 150m² = 23.3%

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	Name	Date
Surveyed	GJ	18.06.25
Designed		
Drawn	GJ	23.06.25

Height Datum	NZVD 2016	
Local Reference	CBAW	
Contour Interval	Major 1.0m	Minor 0.1m
Address	7 Kauri Place, Kaikohe	
Title	NA52B/776	Area 0.1079 ha.

JOB/CLIENT:

CREATIVE KAURI
TRUSTEE CO LTD

KAIKOHE

SHEET TITLE:

PROPOSED SUBDIVISION
OF SECTION 102
BLK XV OMAPERE SD

Williams & King
Registered Land Surveyors, Planners &
Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030 Fax: 09-4076032
Email: kerikeri@surveyandplanning.co.nz

Job No: 24622

File: SCHEME PLAN - 250@A3

SCALE @ A3
1:250

SHEET No
1/1

Engineering Assessment Report for
Proposed Subdivision at
7 Kauri Place, Kaikohe
Section 102 Blk XV Omapere SD
for
Creative Kauri Trustee Limited

*Supporting report for RC Applications to Far North District Council
Haigh Workman reference 25 169*

2 October 2025



Revision History

Revision N ^o	Issued By	Description	Date
A	Joshua Cuming	For Resource Consent	2 October 2025

Prepared by



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Reviewed by



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Approved by



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1 Executive Summary

Haigh Workman Ltd (Haigh Workman) was commissioned by Creative Kauri Trustee Limited (the client) to undertake an engineering assessment of land at 7 Kauri Place, Kaikohe (the site). It is proposed to subdivide Section 102 Blk XV Omapere SD (1179m²) into two lots with areas of 643.8m² and 534.7m².

This report assesses earthworks, access, stormwater and wastewater with specific regard to council subdivision rules. A proposed subdivision plan prepared by Williams and King; ref. 24488 was made available to us at the time of writing this report.

The site is zoned 'Residential' under the Far North District Plan.

Natural Hazards

The nominated building site does not contain any natural hazards that would warrant action under Section 71(1) of the Building Act 2004. There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

Access

Both lots will be accessed via a right of way from Kauri Place. An existing single vehicle crossing is present from Kauri Place this crossing complies with Far North Engineering Standards 2023.

A right of way is proposed over lot 2 in favour of lot 1 following the path of the existing driveway. The right of way should be constructed to the minimum standards required by the Far North Engineering Standards. The legal width of the right of way is approximately 3.1m which is less than the 5m required in the Far North Engineering Standards and the Operative Plan.

Earthworks

Earthworks proposed for the subdivision are minor and consist only of the topsoil strip for the right of way construction. It is considered that these will be less than the permitted activity volume of 200m³.

Proposed Stormwater Management

It is proposed that stormwater from the existing dwelling on proposed lot 1 continues to discharge to Kauri Place via the ROW. If there are any issues with this, sufficient area is available onsite for a soakage pit to be constructed.

For proposed Lot 2, a stormwater management report demonstrating attenuation to predevelopment levels should be submitted at building consent stage, in accordance with the Council's Engineering Standards 2023. The report should attenuate for the 10 % AEP storm and assess the right of way as an existing impermeable surface. These requirements may be formalised via a consent notice. Sufficient space is available onsite for a soakage pit to be constructed for roof water disposal.

Wastewater

An FNDC sewer line is present at the start of the right of way on proposed lot 2. A connection can be made to this for proposed lot 2. An application to connect / engineering plan approval to the sewer is required to be submitted to Far North District Council.

Proposed Lot 1 has existing connections to Far North District Council's wastewater network.

Water Supply

There is an existing 40mm diameter Council water rider main along the Kauri Place site frontage. Proposed Lot 1 has existing connections to FNDC's potable water network, an easement is provided for in the scheme plan for this to continue. An application to connect / EPA is required to be submitted to FNDC for proposed lot 2.

New Zealand Standard PAS 4509:2008 is the accepted code of practise regarding firefighting water supply requirements. To comply with the standard there shall be a water supply within 135 m of the site that can provide at least 12.5 L/s and a second within 270m. There is a hydrant located in Kauri Place within 135m and a second on Harold Avenue within 270m. Modelling undertaken for the Kaikohe Infrastructure Acceleration Fund water upgrades predict that sufficient firefighting capacity will be available following the proposed upgrades.

2 Introduction

2.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) was commissioned by Creative Kauri Trustee Limited (the client) to undertake an engineering assessment of land at 7 Kauri Place, Kaikohe (the site). It is proposed to subdivide Section 102 Blk XV Omapere SD (1179m²) into two lots with areas of 643.8m² and 534.7m².

This report assesses earthworks, natural hazards, access, stormwater, water supply, firefighting and wastewater with specific regard to Council subdivision rules. A proposed subdivision plan prepared by Williams and King; ref. 24622 was made available to us at the time of writing this report.

The site is zoned 'Residential' under the Far North District Council District Plan.

2.2 Limitations

This report has been prepared for our client Kauri Creative Trustees Limited with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently redeveloped for low-rise residential end-use. At the time of writing there was no information available for proposed future developments following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

3 Site Description and Proposed Development

3.1 Site Identification

Site Address: 7 Kauri Place, Kaikohe
Legal Description: Section 102 Blk XV Omapere SD
Area: 1,179 m²

Figure 1 below indicates the location of the site.



Figure 1 - Location Plan (Source: Google Earth Pro)

3.2 Site Description

The legal description of the site is Section 102 Blk XV Omapere SD. The site is accessed from Kauri Place.

A dwelling is currently located on proposed lot 1. The site slopes gently to the northeast and is covered by lawn with occasional trees and shrubs.

3.3 Proposed Subdivision

The proposed subdivision comprises of 2 lots as follows:

Table 1 - Proposed Lots

Lots	Proposed Area (m ²)	End-use
Lot 1	543.7	Residential end use
Lot 2	643.8	Residential end use
Total	1179	

The proposed subdivision plan is included in Appendix A.

3.4 District Plan Zoning

The site is zoned as '*Residential*'.

It is our understanding that the proposed subdivision is a discretionary activity.

As per rule 13.7.2.2 for Allotment Dimensions for residential zone, the required minimum building envelope dimensions are 14m x 14m. This can be achieved within both lots, including setbacks.

4 Environmental Setting

4.1 Published Geology

Sources of Information:

- Institute of Geological & Nuclear Sciences 1:250,000 Geological Map.
- NZMS 290 Sheet P04/05, 1: 100,000 scale, 1980: *"Soil map of Whangaroa-Kaikohe area"*.

4.1.1 Bedrock Geology

The published geology shows the site to be underlain by the Kerikeri Volcanic Group (Q.bas) comprising Pleistocene basaltic flows and flow remnants. An extract from the geological map is shown in Figure 2 with geological units presented in Table 2.



Figure 2 - Geological Map (GNS, 1:250,000)

Table 2 - Geological Legend

Symbol	Unit Name	Description
Q.bas	Kerikeri Volcanic Group (Pleistocene basalt of Kaikohe)	Basalt lava and volcanic plugs.

4.1.2 Weathered Geology

Further reference to the published New Zealand land inventory maps (Whangaroa - Kaikohe), indicates the site is underlain by *'soils of the rolling and hilly land; well to moderately well drained Kiripaka bouldery silt loam (KB)'*.

4.2 Surface Water Features and Flooding

An examination of published environmental data relating to the site from Far North District Council (FNDC) and Northland Regional Council (NRC) online GIS databases is presented below.

The site does not lie within any mapped flood hazards.

4.3 Natural Hazards

Under Section 2 of the Resource management Act 1991, natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural hazards listed in Section 71(3) of the Building Act 2004 include: erosion, falling debris, subsidence, inundation or slippage. We assess the susceptibility of the proposed Lot 1 and Lot 2 building platforms to these potential hazards in table 3 below.

Table 3 - Natural Hazards

Natural Hazard	Notes
Erosion (including coastal erosion, bank erosion, and sheet erosion)	No, subject to maintaining vegetation cover
Falling debris (including soil, rock, snow, and ice)	No
Subsidence (vertical settlement)	Low risk, to be addressed at building consent stage.
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	No, based on council GIS.
Slippage	Low risk, to be addressed at building consent stage.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

5 Access

Both lots will be accessed via a Right of Way (ROW) from Kauri Place.

5.1 Vehicle Crossing

An existing single vehicle crossing is present from Kauri Place this crossing complies with Far North Engineering Standards 2023.



Figure 3 - Existing vehicle crossing

The stopping sight distances for the crossing are sufficient, as the entirety of Kauri Place is visible from the vehicle crossing.



Figure 4 - View to southeast of vehicle crossing



Figure 5 - View to northwest of vehicle crossing

5.2 Parking and Manoeuvring

Sufficient area is available onsite for two parking spaces and manoeuvring provided that thought is given to site layout at time of building consent.

5.3 Proposed Right of Way

A right of way is proposed over lot 2 in favour of lot 1 following the path of the existing driveway. The ROW should be constructed to the minimum standards required by the Far North Engineering Standards. The ROW should be 3m wide and sealed or concreted. The legal width of the ROW is approximately 3.1m which is less than the 5m required in the Far North Engineering Standards and the Operative Plan. The proposed 3m wide carriageway is suitable for light passenger vehicles. This makes the activity status discretionary, matters of discretion are addressed below.

Table 4 - Far North District Plan 15.1.6C.4.1

Matters of discretion	Comments
(a) Adequacy of sight distances available at the access location.	Sight stopping distances are adequate as the entirety of Kauri Place is visible from the vehicle crossing.
(b) Any current traffic safety or congestion problems in the area.	No traffic safety or congestion problems are known.
(c) Any foreseeable future changes in traffic patterns in the area.	No foreseeable changes to traffic patterns are known,
(d) Possible measures or restrictions on vehicle movements in and out of the access.	No restrictions on vehicle movements in and out of the area are proposed.
(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.	The legal width of the right of way will be approximately 3.1m. The proposed carriageway width of 3m is within engineering standards for a accessway used by two lots.
(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.	The proposed carriageway width of 3m is within engineering standards for a accessway used by two lots. This will provide access to the site for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.
(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.	The proposed right of way will be sealed or concreted. No reticulated stormwater services are present on Kauri Place, so stormwater runoff down the right of way will flow into the curb and channel on Kauri Place.
(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive: (i) the visual impact of hard surfaces and vehicles on the natural character;	NA

(ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur; (iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road; (iv) the vehicle speed limit on Kerikeri R	
(i) The provisions of the roading hierarchy, and any development plans of the roading network.	The proposed subdivision is small in scale therefore no development of the roading network is proposed.
(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.	The site is not within a business zone.
(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.	There is no requirement to vest reserves for future roading connection for this subdivision as this is a small scale infill subdivision.
(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).	No agreements are required to form and vest roads.
(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.	The proposed access is not from a State Highway.

Whilst legal width of the ROW is less than ROW requirement there is suitable carriageway width for light passenger vehicles even if a boundary fence were to be erected. We recommend that a boundary fence is not erected along the ROW but even if this were to happen a fire truck could park in the street and still be within 70m of the dwellings.

6 Earthworks

6.1 Proposed earthworks

As per District Plan Rule 12.3.6.1.3 excavation and/or filling in the Residential Zone is permitted, provided it does not exceed 200 m³ in any 12-month period per site; and does not involve a continuous cut or filled face exceeding an average of 1.5 m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.

Under the District Plan earthworks definition for excavation or filling, trenching for drains is excluded. Earthworks proposed for the subdivision are minor and consist only of the topsoil strip for the ROW construction. It is considered that these will be less than 200m³.

7 Stormwater Management

7.1 Regulatory framework

7.1.1 Far North District Plan Provisions

The Site is zoned as Residential. The relevant permitted activity rule for impermeable surfaces is as follows:

7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

13.7.3.4 STORMWATER DISPOSAL

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

(c) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

7.2 Regional Plan for Northland

Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability.

7.3 Impermeable surfaces coverage

Impermeable surfaces on site will be in order of the following:

Lots	Proposed Lot Area (m²)	Existing Roof Area	Estimated Future Roof Area (m²)	Estimated Impermeable driveway / ROW (m²)	Estimate Impermeable Surfaces (m²)	Cover (%)	Activity
Lot 1	543.7	102	0	32	134	25%	Permitted
Lot 2	643.8	0	150	220	370	57%	Controlled

[illegible]

REV A

there is no additional runoff from the subdivision, no additional requirements are needed for lot 1. Should the presumed stormwater pipe from lot 1 not be serviceable, sufficient area is available onsite for a soakage pit.

For proposed Lot 2, a stormwater management report demonstrating attenuation to predevelopment levels should be submitted at building consent stage, in accordance with the Council's Engineering Standards 2023. The report should attenuate for the 10 % AEP storm and assess the right of as an existing impermeable surface. These requirements may be formalised via a consent notice. Sufficient space is available onsite for a soakage pit to be constructed for roof water disposal.

Land use consent is also sought for impermeable surfaces up to 60% on lot 2.

7.2 Downstream Flood Hazard

Stormwater modelling by FNDC (GHD 2007) shows that downstream Council pipes in Harold Avenue are above capacity for existing development for 5-year return rainfall events.

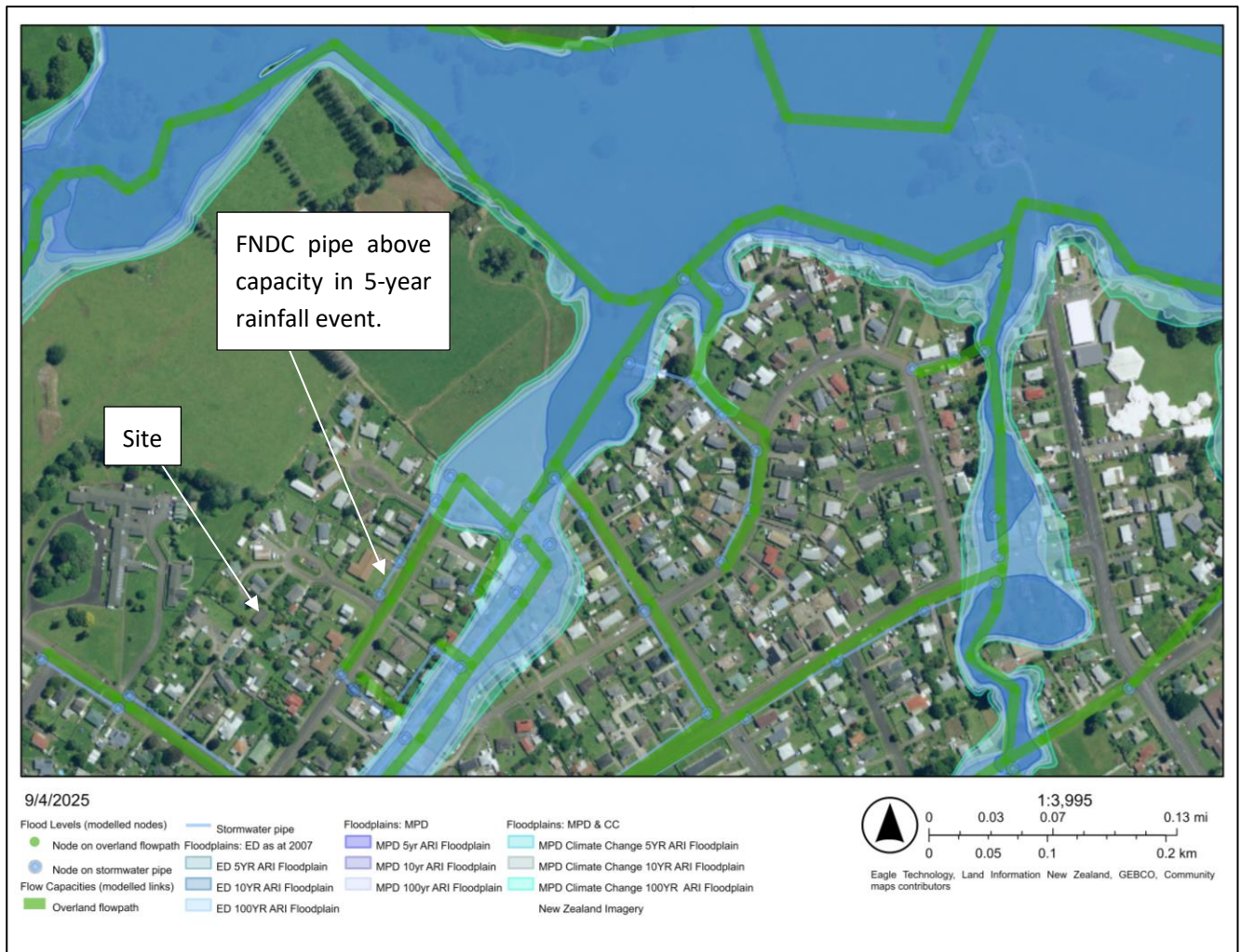


Figure 7 - Mapped flood hazards downstream from site - GHD, 2007.

7.3 Assessment Criteria

Table 6 - Far North District Plan clause 13.10.4

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The application complies. It is recommended that a stormwater neutrality report is completed for lot 2 at building consent stage.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application complies. It is recommended that a stormwater neutrality report is completed for lot 2 at building consent stage.

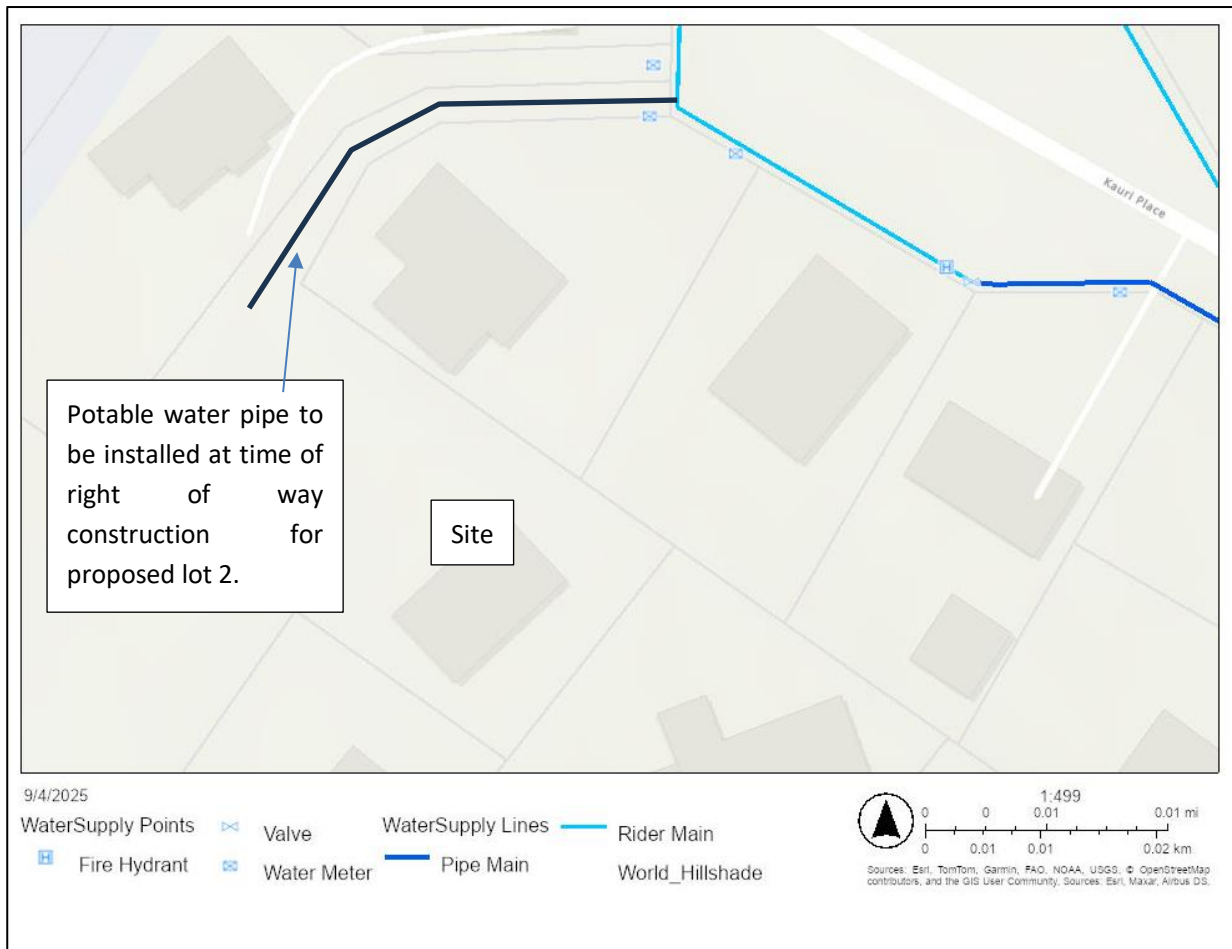
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The application complies. It is recommended that a stormwater neutrality report is completed for lot 2 at building consent stage.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	This will be addressed in the stormwater management plan for Lot 2 at building consent stage.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	The existing pipe from lot 1 and proposed pipe for lot 2 down the ROW is deemed to be sufficient as no adverse conditions were encountered onsite.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Screening out litter and capture of chemical spillages is not necessary for residential development.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	NA. No open natural waterways are present onsite.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	A stormwater neutrality report will be completed for lot 2 at building consent stage. It is recommended that stormwater neutrality be designed to ensure post development runoff does not exceed predevelopment, thereby placing no additional on the Council stormwater system.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	Attenuation for lot 2 is proposed so there will be no increase in runoff.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	There is insufficient area onsite for a retention basin. Onsite soakage or roof water tank detention may be considered at building consent stage for lot 2.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	Both lots will have piped stormwater connections.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipelines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Stormwater will be disposed of by way of gravity.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	Existing contours will be maintained.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	Proposed easements are included in the appended scheme plan.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	Proposed easements are not defined as a line.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	It is proposed that stormwater will outfall into Kauri Place. Easements are not required for outfalls onto the road reserve.
(q) The need for and extent of any financial contributions to achieve the above matters.	NA
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	NA

8 Water Supply

8.1 Potable water supply

There is an existing 40mm diameter Council water rider main along the Kauri Place site frontage. Proposed Lot 1 has existing connections to FNDC's potable water network, an easement is provided for in the scheme plan for this to continue. An application to connect / EPA is required to be submitted to FNDC for proposed lot 2.



8.2 Fire Fighting

New Zealand Standard PAS 4509:2008 is the accepted code of practise regarding firefighting water supply requirements. To comply with the standard there shall be a water supply within 135 m of the site that can provide at least 12.5 L/s and a second within 270m. There is a hydrant located in Kauri Place within 135m and a second on Harold Avenue within 270m. Modelling undertaken for the Kaikohe Infrastructure Acceleration Fund water upgrades predict that sufficient firefighting capacity will be available following the proposed upgrades.

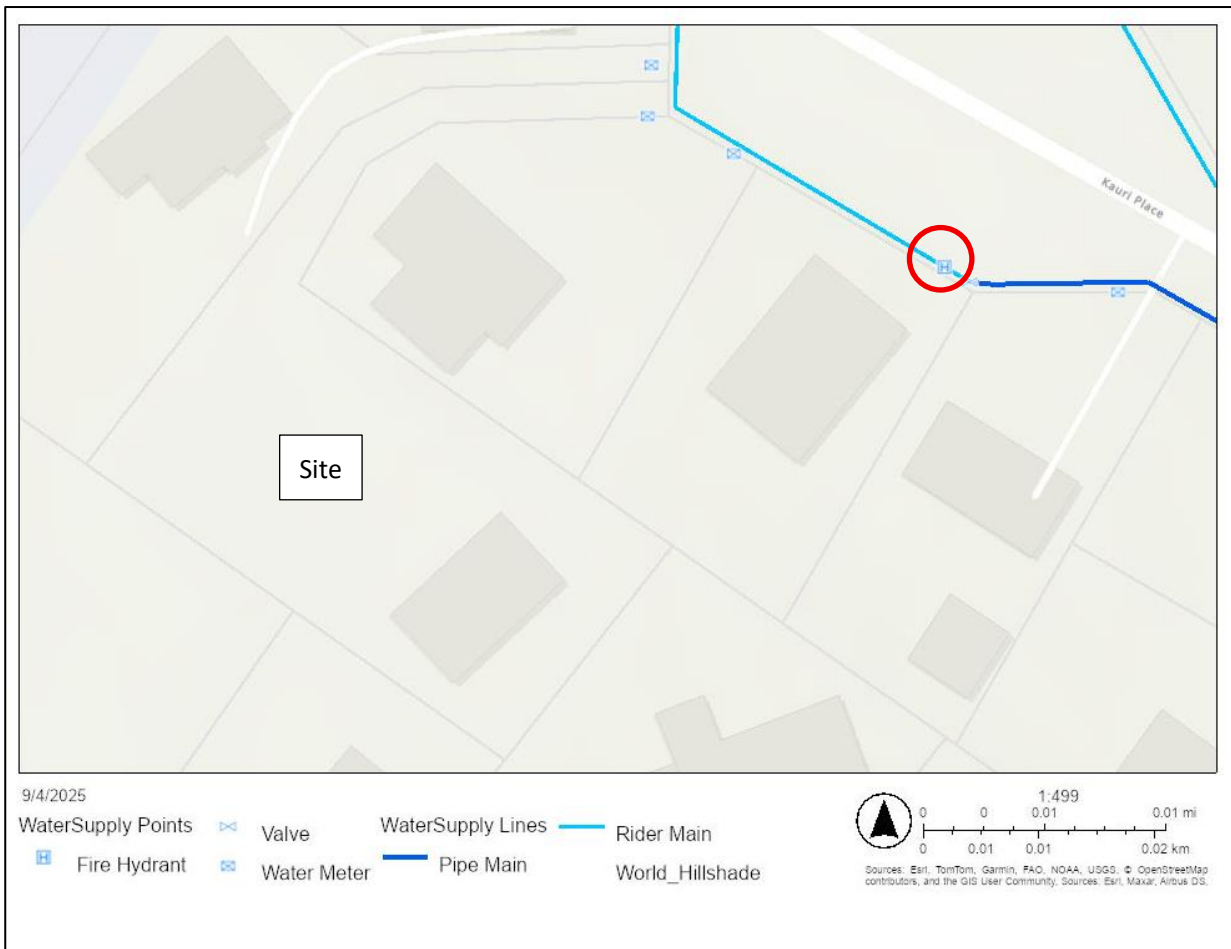


Figure 8 - Fire hydrant location – FNDC.

9 Wastewater

An FNDC sewer line is present at the start of the ROW on proposed lot 2. A connection can be made to this for proposed lot 2. An application to connect / EPA is required to be submitted to FNDC.

Proposed Lot 1 has existing connections to FNDC's wastewater networks, this connection is shown in the drawing below.

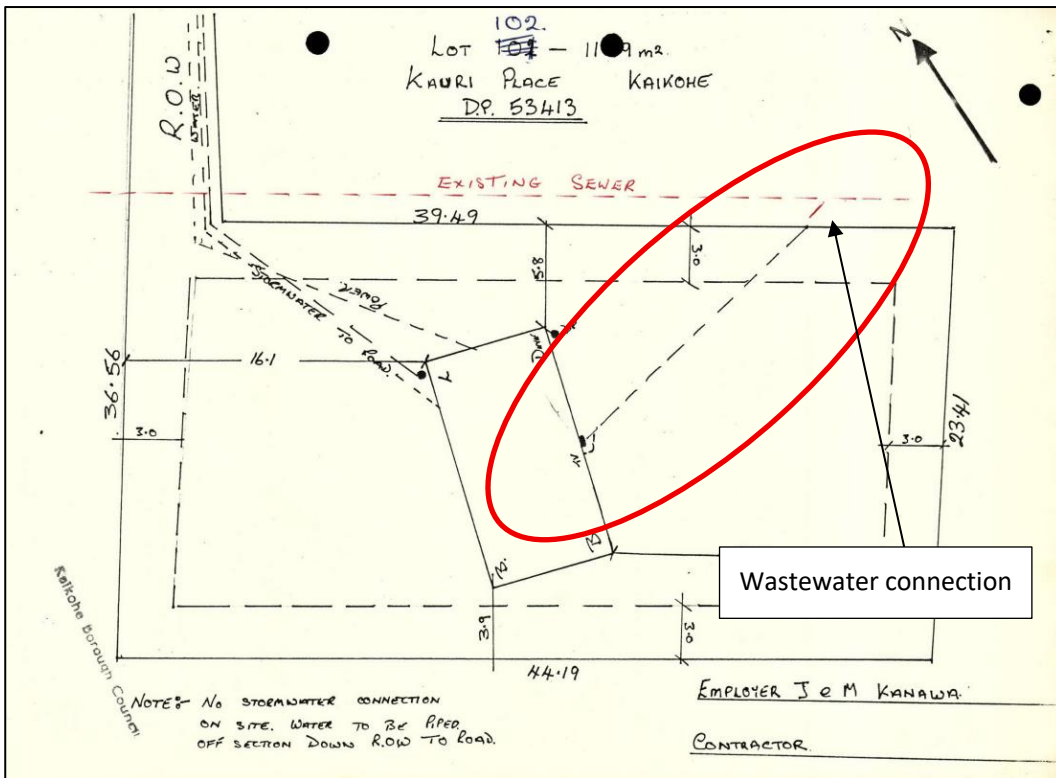


Figure 9 - Existing wastewater connection lot 1

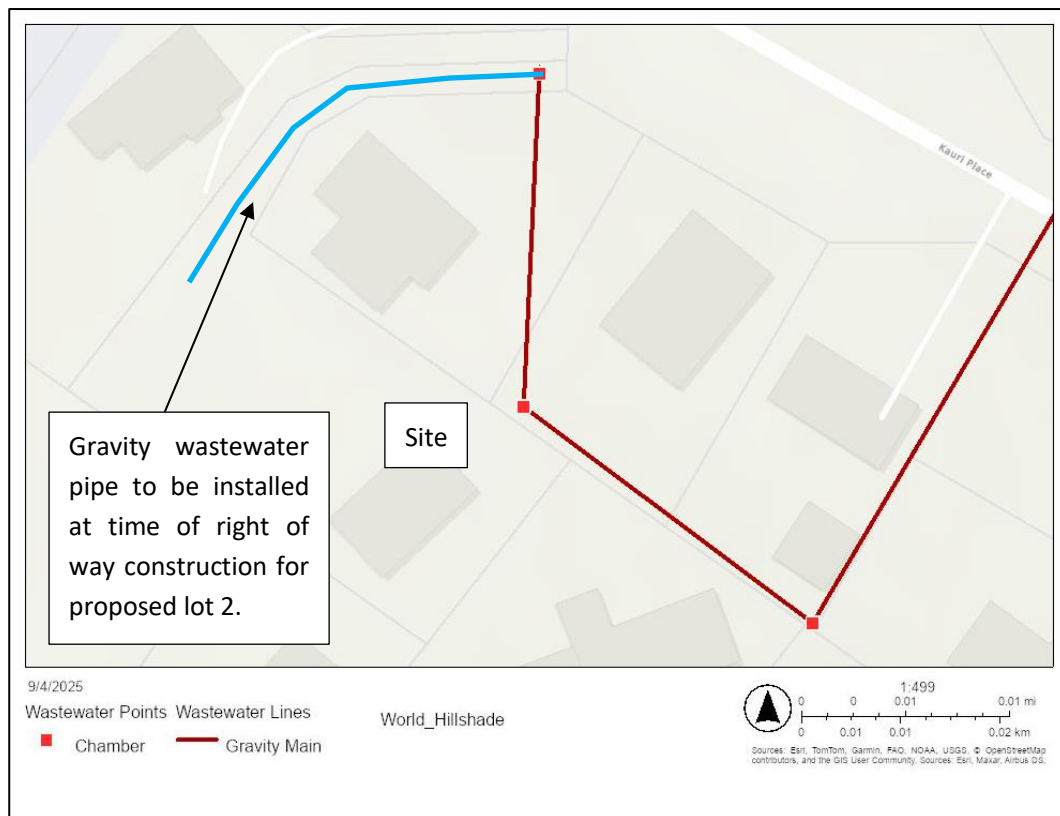


Figure 10 - FNDC Water Services

Appendix A – Drawings

Drawing No.	Title	Scale
24622	Proposed Subdivision Plan, Williams and King.	1:500 @ A3

PURPOSE	SHOWN	BENEFITED LAND	BURDENED LAND
RIGHT OF WAY RIGHT TO CONVEY - WATER ELECTRICITY TELECOMUN- ICATIONS RIGHT TO DRAIN WATER	A	LOT 1 HEREON	LOT 2 HEREON



GENERAL NOTES

Impermeable Surface Areas:
Lot 1 - 131m² = 24.5%
Lot 2 - 150m² = 23.3%

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	Name	Date
Surveyed	GJ	18.06.25
Designed		
Drawn	GJ	23.06.25
Height Datum	NZVD 2016	
Local Reference	CBAW	
Contour Interval	Major 1.0m	Minor 0.1m
Address	7 Kauri Place, Kaikohe	
Title	NA52B/776	Area 0.1079 ha.

JOB/CLIENT:
CREATIVE KAURI TRUSTEE CO LTD

KAIKOHE

SHEET TITLE:
PROPOSED SUBDIVISION OF SECTION 102
BLK XV OMAPERE SD

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030 Fax: 09-4076032
Email: kerikeri@surveyandplanning.co.nz

Job No: 24622
File: SCHEME PLAN - 250@A3

SCALE @ A3 1:250
SHEET No 1/1



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA52B/776**
Land Registration District **North Auckland**
Date Issued 22 March 1983

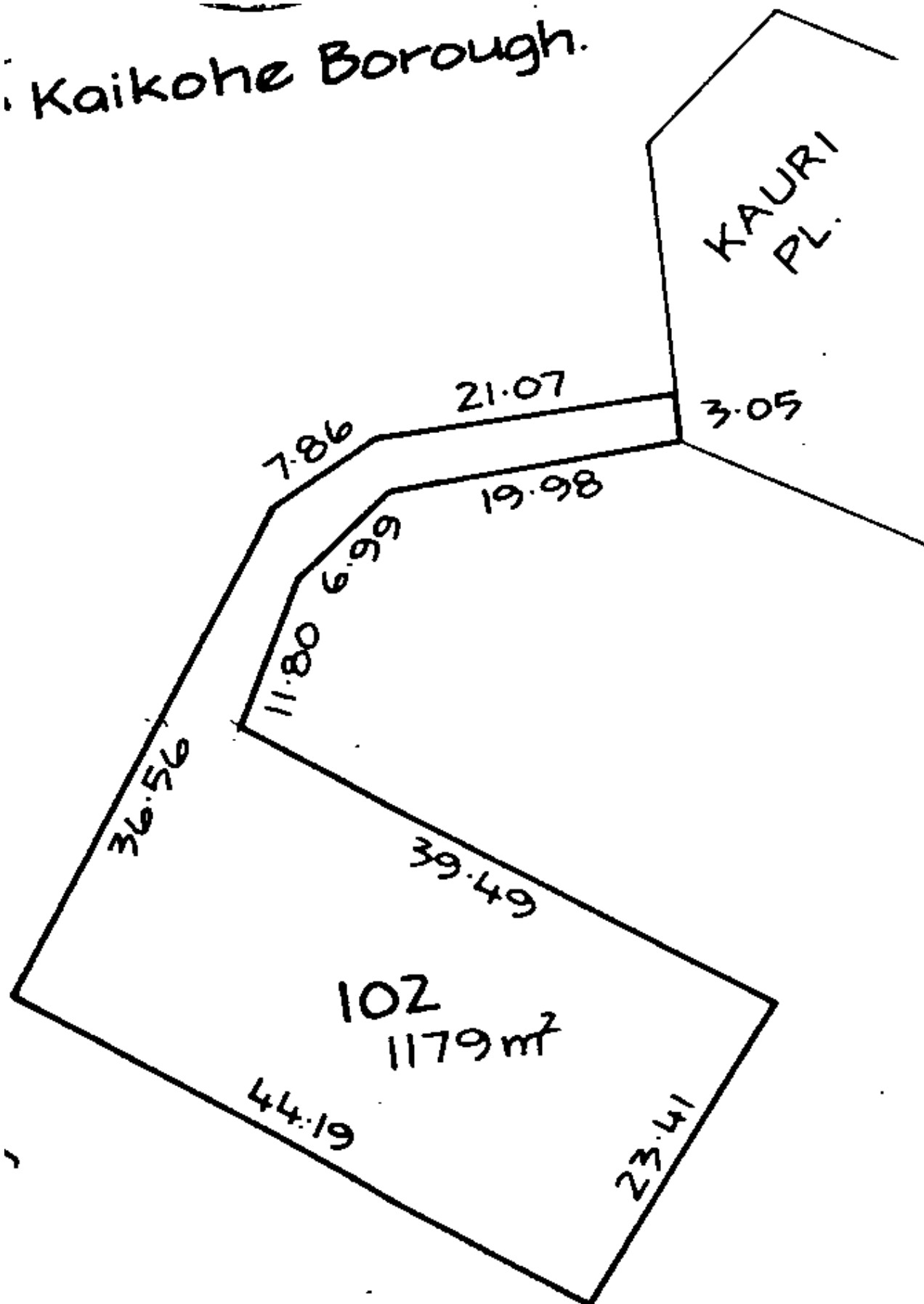
Prior References
GN 961159.1

Estate Fee Simple
Area 1179 square metres more or less
Legal Description Section 102 Block XV Omapere Survey
District

Registered Owners
Creative Kauri Trustee Company Limited

Interests
13316298.3 Mortgage to ANZ Bank New Zealand Limited - 6.6.2025 at 4:21 pm

Kaikōhe Borough.





Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

15 October 2025

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Creative Kauri Trustee Company Limited – 7 Kauri Place, Kaikohe.
Section104 Blk XV Omapere SD.

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

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

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

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz