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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ☑ **No**

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

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

**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: Shaun Ganantchian-Kingston & Joke Van Audenaerde

Email: [redacted]

Phone number: [redacted]

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Gumboots Consulting Engineers - Kelly Wright

Email: [redacted]

Phone number: [redacted]

Postal address: [redacted]
(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: Refer to Record of Title appended to the AEE

Property address/ location:

Postcode

8. Application site details

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

Name/s:

Site address/ location:

114B Hauparua Lane
Kerikeri

Postcode

Legal description: Lot 4 Deposited Plan 605001 **Val Number:** 00219-91304

Certificate of title: Identifier 1190274

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Please contact applicant or agent prior to any site visit.

9. Description of the proposal

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

To carry out a subdivision to create 3 lots (2 additional) on land zoned Coastal Living, as a discretionary activity.

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

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

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

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

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

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)	Shaun Ganantchian-Kingston & Joke Van Audenaerde
Email:	[redacted]
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Shaun Ganantchian-Kingston & Joke Van Audenaerde

Signature: [redacted] Date 24.02.2026

(signature of bill payer) MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Shaun Ganantchian-Kingston & Joke Van Audenaerde

Signature [redacted] Date 24.02.2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

GUMBOOTS
CONSULTING ENGINEERS

191 Onekura Road, Kerikeri, 0295
+64 204 486 697
office@gumbootsconsulting.co.nz

25th February 2026

Resource Consents and Planning Department
Far North District Council
KERIKERI

Our Reference: RC-1369

Dear Sir/Madam,

RE: Proposed Subdivision of Land at 114B Hauparua Lane, Kerikeri

I am pleased to submit an application on behalf of Shaun Ganantchian-Kingston & Joke Van Audenaerde for a proposed subdivision of land at 114B Hauparua Lane, Kerikeri, zoned Coastal Living. The application is a discretionary activity to create two additional lots.

Please find attached:

- Planning Report
- Assessment of Environmental Effects
- Location Plan and Subdivision Scheme Plan
- District Plan & Statutory Compliance Assessment
- Site Engineering Feasibility Appraisal

Should you require any further information or clarification, please do not hesitate to contact me.

The application fee of $3,044 has been paid separately via direct credit.

Regards;

Kelly Wright

0221879451

Civil-Environmental Engineer, Director & AF Member of EngNZ.

On behalf of Gumboots Consulting Engineers

GUMBOOTS
CONSULTING ENGINEERS

RESOURCE CONSENT APPLICATION

Proposed 3-LOT SUBDIVISION pursuant to the FNDC Operative District Plan

114B Hauparua Lane, Kerikeri

Prepared for: Shaun Ganantchian-Kingston & Joke Van Audenaerde

PLANNING REPORT &

ASSESSMENT OF ENVIRONMENTAL EFFECTS

16/02/2026

◆0204486697 ◆office@gumbootsconsulting.co.nz ◆www.gumbootsconsultingengineers.co.nz
191 Onekura Road, Kerikeri, Northland 0295

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Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295
P 0204486697 | E office@gumbootsconsulting.co.nz

1. Introduction

1.1 The Proposal

This application proposes to subdivide a property at 114B Hauparua Lane, Kerikeri to create three lots within the Coastal Living Zone. The property is legally described as Lot 4 DP 605001, contained in Certificate of Title 1190274, with a total area of approximately 1.8989 hectares.

The subdivision proposes to create three residential lots (2 additional), each capable of accommodating a dwelling and associated development. The proposed subdivision will:

- Create three lots meeting or exceeding minimum lot size requirements for the Coastal Living Zone
- Utilise the existing right of way easement off Hauparua Lane for access to all lots
- Provide individual on-site wastewater disposal systems for each lot
- Provide individual water supply systems (rainwater harvesting) for each lot
- Comply with the existing Consent Notice requirements on the property

Access to the site is via Hauparua Lane – a sealed private road formed by rights of way. Access will remain via existing rights of way over Lot 1 Deposited Plan 605001, with proposed Lots 1, 2 and 3 having right of way easement over this access leg.

The proposed lots will not have access to any Council 3 waters reticulated services and will be reliant on on-site water supply; wastewater treatment and disposal; and stormwater management. A **S**ite **E**ngineering **F**easibility **A**ppraisal **[SEFA]** supports this application (Appendix D).

A copy of the scheme plan is attached in Appendix A and location map in Appendix B.

1.2 Development Objectives

The subdivision seeks to achieve the following objectives:

- Efficient Land Use: Make efficient use of land which has no productive agricultural or horticultural capacity.
- Housing Choice: Provide 2 additional residential lots contributing to housing choice and availability in the wider Kerikeri area.
- Infrastructure Efficiency: Utilises existing road/accessway infrastructure.
- Character Consistency: Maintain consistency with the established rural-coastal character of the area.

- Environmental Protection: Avoid, remedy, or mitigate adverse effects on the environment through appropriate design and management measures if required.

1.3 Scope of this Report

This assessment and report accompanies the Resource Consent Application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land zoned Coastal Living, to create 2 additional lots, as a discretionary activity under the Far North Operative District Plan (ODP).

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. This report addresses the relevant matters set out in Schedule 4 of the RMA and demonstrates compliance with the relevant objectives and policies of the District Plan.

1.4 Statutory Framework

This application is assessed under the following statutory framework:

- Resource Management Act 1991:
- Far North District Council Operative District Plan (ODP)
- Far North District Council Proposed District Plan (PDP)
- National and Regional Policy Framework:
- National Policy Statements (where applicable)
- National Environmental Standards
- Northland Regional Policy Statement
- Northland Regional Plans

2. Property Details

2.1 Location

The subject site is located at 114B Hauparua Lane, Kerikeri, approximately 7.9km east of the Kerikeri town centre. The property is situated in an established coastal residential area characterised by medium-density residential development on larger lots.

The site is located on the western side of Hauparua Lane, approximately 850 meters from the intersection with Kerikeri Inlet Road at the end of Hauparua Lane in the Kerikeri Inlet coastal area.

Figure 1 - Location Plan

2.2 Legal Description

The property is legally described as:

Lot 4 DP 605001

Certificate of Title: 1190274

A copy of the Certificate of Title is attached as Appendix C.

2.3 The Surrounding Environment

The surrounding area is characterised by coastal-residential development with established lot sizes typically ranging from 2,000sqm (Quinces Landing & Wharau Road) to 4 hectares (see Figure 1 below). Neighbouring properties mostly comprise lifestyle blocks with residential dwellings. The proposed subdivision maintains the established coastal-residential amenity of the local area.

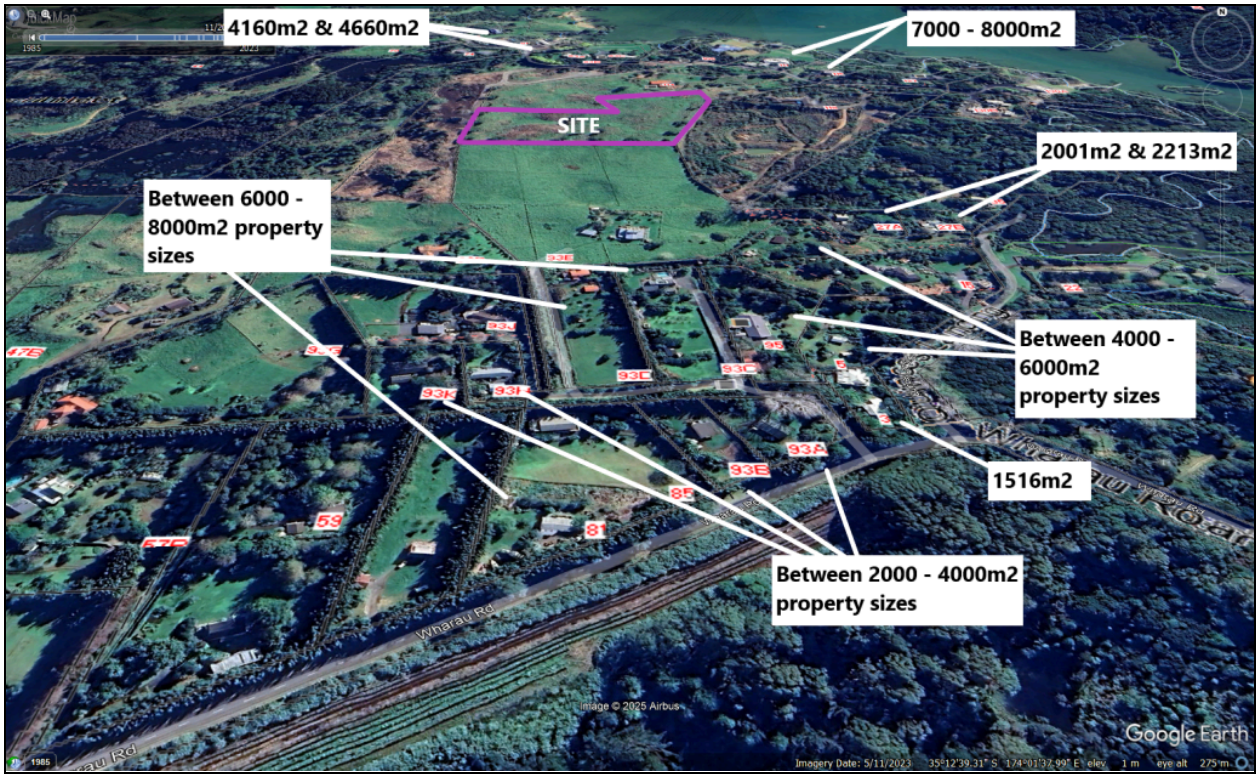


Figure 2 - Surrounding Environment

3. Site Description

3.1 Physical Characteristics

The site is accessed off Hauparua Lane, a private road not maintained by Council, and then via an internal right of way to the property boundary. The site currently contains an existing dwelling (within proposed Lot 2) and is predominantly in grass cover with some isolated trees.

The site is irregular in shape and is undulating in topography, with naturally occurring mounds that peak and dip across the site. Refer to the Site Feasibility Appraisal in Appendix D for more details.

The property is zoned Coastal Living under the Operative District Plan (ODP) and Rural Lifestyle under the Proposed District Plan (PDP). No coastal environment overlay applies to the site, despite its ODP zoning.

The site is not identified as being subject to any coastal erosion or flooding hazards, or any river flooding hazards. The site is not erosion prone. There are no areas of significant indigenous vegetation within the site and no areas of wetland in the vicinity of the proposed development. The site is not within a kiwi present or high density kiwi area.

The property is mapped as having an archaeological site [AS] within its boundaries (P05/96). However, the recorded coordinates locate the archaeological site (pit) outside of the allocated developable area of

proposed Lot 1. As such, the proposed residential development and associated earthworks are not anticipated to interact with the recorded archaeological feature. Standard archaeological protocols will apply in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, whereby earthworks will cease immediately and Heritage New Zealand notified in the event that any archaeological materials (koiwi tangata/human remains, artefacts, charcoal, burnt stones, or modified soils) are uncovered during site works.

An accidental discovery protocol will be implemented for all earthworks activities to ensure compliance with statutory requirements.

Soils on the site are LUC class 6s; not suitable for productive use.

3.2 Legal Interests

The property is subject to Consent Notice 13079483.2, which was imposed as part of the previous resource consent RC 2240190-RMACOM. This consent notice includes standard conditions for subdivisions creating new vacant lots. A copy of the Consent Notice is attached as Appendix C.

The key clauses of the Consent Notice that are relevant to this subdivision include:

- Requirement to provide a stormwater management design at time of building consent
- Need to ensure sufficient potable and fire fighting water supply
- Need to include a wastewater treatment and disposal design at time of building consent
- Requirement to maintain approved landscaping established as part of the subdivision
- Requirement for a final landscaping/amenity plan at time of building consent

All requirements of the Consent Notice will continue to apply to the subdivided lots and will be complied with at the time of building consent for any dwellings on the proposed lots.

3.3 Consent History

The site was created by resource consent RC 2240190-RMACOM, which granted consent for subdivision and land use. The consent included consent for breaches of stormwater management rules (Rule 10.7.5.1.6), which allowed for greater impermeable surface coverage than would otherwise be permitted.

There is one dwelling on the property; approved under building consent EBC 2025 1056/0.

4. Schedule 4 of the RMA 1991 - Information Required in an Application

Clause 2: Information required in all applications	
(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity:	Refer Sections 1 and 5 of this report.
(b) a description of the site at which the activity is to occur:	Refer Sections 2 and 6 of this report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 included with this application.
(d) a description of any other activities that are part of the proposal to which the application relates:	No other activities are part of the proposal. The application is for subdivision pursuant to the FNDC's ODP.
(e) a description of any other resource consents required for the proposal to which the application relates:	None are required.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 7 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): (a) any relevant objectives, policies, or rules in a document; and (b) any relevant requirements, conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).	Refer to Sections 5 and 7 of this Planning Report.
(3) An application must also include any of the following that apply:	
(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Refer to section 5.
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	N/A - There is no existing resource consent.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	N/A - The site is not within an area subject to a customary marine title group.

(4) An application for a subdivision consent must also include information that adequately defines the following:	
(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.	Refer to Scheme Plan in Appendix A.
Clause 6: Information required in assessment of environmental effects	
(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects;and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:	The subdivision does not involve any discharge of contaminants.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons have been identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are	No protected customary right is affected.

more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	
Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)	
(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 6. The site has no high or outstanding landscape or natural character values.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6. The subdivision has no effect on ecosystems or habitat.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6. The site has no aesthetic, recreational, scientific, historical, spiritual or cultural values that I am aware of, that will be adversely affected by the act of subdividing.
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The subdivision site is not subject to hazard. The proposal does not involve hazardous installations.

5. Activity Status

5.1 Operative District Plan

The site is zoned Coastal Living and has no resource features.

Table 13.7.2.1: Minimum Lot Sizes

(ix) COASTAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4ha (with provision for stormwater and wastewater disposal as a necessary part of the application). **Note 1**: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and **Rule 13.7.2.5).** **Note 2**: Subdivision within 100m of the boundary of a Mineral Zone is a restricted discretionary activity.	1. The minimum lot size is 8,000m2 (with provision for stormwater and wastewater disposal as a necessary part of the application). 2. Subdivision that complies with the Controlled Activity Standard, but is within 100m of the boundary of the Minerals Zone.	1. The minimum lot size is 5,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application); or 2. A subdivision in terms of a management plan as per **Rule 13.9.2** may be approved.

The Title is younger than April 2000 and lots are 5,000m^2 in area or greater. The subdivision is therefore a discretionary subdivision activity.

5.2 Other Rules:

Zone Rules:

The proposal does not result in any breaches of Coastal Living Zone rules. Proposed Lot 2 is developed.

District Wide Rules:

Chapter	Description	Applies	Reason
12.1	Landscapes and Natural Features	✖	*There is no landscape or natural feature overlay applying to the site.*
12.2	Indigenous Flora and Fauna	✖	*There is no clearance of indigenous vegetation proposed.*
12.3	Soils and Minerals	✖	*Only minor subdivision earthworks will be required for access, highly unlikely to breach the zone's permitted activity thresholds.*
12.4	Natural Hazards	✖	*The site is not subject to any coastal hazard as currently mapped in the Operative District Plan (the only hazards with rules). There are no areas of bush from which a 20m buffer is required.*
12.5A	Heritage Precincts	✔	*The proposed residential development and associated earthworks are not anticipated to interact with the recorded archaeological feature. Standard*

			archaeological protocols will apply in accordance with the Heritage New Zealand Pouhere Taonga Act 2014
12.5B	Paihia Mission Heritage Area	✖	*The site is not within the Paihia Mission Heritage Area.*
12.7	Lakes, Rivers, Wetlands and the Coastline	✖	*The subdivision provides for building / development areas well away from any water courses.*
12.8	Hazardous Substances	✖	*The activity being applied for is not a hazardous substances facility.*
12.9	Renewable Energy and Energy Efficiency	✖	*The activity does not involve renewable energy.*
14	Financial Contributions	✖	*There is no qualifying water body (esplanade areas).*
15.1.6A	Traffic intensity	✖	*The traffic intensity rules apply to land use activities, not subdivisions.*
15.1.6B	Parking requirements	✖	*Relates to proposed land use activities, not subdivisions. No breaches of either traffic intensity, or parking rules have been identified.*
15.1.6C	Access	✖	*Hauparua Lane is a sealed road, to the appropriate standard. Access within the subdivision can be formed to the required standard.*
15.2	Airports	✖	*Property is not within the vicinity of an airport.*

In summary, there are no identified land use breaches, and the subdivision remains a discretionary subdivision activity.

5.3 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

Rules	Description	Applies	Reason
HS-R2 HS-R5 HS-R6	Hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas	✖	*There are no scheduled sites or areas of significance to Maori, significant natural areas or any scheduled heritage resource on the site, therefore these rules are not relevant to the proposal.*

HS- R9	or a scheduled heritage resource.		
HA-R1 - R10 inclusive	Heritage Area Overlays	✖	*None apply to the application site.*
HA - R12 - 14 HA-S1 - S3	Historic Heritage rules and Schedule 2	✖	*The site does not have any identified (scheduled) historic heritage values.*
NT-R1 - R9 inclusive NT-S1 - S2	Notable Trees	✖	*No notable trees on the site.*
SUB-R15	Sites and Areas of Significance to Maori	✖	*N/A – the site does not contain any site or area of significance to Maori.*
IB-R1 to R5 inclusive	Ecosystems and Indigenous Biodiversity	✖	*No indigenous vegetation clearance is proposed.*
SUB-R6 SUB-R13 SUB-R14 SUB-R17	Subdivision (specific parts)	✖	*Only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.*
ASW-R1-R4 inclusive	Activities on the surface of water	✖	*No such activities are proposed.*
EW-R12 EW-R13 EW-S3 EW-S5	Earthworks	✔	*EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. The only earthworks required to give effect to the subdivision is related to access. This can be carried out in compliance with the above referenced rules/standards.*
SIGN-R9, R10, S1 - S6	Signs	✖	*Signage does not form part of this application.*
OBZ-R14	Orongo Bay Zone	✖	*The site is not in the Oronga Bay Zone.*

In summary, there are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

5.4 Access Arrangement

Vehicle access to the site is via Hauparua Lane, a private sealed road located off Kerikeri Inlet Road. The lane extends approximately 1,250 metres from its intersection with Kerikeri Inlet Road and comprises multiple rights of way over various titles.

The lane is well-maintained with a sealed carriageway varying between 3.8-6 metres in width, featuring existing passing bays approximately every 100 metres, speed humps at four locations, and posted 25 km/h speed limits to manage vehicle speeds in the shared residential access environment. The picturesque lane provides access through a mix of native bush and pastoral land, serving an established residential community.

Hauparua Lane currently provides legal access to 23 lots. Recent subdivision activity has seen approval for additional titles (RC 2240190 and RC 2240057). As part of RC 2240190, comprehensive infrastructure improvements were required and have been delivered, including construction of two additional passing bays at chainages 220m and 380m, and vegetation trimming/clearance at identified sight distance restrictions i.e chainages 760m, 800m, 870m and the Kerikeri Inlet Road intersection.

The lane operates successfully as a low-volume private access serving the coastal residential community, with actual traffic volumes measured at 4.6 vehicle movements per day per household (Vehicle counts carried out by Council's roading maintenance contractor Ventia as referenced in the Haigh Workman Traffic Impact Assessment dated June 2024), significantly below the typical traffic generation assumptions in the Far North District Plan.

The two additional lots will generate approximately 9 additional vehicle movements per day, resulting in a total projected traffic volume of 120 vpd for 26 household equivalents. This remains well below the 150 vpd threshold that triggers upgrade requirements under District Plan Appendix 3B-1. Thus vesting of Hauparua Lane is not proposed or required.

The June 2024 Traffic Impact Assessment (Haigh Workman, HW Ref 24 098) confirms that Hauparua Lane, as upgraded, meets required standards and has adequate capacity to serve the proposed development safely and efficiently. Therefore it is concluded that no further infrastructure works on Hauparua Lane would be required due to the proposed subdivision of 114B Hauparua Lane into two additional lots.

No conditions requiring further physical works on Hauparua Lane are necessary or appropriate for this consent.

Figure 2 - Entrance to 114B Hauparua Lane (right)

All three proposed lots will be accessed via the existing right of way easement that currently serves the subject property. The right of way provides legal and physical access from Hauparua Lane to each of the proposed lots.

The subdivision will not materially increase the burden on the right of way beyond what was contemplated when it was originally created. The right of way has adequate capacity to serve two additional residential lots.

5.5 Services

Each proposed lot will be fully serviced with:

- Individual water supply via rainwater collection
- Individual on-site wastewater disposal systems
- On-site stormwater management
- Access to power and telecommunications

The servicing strategy is appropriate for the Coastal Living Zone and is consistent with the servicing approach for other properties in the area.

6. Assessment of Environmental Effects

Table 1: Assessment of Environmental Effects Summary

Environmental Factor	Effect Level	AEE Section
Allotment Sizes & Dimensions	Less than minor	6.1
Natural & Other Hazards (s106 RMA)	Nil	6.2
Water Supply	Less than minor	6.3
Energy Supply & Telecommunication	Less than minor	6.4
Stormwater Management	Less than minor	6.5
Wastewater Disposal	Less than minor	6.6
Easements for any purpose	Less than minor	6.7
Property Access	Less than minor	6.8
Earthworks	Less than minor	6.9
Building Locations	Less than minor	6.10
Preservation and Enhancement of Heritage Resources	Less than minor	6.11
Soil	Less than minor	6.12
Access to & Protection of Waterbodies	Less than minor	6.13
Land Use Compatibility (Reverse Sensitivity)	Less than minor	6.14
Proximity to Airports	Nil	6.15
Natural Character of the Coastal Environment	Less than minor	6.16
Energy Efficiency and Renewable Energy Development/Use	Less than minor	6.17
National Grid Corridor	Nil	6.18
Rural Character & Amenity	Less than minor	6.19
Cumulative & Precedent Effects	Less than minor	6.20
OVERALL EFFECTS	**Less than minor**	**6.22**

Note: Detailed assessment for each factor is provided in the referenced sections of this application (as follows).

6.1 Allotment Sizes and Dimensions

The proposed lots are large and can easily accommodate a 30m x 30m square building envelope. They are suitable for residential development associated with rural and lifestyle activities.

The Site Feasibility Appraisal in Appendix D confirms that the proposed lots are all suitable for their intended use in regard to civil engineering matters.

6.2 Natural and Other Hazards

The site is not mapped as being subject to any hazard.

The **S**ite **E**ngineering **F**easibility **A**ppraisal **[SEFA]** contains a natural hazard assessment; section 10. The site is not subject to any hazard associated with erosion; landslip; rockrall; alluvion; avulsion; unconsolidated fill; soil contamination; subsidence; fire hazard or sea level rise, flooding or inundation hazard risk.

6.3 Water Supply

There is no Council reticulated water supply available to the property and the Council can impose its standard requirement in regard to potable and fire fighting water supply for the lots.

6.4 Energy Supply & Telecommunications

Power and telecommunication supply is not a requirement for this subdivision. Power is currently servicing the existing dwelling within proposed Lot 2. Council can impose a consent notice advising future lot owners that the provision of power and telecoms to the lot boundaries was not a requirement of the subdivision and remains the responsibility of the lot owner.

6.5 Stormwater Management

Refer to the Section 19 of the Site Feasibility Appraisal. This confirms that impermeable coverage on each lot will readily comply with the zone's permitted activity threshold, including Lot 2 which will accommodate the bulk of the formed shared access. Stormwater management concepts are discussed both for subdivision development works and for future on-lot development.

The SEFA contains an assessment against the Far North District Plan Section 13.10.4, showing no consent is required – refer to Section 22, Table 1.5.

6.6 Wastewater Disposal

Each lot will be serviced by individual on-site wastewater treatment systems in accordance with the Far North District Council standards. The site soil conditions are suitable for on-site treatment and disposal of domestic wastewater based on the existing on site wastewater treatment system and Section 23 of the SEFA. Proposed Lot 2 comprises an existing dwelling with an onsite wastewater treatment system which is contained wholly within the subsequent boundaries of the proposed allotment. Any future systems will be designed to arrest any adverse effects on groundwater or neighbouring properties.

The SEFA contains an assessment against the Far North District Council Plan Section 13.10.5 in its Section 26, Table 1.6.

6.7 Easements for any purpose

The property will remain subject to existing easements (including in gross) as shown on the scheme plan. New easements for right of way and various services, are listed in the Memorandum of Easements on the face of the Scheme – refer Appendix A.

6.8 Property Access

Property access into the lots will be directly off Hauparua Lane at the north-eastern corner of the property. Lots two and three will be accessed via the long leg-in and over proposed Lot 2. The SEFA addresses internal accessway in its Section 17.6.

The existing accessway (right of way easement) over Lot 1 Deposited Plan 605001 will serve four titles post subdivision and can be at 3m metal carriageway width. No passing bay would be required.

6.9 Earthworks

The Site Feasibility appraisal addresses engineering recommendations for earthworks activities. It is expected that earthworks volumes for creation of access and associated drainage will be within the 5,000m^3 permitted volume specified in the Operative District Plan; and also to comply with the Regional Plan's Rule C.8.3.1.

6.10 Building Locations

There are no restrictions in regard to natural hazards as to where dwellings/buildings can be located and no need to impose minimum floor levels. All lots contain elevated house sites. All lots can support buildings with associated on-site services. There is no requirement to clear any vegetation in order to ensure buffer distance between future dwellings and scrubland.

6.11 Preservation and Enhancement of Heritage Resources (including cultural, vegetation, fauna and landscape, and land set aside for conservation purposes).

6.11.1 Vegetation, fauna and landscape

The site has no resource feature overlays. It contains no features mapped in the Regional Policy Statement (or PDP) as having any high or outstanding landscape or natural values and there are no mapped biodiversity wetlands.
The property is not within a mapped kiwi zone. The title is not subject to any restriction on keeping cats and dogs.

I believe **no** restriction is necessary.

6.11.2 Heritage/Cultural

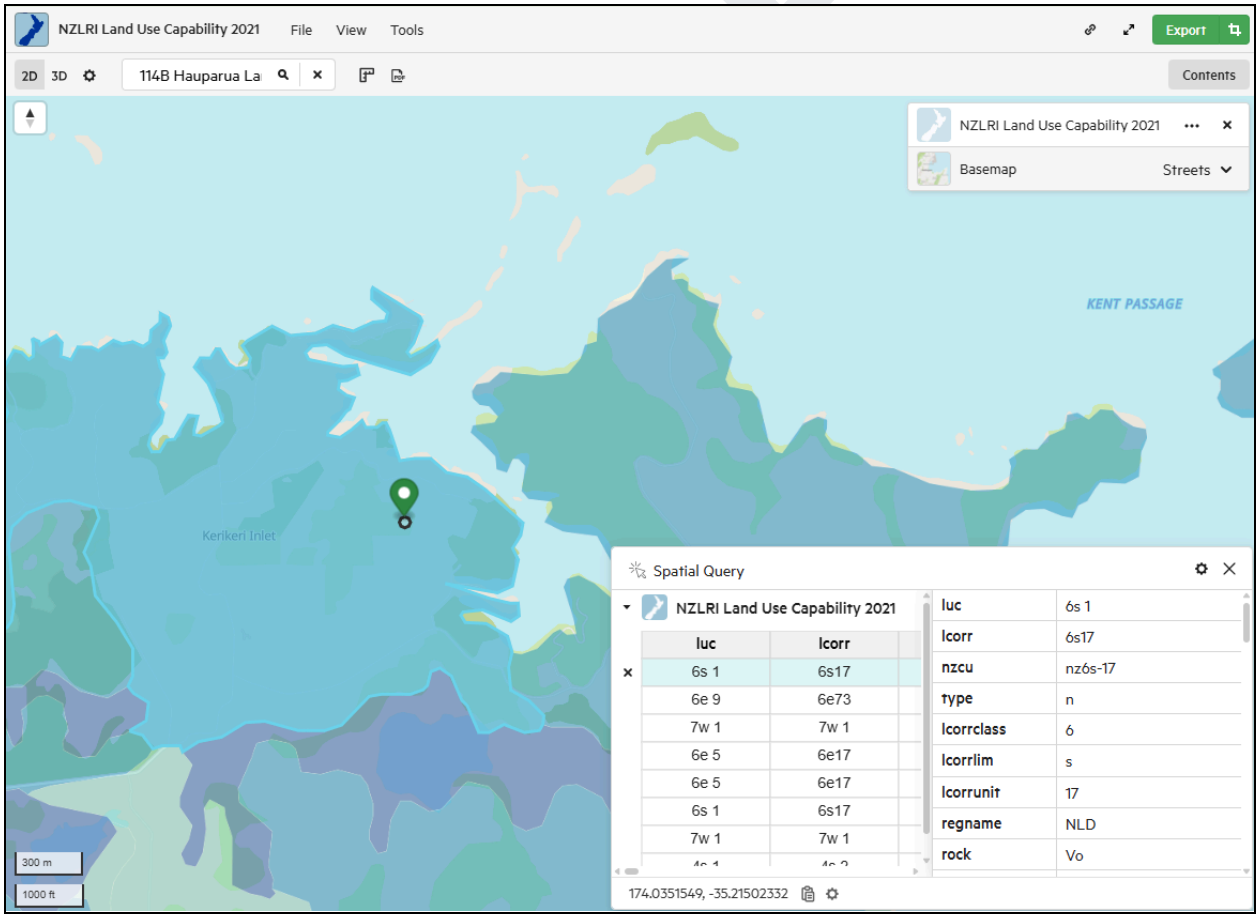
The site does not contain any historic sites or any Sites of Cultural Significance to Maori (as scheduled in the ODP or PDP).

6.12 Soil

The soils on the property are predominantly mapped as being LUC 6s.

LUC Class Code 6 - Non-arable land with moderate limitations for use under perennial vegetation such as pasture or forest.
LUC Subclass Modifier 's' - Soil physical or chemical properties in the rooting zone such as shallowness, stoniness, low moisture holding capacity, low fertility (which is difficult to correct), salinity, or toxicity first limits production.

The proposed subdivision maintains the life-supporting capacity of soil. The residential use is appropriate for LUC Class 6s land and does not compromise soil function or productivity.



6.13 Access to, and protection of waterbodies

There is no qualifying water body along which, or around which, public access is required to be provided. Water quality will not be adversely impacted by the act of subdivision. On site wastewater treatment and disposal systems can be established in compliance with permitted activity standards in the Regional Plan.

No significant waterbodies (rivers, streams, lakes, wetlands) are present on the property. Natural surface water flow paths exist and will be maintained in the subdivision design.

No qualifying waterbodies are present that require provision of public access under Section 6(d) RMA or the District Plan. No esplanade reserve or strip is required. Effects are considered less than minor.

Water quality will be protected through:

- **L**and **R**esilient **P**lanting
- Onsite wastewater treatment systems designed to AS/NZS 1547:2012, complying with Northland Regional Plan permitted activity standards
- Low Impact Design stormwater management with natural dispersal through vegetated areas
- Erosion and sediment control during construction

6.14 Land Use Compatibility (reverse sensitivity)

The proposed subdivision is consistent with the established rural/coastal residential character of the Hauparua Lane locality, where residential living is interspersed with larger holdings. The subdivision does not introduce sensitive activities into proximity with rural productive uses, nor create unreasonable expectations that could constrain neighboring properties.

The proposed subdivision presents less than minor reverse sensitivity risk due to the:

1. Established Residential Character The Hauparua Lane area is already established as a predominantly residential environment. There are no significant rural productive activities (intensive farming, horticulture, or rural industry) in the immediate vicinity that could be constrained by additional residential lots.

2. Zone Expectations The Coastal Living Zone anticipates residential development as the primary use. Future residents will have reasonable expectations of a residential environment, not exposure to intensive rural activities.

3. Separation from Productive Rural Land The site is geographically separated from significant productive rural areas by the Kerikeri Inlet, coastal topography, and native bush. There are no adjacent farming operations that could be affected by residential complaints.

4. Consistency with Existing Pattern The proposed lot sizes are consistent with the established residential pattern. The subdivision does not introduce unusually small or intensively developed lots that would create unreasonable expectations of urban amenity standards.

5. No New Sensitive Use The subdivision does not introduce a new or more sensitive land use. Residential use already exists on the parent title and throughout Hauparua Lane. The proposal simply provides for two additional residential lots where residential use is established and anticipated.

I do not believe this subdivision unduly increases any risk of reverse sensitivity effects arising. The effects in terms of reverse sensitivity are assessed as less than minor.

6.15 Proximity to Airports

The site is outside of any identified buffer area associated with any airport.

6.16 Natural Character of the Coastal Environment

The site is located within the broader coastal environment however, the site is not on the immediate coastal margin and is not mapped as an area of Outstanding Natural Character or High Natural Character in the Far North District Plan.

The subdivision does not compromise the natural character values of the coastal environment. The scale, intensity, and form of development is appropriate for the Coastal Living Zone and maintains the landscape character of the area.

6.17 Energy Efficiency and Renewable Energy Development/Use

Not applicable - The proposal has not considered energy efficiency as it is for subdivision only. This is an option for future lot owners

6.18 National Grid Corridor

Not applicable - The National Grid does not run through the application site.

6.19 Effects on Rural Character Amenity

The proposal maintains the character and amenity values of the Coastal Living Zone. There are no rural production activities in the vicinity that could be affected by reverse sensitivity. The subdivision reinforces the established coastal-residential character rather than introducing incompatible uses.

6.20 Cumulative and Precedent Effects

6.20.1 Cumulative Effect:

The proposal will create two additional lots easily able to internalise potential effects of any future built development. The proposal does not create an adverse cumulative effect.

6.20.2 Precedent Effect:

Precedent effects are a matter for consideration when a consent authority is considering whether or not to grant a consent. Determining whether there is an adverse precedent effect is, however,

generally reserved for non complying activities, which this is not. Therefore, the proposed subdivision does not set an adverse precedent effect and does not threaten the integrity of the ODP or those parts of the PDP with legal effect.

6.21 Positive Effects of the Subdivision

The proposed subdivision efficiently utilises existing infrastructure by consolidating development on the established Hauparua Lane accessway. The subdivision formalises land use patterns consistent with the immediate Kerikeri Inlet coastal area, where similar residential lot sizes (2000m - 4Ha) and low densities are well-established within the Coastal Living Zone.

The subdivision enables appropriate residential use of land which is not suited to primary production due to inherent site constraints (LUC Class 6s soils with shallow basalt bedrock and limited productive capacity) and its location within an established coastal residential area where rural productive activities do not occur.

6.22 Effects Summary and Conclusion

The assessment identifies the proposed subdivision will generate less than minor adverse environmental effects, appropriately managed through standard conditions of consent. This is summarised in Section 7 following.

The existing environment is characterised by coastal-residential land use. The site is not used for productive purposes, contains no significant ecological or cultural heritage values, and is not subject to natural hazards.

The **OVERALL EFFECT** on the Environment is considered to be **LESS THAN MINOR**.

7. Statutory Assessment

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapter 10.7 (Coastal Living Zone); and 13 (Subdivision), of the District Plan. These are listed and discussed below where relevant to this proposal.

7.2 Subdivision Objectives & Policies

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.

This is an enabling objective. The Coastal Living Zone is predominantly a low-density residential zone designed for coastal residential development. The site is approximately 2 hectares in area and is located within an established residential area on Hauparua Lane. The site contains LUC Class 6s soils with inherent limitations (shallow basalt bedrock and restricted rooting zone) that make it unsuitable for intensive agricultural or horticultural production but appropriate for residential use. The creation of three residential lots (0.5ha, 0.6ha, and 0.78ha), with legal access via existing rights of way over Hauparua Lane, is considered a sustainable use of the land. The subdivision promotes sustainable management of natural and physical resources while providing for the social, economic, and cultural wellbeing of people and communities through housing choice in a desirable coastal location.
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.
The Assessment of Environmental Effects and supporting report conclude that the proposed subdivision is appropriate for the site and that the subdivision can avoid, remedy or mitigate any potential adverse effects.
13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.
The site is located within the coastal environment but is not mapped as containing or adjoining any Outstanding Natural Landscapes or Outstanding Natural Features in the Far North District Plan. The site is not identified in the Regional Policy Statement for Northland as containing significant natural features. The subdivision is consistent with this objective. No outstanding landscapes or natural features will be jeopardised by the proposal.
13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
No scheduled heritage resources are identified on the property in the Far North District Plan. No historic heritage sites are listed on the Heritage New Zealand List for this property. No recorded archaeological sites are identified on the New Zealand Archaeological Association Site Recording Scheme (ArchSite) for this location. The subdivision will not adversely affect scheduled heritage resources because no such resources are present. While no heritage resources are currently recorded, standard discovery protocols are included as proposed consent conditions to protect any recorded/unrecorded archaeological sites (pre-1900

evidence of human activity) that may be discovered during earthworks. These protocols require work to cease immediately and appropriate authorities (Far North District Council, Heritage New Zealand Pouhere Taonga, and iwi) to be notified if archaeological materials are encountered. The subdivision is consistent with this objective. No scheduled heritage resources will be adversely affected or alienated from their setting/context.
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.
Both undeveloped lots will be required to be self-sufficient in terms of on-site water storage and appropriate stormwater management. The supporting Site Feasibility Appraisal confirms this is achievable.
13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.
This objective is likely intended to encourage Management Plan applications, and does not have a lot of relevance to this proposal.
13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for. ***And related Policy*** *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.*
The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The subdivision will have minimal, if any, impact on water quality. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.
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.
Electricity supply is available to the site via existing infrastructure. Each proposed lot can be individually connected to the electricity network to meet the needs of future residential activities. While electricity is not a mandatory requirement for subdivision consent in the Coastal Living Zone (off-grid solutions such as solar systems are viable alternatives), the availability of grid electricity

enhances the utility and marketability of the lots and will support standard residential activities including lighting, heating, appliances, and wastewater system operation (if pumps required). The subdivision is consistent with this objective. Adequate electricity supply is available to meet the needs of future residential development on the 2 additional lots.
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). ***And;*** *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.*
The subdivision layout supports energy efficient design through the provision of appropriately sized lots that allow flexibility in building placement and orientation. All three lots provide adequate land area to enable future dwellings to be positioned with northerly orientation, maximizing solar gain for passive heating and natural lighting. The undulating topography and lot dimensions allow building platforms to be located on suitable ground with good solar access and natural ventilation opportunities. While specific building designs are not part of this subdivision consent, the lot configuration does not constrain energy efficient design and supports passive design strategies for future residential development. The subdivision is consistent with this objective by providing lot sizes and configurations that enable, rather than constrain, energy efficient building design.
Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

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;* *(b) ecological values;* *(c) landscape values;* *(d) amenity values;* *(e) cultural values;* *(f) heritage values; and* *(g) existing land uses.*
The matters identified in criterion 13.4.1, where relevant to this subdivision proposal, have been assessed and discussed in detail throughout the preceding sections of this report.

Each of the values listed in items (a) through (g) has been given appropriate consideration in determining the sizes, dimensions and distribution of the proposed allotments. The subdivision design reflects an understanding of the coastal/rural residential character of the Hauparua Lane locality, the ecological and landscape values present, and the need to maintain amenity for both future residents and neighbouring properties. Proper regard has been given to the potential effects, including cumulative effects, on natural character, ecological values, landscape values, amenity values, cultural values, heritage values, and existing land uses in the design and layout of this subdivision. The proposed allotments are appropriate for the site context and the Coastal Living Zone.
13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties. ***And;*** *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.*
Access to all lots is off Hauparua Lane via a shared private accessway. There will be minor works required to upgrade internal access. This will not entail any removal of indigenous vegetation and works can be subject to sediment control measures. On site wastewater treatment and disposal and stormwater management is achievable.
13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.
The site is not identified as being subject to any hazard that impacts on location of future built development.
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.
Electricity and telecommunications connections to the proposed lots will utilise existing infrastructure along Hauparua Lane and to the property boundary. Individual connections can be provided via underground reticulation, avoiding adverse visual impacts associated with overhead lines and utility infrastructure. Water supply (rainwater tanks), wastewater treatment systems, and stormwater management infrastructure will be located on individual lots and can be positioned discretely within building platforms or service areas to minimise visual prominence. The lot sizes provide ample space for appropriate siting of utility infrastructure.

The subdivision design does not require installation of above-ground utility infrastructure visible from public areas. Visual impacts of utility services will be avoided through underground connections and appropriate siting of onsite service infrastructure. The subdivision is consistent with this policy.
13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.
No scheduled heritage resources, significant ecological areas, outstanding landscapes, or significant waterbodies are present on the property. The subdivision provides for protection through: ● Discovery protocols for any archaeological sites ● Low-density lot sizes (0.5-0.87ha) maintaining coastal character and spaciousness ● Preservation of natural surface water flow paths
Policy 13.4.7 is not relevant as there is no qualifying water body to which esplanade requirements apply.
13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
Each lot will require and can sustain on-site water supply and storage.
Policies 13.4.9 and 13.4.10 are not discussed further. The former relates to bonus development donor and recipient areas, which are not contemplated in this proposal; whilst the latter only applies to subdivision in the Conservation Zone.
13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
The application is not lodged as a Management Plan application.
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: *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;* *(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;* *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;* *(d) through siting of buildings and development, design of subdivisions, and provision of access that*

recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004); *(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.*
(a) Clustering/grouping development: Building platforms will be located on suitable ground, with no significant waterbodies, wetlands, or sensitive landforms present requiring avoidance. **(b) Minimising visual impact:** Visual impacts are minimised through low-density lot sizes (0.5-0.78ha) and development scale consistent with surrounding residential properties. **(c) Public access to foreshore:** The subdivision does not affect public access to the coast as no esplanade reserve or public access provision is required. **(d) Relationship of Māori:** Discovery protocols are included as recommendations to protect any unrecorded cultural sites and enable iwi consultation if required. **(e) Indigenous vegetation planting/habitat links:** No significant indigenous vegetation or habitat corridors are present requiring enhancement or linkage. **(f) Protecting historic heritage:** Discovery protocols ensure protection of any archaeological sites through work cessation and notification if encountered. **(g) Hydraulic neutrality and natural hazards:** Hydraulic neutrality is achieved through Low Impact Design stormwater management, and the site is not subject to significant natural hazards. The proposal is therefore considered to be consistent with Policy 13.4.13. S6 matters (National Importance) are also addressed later in this report.
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.
The subdivision has been assessed against and aligns with the Coastal Living Zone objectives and policies – see Section 7.3 below.
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.*
The subdivision layout has taken the above items into account.
Policy 13.4.16 is not considered relevant as it only relates to the National Grid.

In summary, when assessed against the above Objectives and Policies, the proposal demonstrates clear consistency with the policy framework and appropriately gives effect to the intended outcomes for the Coastal Living Zone.

7.3 Coastal Living Zone Objectives and Policies

Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.
The subdivision is located within an established residential area on Hauparua Lane, where residential development is anticipated and existing. Infrastructure improvements required under RC 2240190 ensure that access and servicing are adequate. Onsite infrastructure (water, wastewater, stormwater) will be provided to avoid adverse effects on the coastal environment. Any minor effects associated with the subdivision are appropriately remediated through standard subdivision conditions.
10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance: *(a) the natural character of the coastline and coastal environment;* *(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna; (c) outstanding landscapes and natural features;* *(d) the open space and amenity values of the coastal environment;* *(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*
The subdivision preserves the natural character of the coastal environment by maintaining the established low-density residential pattern characteristic of Hauparua Lane. The site does not contain areas of significant indigenous vegetation, significant habitats of indigenous fauna, or outstanding landscapes and natural features. The open space and amenity values of the coastal environment are maintained through appropriate lot sizes that preserve the spaciousness and

character of the area. Water quality and soil conservation are protected through appropriate onsite wastewater and stormwater management systems that will be designed and constructed to standard.
10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.
No sites or areas of significance to Māori have been identified on the subject property or in the immediate vicinity. The subdivision does not affect known cultural values or taonga. Should any sites of significance be identified during the subdivision process, appropriate consultation and protection measures will be implemented.
10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.
The site does not adjoin the coastal marine area and is located inland from the Kerikeri Inlet. Existing public access arrangements to the coast are not impacted by this proposal.
10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.
The site does not adjoin the coast, lakes, or rivers, and is not located within any mapped Esplanade Priority Area. Esplanade provisions are therefore not applicable to this subdivision.
10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.
The subdivision does not involve activities that cross the coastal marine area boundary. The site is located inland from the Kerikeri Inlet with no direct interface with the coastal marine area.
10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.
This objective is not applicable. The subdivision does not involve mooring areas, boat ramps, or other marine facilities.
10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.
Each lot will be provided with rainwater collection and storage systems adequate to meet the potable water needs of future residents year-round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.
The subdivision achieves sustainable management of natural and physical resources through: provision of integrated infrastructure solutions (water, wastewater, stormwater); utilisation of existing access infrastructure (Hauparua Lane with recent upgrades); and maintenance of the established low-density residential character. While not utilising a formal management plan, the subdivision achieves appropriate environmental outcomes through standard subdivision design and infrastructure provision.
10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.
The subdivision provides for the wellbeing of people by enabling low-density residential development in an established coastal residential area. Adverse effects on the environment are avoided, remedied, or mitigated. The proposal is consistent with this objective.
10.7.3.2. To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.
The subdivision preserves the natural character of the coastal environment by providing an appropriate level of subdivision consistent with the established residential pattern along Hauparua Lane. The proposal creates two additional lots within an area already characterised by residential development, maintaining the existing balance between built development and natural coastal character.

Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally: *(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and* *(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and* *(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and* *(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and* *(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*

(f) 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 *(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and* *(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*
The proposal is an appropriate subdivision in the coastal environment because it: • **(a)** Recognises and provides for the established residential character that contributes to the natural character of the Hauparua Lane coastal area. • **(b)** Is located within an existing residential area and is of a scale (two additional lots) that minimises adverse effects on natural character. • **(c)** Provides adequate onsite services (water, wastewater, stormwater) that minimise adverse effects on the coastal environment, and utilises existing access via Hauparua Lane where infrastructure improvements have been completed under RC 2240190, ensuring no adverse effects on roading network safety or efficiency. • **(d)** Avoids adverse effects on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and habitats, as none of these values are present on the site. • **(e)** Retains existing vegetation where practical. • **(f)** Does not affect any known sites or areas of significance to Māori or the relationship of tangata whenua with their culture and traditions. • **(g)** Does not affect public access as the site does not adjoin the coastal marine area. • **(h)** Gives effect to the NZ Coastal Policy Statement and Regional Policy Statement through appropriate coastal development that maintains coastal character and provides adequate servicing.
10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.
The subdivision is consistent with this policy as it consolidates development within an existing built-up residential area along Hauparua Lane. The proposal does not represent sprawling or sporadic subdivision but rather infill development within an established residential locality. The subdivision adjoins and is integrated with existing residential development.
10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.
The site does not contain significant coastal indigenous vegetation or significant habitats. Existing vegetation will be retained where practical. This policy is therefore not triggered by the proposal.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.
The subdivision does not affect public access to or along the coast as the site does not adjoin the coastal marine area. This policy is not applicable to the proposal.
10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".
The subdivision does not affect access by tangata whenua to ancestral lands, sites of significance, or coastal resources. No such sites have been identified on or adjacent to the property.
10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.
While the subdivision does not involve innovative development or formal protection mechanisms, it achieves appropriate outcomes by: maintaining the established coastal residential character; retaining existing vegetation; providing appropriate infrastructure; and consolidating development within an established residential area.
10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate: *(a) parking; (b) rubbish disposal; (c) waste disposal; (d) dinghy racks.*
This policy is not applicable. The subdivision does not involve maritime facilities, mooring areas, or boat ramps.
10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
The subdivision does not adversely affect the relationship of Māori with their culture and traditions. No sites of significance to Māori, wāhi tapu, or other taonga have been identified on the property.
10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

District Plan natural hazard mapping confirms no hazard constraints affect the site. The subdivision avoids natural hazards and does not pose risks to health and safety. Building platforms will be located on suitable stable ground.
10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.
The subdivision takes into account the need for year-round water supply. Each lot will be provided with rainwater collection and storage systems adequate to meet the potable water needs of residents throughout the year.
10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.
The subdivision promotes appropriate land use practices through: provision of onsite stormwater management systems designed to appropriate standards; onsite wastewater treatment and disposal systems; and retention of existing vegetation and minimal earthworks to minimise erosion and sediment run-off. Infrastructure will be designed to avoid adverse effects on receiving environments.
10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through: *(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;* *(b) the number of buildings and intensity of development;* *(c) the colour and reflectivity of buildings; (d) the landscaping (including planting) of the site;* *(e) the location and design of vehicle access, manoeuvring and parking areas.*
The subdivision minimises adverse effects on natural character and amenity values through: **(a)** appropriate building platforms that respect natural features; **(b)** low-density development (two additional lots over 1.9ha) consistent with the established pattern; **(c)** future building design will be subject to building consent processes; **(d)** retention of existing vegetation and landscaping; and **(e)** utilisation of existing vehicle access via Hauparua Lane with appropriate access design for individual lots. The subdivision maintains the amenity values of the coastal environment.
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are voided, remedied or mitigated.
Adverse effects on the coastal environment are avoided, remedied, or mitigated through: appropriate onsite infrastructure provision; retention of vegetation; consolidation of development within an established residential area; maintenance of low-density character; and utilisation of existing access infrastructure that has been recently upgraded.
10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

The subdivision provides adequate infrastructure and services through onsite water supply (rainwater collection and storage), wastewater treatment and disposal, and stormwater management. The proposal maintains amenity values through appropriate lot sizes and maintains the quality of the coastal environment through retention of vegetation and appropriate servicing.
10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including: *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;* *(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;* *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;* *(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");* *(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.*
The subdivision preserves the character of the Coastal Living Zone by: **(a)** locating development within an established residential area where impact on natural character is minimised; **(b)** maintaining low-density development that minimises visual impact; **(c)** not affecting public access (site does not adjoin coast); **(d)** not affecting any sites of significance to Māori or cultural relationships; **(e)** retaining existing vegetation where practical; and **(f)** not affecting any historic heritage (none present on site). No Section 6 matters are compromised by the subdivision.

The proposed subdivision is consistent with the Coastal Living Zone objectives and policies. The subdivision enables appropriate low-density residential development in a coastal area where adverse effects can be avoided, remedied, or mitigated, while preserving the overall natural character of the coastal environment through maintenance of the established residential pattern and provision of adequate infrastructure and services.

7.4 Proposed District Plan Objectives and Policies

An assessment against the relevant subdivision provisions of the Proposed District Plan (PDP) follows:

SUBDIVISION

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.*
The proposed subdivision is consistent with the district-wide subdivision objectives. The proposal achieves the Coastal Living Zone objectives (SUB-O1(a)) and contributes to the established low-density coastal residential character (SUB-O1(b)). Reverse sensitivity effects are avoided as the subdivision is consistent with existing residential land use patterns (SUB-O1(c)). The land use pattern supports the zone objectives (SUB-O1(d)). The site is not subject to mapped natural hazards (SUB-O1(e)), and adverse effects on the environment are less than minor (SUB-O1(f)).
SUB-O2 *- Subdivision provides for the:* *a. Protection of highly productive land; and* *b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*
The site does not contain highly productive land (LUC Class 6s soils) or any Outstanding Natural Features, Outstanding Natural Landscapes, areas of High or Outstanding Natural Character, Significant Natural Areas, Sites and Areas of Significance to Māori, or Historic Heritage areas as confirmed by District Plan mapping (SUB-O2).
SUB-O3 *- Infrastructure is planned to service the proposed subdivision and development where:* *a. there is existing infrastructure connection, infrastructure should 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 give to connections with the wider infrastructure network.*
Infrastructure is appropriately planned through utilisation of existing access via Hauparua Lane and provision of onsite water supply (rainwater collection), wastewater treatment, and stormwater management (SUB-O3)
SUB-O4 *- Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:* *a. public open spaces;* *b. esplanade where land adjoins the coastal marine area; and* *c. esplanade where land adjoins other qualifying water bodies.*

The subdivision is accessible and integrated with the surrounding coastal residential environment (SUB-O4). Public open space and esplanade provisions are not required as the site does not adjoin the coastal marine area or qualifying water bodies. The proposed subdivision is consistent with the district-wide subdivision objectives in the Proposed District Plan.
SUB-P1 - *Enable boundary adjustments that:*
Not relevant – application is not a boundary adjustment.
SUB-P2 - *Enable subdivision for the purpose of public works, infrastructure, reserves or access.*
Not relevant – application does not involve public works, infrastructure, reserves or access lots.
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.*
The lot sizes are appropriate for the residential character of the zone and align with the surrounding development pattern along Hauparua Lane. The site contains LUC Class 6s soils with inherent limitations (shallow basalt bedrock, restricted rooting zone) that make the land unsuitable for intensive agricultural or horticultural production but appropriate for residential use. Each allotment has adequate size and appropriate shape to accommodate building platforms, onsite servicing infrastructure (water storage, wastewater disposal, stormwater management), vehicle access, and associated residential development. Legal and physical access to all lots is provided via existing rights of way over Hauparua Lane. The subdivision is consistent with SUB-P3
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.*
The subdivision has been assessed against relevant district-wide, natural environment, historical and cultural, and hazards provisions. No constraints are identified (no SNAs, heritage sites, or significant hazards present), and appropriate management measures (discovery protocols, onsite servicing standards) are included where required.
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.....:*
Not relevant. The site is not zoned General Residential, Mixed Use or Settlement zone.
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.
The subdivision has no nearby Council administered or operated infrastructure.
SUB- P7 - *Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.*
Land does not adjoin the coast nor are there qualifying water bodies.
SUB-P8 - *Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:* *a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and* *b. will not result in the loss of versatile soils for primary production activities.*
Not relevant. The site is not zoned Rural Production.
SUB-P9 - *Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.*
While the subdivision would not strictly comply with SUB-P9 if assessed under the Proposed District Plan, it is not drastically inconsistent with the policy's intent when considered in the proper context. The subdivision: ● Reflects lawful and appropriate development under the Operative Plan. ● Achieves environmental outcomes through appropriate infrastructure, and avoidance of adverse effects. ● Maintains established character and development patterns. ● Does not compromise rural productive land or environmental values. ● Aligns with the broader objectives of sustainable subdivision in the Proposed Plan framework. The proposal represents a reasonable transitional position between the Operative Plan's Coastal Living Zone provisions and the Proposed Plan's Rural Lifestyle Zone framework, and is not contrary to the fundamental environmental protection objectives that underpin SUB-P9.
SUB-P10 - *To protect amenity and character by avoiding the subdivision of minor residential units from Principal residential units where resultant allotments do not comply with minimum allotment size and residential density.*
Not relevant. No minor residential units exist.
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 subdivision addresses the relevant matters in SUB-P11: **a. Scale, density, design and character:** The subdivision is consistent with the low-density residential character of the Coastal Living Zone and surrounding development pattern along Hauparua Lane. **b. Location, scale and design of buildings:** Future building locations can be appropriately sited on each lot to meet zone standards and maintain amenity. **c. Infrastructure adequacy:** Onsite infrastructure (water, wastewater, stormwater) is adequate for the proposed lots, and existing access infrastructure via Hauparua Lane can accommodate the subdivision. **d. Natural hazards:** The site is not subject to significant natural hazards, with stable ground suitable for residential development. **e. Historic heritage and natural values:** No historic heritage, cultural sites, Outstanding Natural Features/Landscapes, or significant indigenous biodiversity values are present. **f. Tangata whenua associations:** No Sites of Significance to Māori are identified, with discovery protocols included as consent conditions.

The subdivision is consistent with the Proposed District Plan's objectives and policies regarding subdivision.

7.5 RMA Part 2

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

The proposal provides for people's social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:
(a) the preservation of the natural character of the coastal environment (including the coastal marine

area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
(f) the protection of historic heritage from inappropriate subdivision, use, and development:
(g) the protection of protected customary rights:
(h) the management of significant risks from natural hazards.

The site does not exhibit the features listed above.

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;
(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

Regard has been given to any relevant parts of Section 7 of the RMA, “Other Matters”. These include 7(b), (c), (d), (f) and (g). Proposed layout and lot size, along with appropriate waste water and stormwater management, will ensure the maintenance of amenity values and the quality of the environment. The proposal has regarded the values of ecosystems. The subdivision does not materially affect the productive capacity of any rural zoned land.

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 principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles. In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.6 National Policy Statements and National Environmental Standards

Highly Productive Land;
The site does not contain 'highly productive land'.
NES Freshwater;
The site does not contain any natural inland wetlands nor any waterbodies in the vicinity of future works.
NES Assessing and Management Contaminants in Soil to Protect Human Health;
I am not aware of any activity historically carried out on the land to which the NES CS applies.
NPS Indigenous Biodiversity;
The site does not contain indigenous vegetation.

7.7 Regional Policy Statement

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities; ...

The associated Policy to the above Objective is ***Policy 5.1.1 – Planned and coordinated development.***

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which: ....

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects; ...

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and ...

Policy 5.1.1 seeks to ensure that subdivision in a primary production zone does not "materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities".

This has been discussed at length elsewhere in this planning report. The subdivision does not "materially reduce the potential for soil-based primary production on land with highly versatile soils".

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:
(a) Primary production activities in primary production zones (including within the coastal marine area);...

It is considered that no additional adverse reverse sensitivity issues are likely to arise as a result of this proposed subdivision.

8. s95A-E Assessment & Consultation

8.1 S95A Public Notification Assessment

A consent authority must follow the steps in Section 95A RMA to determine whether public notification is required.

Step 1 - Mandatory Public Notification (s95A(2)): The application is not for a boundary activity, does not require public notification under another enactment, and is not requested by the applicant. Not applicable

Step 2 - Public Notification Precluded (s95A(3)): The application is for subdivision. Under s95A(3)(c), subdivision can only be publicly notified if the Council decides special circumstances exist (s95A(4)) or adverse effects will be more than minor (s95A(8)). Not applicable.

Step 3 - Public Notification Required (s95A(8)): The activity will not have adverse effects on the environment that are more than minor. The assessment in Section 6.0 concludes all effects are less than minor. No special circumstances exist under s95A(4). Not applicable

Conclusion: Public notification is not required pursuant to s95A.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps in Section 95B RMA to determine whether limited notification is required.

Step 1 - Certain Affected Groups/Persons (s95B(2)): No affected protected customary rights groups or affected customary marine title groups exist. Not applicable.

Step 2 - Limited Notification Precluded (s95B(6)): The application is for subdivision. Under s95B(9), subdivision can only be served on affected persons if the Council decides special circumstances exist (s95B(10)) or adverse effects on a person will be minor or more than minor (s95D). Not applicable.

Step 3 - Other Affected Persons (s95B(7)): The s95D and s95E assessment (below) concludes there are no affected persons.

Conclusion: Limited notification is not required pursuant to s95B.

8.3 S95D Level of Adverse Effects

Section 95D requires assessment of whether adverse effects on any person are less than minor, minor, or more than minor.

The Assessment of Environmental Effects (Section 6.0) concludes that all environmental effects are **less than minor**.

8.4 S95E Affected Persons

Assessment of Potential Affected Persons

Adjacent Landowners:

The surrounding properties are residential dwellings on similar-sized lots in the Coastal Living Zone. The subdivision maintains the established low-density residential character and does not introduce any activities, structures, or effects that would adversely affect neighboring properties. Effects on adjacent properties are assessed as less than minor.

Hauparua Lane Users: All properties with rights of way over Hauparua Lane could potentially be affected by additional traffic. However, the Traffic Impact Assessment (Haigh Workman, June 2024) demonstrates that:

- Current traffic volumes are well below capacity
- Infrastructure improvements completed under RC 2240190 ensure adequate access
- The additional 2 household units represent approximately 9 additional vehicle movements per day
- This minor incremental increase is accommodated within existing lane capacity
- Traffic effects are assessed as less than minor

Heritage, Cultural, and Environmental Stakeholders: No consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation, or tangata whenua is required based on:

- No scheduled heritage sites present on or adjacent to the property
- No Sites or Areas of Significance to Māori identified
- No Significant Natural Areas or indigenous vegetation requiring protection
- No Outstanding Natural Landscapes or Outstanding Natural Features present

Discovery protocols will be included as standard consent conditions to address any unexpected discoveries during earthworks.

Conclusion: No persons are identified as affected persons under s95E of the Resource Management Act. All adverse effects of the subdivision on any person are assessed as less than minor.

9. Conclusion

The site is considered suitable for the proposed subdivision. Environmental effects are assessed as less than minor. The subdivision is consistent with the objectives and policies of the Operative and Proposed District Plans, and is considered to be consistent with relevant objectives and policies of National and Regional Policy Statements.

The proposal gives effect to Part 2 of the Resource Management Act 1991, promoting sustainable management of natural and physical resources.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No affected persons have been identified.

It is requested that the Council give favourable consideration to this application and grant consent.

Authored on behalf of Gumboots Consulting Engineers by;

Kelly Wright,

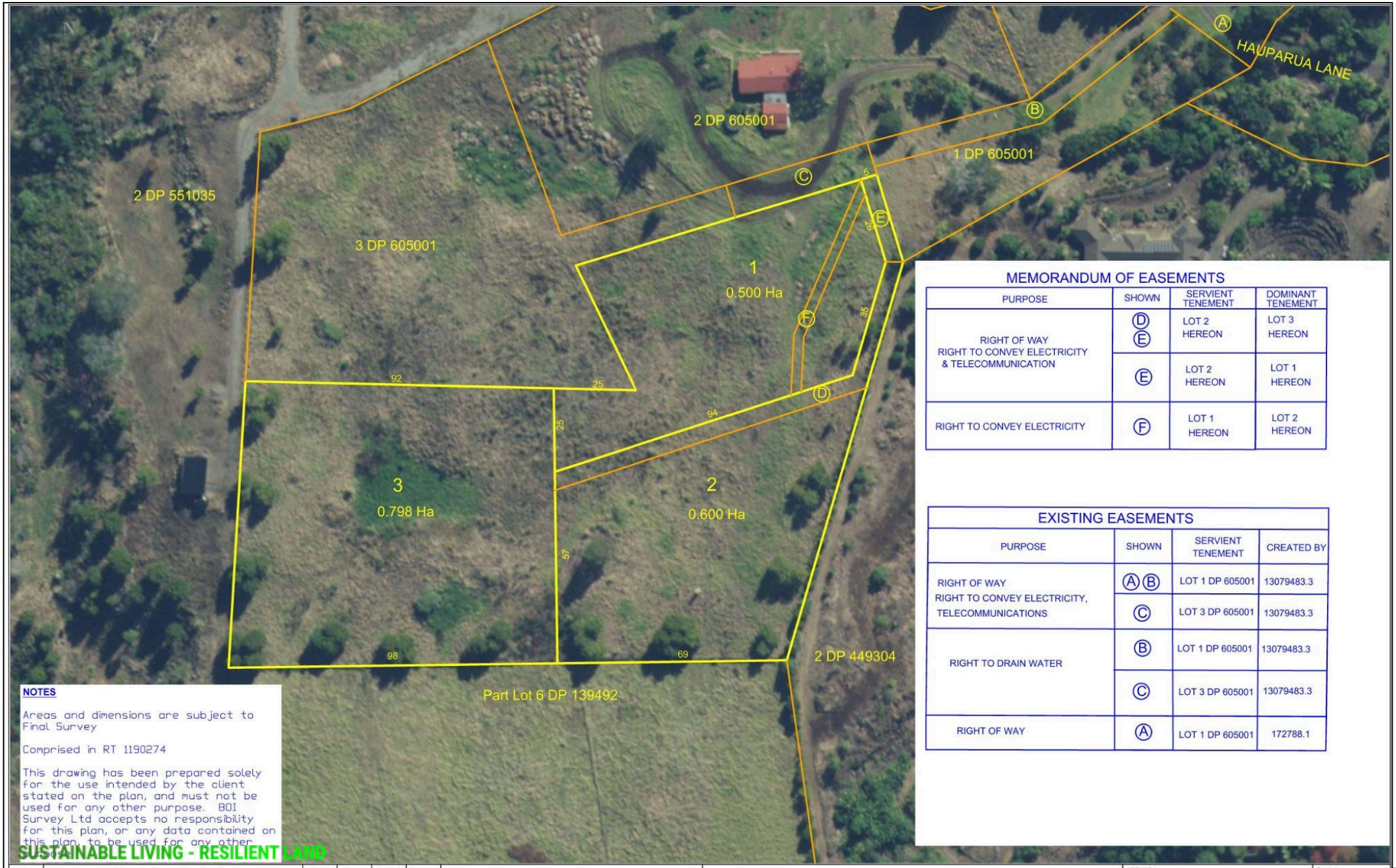
Civil-Environmental Engineer

Director, AF Member of EngNZ.

10. List of Appendices

Appendix A	**Scheme Plan**
Appendix B	**Location Plan**
Appendix C	**Record of Title and Relevant Instruments**
Appendix D	**Site Feasibility Appraisal**

Appendix A Scheme Plan



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATION	D E	LOT 2 HEREON	LOT 3 HEREON
	E	LOT 2 HEREON	LOT 1 HEREON
RIGHT TO CONVEY ELECTRICITY	F	LOT 1 HEREON	LOT 2 HEREON

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS	A B	LOT 1 DP 605001	13079483.3
	C	LOT 3 DP 605001	13079483.3
RIGHT TO DRAIN WATER	B	LOT 1 DP 605001	13079483.3
	C	LOT 3 DP 605001	13079483.3
RIGHT OF WAY	A	LOT 1 DP 605001	172788.1

NOTES

Areas and dimensions are subject to Final Survey

Comprised in RT 1190274

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other

SUSTAINABLE LIVING - RESILIENT LAND

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 114B Hauparua Lane, Kerikeri	24/11/25	TW	DC	TW

BOI SURVEY

BOI SURVEY LTD
55B Shephard Road
Kerikeri 0230

e: Tony@boisurvey.co.nz

PROPOSED SUBDIVISION OF LOT 4 DP 605001

114B HAUPARUA LANE, KERIKERI

CLIENT: SHAUN GANANTCHIAN-KINGSTON & JOKE VAN AUDENAERDE

JOB NO:	Scale:
5099	1:1000 @ A3
Level Datum: N/A	Origin: -
Co-ord System: NZGD 2000	
Drawing Number: 5099-001	Revision: A
Sheet: 1 of 1	

Appendix B Location Plan


QuickMap
11/2023
KERIKERI INLET
HAUPARUA INLET
SITE
Kerikeri River Rd
Wharau Rd
Wharau Rd
Wharau Rd
Image © 2025 Airbus
Google Earth
1985
SUSTAINABLE LIVING - RESILIENT LAND
Imagery Date: 5/11/2023 35°12'59.32" S 174°02'03.93" E elev 5 m eye alt 1.41 km

Appendix C Record of Title and Relevant Instruments

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	**1190274**
Land Registration District	**North Auckland**
Date Issued	17 January 2025

Prior References
NA26B/50

Estate	Fee Simple
Area	1.8989 hectares more or less
Legal Description	Lot 4 Deposited Plan 605001
Registered Owners	

Shaun Ganantchian-Kingston as to a 1/2 share
Joke Van Audenaerde as to a 1/2 share

Interests

Appurtenant hereto are rights of way specified in Easement Certificate 172788.1 - 17.12.1974 at 1.58 pm

8965260.2 Surrender of the right of way marked I and J on DP 410617 created by Easement Certificate 172788.1 - 1.2.2012 at 1:48 pm

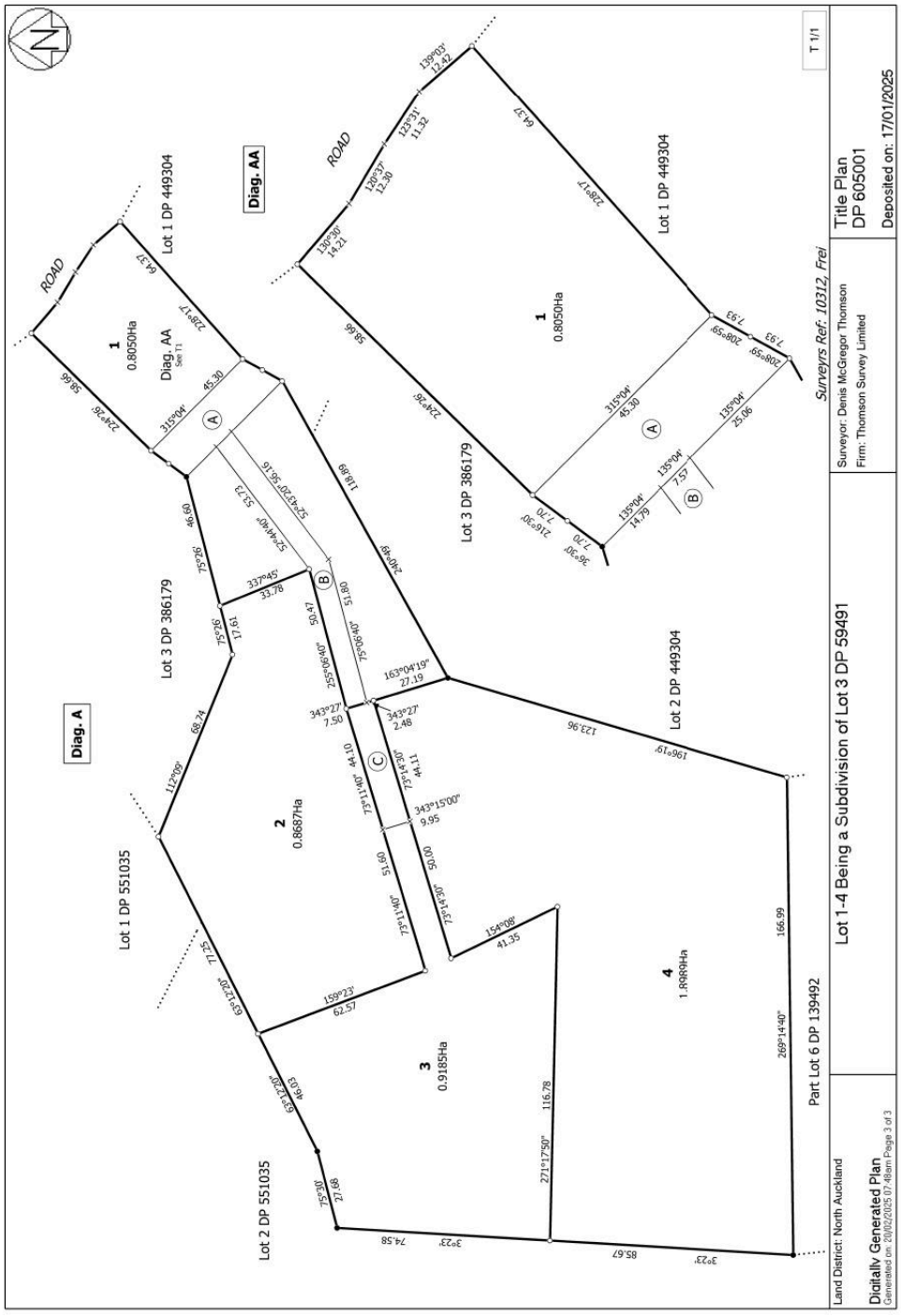
Appurtenant hereto is a right of way created by Easement Instrument 8965260.5 - 1.2.2012 at 1:48 pm

13079483.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.1.2025 at 3:16 pm

Appurtenant hereto is a right of way, a right to convey electricity and telecommunications and a right to drain water created by Easement Instrument 13079483.3 - 17.1.2025 at 3:16 pm

Some of the easements created by Easement Instrument 13079483.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 605001)

Identifier **1190274**



SUSTAINABLE LIVING - RESILIENT LAND

View Instrument Details

Instrument No	13079483.2
Status	Registered
Lodged By	Peacock, Shaun Gavin
Date & Time Lodged	17 Jan 2025 15:16
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1190271	North Auckland
1190272	North Auckland
1190273	North Auckland
1190274	North Auckland

Annexure Schedule	Contains 3 Pages

Signature

Signed by Campbell McGill as Territorial Authority Representative on 17/01/2025 03:10 PM

***** End of Report *****

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people
Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC2240190-RMAVAR/A**
Being the subdivision of Lot 3 DP 59491
North Auckland Registry

PURSUANT to section 221 and for the purpose of section 224 (c) (ii) of the Resource Management Act 1991, this consent notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1-4 DP 605001

a) In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall install a stormwater retention tank/s with a flow-attenuated outlet/s.

The system shall be designed such that the total stormwater discharged from the site after development is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus an allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event.

b) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other means and to be positioned so that it is safely accessible for this purpose.

These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

c) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the landowner shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer.

The report shall identify a suitable method of wastewater treatment for the proposed development, along with an identified effluent disposal area plus a suitable reserve disposal area.

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Far North District Council

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0800 920 029
fndc.govt.nz

The report shall confirm that all treatment and disposal systems are fully contained within the lot boundary and comply with the Regional Plan permitted activity standards.

d) Reticulated power supply and telecommunications services were not a requirement of the subdivision consent creating the lot, being resource consent RC2240190. The property owner has the responsibility for providing both power supply and telecommunications services.

e) Ensure the perimeter landscaping implemented as per conditions 3(h) and (i) of resource consent RC2240190 is maintained for a period of five years and retained thereafter.

Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).

f) In conjunction with any building consent, the lot owner shall provide for the approval of the Council's duly delegated officer, a final landscaping/amenity plan for any future residential unit.

This plan is to be prepared by a suitably qualified and experienced person. The plan shall be prepared in general accordance with the recommendations set out in the report '*Landscape and Visual Effects Assessment'* prepared by Hawthorn Landscape Architects submitted to Council in support of resource consent RC2240190.

On approval of this plan, the landscaping specified is to be implemented and then maintained for a period of five years and retained for the duration of this consent.

Plants requiring removal due to damage, disease or other cause shall be replaced with a similar specimen before the end of the next following planting season.

Lot 1 DP 605001

g) The lot owner shall provide evidence to Council's resource consents monitoring team of vegetation trimming on Hauparua Lane at chainages CH760, CH800 and CH870 for the purposes of increasing sight visibility and to be kept clear of the road carriageway allowing for some additional margin.

The vegetation trimming is to be undertaken annually on an ongoing basis for five years from the date of title being issued. All maintenance costs shall be met by the landowner.

Annexure Schedule: Page:3 of 3

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 19th day of December 2024

172788.1

Form T

Approved by the District Land Registrars: North Auckland 4064/1970, South Auckland S.487357/1970, Canterbury 803133, Gisborne 1970/10, Hawkes Bay 243021, Marlborough 60651, Nelson 128470, Otago 358299, Southland 1970/386, Taranaki 70/177585, Westland 38903.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.)

I KERIKERI PROPERTIES LIMITED at Auckland

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 1974 under No. 59491 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Allotment No (s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 2	Yellow	Lots 1 & 3-12 incl.	843/142 & 683/263
Right of Way	Part Lot 3	Yellow	Lots 1,2 & 4-12 incl.	843/142 & 683/263
Right of Way	Part Lot 4	Yellow	Lots 1-3 & 5-12 incl.	843/142 & 683/263
Right of Way	Part Lot 5	Yellow	Lots 1-4 & 6-12 incl.	843/142 & 683/263
Right of Way	Part Lot 6	Yellow	Lots 1-5 & 7-12 incl.	843/142 & 683/263
Right of Way	Part Lot 7	Yellow	Lots 1-6 & 8-12 incl.	843/142 & 683/263
Right of Way	Part Lot 8	Yellow	Lots 1-7 & 9-12 incl.	843/142 & 683/263
Right of Way	Part Lot 9	Yellow	Lots 1-8 & 10-12 incl.	843/142 & 683/263
Right of Way	Part Lot 10	Yellow	Lots 1-9 & 11 & 12 incl.	843/142 & 683/263
Right of Way	Part Lot 6	Sepia	Lot 12	843/142 & 683/263
Right of Way	Part Lot 7	Sepia	Lot 12	843/142 & 683/263
Right of Way	Part Lot 8	Sepia	Lot 12	843/142 & 683/263

1

LT11

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the *Seventh* Schedule to the Land Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

The registered proprietors for the time being other than Kerikeri Properties Ltd at Auckland of the said servient and dominant tenements over the Rights of Way coloured Yellow Deposited Plan 59491 namely Lots 1-11 shall share in the costs of forming maintaining drainage and fencing the said Rights of Way on their said Lots in a good usable and proper condition in the following proportions, viz:

Lot 1	-	16/100ths	Lot 7	-	15/200ths
Lot 2	-	15/100ths	Lot 8	-	14/200ths
Lot 3	-	13/100ths	Lot 9	-	13/200ths
Lot 4	-	11/100ths	Lot 10	-	4/100ths
Lot 5	-	9/100ths	Lot 11	-	3/100ths
Lot 6	-	8/100ths			

In the event of any dispute or disagreement between them the matter in dispute or disagreement shall be referred to arbitration in accordance with the provisions of the Arbitration Act, 1908.

3. IT IS FURTHER PROVIDED that should any maintenance or re-construction of the within mentioned rights-of-way be required as a result of damage done to such rights-of-way by virtue of heavy traffic and/or contractors machinery then such maintenance and/or re-construction shall be attended to and paid for by the registered proprietor of the lot in respect of which the heavy traffic and/or contractors machinery was employed or using the driveway PROVIDED ALWAYS that such remedial work shall be attended to within one (1) month after the date upon which such remedial work has become necessary.

THE COMMERCIAL UNION ASSURANCE COMPANY OF NEW ZEALAND LIMITED a duly incorporated company having its registered office at Wellington the Mortgagee under and by virtue of Memorandum of Mortgage No. A.496516 hereby consents to the creation of the within easements.

DATED this 22nd day of November 1974

THE COMMON SEAL of THE COMMERCIAL UNION ASSURANCE COMPANY OF NEW ZEALAND LIMITED was hereunto affixed in the presence of:

.....
DIRECTOR

.....
GROUP SECRETARY

~~Dated this day of 1974.~~

~~Signed by~~ THE COMMON SEAL of KERIKERI PROPERTIES LIMITED was hereunto affixed in the presence of

KERIKERI PROPERTIES LIMITED the Common Seal of

Witness: .....

Occupation: Grocery Assistant

Address: .....

No.

EASEMENT CERTIFICATE

situated in

PARTICULARS entered in Register Book

Vol. Folio

the

at o'clock.

District Land Registrar
Assistant
of the District of

Transfer 172188.2 creates the easements referred to herein (relative to Lot 8).

LAND & DEEDS
Nature: Easement Certificate
Firm:
Date:
Time:
Fee: $
Abstract No.

MARTELLI, McKEGG & ADAMS,
SOLICITORS,
AUCKLAND.

Avon Publishing Ltd., P.O. Box 736, Auckland

XRP_0042889

Correct for the purposes of the Land Transfer Act.

P.W.

(Solicitor for) the Registered Proprietor

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

(a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:

(b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined:

(c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

LT11

View Instrument Details

Instrument No	8965260.2
Status	Registered
Date & Time Lodged	01 February 2012 13:48
Lodged By	Fielding, Thomas Roger Maxwell
Instrument Type	Partial Surrender of Easement

Affected Computer Registers	Land District
111522	North Auckland
111523	North Auckland
115098	North Auckland
115099	North Auckland
138207	North Auckland
138208	North Auckland
322128	North Auckland
322129	North Auckland
344944	North Auckland
344945	North Auckland
512515	North Auckland
512516	North Auckland
NA26B/50	North Auckland
NA26B/52	North Auckland
NA56D/1237	North Auckland
NA56D/1238	North Auckland

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Clayton Trevor Arthur Stent as Grantor Representative on 01/02/2012 11:52 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the territorial authority has consented to this transaction and I hold that consent, or the affected easement is not the subject of a condition imposed by the territorial authority ☑

I certify that the Mortgagee under Mortgage D622542.3 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage D680102.1 has consented to this transaction and I hold that consent ☑

Grantee Certifications

I certify that the Mortgagee under Mortgage 5787899.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 5862132.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 5958623.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 7571986.1 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 7854373.1 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 8556296.2 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 8606135.2 has consented to this transaction and I hold that consent	☑
I certify that the Encumbrancee under Encumbrance 5609230.3 has consented to this transaction and I hold that consent	☑

Signature

Signed by Clayton Trevor Arthur Stent as Grantee Representative on 01/02/2012 11:53 AM

***** End of Report *****

Form C

Easement instrument to partially surrender Easement or Profit *à prendre* or Land Covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Sandspit Downs Limited (111522 & 111523)

Grantee

Sandspit Downs Limited (111523) & 111522, Ian Lindsay Kendall, Heather Maree Kendall and Evan Ross Lockyer (115098), Timothy Daniel Oakley and Suzanne Tanya Oakley (115099), Jillian Ann Cooper and John Alexander Delugar (322128), Lawrence Charles Herd, Hilary Anne Herd and Gunson McLean Trustee Services Limited (322129), Jill Lancaster (NA56D/1238), Raymond Graham Jordan and Lillian Mary Jordan (NA56D/1237), Warren James Gould and Sylvia Rozelle Gould (NA26B/50), Stephen John Ellis and Helen Joyce Louise Ellis (512516), John Raymond Ellis and Emily Nancy Ellis (512515), Ross Noel Mathewson and Donna Marie Mathewson (344944), Timothy Francis Brandon, Lisa Mary Brandon and Robert James Franklin (344945), Bryce Maurice Lee, Bronwyn Catherine Lee and Richard George Ashwell Palmer (NA26B/52), Graham William Clouston and Jennifer Frances Clouston (138207) and Peter James Brierly and Elizabeth Lee Brierley (138208)

Surrender of Easement, *Profit à prendre* or Covenant

The Grantee, being the registered proprietor of the Dominant Tenement(s) set out in Schedule A, or being the Grantee in gross, hereby partially surrenders to the Grantor the easement(s), *profit(s) à prendre* or covenant(s) set out in Schedule A and the Grantor accepts the partial surrender of those easement(s), *profit(s) à prendre* or covenant(s)

Annexure Schedule: Page:2 of 3

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement; *Profit* or Covenant	Creating Instrument number	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or In gross
Right of Way	5786091.5 marked A on DP327457	111522	111523
	172788.1 marked I on DP 410617	111522	111523, 115098, 115099, 322128, 322129, NA56D/1238, NA56D/1237, NA26B/50, 344944, 344945, NA26B/52, 512515, 512516, 138207 & 138208
		111523	111522
	172788.1 marked J on DP410617	111523	111522, 115098, 115099, 322128, 322129, NA56D/1238, NA56D/1237, NA26B/50, 344944, 344945, NA26B/52, 512515, 512516, 138207 & 138208

ANNEXURE SCHEDULE - CONSENT FORM[1]

Land Transfer Act 1952 section 238(2)

Page of Pages

Easement instrument to surrender easements

Person giving consent Surname must be underlined	Capacity and interest of person giving consent (eg. Caveator under Caveat no.)
Far North District Council	Local Authority pursuant to Section 243(a) Resource Management Act 1991

Consent

Delete words in [] if the inconsistent with the consent
State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]
the Person giving consent hereby consents to the attached Easement Instrument to surrender easements

Dated this 31st day of March ~~2010~~ 2011

Attestation

	Signed in my presence by the Person giving consent
MURRAY McDONALD Signature [Common seal] Of Person giving consent MANAGER – RESOURCE MANAGEMENT	Signature of Witness Witness to complete in BLOCK letters (unless legibly printed): SHARON MARY-ANNE TIPENE Witness name RMA Support Officer Occupation FAR NORTH DISTRICT COUNCIL Address JOHN BUTLER CENTRE KERIKERI

[1] An Annexure Schedule in this form may be attached to relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, which no form is prescribed.

View Instrument Details

Instrument No	8965260.5
Status	Registered
Date & Time Lodged	01 February 2012 13:48
Lodged By	Fielding, Thomas Roger Maxwell
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
115098	North Auckland
115099	North Auckland
138207	North Auckland
138208	North Auckland
322128	North Auckland
322129	North Auckland
344944	North Auckland
344945	North Auckland
439635	North Auckland
439636	North Auckland
439637	North Auckland
512515	North Auckland
512516	North Auckland
NA26B/50	North Auckland
NA26B/52	North Auckland
NA56D/1237	North Auckland
NA56D/1238	North Auckland

Annexure Schedule: Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage D622542.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage D680102.1 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 5787899.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 5862132.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 5958623.3 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 7571986.1 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 7854373.1 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 8556296.2 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 8606135.2 has consented to this transaction and I hold that consent	☑

Grantor Certifications

I certify that the Encumbrancee under Encumbrance 5609230.3 has consented to this transaction and I hold that consent ☑

Signature

Signed by Clayton Trevor Arthur Stent as Grantor Representative on 23/12/2011 12:12 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Clayton Trevor Arthur Stent as Grantee Representative on 23/12/2011 12:12 PM

***** End of Report *****

Annexure Schedule: Page:1 of 6

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Sandspit Downs Limited (439635, 439636 & 439637) and Timothy Daniel Oakley and Suzanne Tanya Oakley (115099)

Grantee

Sandspit Downs Limited (439635, 439636 & 439637), Ian Lindsay Kendall, Heather Maree Kendall and Evan Ross Lockyer (115098), Timothy Daniel Oakley and Suzanne Tanya Oakley (115099), Jillian Ann Cooper and John Alexander Delugar (322128), Lawrence Charles Herd, Hilary Anne Herd and Gunson McLean Trustee Services Limited (322129), Jill Lancaster (NA56D/1238), Raymond Graham Jordan and Lillian Mary Jordan (NA56D/1237), Warren James Gould and Sylvia Rozelle Gould (NA26B/50), Stephen John Ellis and Helen Joyce Louise Ellis (512516), John Raymond Ellis and Emily Nancy Ellis (512515), Ross Noel Mathewson and Donna Marie Mathewson (344944), Timothy Francis Brandon, Lisa Mary Brandon and Robert James Franklin (344945), Bryce Maurice Lee, Bronwyn Catherine Lee and Richard George Ashwell Palmer (NA26B/52), Graham William Clouston and Jennifer Frances Clouston (138207) and Peter James Brierly and Elizabeth Lee Brierley (138208)

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Annexure Schedule: Page:2 of 6

Form B - continued **page 2 of 4 pages**

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** ~~**[negatived] [added to] or [substituted]**~~ by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

[the provisions set out in Annexure Schedule]

Covenant provisions

Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule]

Annexure Schedule: Page:3 of 6

Annexure Schedule

Easement instrument

Page 3 of 4 pages

Continue in additional Annexure Schedule, if required.

RIGHT TO DRAIN STORMWATER

The same rights and powers as set out in paragraph 4 of the Fourth Schedule to the Land Transfer Regulations 2002

RIGHT OF WAY

The same rights and powers as set out in paragraph 6 of the Fourth Schedule to the Land Transfer Regulations 2002 and Fifth Schedule to the Property Law Act 2007

TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of the Fourth Schedule to the Land Transfer Regulations 2002 SAVE THAT:

(a) In respect of easements of right of way where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule to the Property Law Act 2007 must prevail.

(b) Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and/or the Fifth Schedule to the Property Law Act 2007and the modifications in this Easement Instrument, the modifications must prevail.

Annexure Schedule: Page:4 of 6

Annexure Schedule

Easement instrument

Page 4 of 4 pages

Continue in additional Annexure Schedule, if required.

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; *profit* or covenant	Shown on DP 410617	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of way and right to drain stormwater	A, B & C	439635	439636 & 439637
	D & E	439636	439635 & 439637
	F & G	439637	439635 & 439636
Right of way	H	115099	439635, 439636 & 439637
Right of way	A	439635	115098, 115099, 322128, 322129, NA56D/1238, NA56D/1237, NA26B/50, 344944, 344945, NA26B/52, 138207, 138208, 512515 & 512516
Right of way	H	115099	115098, 322128, 322129, NA56D/1238, NA56D/1237, NA26B/50, 344944, 344945, NA26B/52, 138207, 138208, 512515 & 512516

Annexure Schedule: Page:5 of 6

Land Registration District	Plan Number
NORTH AUCKLAND	DP 410617

Territorial Authority (the Council)

FAR NORTH DISTRICT COUNCIL

Approved pursuant to section 348 of the Local Government Act 1974 are the Rights of Way specified in the schedules of Proposed Easements associated with DP 410617.

Dated this 22nd day of December 2011.

Mr Murray McDonald **(RC.2080667)**
Manager - Resource Management

Proposed Easements
(pursuant to section 348 of the Local Government Act 1974)

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way	H	Lot 2 DP 328218	Lots 1,2 & 3 DP 410617 Lots 1 & 2 DP 103275 Lots 5 & 6 DP 380433 Lots 3 & 5 DP 59491 Lots 3 & 4 DP 386179 Lots 1 & 2 DP 428569 Lot 1 DP 328218 Lots 1 & 2 DP 333727 Lot 1 DP 207747

Annexure Schedule: Page:6 of 6

Land Registration District	Plan Number
NORTH AUCKLAND	DP 410617

PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenements
Right of Way	A	Lot 1 DP 410617	Lot 1 DP 328218 Lot 2 DP 328218 Lot 1 DP 207747 Lot 1 DP 333727 Lot 2 DP 333727 Lot 5 DP 380433 Lot 6 DP 380433 Lot 3 DP 59491 Lots 3 & 4 DP 386179 Lot 5 DP 59491 Lots 1 & 2 DP 428569 Lot 1 DP 103275 Lot 2 DP 103275 Lot 5 DP 160234 Lot 1 DP 347196 Lot 2 DP 347196 Lot 2 DP 139492 Lot 3 DP 139492 Lot 2 DP 391907 Lot 1 DP 391907 Lot 1 DP 195521 Lot 2 DP 195521 Lot 1 DP 139492 Lot 1 DP 200796 Lot 2 DP 200796 Lot 11 DP 59491 Lot 4 DP 146246 Lot 7 DP 148025 Pt Lot 6 DP 139492 Lot 2 DP 158415 Lot 1 DP 386938 Lot 2 DP 386938 Lot 1 DP 391998 Lot 2 DP 391998 Lot 8 DP 163079

View Instrument Details

Instrument No	13079483.3
Status	Registered
Lodged By	Peacock, Shaun Gavin
Date & Time Lodged	17 Jan 2025 15:16
Instrument Type	Easement Instrument

Affected Records of Title	**Land District**
1190271	North Auckland
1190272	North Auckland
1190273	North Auckland
1190274	North Auckland

Annexure Schedule	Contains 1 Pages

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Campbell McGill as Grantor Representative on 17/01/2025 03:10 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Campbell McGill as Grantee Representative on 17/01/2025 03:11 PM

***** End of Report *****

Annexure Schedule: Page:1 of 1

Easement instrument to grant easement or profit á prendre
(Section 109 Land Transfer Act 2017)

Grantor

MTF Developers 2022 Limited

Grantee

MTF Developers 2022 Limited

Grant of Easement or Profit á prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Easement Type	**Shown on Plan (DP)**	**Burdened land (Record of Title)**	**Benefited Land (Record of Title) or in gross**
Right of way, right to convey electricity, telecommunications	A, B (DP 605001)	Lot 1 DP 605001 (1190271)	Lot 2 DP 605001 (1190272), Lot 3 DP 605001 (1190273), Lot 4 DP 605001 (1190274),
	C (DP 605001)	Lot 3 DP 605001 (1190273)	Lot 4 DP 605001 (1190274), Lot 2 DP 605001 (1190272)
Right to drain water	C (DP 605001)	Lot 3 DP 605001 (1190273)	Lot 1 DP 605001 (1190271), Lot 2 DP 605001 (1190272), Lot 4 DP 605001 (1190274)
	B (DP 605001)	Lot 1 DP 605001 (1190271)	Lot 2 DP 605001 (1190272), Lot 3 DP 605001 (1190273), Lot 4 DP 605001 (1190274)

Easements or profits á prendre rights and powers (including terms, covenants and conditions)

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007.

Appendix D Site Feasibility Appraisal

GUMBOOTS
CONSULTING ENGINEERS

Site Engineering Feasibility Appraisal

Proposed Subdivision

114B Hauparua Lane, Kerikeri

For

Shaun Kingston & Joke Van Audenaerde

Supporting report for resource consent application to Far North District Council
Gumboots Consulting Engineers reference 1369

18/02/2026

◆0204486697 ◆office@gumbootsconsulting.co.nz ◆www.gumbootsconsultingengineers.co.nz
191 Onekura Road, Kerikeri, Northland 0295

CONTENTS

TABLES

Revision History

Revision N°	Prepared By	Description	Date
A	Kelly Wright	Geotechnical, Stormwater and Wastewater Assessment	18/02/2026

Reviewed/Approved

On behalf of Gumboots Consulting Engineers Ltd by:

Akira Kepu

Senior Chartered Geotechnical-Civil Engineer

CMEngNZ, Board Member of EngNZ Northland Branch.

Member of NZGS, ISSMGE, SIG EGP & The Sustainability Society.

1. Executive Summary

The following summarises the findings, conclusions and recommendations detailed within this report. As appropriate, the report shall be read in its entirety to ensure full understanding of the following.

Critical Objectives	Considered
Proposed activity	Subdivision of Lot 4 Deposited Plan 605001 to create three lots.
RMA	**No** geotechnical natural hazards were encountered (as listed in the Act) that are considered an undue hindrance to subdivision or that cannot be reasonably addressed by typical engineering design and construction.
Proposed Lots 1 - 3	Lots 1 and 3 are the critical sites hereon and will be subject to residential development. Lot 2 is considered developed.
Access	Established off Hauparua Lane.
Vehicular crossing	Established and deemed to comply with current FNDC engineering standards.
Vehicular entrance site distance and tracking curves	Established and deemed to comply with current FNDC engineering standards.
Fill	Not Encountered.
Natural Soils	Very stiff residual soils of Kerikeri Volcanics.
Unduly Weak, Sensitive, Or Compressible Soils	Not Encountered.
Subsoil reactivity under normal moisture conditions	Non reactive - considering the shallow lava flow with minimal volume of residual soils encountered. In-situ clays are considered *non expansive* based on their residual minerals.
Groundwater	Perched groundwater not encountered.
Seismic Site Class	Site Class C - shallow soil site in accordance with NZS 1170.5:2004.
Slope Stability	**No** signs of land mobility were encountered. It is judged to be suitable for future residential development with regard to land instability [*low*].
Building Platform	Total developable areas of 900m^2 have been identified for proposed Lots 1 and 3.

Foundations	Based on current investigation data to limited depths, shallow foundations can be applicable here. Further discussion in this regard follows in Section 16.3.
Onsite Wastewater Disposal	For the subsequent Lots shall assume onsite wastewater treatment system. All work shall be in accordance with current FNDC Engineering Standards.
Stormwater Management	Shall assume water tanks for *roof runoff* **neutrality** and *overflow* dispersed above land as appropriate. Such practice is considered sustainable with minimal impact to the environment overall.
Site-specific appraisal for Building Consent	Specific to **ALL LOTS** with regard to proposed development at such time; it shall include geotechnical, stormwater and wastewater management.

In specific reference expressed within and in unity with the objectives of the Resource Management Act 1991;

There is, considered less than minor significant risk from natural hazards, and;

The intended purpose for land on the subject property (legal description Lot 4 Deposited Plan 605001) can be sustained SUBJECT to;

- ALL future developments shall be carefully planned with respect to the existing natural environments within the respective lots. These natural land features shall be carefully incorporated/maintained within the overall occupational development as it shall provide long term sustainability in ALL aspects to the land and hosting environments.
- ALL recommendations highlighted (and not limited) herein shall be ADHERED to.
- ALL proposed Works exhaust good sound engineering practices and complemented by means of extensive and conscientiously executing field observations/positive action during and after construction.
- ALL proposed Works shall be conducted in accordance with FNDC Engineering Standards and Guidelines and related documents and in conjunction with NZS 4404, Land Development and Subdivision Engineering.

It shall be appreciated that the professional opinions and language expressed within the appraisal are solely from an engineering perspective.

Appropriately, the appraisal shall be read in its entirety to impart enlightenment in full context of the proposed concept and application to the existing property.

Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295
P 0204486697 | E office@gumbootsconsulting.co.nz

2. Introduction

This report has been prepared by Gumboots Consulting Engineers Ltd for Shaun Kingston & Joke Van Audenaerde, our client. That is, in support of an application to the Far North District Council for Resource Consent to Subdivide a rural property at 114B Hauparua Lane, Kerikeri [the 'site'] in accordance with the requirements of the Resource Management Act 1991.

Specifically, this appraisal addresses engineering elements of natural hazards, wastewater, stormwater and earthwork requirements to promote "CLIMATE RESILIENCE" of Land, safe building platforms with less than minor effects on the environment as a result of the proposed activities [outlined in Section 2.1 below] and long term regenerative and balancing outputs to the natural character of the ENVIRONMENT.

Where appropriate, it is in accordance with the recommendations of NZS 4404, Land Development and Subdivision Engineering and related documents.

2.1 Appraisal Philosophy

The pillar outputs anticipated to sustain the former with respect to the primary intended activity of Subdivision shall be;

- Minimal Site Disturbance
  That is, the careful choice of the allocated building site is such that site disturbance is limited within this area. These sites are also placed in a manner that such minor disturbances do not alter/interfere with the natural layout of the hosting environment as well as not be reversely influenced by it.

- **L**ow **I**mpact **D**esign **A**pproach - Stormwater Management
  The property is well equipped with natural water flow paths, vegetation, native bush (mature and regenerative) and vegetation within sensitive areas. Therefore, careful incorporation of these existing natural site features together with good engineering practices provides an alternative approach to site design and development from a stormwater management context.

- Sustainable Functional Land Resilience
  The establishment of appropriate vegetation cover will provide functional land resilience. Future planting and landscaping will be of high value to subsequent residents in maintaining long-term site performance.

Consequently, the property contains well established natural stormwater features with a homogenous catchment [flow] characteristic. This will be sustained and readily complements the proposed subdivision in managing stormwater.

2.2 Appraisal Method

Adopted for this project based on the initial stage of the project and the most economically viable approach with respect to our Client comprises;

1. Desk Study
2. Field Study and Observations

Our reconnaissance seeks account of the fundamental properties of the site, geology, geological landscape, current interactive materials-environment-outputs.

Generally, it summarises the feasible application of the concept [developments] in a practical manner so as to sustain balancing effects with the underpinning conscious living choice in favour of functional resilience of Land, Environment and LIFE in all aspects.

2.3 Objective and Scope

The objective of this report is to assess the general suitability of the site for the proposed subdivision. Primarily, the general environmental characteristics of the property. The likely extent of the intended implementations and the capacity of the land to sustain within the proposed Lots. And finally, sustainable engineering solutions that may be required to support such occupation thereafter. It includes;

- The review of pertinent rules and policies, geology maps etc
- Preliminary site investigations and observations and evaluation of subsurface soil conditions
- Identifying geotechnical hazards within the locale
- Assessing potential future house sites (Lots 1 and 3)
- Stormwater flows and management analysis
- Preliminary Feasibility Recommendations for occupational residential living and developments.
- Aerial Survey by DroneX

2.4 Limited Liability

This report has been prepared solely for the benefit of Shaun Kingston & Joke Van Audenaerde, in accordance with the brief given to us, the agreed scope and in general accordance with current standards, codes and best practice at the time of this writing. Therefore, they shall be deemed the exclusive owner on full and final payment of the invoice.

Information, assumptions, and recommendations contained within this report can only be used for the purposes with which it was intended. Gumboots Consulting Engineers accepts no liability or responsibility whatsoever for;

1. any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

2. any omissions or errors that may befall from inaccurate information provided by the Client or from external sources.

Outcomes given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment and subsurface conditions.

Therefore, it must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report.

Accordingly, further investigations/observations shall then be undertaken as appropriate.

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

3. Site Details and Description

3.1 Site Identification

Site Location:	114B Hauparua Lane, Kerikeri
Legal Description:	Lot 4 Deposited Plan 605001
Total Site Area:	1.8989 Ha

3.2 District Plan Zoning

According to the Far North District Council (FNDC) District Plan the site is zoned as 'Coastal Living'.

3.3 Proposed Activity

A proposed scheme plan was presented to Gumboots Consulting Engineers at the time of writing, prepared by BOI Survey and is reproduced within Appendix A. It is understood the Client proposes to subdivide the site to create three lots as outlined in Table 1.0 below.

Table 1.0 - Summary of Proposed Scheme

Proposed Lot	Area (ha)	Intended end use
1	0.500	Residential
2	0.600	Residential
3	0.798	Residential

Reference: Proposed subdivision supplied by *BOI Survey*, dated 24/11/25.

3.4 Site Location and Description

The subject property is located on Hauparua Lane, Kerikeri within the Far North District. It is situated approximately 7.8km east of the Kerikeri township [Figure 1].

The property exhibits gently sloping to moderately sloping terrain with elevations ranging from approximately 8 metres to 15 metres above mean sea level. The general ground slope orientation is west-northwest facing, with typical gradients of 9° to 21° (16% to 38%). Localised variations in topography include lower lying ridges and interspersed drainage gullies. Ridge crests and elevated benches provide areas suitable for residential development.

The site is underlain by Quaternary age volcanic rocks of the Kerikeri Volcanic Group [Qvkb], comprising basaltic lava flows and associated volcaniclastic deposits, which weather to form residual clay soils.

The property is zoned Coastal Living under the Far North District Plan and is surrounded by a combination of regenerating native vegetation, coastal residential and lifestyle blocks.

An existing residential dwelling is included within the boundaries of proposed lot 2. The residential development is accessed from Hauparua Lane at the northeastern corner; this access will not be altered post subdivision and based on the draft scheme plan, we understand that access to the additional proposed lots (1 and 3) will also be via Lot 2's existing entry.

For proposed lots 1 and 3, the entirety of the site area is pasture with some mature trees located along the boundaries. Based on the proposed subdivision scheme plan provided to us and our site walkover and observations, it can be concluded that the proposed activity will impose minimal disturbance to the greater natural land setting and existing environment.

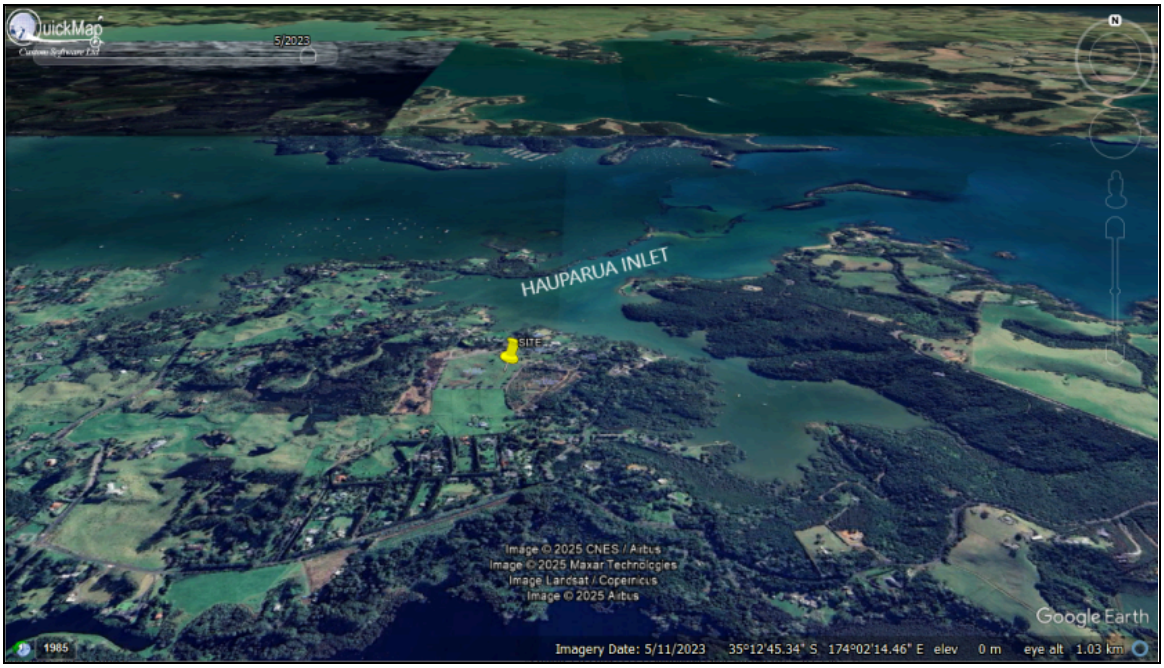


Figure 1 - Site Features Map (maps adapted from Quick Map Enterprises and Google Earth Maps)**.**

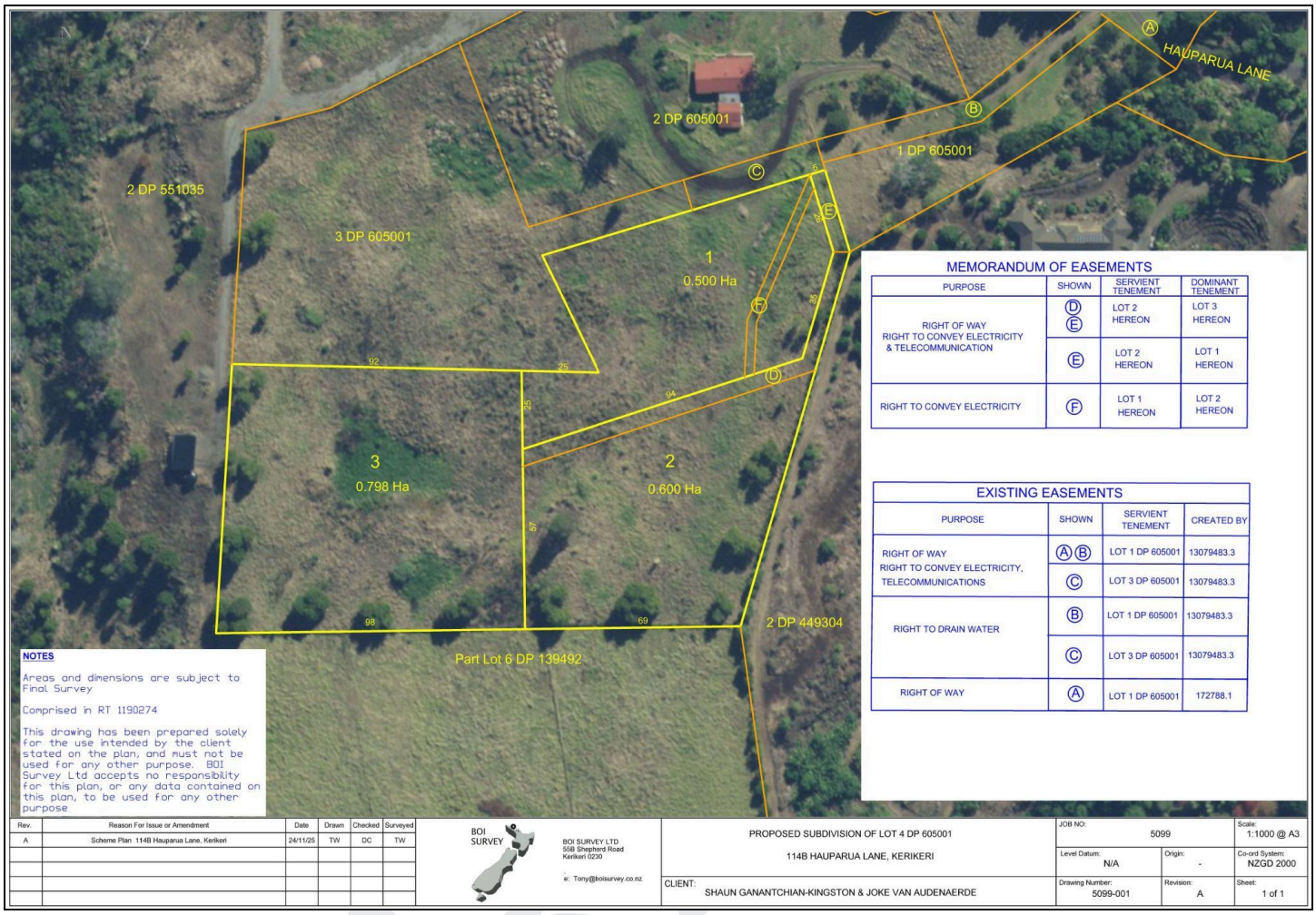


Figure 2 - Proposed Scheme Plan

3.5 Allowable Building Areas

A total developable area of 900m^2 has been identified for proposed Lots 1 and 3. This shall provide a sufficient building envelope for a future residential dwelling, associated hard stand areas and necessary 3 waters infrastructure.

These areas are *indicative* to serve the purpose of site feasibility illustration and shall be subject to further detailed site investigations with respect to future residential development activities thereafter.

4. Access

Vehicle access to the site is provided via an existing formed accessway from Hauparua Lane. This access arrangement will be retained post-subdivision and appears to comply with FNDC Engineering Standards. Accordingly, no upgrades to the existing access point are anticipated.

4.1 Parking and Manoeuvring

Parking and associated manoeuvring can be accommodated within the proposed lots.

5. Cultural Landscape

In this instance points to the direct anthropogenic effects upon the natural landscape over a time period. A review of historic aerial photos commencing from 1979 were reviewed in light of this undertaking. No major changes were observed in the aerial imagery.

Figure 3 - Retrolens.nz image 1979

5.1 Land Use

The subject site and surrounding area are characterised by coastal living land use, comprising predominantly lifestyle blocks and native and regenerative bush (west). This mixed land use reflects typical coastal land, where topography influences land capability, with steeper slopes vegetated and gentler terrain utilised for residential development.

5.2 Infrastructures

Far North District Council (FNDC) GIS mapping indicates that there is no infrastructure servicing the property at present in regards to wastewater, stormwater and potable water.

Therefore, this report has been prepared with the goal of the subdivision being self-sufficient for the purpose of potable water, onsite wastewater management and onsite stormwater management with final dispensation into the Hauparua Inlet i.e. incorporating into the existing stormwater network.

6. Geomorphology

Kerikeri Volcanics - Geomorphology: The Kerikeri Volcanics form the dominant geological feature at the subject property, part of the Kaikohe - Bay of Islands Volcanic Field. This section outlines the key geomorphological characteristics, volcanic composition, origins, and implications for engineering and land use at this site.

Geological Composition of the Kerikeri Volcanic Group at the property consists of:

- **Basalt flows**: Dark, fine-grained mafic extrusive volcanic rock forming the primary surface geology.
- **Basanite**: A specific type of basaltic rock present as sub-rock material.
- **Volcanic plugs**: Basalt lava and volcanic plug formations characteristic of the Kerikeri Volcanic Group.

Volcanic Origins: The Kerikeri Volcanics represent Early Pleistocene to Late Pleistocene volcanic activity (Q14e-Q4 age), forming part of the broader Kaikohe - Bay of Islands Volcanic Field. This igneous activity created distinctive volcanic landforms through fissure eruptions and vent activity across the Northland region.

Rock Characteristics: The basalt at the site is classified as:

- **Rock class**: Mafic extrusive
- **Rock group**: Basalt
- **Confidence level**: K-Ar (potassium-argon dating confirmed)

Geomorphological Implications: The volcanic geology influences local geomorphology and site characteristics:

- The basalt flows create a relatively permeable upper layer affecting groundwater movement and drainage patterns.
- Volcanic terrain typically exhibits good natural drainage due to the fractured and vesicular nature of basaltic rocks.
- Volcanic rock foundations may present variable bearing capacity depending on the degree of weathering and fracturing.

7. Geology

Understanding the likely *structure* of the underlying rock mass, the *process* which sculpted the landform and the *stage* of its development shall enlighten better background understanding and better prepared choices to subsequent parties involved in this case.

The geological information on hand indicates that proposed lots 1 - 3 are underlain by Kerikeri Volcanic Group (Qvkb); Basalt lava and volcanic plugs.

7.1 Positive Rock Structure

The Kerikeri Volcanic Group [Qvkb] exhibits moderate to high intact rock strength in its unweathered state, with typical unconfined compressive strengths ranging from 50-150 MPa for fresh basalt. The rock mass is characterised by cooling joint discontinuities and columnar jointing developed through volcanic cooling processes, which influence both the weathering profile and slope stability characteristics.

Potential instability mechanisms within Kerikeri Volcanic terrain typically arise from:

- Differential weathering between dense basalt cores and vesicular or scoriaceous zones within flows.
- Daylighting of unfavourably oriented discontinuities (cooling joints and flow boundaries) on cut slopes.
- Groundwater seepage along preferential flow paths created by vesicular zones and inter-flow contacts.
- Progressive weathering reduces intact rock strength and increasing discontinuity aperture over time, particularly along cooling joints.

The Kerikeri Volcanic Group typically displays a well-interlocked fabric when unweathered, with intact rock strength of 50-150 MPa for competent basalt. However, weathering processes progressively reduce both rock mass strength and discontinuity surface integrity, particularly along pre-existing structural weaknesses such as cooling joints and vesicular zones developed during volcanic emplacement and cooling.

Reference :

GNS Sciences 1:250,000 scale map Map 2, 2009: *"Whangarei"* (Geological Map)

NZMS Sheet 290 O 04/05 Part Sheet O 03, 1:100,000 scale map, Edition 1, 1981: "*Whangaroa-Kaikohe"* (Rocks).

Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

8. Lithology

The underlain **lithology** is basalt ($F6_1$): Basalt with scoria: flows and cones of very fine to medium grained crystalline basalt, dense or vesicular, interbedded with scoria (B_1) and moderately fractured, hard to very hard. Surfaces conspicuously rocky. Weathered to soft red brown rubbly clay to depths of 3m.

Consequently, further advancement through hand exploration method was of no avail due to inferred shallow basalt flows/interbedded basalt underlying the subsoil mantle.

The geology map below is presented on a regional scale and careful consideration shall be of high regard in relative application of referencing and professional judgements expressed in context to specific sites.

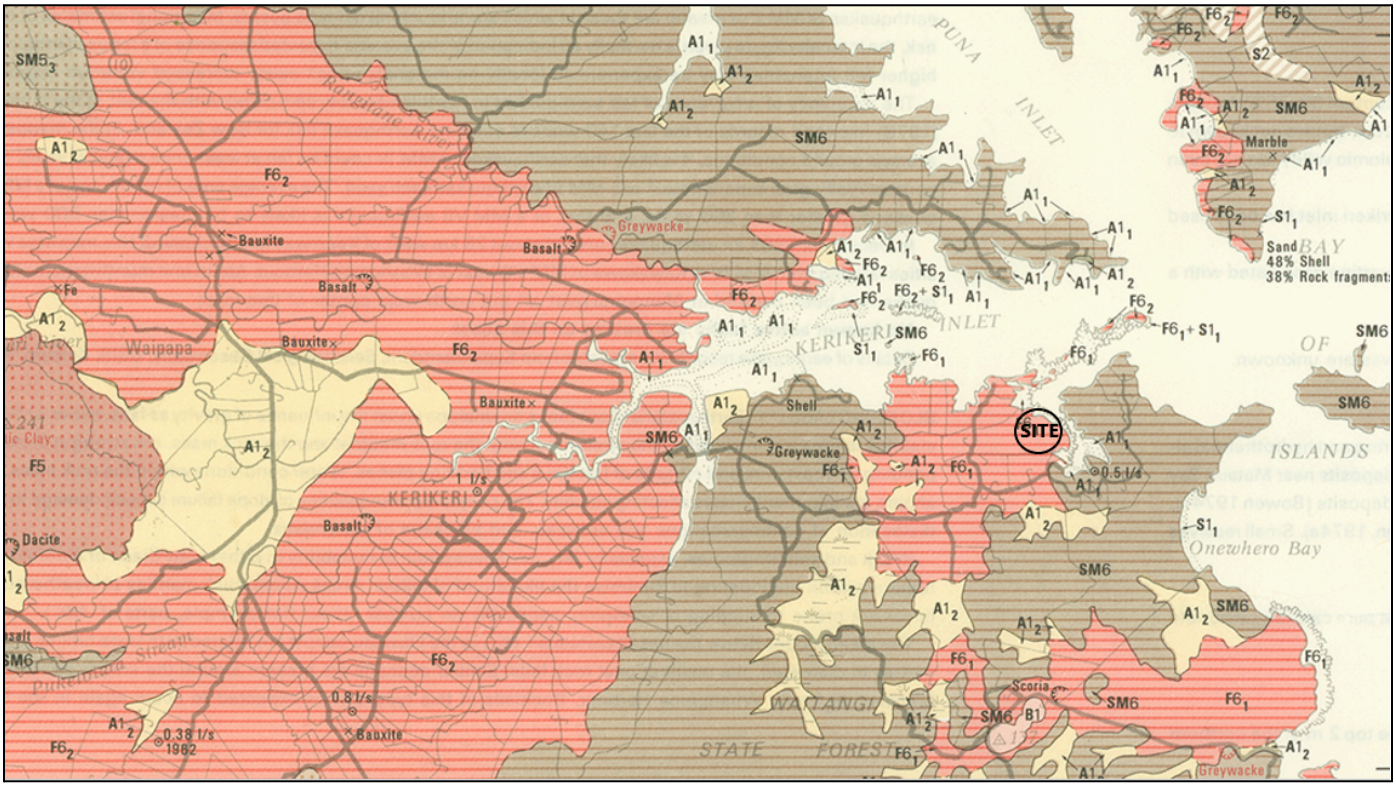


Figure 4 - Lithology Map - (NZMS Sheet 290 P 04/05, 1:100,000 scale map, Edition 1, 1981: "*Whangaroa-Kaikohe"* (Rocks)**.**

Reference:
Geology of the Whangarei Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 2. Lower Hutt, New Zealand.

8.1 Geological Hazards

8.1.1 Earthquakes

Earthquake vibration produces various responses in different lithologies and topography can also modify the effects. In hard dense rock materials **no** significant amplification of vibration generally occurs; however vibration can be amplified significantly in unconsolidated materials which may respond by slumping, flowing or settlement especially if slopes are steep or if the materials are water saturated.

The felt effects of earthquakes are described by the Modified Merkalli (MM) scale of intensities I - XII. Generally earthquakes of MM V or greater are those in which some structural damage occurs. In

regional estimates of earthquake risk, the intensity figure given is normally an indication of the average expected response of a range of lithologies. Thus, higher felt intensities may be experienced locally on materials which cause increased vibration responses as indicated above.

The frequency of recurrence of felt earthquakes in Northland is **low** compared with the rest of the country. Smith (1978) has used records of the last 140 years to estimate earthquake risk for New Zealand. In the mapped area, on average ground conditions it is likely that the average earthquakes of MM IV could be felt at least once every 50 years (as a comparison Wellington experiences 4 or 5 MM IV earthquakes each year).

The average time of recurrence of a MM VI earthquake is greater than 200 years and that of a MM VII earthquake is greater than 500 years.

No known **active faults** are present on the map sheet mentioned above**.**

9. Subsoils

LandCare Research indicates the **soils** encountered here as Orthic Brown (BO) which have stable topsoils with well developed polyhedral or spheroidal structure. They cover 43% of New Zealand and are the most extensive soils.

9.1 Brown Soils [B]

Occur in places where summer drought is uncommon and that are not water logged in winter. Subsoils are brown (red brown) and yellow-brown underlying dark grey-brown topsoil. The dark colours derive from a thin coating of iron oxides weathered from the parent material.

Soils have large active populations of oil organisms, particularly earthworms. Mica, Illite and Vermiculite are the dominant minerals. The soils are *slow to imperfectly drained*.

All in all it can be concluded that the soils encountered here more greatly reflect the historical effects of local conditions.

The maps constitute a regional scale. Therefore, visual observations and shallow boreholes were utilised to account for this purpose. As specific to the subject site.

Reference

Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

10. Environmental Setting

Published environmental data relating to the site has been reviewed. A summary of relevant information is provided below.

10.1 Hydrology and Flooding

A summary of available information pertaining to hydrology and hydrogeology is presented in the table below. An examination of Far North District Council (FNDC) and Northland Regional Council (NRC) online GIS databases is included.

Table 1.1 – Surface Water Features & Flooding

Source	Presence/Location	Comments
Groundwater sources including springs/wells (within 500 m)	There are two ground-water bores on the NRC GIS webmaps to the east and southeast of the site within 200m.	- 100m to the east is labelled as utilised for domestic purpose and records a static water level of -10.8m, and; - 130m to the southeast is labelled as utilised for domestic purposes and records a static water level of -14m.
Surface Water Features (Ponds, Lakes etc)	There is a pond located approximately 50m east of the site.	The site does not drain to this feature.
Watercourses (within 500 m)	The Hauparua Inlet is located 200m north/northeast of the site.	-
Flood Risk Status	None recorded	The NRC and FNDC GIS databases indicate that the site is not included within the area that has been modelled for flood hazard events. The high relief of the property dictates less than minor risk to flooding.
Flood Susceptibility	Negligible	Flood susceptible land is mapped according to the presence of alluvial, fluvial deposited soils indicating historic inundation by flood waters. From available geological mapping it is considered superficial soils are not present within the site boundaries.

The natural landscape, and outstanding land features presented in this natural state environment shall be regenerated/maintained [continuously] with respect to the ongoing Overall Proposal Outcome (OPO)[1]*.

10.2 Natural Hazards

10.2.1 Regulatory Framework

Under Part 1; Interpretation and application of the Resource management Act 1991, natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and

[1] *OPO - Balancing Sustainability of Life in all aspects.*

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.

10.2.2 River Flood Hazard

Upon review of the Northland Regional Council Hazards maps, it indicates the subject property as not being within a flood extent area. As depicted in Figure 5 below.

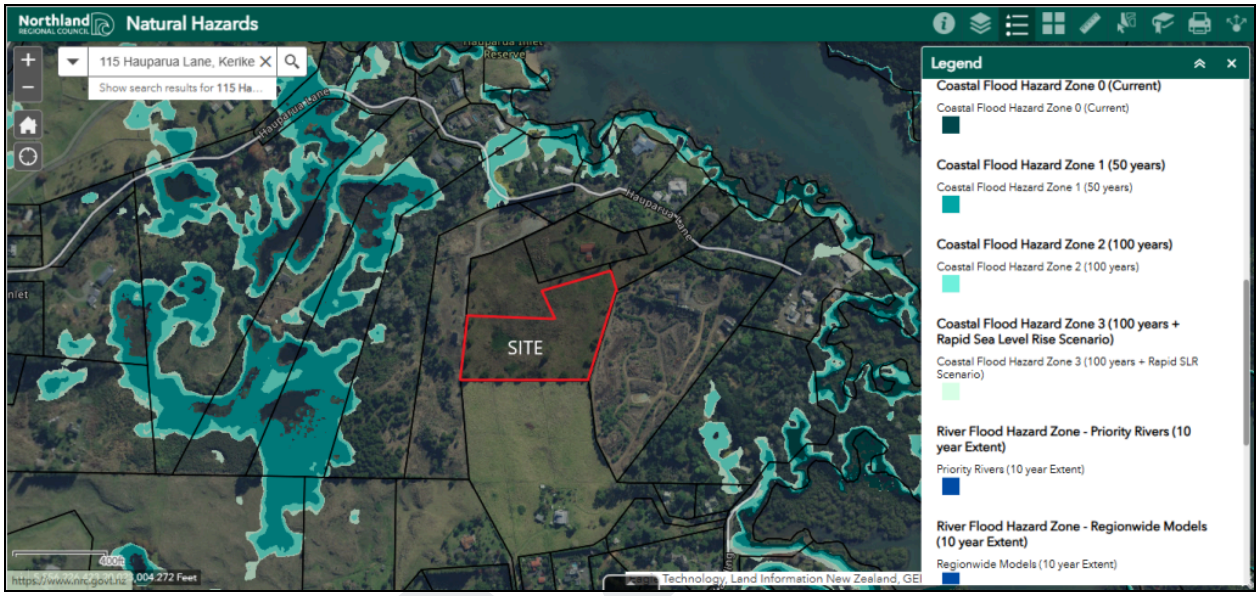


Figure 5 - Natural Hazards Map (maps adapted from NRC Natural Hazards Map - *accessed 21/01/2026*)**.**

Natural hazards listed in Section 71(3) of the Building Act 2004 include: erosion, falling debris, subsidence, inundation or slippage.

Susceptibility assessment of the subject property to these potential hazards were judged as;

Table 1.2 – Natural Hazard

Potential Hazards Assessed	
Erosion (including coastal erosion, bank erosion, and sheet erosion)	No*
Falling debris (including soil, rock, snow, and ice)	No*
Subsidence (vertical settlement)	No*
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	No*
Slippage	No*

**not encountered/observed during the site walkover.*

11. Preliminary Field Investigations

Our fieldwork for this report was carried out on 06th October 2025 and consisted of:

- 3 Hand Augured boreholes down to refusal depths of 0.50 - 0.70m.
- Vane shear tests were undertaken at 0.30m increments to full drilled depths.
- Laboratory testing; Atterberg limits & Linear shrinkage tests.
- Visual observation of the site and lower lying land with respect to land fretting features.

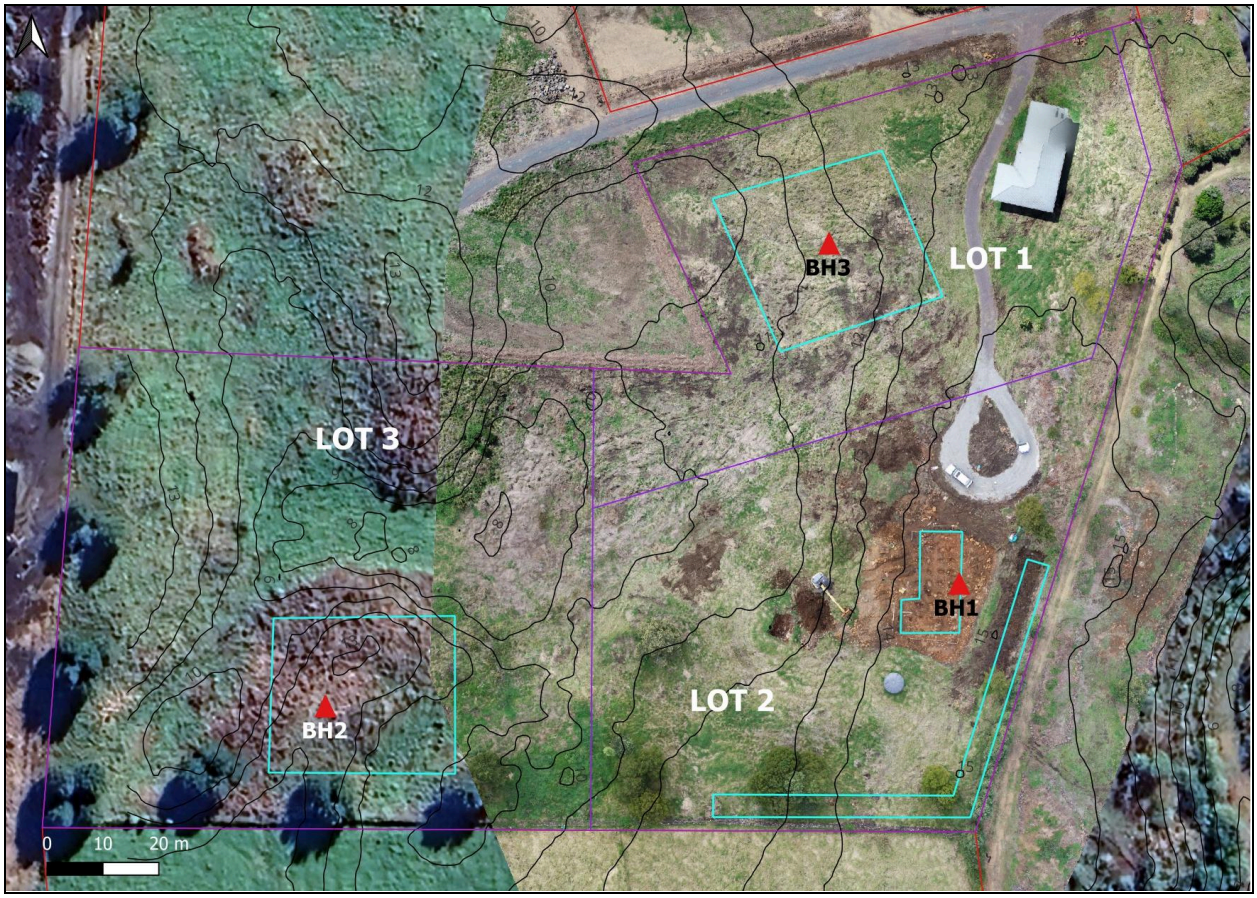


Figure 6 - Borehole Location Plan (DroneX Aerial Imagery. Scale 1:750 [A3])

Results of all in-situ soil tests together with detailed descriptions of the soils encountered during drilling are attached to this report.

No saturated or boggy ground was encountered within the soil test locations. The depths of strata and groundwater [where encountered] on the logs are recorded from ground level.

12. Summary of Bored Ground Conditions

12.1 Topsoil

Observed as clayey silt, dark brown and damp with minor rootlets (approximately) 0.20 - 0.30 metres thick.

12.2 B Horizon

The natural (cohesive) subsoils encountered generally comprise very stiff, brown and highly plastic silty CLAY.

12.3 Filled Ground

Was not encountered.

12.4 Groundwater Conditions

Perched groundwater was not encountered. Complete saturation is considered less likely due to the prominent relief of the land along with the moderate permeability of the upper subsurface mantle [as encountered].

The geological features which highly influence infiltration are highly varied over an outcrop and likely so from one to another. Therefore, a uniform distribution and infiltration of rain is highly *unlikely* and the consequent rise in water-table will be greater in some places than others.

Accordingly, the favourable relief and supporting vegetation dictates that full saturation of the subsoil mass within and close vicinity of the building platforms can be considered *low.* Inevitably, the majority shall sheetflow west away from the effective sites.

12.5 Primary Flow Paths [PFP]

Based on the natural features of the site, it is envisaged that in heavy rainfall events, sheet flow will generally flow towards the lower lying area within proposed Lot 3. As depicted in Figure 7 below.

The moderately free draining soils shall assist in stormwater soakage in most cases.

Figure 7 - Primary Flow Paths (Photo courtesy of DroneX and Google Satellite)

13. Discussion on Subground Conditions

Our preliminary field test results indicate an average soil strength of approximately ≥ 100kPa.

13.1 Corrected Vane Shear Readings

Corrected vane shear readings recorded within the bored test holes were in the order of ≥ 199 kPa.

It shall be appreciated that field data were deduced from limited test positions and may vary from that encountered.

Field results are indicative of *'good ground bearing'* capacity for shallow foundations in accordance with Building Code for Standard Foundations - NZS 3604:2011[2].

13.2 Subsoil Properties

The tabulated data below is based on our experience and laboratory testing undertaken of similar soils previously.

[2]*Section 3.13.*

Table 1.3 – Residual Soil Workability Data

Soil Description	Proctor Compaction		Permeability @ Proctor Maximum compaction [mm/hr]
	Maximum dry density [T/m^3]	Optimum moisture content [%]	
Silty CLAY	1.84 ± 0.02	14.7 ± 0.3	0.01 ± 0.007

The above data shall be used as a guide only. In the case where the subsoils onsite are intended for fill [not recommended] material then samples from the site shall undergo laboratory testing prior to earthworks commencing.

14. Discussion on Subsoil Classification

14.1 Expansive[3] Soils

The **magnitude** of soil expansivity is primarily dependent on the *kind* and *amount* of clay minerals present, their exchangeable ions and internal structure. There are three important clay mineral groups; montmorillonite, illite and kaolinite. **Montmorillonite** is the known clay mineral with most expansive problems.

As discussed in section 9.1; the encountered soils dominantly comprise *Illite* mineral.

14.2 Discussion on Residual Minerals

Illite (K,H3O)(Al,Mg,Fe)2(Si,Al)4O10[(OH)2·(H2O)]; Illite is a grayish-white to silvery-gray mineral with a micaceous habit. It has a perfect cleavage on one plane. Illite is a ***non-expanding*** clay mineral, meaning that its layers do not swell when wet. It is also a relatively hard and durable mineral.
https://www.geologyin.com/2023/09/illite-what-is-illite-properties.html#:~:text=Ceramics:%20Illite%20is%20used%20in,heavy%20metals%20and%20organic%20compounds.

The site can be deemed *non* expansive based on;

- the residual *minerals* [highlighted above & table 2 - soils] associated within the in-situ soils encountered.

14.3 Laboratory Soil Tests

Two samples for Atterberg Limits and Linear Shrinkage tests taken from the site were generally within the zone of likely influence of shallow foundations. These preliminary tests were in accordance with NZS 4402 - Sections 2.1, 2.2, 2.3, 2.4 & 2.6 respectively "Methods of Testing Soils for Civil Engineering purposes".

These index tests were primarily intended to give a likely indication of the subsoil behaviour, characteristics and conditions at its natural undisturbed state. Refer to Appendix 2.6 for results.

[3] *soils are defined in NZS 3604 as those soils having a liquid limit > 50% and a linear shrinkage < 15%.*

4.4.1 Discussion on Atterberg Limits Results

Sample 1 returned a Liquid Limit (LL) of 75% and Plastic Limit (PL) of 73%, yielding a Plasticity Index (PI) of 2%. **Sample 2** returned an LL of 75% and PL of 71%, yielding a PI of 4%.

Based on the Atterberg Limit results, these soils classify as **low plasticity silt (ML)** per the Unified Soil Classification System, with Plasticity Index values of 2-4% plotting below the A-line. The extremely low plasticity despite moderate liquid limits (LL = 75%) indicates silt-dominated behavior rather than true clay plasticity. This characteristic is typical of highly weathered volcanic materials where clay minerals have altered to less plastic forms, or where the fine fraction consists predominantly of volcanic silt and rock flour rather than plastic clay minerals. The results are consistent with residual silty soils derived from weathered Kerikeri Volcanic Group basalt, where mechanical breakdown and leaching have produced fine-grained materials with limited cohesive properties.

4.4.2 Discussion on Linear Shrinkage [LS] Results

The linear shrinkage results of 4-5% indicate low to moderate shrinkage potential. It should be noted that linear shrinkage tests are conducted under extreme moisture conditions (samples molded at liquid limit), which may not represent normal in-situ conditions observed at this site.

Proper moisture control measures, including adequate surface drainage and protection from concentrated water sources, are recommended to maintain soil stability and prevent progressive weakening of the foundation materials.

Reference;

A.S. 2870, “Residential Slab and Footings - Construction”.

NZS 3604, “Timber Framed Buildings”

Geology of the Kaitaia Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 1.

NZMS Sheet 290 O 04/05 Part Sheet O 03, 1:100,000 scale map, Edition 1, 1981: “*Whangaroa-Kaikohe”* (Rocks).

15. Geotechnical Appraisal

An assessment of the proposed developable areas (DA) is summarised below;

15.1 Developable Area - Lot 1

The identified developable area is located within the NW corner of the proposed allotment and comprises gently sloping terrain with gradients of approximately 7° (1V:8H). The lot exhibits gentle descending gradients trending east - west. Surface water runoff from the lot drains naturally west across the terrain.

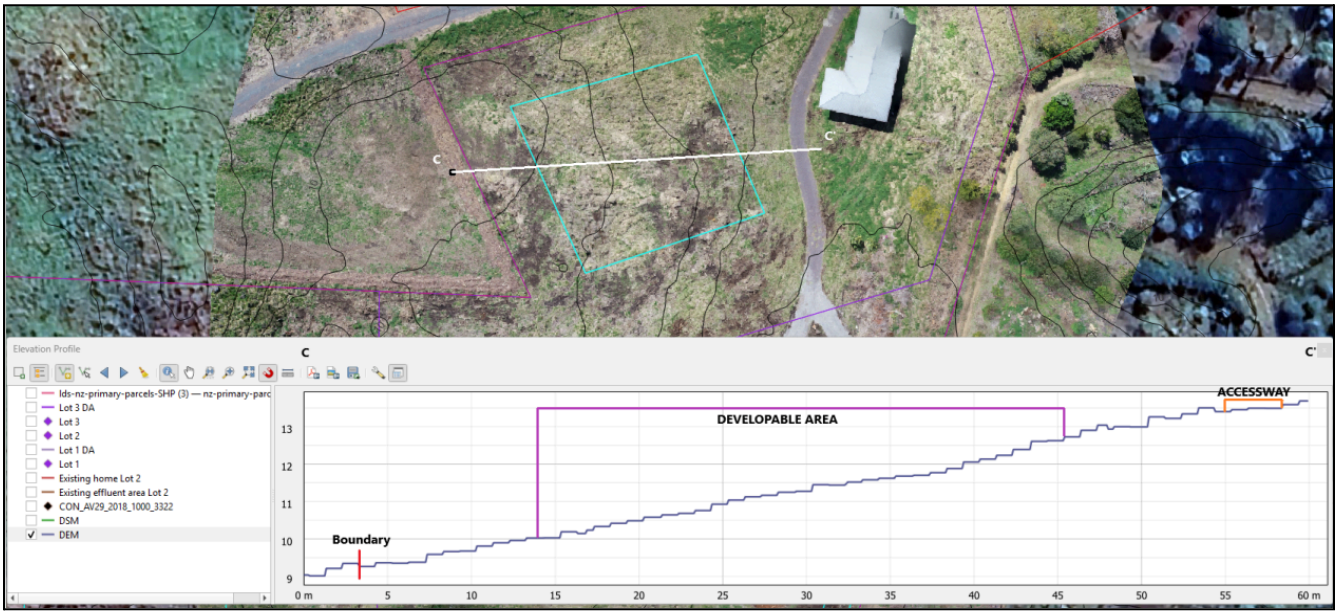


Figure 9: Lot 1; West - East (Dark blue line DEM. Courtesy of LINZ. Horizontal scale: ≅1:200, Vertical scale ≅1:154)

Figure 10: Lot 1; South - North (Dark blue line DEM. Courtesy of LINZ. Horizontal scale: ≅1:200, Vertical scale ≅1:154)

15.2 Developable Area - Lot 3

The identified developable area for Lot 3 is located in the central southern portion of the lot and comprises gently sloping terrain with gradients of approximately 6° (1V:10H). The lot exhibits gentle descending gradients trending toward the lower lying depression within the lot. It is envisioned that surface water during peak storm events will flow from the lower lying area, south west via the primary flow paths and into existing natural waterways.

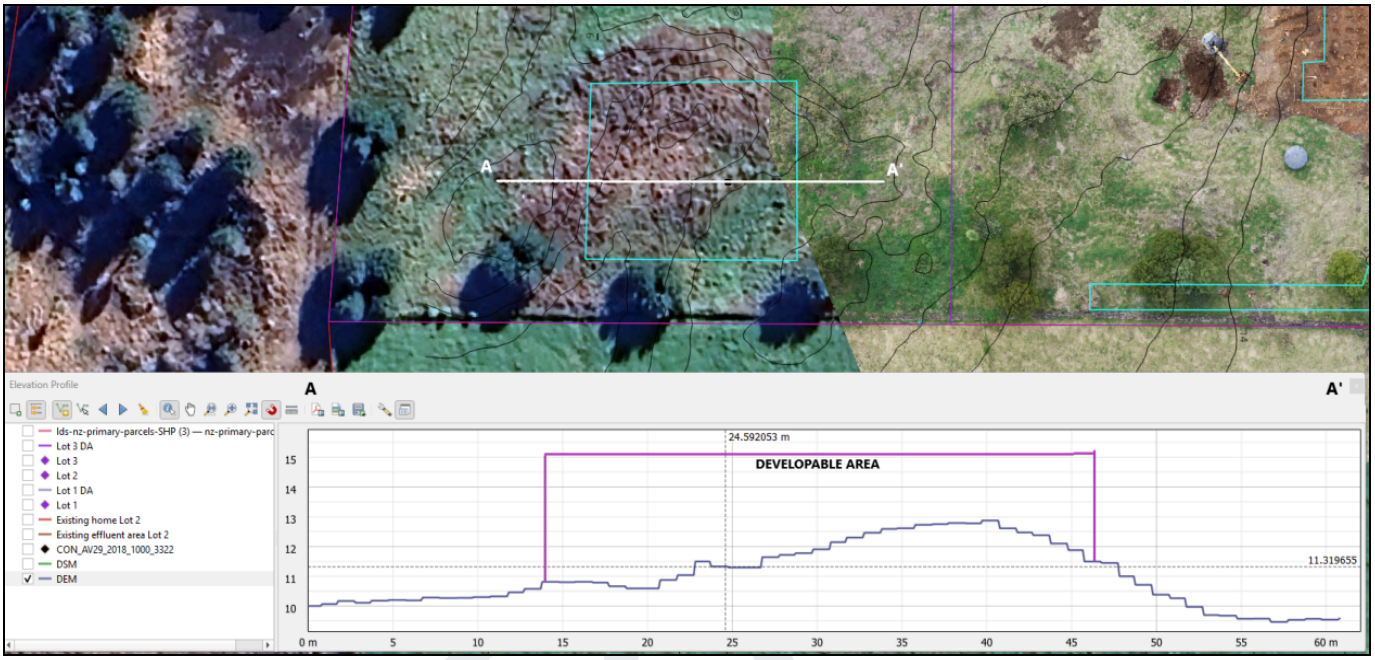


Figure 11: Lot 3; West - East (Dark blue line DEM. Courtesy of LINZ. Horizontal scale: ≅1:200, Vertical scale ≅1:154)

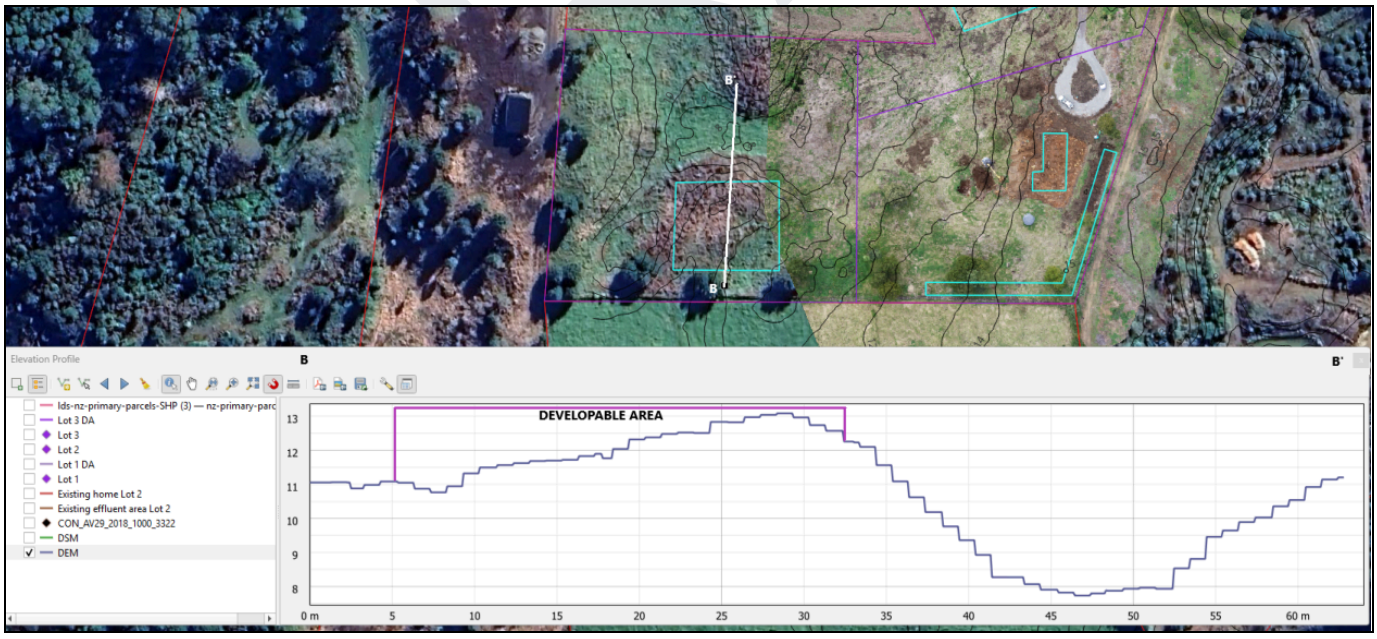


Figure 12: Lot 3; South - North (Dark blue line DEM. Courtesy of LINZ. Horizontal scale: ≅1:200, Vertical scale ≅1:154)

15.3 Foundations

The locations proposed for the developable area pertaining to the subdivision can be considered to likely have a less than minor potential for slope instability.

Concrete slab on grade, tandard stripped or trench filled foundations are considered suitable where a level building platform exists or where a masonry perimeter block wall is opted for to build up unlevelled ground to levelled ground. For this option, structural loads shall be founded adequately into the natural underlying soil with solid strength/bearing capacity.

Pile foundations may be applicable however, It would be proven difficult given the underlying shallow lava flow and boulders.

As appropriate, it is **recommended** that subsequent residential development pertaining to the proposed sites are subject to a *site specific geotechnical investigations* and recommendations to confirm the need for specific engineering design i.e. taking into account the site [subsoil] conditions [at present] and balancing site feasibility effects with specific regard to the proposed development demands at building consent stage.

Residual soils ≥ 0.50 m below the current ground level were shown to have adequate bearing capacity i.e. minimum ultimate bearing capacity in the order of ≥ 300 kPa.

A strength reduction factor [Øs] of 0.5 shall be applied for the design bearing strength.

15.4 Subgrade Preparation and Protection

At this point in time, it is expected within the hardstanding and driveways only. The work shall comprise;

1. Stripping off of all topsoil and other deleterious material and stockpiling it away from the work area.
2. Engineer to observe the final subgrade on natural ground and proof roll.
3. GAP 40 covering layer max 0.125m thick spread evenly across the stripped area to provide cover from the elements.

Stripping shall extend one meter outside of the effective work perimeter.

All in all, no signs of land instability were observed during our time onsite.

16. Geological Appraisal of Land Stability and Natural Hazards

16.1 General Account

Of the property seeks within reason the sustainability of the land and geological aspects with respect to any standing or notable natural hazards that may undermine its standing integrity. As well, minimal ground impact from human activities and the natural elements. All in all, cumulative equilibrium coexistence.

16.2 Geological Fault Lines/Surface Ruptures

Reviewed geological maps show NO fault lines through or nearby the general property. Seismic activity within the region is generally low.

Recent movement as a direct result of fault line activity within close vicinity to the subject were not observed. All in all, we consider that any risk pertaining to fault line/surface ruptures to be low at this site.

16.3 Slope Instability

No evidence of hummocky or tension cracks were encountered upon the landform at present.

This generally proves fundamental stability of the land. In this case, confidence impresses a positive assurance that;

- The natural subsoils bored were in a very stiff state.
- Full saturation is highly unlikely due to the favourable topography of the land.
- Chemical weathering of the soils accelerates cementation varying within the shallow mantle which restricts deep infiltration from surface water.
- More competent shallow basalt bed and residual soils underlying the property.

Consequently, we consider that a low risk of slope instability can be sustained within the nominated developable areas. The impact of slope movement shall likely not impact the proposed project nor is the proposed activity likely to effect slope instability at this stage.

However, the extent of the development, associated activities and likely impact of such activity to the site shall be reconsidered at the time of subsequent development.

All future land developments within the subsequent Lots shall undergo rigorous planning and feasibility of application assessment in specific context to the effective site and proposal.

16.4 Influence of Topography

Has a significant and consistent effect on the weathering process and consequently on the type of minerals formed. Hilly countries [like the exhibit] soils i.e. more granular constituents; are well drained and seepage flows have a strong downward element.

As understood, this brings forth the formation of ***low activity*** clay minerals i.e. kaolinite[4] specifically. Soils comprising these minerals generally have *good engineering properties*.

16.5 Reactive Subsurface Soils

Based on the underlying geology mapped, it is considered that the residual soils encountered on site may become reactive if/where they are rapidly exposed [open cuts/scraping] to the elements.

[4] *formed by the alteration of ALKALI FELDSPAR and other aluminium bearing minerals.*

However, the significant presence of shallow lava flow consistently across the site would limit any deep excavations as well as minor presence of in-situ soil encountered here.

The soils are considered *non reactive* based on the aforementioned and our experience of the area.

16.6 Flooding

The effective sites are well elevated and therefore risk of flooding is low.

Reference;
Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.
Geology of the Whangarei Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 2.
NZMS Sheet 290 O 04/04 part sheet O 03, 1:100,000 scale map, Edition 1, 1982: "*Whangaroa-Kaikohe"* (Rocks).

17. Engineering Recommendations

Our assessments of the natural hazards and geomorphology relative to the site indicates that associated risks to LIFE and Property in this instance can be considered ***low***. Provided that recommendations herein/not limited to are adopted in application of subsequent residential occupation.

17.1 Building Platform

The following sections present preliminary engineering guidance to effective planning action for such undertaking.
A site-specific geotechnical assessment shall be undertaken for each proposed building platform at Building Consent stage. Subject to completion of these investigations and implementation of any resultant recommendations, slope stability risks can be adequately managed during individual lot development.

17.2 Site Cut Slopes

Permanently into undisturbed soil shall be battered back to a stable gradient of 3H:1V for heights up to three metres to minimise the potential for slope instability. The former shall be subject to specific engineering design [SED] and evaluation prior.

Moreover, cut faces ≤ 1.5m can be supported by a non SED retaining wall provided there is no surcharge on the wall. Any walls subjected to surcharge shall undergo SED.

17.3 Filling near Slopes

Shall not be undertaken, unless specific engineering design comes to pass.

17.4 Fills

Shall not be undertaken unless prior SED and appraisal of the proposal development and site is completed and approved by Far North District Council at such time. All work shall comply with NZS 4404, NZS 4402 and NZS 4431 as appropriate.

17.5 Site Landscaping and Contouring

Shall stay true to the natural fall of the land at present. Critically, foundation ground shall adopt final grading, away from building foundations to convey surface water runoff away from this area.

17.6 Access Road

An existing driveway currently provides access to the dwelling on proposed Lot 2. As part of this subdivision, this access will be removed and a shared accessway designed to service all three proposed lots will be created in a new location following the eastern and southern boundary of proposed lot 1.

The new access formation will include proper surfacing and metalling, along with installation of necessary drainage infrastructure if/where required.

All construction works will be undertaken in accordance with FNDC Engineering Standards and applicable codes of practice.

17.7 FIll Monitoring Compaction tests

All monitoring shall be carried out by suitably qualified engineer familiar with this report/site.

Table 1.4 – Compaction Test Schedule

Field Compaction Tests	Non Cohesive Material	Cohesive Fill Material
In-situ density	Minimum average of 98% of MDD as determined by heavy compaction test.	Minimum average of 95% of MDD as determined by standard compaction test.
Clegg Hammer	Hardfill minimum average CIV = 25. Minimum single value 20	n/a
Air voids	n/a	Max single value ≤ 12% average 5 consecutive tests ≤ 10%

17.8 Stormwater Runoff

From resident implementations i.e. roofs, concrete driveways shall be collected in water tanks and overflow dissipated onto the complementing natural flow paths.

17.9 Ground Bearing Benchmark

Founding ground where subject to future building development shall sustain a *minimum* ultimate bearing strength capacity of 300 kPa [vertical loads only]. Foundations shall be embedded adequately to account for lateral loadings and adequate bracing.

A conservative angle of shearing resistance Φ' of 30^0 and cohesion c' of 5 kPa can be assumed at shallow founding depths based on a characteristic corrected undrained shear strength of ≥ 199 kPa can be assumed within the natural Silty CLAY layer.

17.10 Liquefaction Potential

A detailed liquefaction potential assessment was outside the scope of this undertaking, however the general rating of seismic activity within the Far North is ***low***.

Potentially liquefiable materials are identified by;

- Cohesive [fines] content i.e. highly cohesive aggregates are less susceptible to liquefaction
- Plasticity Index
- Groundwater levels
- Thickness of potentially liquefiable soils
- Amplitude, frequency content and duration of shaking expected during seismic events.

All in all, it can be concluded that the proposed building platforms are low-negligible during [IF] a seismic event up to 0.11 g PGA as anticipated for Northland inside NZS 1170 and within tolerable settlement limits set by the NZBC.

18. Conclusion

The effective land is in a *stable state* at present.

The primary objective for subsequent development shall seek to sustain the land in this context during and after the establishment of occupational assets.

All development works intended specifically for the proposed lots, shall NOT be undertaken prior to a site specific geotechnical appraisal being carried out with due regard to the development proposed and site conditions at the time.

Consequently, good sound engineering practices through means of extensive and conscientiously executing field observations during and after construction is prudent here.

19. Stormwater Management

19.1 General Suitability

The subdivision will maintain low-intensity coastal residential development whilst preserving the natural character of the landscape. The property benefits from well-defined natural drainage patterns, with primary flow paths channeling surface water runoff through existing flowpath systems that discharge in a westerly direction toward the lower lying area of lot 3 and the wider natural waterways complementing Hauparua Inlet.

These natural features are populated with established adequate outfalls and readily provide an established low impact and sustainable stormwater management approach in this instance.

Any adverse effects as a result of future residential dwellings to be erected within the nominated areas of these proposed lots are considered less than minor.

Accordingly, the proposed moderately minor lots shall be considered under general site and future development feasibility with primary regard to the FNDC Plan - 13.7.3.4 Stormwater Disposal.

It is recommended that a site specific analysis of post development against pre development [equilibrate state currently] conditions for the proposed lots are accounted for at building consent stage when an intended purpose of a proposed development plan is decided upon.

However, the PFPs shall be well incorporated within the stormwater management system in balancing service of the collective subdivision and future occupational activities anticipated from the proposed lots.

19.2 Stormwater Management Principles

On-site stormwater management is to be carried out in accordance with Clause E1 of the building code compliance documents. The performance requirements are as follows;

- That a primary system capable of disposal of surface water resulting from a storm having a 10 % (1 in 10 year) probability of occurring annually, shall be constructed.
- That all stormwater reticulation and disposal systems are constructed to convey surface water to an appropriate outfall using gravity flow, and in a manner which avoids the likelihood of blockages, leakage, penetration by roots, or the entry of groundwater where pipes or lined channels are used and avoids the likelihood of damage from superimposed loads or normal ground movements.
- For piped systems, accessible inspection chambers are provided at all changes of grade, direction and pipe size.
- That the reticulation and disposal system is designed and constructed for a function design life of 50 years.
- That damage to the environment both during and after the development construction phase is minimised or avoided.
- That a system is provided which can be economically maintained

19.3 Impermeable Surfaces

Impermeable surfaces are defined by FNDC as;

> *(a) decks (including decks less than 1 m in height above the ground) excluding open slatted decks where there are gaps between the boards;*
>
> *(b) pools, but does not include pools designed to operate as a detention pond;*
>
> *(c) any surfaced area used for parking, maneuvering, access or loading of motor vehicles, including areas covered with aggregate;*
>
> *(d) areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed;*
>
> *(e) roof coverage area on plan;*
>
> *But excludes:*
>
> *i. Water storage tanks occupying up to a maximum cumulative area of 20 m^2; and*
>
> *ii. Paths and paving less than 1 m wide, provided they are separated from other Impermeable Surfaces by a minimum of 1 m.*

20. Regulatory Framework

20.1 Far North District Plan

The site is within the Coastal Living zone. The relevant permitted stormwater management rule is as follows:

10.7.5.1.6 STORMWATER MANAGEMENT
The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10% or 600m^2, whichever is the lesser.

The intent of the application is to comply with NRC permitted activity rules Section 21: *Rules for Stormwater Discharges* and to satisfy FNDC criteria for a permitted activity consent application.

Future developments on Lots 1 - 3 are not expected to exceed the permitted activity rule.

20.2 Regional Water and Soil Plan for Northland

Rule 21.1.1 provides, as a permitted activity, for the diversion and discharge of stormwater by way of an open constructed stormwater collection system or piped stormwater where the stormwater collection system is connected to, or part of, a stormwater system for which a resource consent exists.

Future development of all Lots can comply with Rule 21.1.1.

20.3 Proposed Regional Plan for Northland

The Northland Regional Council is reviewing its Regional Plans and a Proposed Regional Plan for Northland was notified in October 2023.

Proposed Rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions);

2) the diversion and discharge does not cause or increase flooding of land outside the area serviced by the stormwater network up to the 10 percent annual exceedance probability or flooding of buildings outside the area serviced by the network up to the one percent annual exceedance probability, and ...

All in all, we consider that future development of Lots 1 - 3 can comply with Rule C6.4.2 with low impact stormwater management systems.

20.4 Stormwater Management

Stormwater runoff from future roof areas on Lots 1 - 3 will be collected in water tanks for domestic water supply. The overflow from the water tanks shall be discharged in a dispersive manner well away from buildings.

Similarly, stormwater from future driveway and parking / manoeuvering areas within Lots 1 - 3 shall be channelled toward the natural PFP within the lots.

21. Conclusion

It is considered that NO change in the existing stormwater flow paths i.e. primary flow paths shall result from the subdivision.

- Primarily, the prominent flow paths and supporting water features shall be incorporated and progressively maintained continuously to generate a sustainable equilibrium to the environment and LIFE.
- Water tanks shall be used to collect roof water runoff and serve to provide potable water.
- Roof tank overflow, together with yard and driveway runoff, shall where possible be directed to the existing flow paths through a dispersive device.

It is recommended that careful consideration/planning is exhausted with regard to Minimal Impact Footprint (MIF) of future development hereon. As appropriate, site specific stormwater runoff effects and management applications shall be considered at such time where a development is proposed with plans depicting roof areas and other impermeable surfaces as well as the extent of the development earthworks are known for each specific Lot.

Particular reference/review shall be undertaken of this appraisal in conjunction with conducting the former. This shall provide further background information specific to the sites and existing environment conditions relative to this point in time.

All in all, the property and existing natural landscapes can sustain the proposal subject to careful planning and balancing effects of imposed activities and hosting environments. Therefore, a Low Impact Design Approach (LIDA) for stormwater management shall be the cornerstone philosophy for this development proposal.

As a consequence, sustainable effects to the environment and LIFE can be fulfilled.

22. Assessment Criteria

Stormwater management has been assessed against the Assessment Criteria in Section 13.10.4:

Table 1.5 - Far North District Plan Section 13.10.4 Assessment Criteria

Criterion	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 proposed stormwater management complies with Regional Water and Soil Plan permitted activity rules.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The proposed stormwater management complies with Council's *"Engineering Standards"* (May 2023).
(c) Whether the application complies with the Far North District Council Strategic Plan -Drainage.	The proposed stormwater management complies with Far North District Council Strategic Plan - Drainage rules.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Natural PFPs that are present on site shall be utilised. The subdivision poses minor changes to the current lands with reduced site impermeability. Therefore, natural permeable areas are retained.
(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.	Run-off from the roof can be dispersed to the present natural flow paths.
(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.	Stormwater control practices have been designed in accordance with the TP10 publication. The existing features, as aforementioned, readily provide mitigation.
(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.	The outstanding natural water features shall be readily incorporated for stormwater management in service of the collective subdivision.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Proposed lots are not connected to the Council's stormwater system. Increased runoff from the subdivision are less than minor.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	Analysis of post-development flows to pre-development levels at building consent stage. The overall proposal scheme is adequate.
(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.	The existing natural stormwater features cater for this. The subdivision will not increase the rate of discharge, however the incorporation of a low impact approach i.e. water tanks and flora occupation will slow discharge rates during peak stormwater flows.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	None
(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.	N/A
(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.	Natural flow paths 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.	Stormwater will be managed within each Lot.
(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.	N/A
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	N/A
(q) The need for and extent of any financial contributions to achieve the above matters.	N/A

(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.	N/A

Figure 13 - Supporting Water Bodies Location Plan (maps adapted from NRC Natural Hazards Map)**.**

23. Wastewater

23.1 Overview

FNDC requires that all new wastewater systems should be designed and installed in compliance with Auckland Regional Council (ARC) Technical Publication 58 (TP58). The Northland Regional Council (NRC) requires that domestic effluent discharge complies with the Proposed Regional Plan for Northland. NRC has confirmed that there were no submissions opposing Section C.6.1 – On-site domestic wastewater discharge of the Proposed Regional Plan and therefore can be considered operative.

23.2 Summary of Regulatory Issues

Proposed Regional Plan for Northland (RPN) and Far North District Plan

The discharge of sewage effluent onto land is controlled by and should comply with the permitted activity rules C.6.1.3 of the Proposed Regional Plan for Northland (RPN), including;

- The volume of wastewater discharged does not exceed two cubic metres per day.
- The slope of the disposal area is not to exceed 25 degrees.
- Special provisions apply to disposal area slopes greater than 10 degrees.

The effluent disposal systems will need to be sited to avoid surface runoff and natural seepage from adjacent land, or protected by using interception drains. The disposal areas may need to be mounded above the surrounding land to ensure that the lowest point in the field complies with the Proposed Regional Plan for Northland and Far North District Plan (FNDP) rules:

- Not less than 1.2 m above the winter groundwater table for primary treated effluent and;
- Not less than 0.6 m above the winter groundwater table for secondary treated effluent.

The disposal field also needs to have minimum separation distances from watercourses and boundaries as follows (RPN Rule C6.1.3):

- Not less than 5 m from an identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area.
- Not less than 20 m from any surface water for primary treated effluent.
- Not less than 15 m from any surface water for secondary treated effluent.
- Not less than 20 m from any existing groundwater bore located on any other property.
- Not less than 1.5 m from a boundary.

The Proposed Regional Plan for Northland defines ‘‘Surface Water’’ as: All water, flowing or not, above the ground. It includes water in a continuously or intermittently flowing river, an artificial watercourse, an overland flow path, and a lake and or wetland; water impounded by a structure such as a dam; and water that inundates land during flood events. It does not include water in any form while in a pipe, tank or cistern.

Surface water, as defined in NZS1547:2012, refers to: any fresh water or geothermal water in a river, lake, stream, or wetland that may be permanently or intermittently flowing. Surface water also includes water in the coastal marine area and water in man-made drains, channels, and dams unless these are purposed to specifically divert surface water away from the land application area. Surface water excludes any water in a pipe or tank.

Northland Regional Council (NRC) has concluded that, to be a permitted activity, secondary treated wastewater is to achieve a 15m setback from the 20 year ARI flood event. This is derived from Auckland Council (AC) Technical Publication (TP) 58, where it is recommended that secondary treated effluent is disposed of to ground outside of the 20 year ARI, with a further factor of safety applied being NRC's surface water setback requirement.

The following analysis ensures that the proposed on-site wastewater disposal to service the development complies with both the operative and proposed wastewater discharge rules.

23.3 Existing System

Servicing the home [proposed Lot 2] is understood to be fully operational as purposed and is contained wholly within the proposed boundaries thereafter. There is ample space within the proposed new lot for a reserve field should the need arise in the future.

23.4 Design Population and System Flow Volumes

23.4.1 Design Occupancy Rating

A three bedroom residential dwelling is adopted for the purpose of this site feasibility appraisal. A design occupancy of five people is therefore adopted in reference to TP58 Section 6.3.1.

23.4.2 Source of Water Supply

Water is to be sourced from on-site roof water tank supply. Flow reduction fittings may be used, but this cannot be assumed in assessing potential wastewater flows.

23.4.3 Design Flow Volumes

It is assumed that the house is to be fitted with standard water fixtures. Note: standard water fixtures are defined in TP58 as "*Household with 11/5.5 or 6/3 flush toilet(s) and standard fixtures, low water use dishwasher and NO garbage grinder*". Water supply is from roof water. The associated wastewater flow allowance is 160 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows;

$$\begin{aligned} Design\ wastewater\ generation\ rate &= Design\ occupancy\ number \times per\ capita\ design\ flow \\ &= 5\ persons\ \times 160\ litres/person/day \\ &= 800\ litres/day \end{aligned}$$

A design flow of 800 litres per day shall be adopted for the purpose of this report.

23.5 Design for Land Application System

23.5.1 Dripper Line Irrigation

There is sufficient land area available for land application of effluent disposal via a dripline system (plus 100% reserve area) on the proposed Lots.

The use of trickle irrigation disposal is sustainable for the very long term. It provides less footprint on the environment and an efficient system for distributing effluent;

- Over a much wider area;
- At an application rate low enough to be sustained by evapotranspiration without reliance on soakage, and;
- Without unduly disturbing the visual effect of the proposed land disposal area and landscaped gardens;
- Hydration for the gardens over the summer months.

23.5.2 Land Application System Location

The maximum slope angle for drip irrigation land disposal systems according to TP58 guidelines is 25˚. The slopes within the nominated developable areas range from 6° to 13°. It is therefore considered that drip irrigation would be suitable within all proposed lots.

The land application will need to be sited to avoid surface runoff and natural seepage from higher ground, or protected by using interception drains. In addition, citing restrictions listed in this report will need to be adhered to, to ensure a suitable setback from the identified overland flow paths, boundaries and buildings.

23.5.3 Land Application System Sizing and Design

The soils across the site were found to be TP58 category 4 or AS/NZS1547 category 3. For these soils we consider that surface or subsurface dripper lines are suitable. Dripper lines require secondary treated effluent to operate effectively. TP58 recommended a design irrigation rate for this soil of 4 mm/d.

The total length of the trickle irrigation system required (UniBioline or similar) is calculated as follows;

$$Area\ of\ dripper\ irrigation\ field\ = \frac{Total\ daily\ wastewater\ generation}{Design\ irrigation\ rate}$$

$$= \frac{800\ litres/day}{4\ mm/day}$$

$$= 200\ m^2$$

Ample area for proposed disposal fields has been allowed for within the allot dimensions however subject to a site specific appraisal at time of future residential development.

Subsurface irrigation is for land intended to be grassed. Tubing must be laid 150 mm into topsoil.

Surface dripper lines are to be covered with 100 mm topsoil or mulch and planted using evapotranspiration plants. Access to the disposal area should be minimised by effective bordering with either vegetation or fencing.

The disposal field will be pressurised by a conventional system of using a pump. A filter is to be installed to prevent clogging of emitters. Flush/non-return valves shall be installed on all dripper lines.

The disposal area should be protected by a cut off drain (where applicable) to divert stormwater run-off.

24. Conclusion

As appropriate, a site specific onsite wastewater management system appraisal, effects and management applications shall be considered at such time where a development is proposed with a floor plan and the extent of the development earthworks are known for each specific Lot.

Subsequently, it is recommended that particular reference/review is undertaken of this appraisal in conjunction with conducting the former. This shall provide further background information specific to the sites and existing environment conditions relative to this point in time.

25. Source of Water Supply

In the absence of potable water infrastructure, it is recommended that stormwater runoff from the future roof areas within Lots 1 - 3 be collected in water tanks with appropriate filtration for domestic water supply. The overflow from the water tanks shall be discharged in a dispersive manner well away from buildings.

26. Assessment Criteria

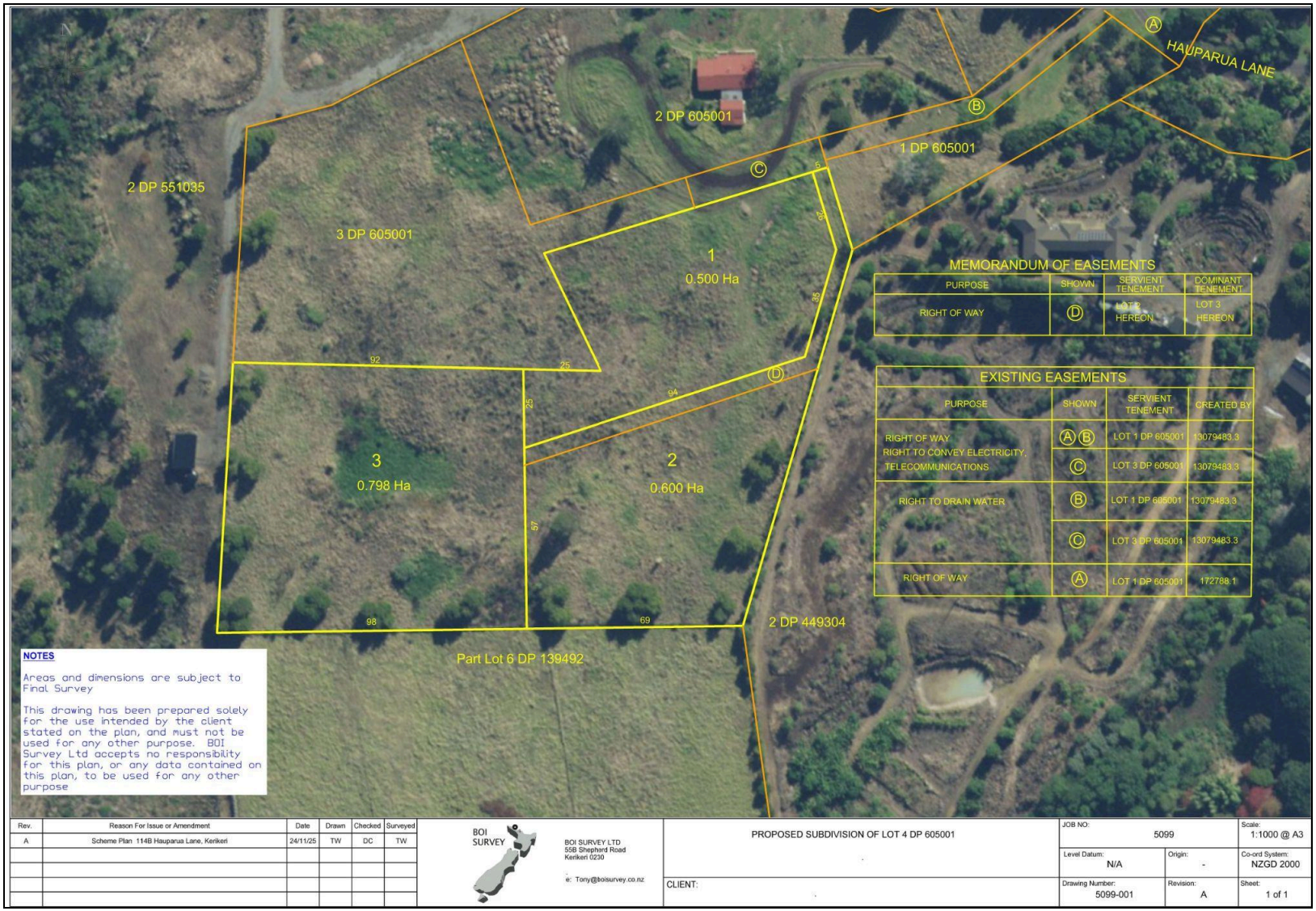
Wastewater management has been assessed against the Assessment Criteria in Section 13.10.5:

Table 1.6 - Far North District Plan Section 13.10.5 Assessment Criteria

Criterion	Comment
(a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.	N/A
(b) Whether the application includes the installation of all new reticulation, and 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)	N/A

(c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.	Onsite wastewater management system shall be utilised here.
(d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems. Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.	N/A
(e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.	Site specific (alternative) onsite wastewater management system is proposed.
(f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate. Note: Consent notices may be registered against Certificates of Title pursuant to Rule 13.6.7 requiring individual allotments to connect with the system when it does become available	N/A
(g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.	As addressed at the building consent stage.
(h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters	N/A.
(i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.	N/A.
(j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and wastewater.	The proposal of an alternative wastewater management system in accordance with TP58 is considered adequate and appropriate in support of the proposed subdivision.

Appendix A – Proposed Subdivision Plan;



Appendix B – Exploratory Borehole Records

191 Onekura Rd
Kerikeri
Bay of Islands
New Zealand

GUMBOOTS
CONSULTING ENGINEERS

Phone 0204 GUMMYS
022 187 9451
www.gumbootsconsultingengineers.co.nz
gumbootsconsulting@gmail.com

BOREHOLE LOG No. 1 Hole Location: Refer to Site Plan **JOB No. 13 69**

CLIENT:	Jo Van Audnaerde	SITE:	115 Hauparua Lane, Kerikeri.		
Date Started:	6/10/2025	DRILLING METHOD:	Hand Auger	LOGGED BY:	AK
Date Completed:	6/10/2025	HOLE DIAMETER (mm)	50mm	CHECKED BY:	KW

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Graphic Log	Geology	Water Level	Sensitivity	Corrected Shear Vane Strength (kPa)	Dynamic Cone Penetrometer (blows/100mm drop)
TOPSOIL, clayey silt, dark brown and damp with rootlets.							
Silty CLAY, brown, very stiff, damp and high palsticity. pockets of fine-medium subangular/subrounded gravels.	0.5		Kerikeri Volcanic Group (Qvb).	NO Groundwater Encountered.	4	134, 36, 202	
EOBH @ 0.70m, UTP.	1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0						

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

UTP - Unable to Penetrate
DCP- Dynamic Cone Penetrometer
EOBH - End of Borehole
EODCP - End of DCP

Notes - UTP on likely lava (basalt) flow bed.

Average Scala Blows	0.0
Average Soil Sensitivity	3.7

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BOREHOLE LOG No. 2

Hole Location: Refer to Site Plan

JOB No. 13 69

CLIENT:	Jo Van Audnaerde	SITE:	115 Hauparua Lane, Kerikeri.		
Date Started:	6/10/2025	DRILLING METHOD:	Hand Auger	LOGGED BY:	AK
Date Completed:	6/10/2025	HOLE DIAMETER (mm)	50mm	CHECKED BY:	KW

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Graphic Log	Geology	Water Level	Sensitivity	Corrected Shear Vane Strength (kPa)	Dynamic Cone Penetrometer (blows/100mm drop)
TOPSOIL, clayey silt, dark brown and damp with rootlets.							
Silty CLAY, brown, very stiff, damp and high palsticity.	0.5		Kerikeri Volcanic Group (Qvb).	NO Groundwater Encountered.	3	111 / 36	
EOBH @ 0.50m, UTP.	1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0						

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

UTP - Unable to Penetrate
DCP- Dynamic Cone Penetrometer
EOBH - End of Borehole
EODCP - End of DCP

Notes - UTP on likely lava (basalt) flow bed.

Average Scala Blows	0.0
Average Soil Sensitivity	3.1

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BOREHOLE LOG No. 3

Hole Location: Refer to Site Plan

JOB No. 13 69

CLIENT:	Jo Van Audnaerde	SITE:	115 Hauparua Lane, Kerikeri.		
Date Started:	6/10/2025	DRILLING METHOD:	Hand Auger	LOGGED BY:	AK
Date Completed:	6/10/2025	HOLE DIAMETER (mm)	50mm	CHECKED BY:	KW

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Graphic Log	Geology	Water Level	Sensitivity	Corrected Shear Vane Strength (kPa)	Dynamic Cone Penetrometer (blows/100mm drop)
TOPSOIL, clayey silt, dark brown and damp with rootlets.							
Silty CLAY, brown, very stiff, damp and high palsticity.							
pockets of fine-medium subangular/subrounded gravels.	0.5		Kerikeri Volcanic Group (Qvb).	NO Groundwater Encountered.	4	179, 51	
damp							
EOBH @ 0.60m, UTP.						202	
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						
	5.0						

Dynamic Cone Penetrometer (blows/100mm drop): 0 to 1

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

UTP - Unable to Penetrate
DCP- Dynamic Cone Penetrometer
EOBH - End of Borehole
EODCP - End of DCP

Notes - UTP on likely lava (basalt) flow bed.

Average Scala Blows	0.0
Average Soil Sensitivity	3.5

Appendix C – Lab Test Results

CIVIL LAB GROUP TAUTUA

Waipapa Laboratory
191 Onekura Rd
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0204 486 697
civillabgrouptautua@gmail.com

TEST REPORT

Lab Job No: CLG1014

Your Ref: GCE#1338

Date of Issue: 04/05/2025

Date of Re-Issue: -

Page: 1 of 6

Test Report No.
CLG1014-R001

Project: **GCE#1338 - Laboratory Testing**

Client: Gumboots Consulting Engineers

Attention: Kelly

Test Methods: Determination of the liquid & plastic limits, plasticity index and water content
NZS 4402:1986 Tests 2.1,2.2,2.3,2.4
Determination of the Linear Shrinkage
NZS 4402:1986 Test 2.6

SAMPLING METHOD: Sampled by Client

TEST RESULTS: As per attached sheets

K. Wright — Administrator

A. Kepu — Approved Signatory

QUALITY ASSURANCE

All tests reported herein have been performed in accordance with the relevant standards.
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CIVIL LAB GROUP TAUTUA

Waipapa Laboratory
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Kerikeri
0204 486 697
civillabgrouptautua@gmail.com

DETERMINATION OF THE WATER CONTENT

NZS 4402:1986 Test 2.1

Lab Job No: CLG1014
Client: Gumboots Consulting Engineers
Location: GCE#1338
As per table below
Date Received: 01/04/2025
Report No: CLG1014-R001
REF: GCE#1338

Sample No: CLG1014: S001- S004
Tested By: E.K
Date Tested: 02/04/2025
Checked By: A.K
Date Checked: 04/04/2025
Page: 2 of 6

Sampling Method: Sampled by client
Date Sampled: 01/04/2025
Test Details:

Sampled By: Client

Test performed on: Fraction crumbled
Sample history: Natural state

Sample No.	Test Sample Location	Date Sampled	Description of Sample	Natural Moisture Content %
S001	BH1 @ 0.5m BGL	01/04/25	Silty CLAY, brown, very stiff, damp and high plasticity.	344.7
S002	BH3 @ 0.6m BGL	01/04/25	Silty CLAY, brown, very stiff, damp and high plasticity.	75.9
S003	BH3 @ 0.5m BGL	01/05/25	Silty CLAY, brown, very stiff, damp and high plasticity.	131.1
S004	BH4 @ 0.5m BGL	01/05/25	Silty CLAY, brown, very stiff, damp and high plasticity.	117.8

QUALITY ASSURANCE

All tests reported herein have been performed in accordance with the relevant standards.

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Waipapa Laboratory
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DETERMINATION OF THE LIQUID & PLASTIC LIMITS, PLASTICITY INDEX & WATER CONTENT
NZS 4402:1986 Test 2.2, 2.3, 2.4

Lab Job No: CLG1014
Client: Gumboots Consulting Engineers
Location: GCE#1338
BH1 @ 0.5m below ground level
Date Received: 01/04/2025
Report No: CLG1014-R001
REF: GCE#1338

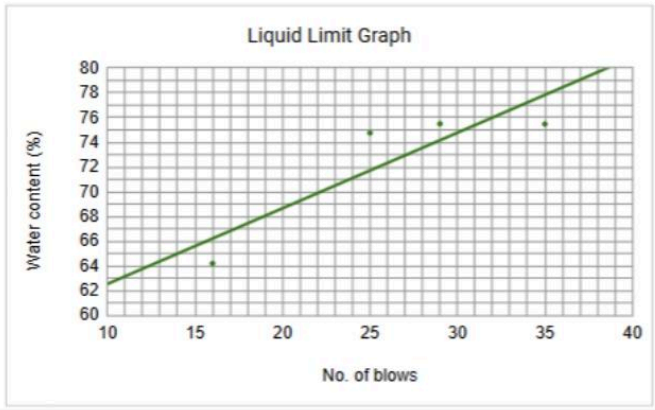
Sample No: CLG1014-S001
Tested By: E.K
Date Tested: 02/04/2025
Checked By: A.K
Date Checked: 04/04/2025
Page: 3 of 6

Sampling Method: Sampled by client
Sampled By: Client
Date Sampled: 01/04/2025
Test Details:
Test performed on: Fraction passing 425mm sieve
Sample history: Natural state

Description of Sample: Silty CLAY, brown, very stiff, damp and high plasticity.

	Liquid Limit				Plastic Limit	
No. of blows	16	25	29	35		
Water content (%)	64.2	74.75	75.5	75.48	72.24	73.67

NWC	344.7
Liquid Limit	74.75
Plastic Limit	72.96
Plasticity Index	1.79



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Waipapa Laboratory
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DETERMINATION OF THE LINEAR SHRINKAGE
NZS 4402:1986 Test 2.6

Lab Job No:	CLG1014	**Sample No:**	CLG1014-S001
Client:	Gumboots Consulting Engineers	**Tested By:**	E.K
Location:	GCE#1338 BH1 @ 0.5m below ground level	**Date Tested:**	02/04/2025
		Checked By:	A.K
Date Received:	01/04/2025	**Date Checked:**	04/04/2025
Report No:	CLG1014-R001	**Page:**	4 of 6
REF:	GCE#1338		

Test Performed on: Fraction passing 425mm sieve
History: Natural state

Description of Sample: Silty CLAY, brown, very stiff, damp and high plasticity.

Linear Shrinkage	4

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DETERMINATION OF THE LIQUID & PLASTIC LIMITS, PLASTICITY INDEX & WATER CONTENT
NZS 4402:1986 Test 2.2, 2.3, 2.4

Lab Job No:	CLG1014	**Sample No:**	CLG1014-S002
Client:	Gumboots Consulting Engineers	**Tested By:**	E.K
Location:	GCE#1338 BH3 @ 0.6m below ground level	**Date Tested:**	02/04/2025
		Checked By:	A.K
Date Received:	01/04/2025	**Date Checked:**	04/04/2025
Report No:	CLG1014-R001	**Page:**	5 of 6
REF:	GCE#1338		

Sampling Method: Sampled by client
Sampled By: Client
Date Sampled: 02/04/2025
Test Details:

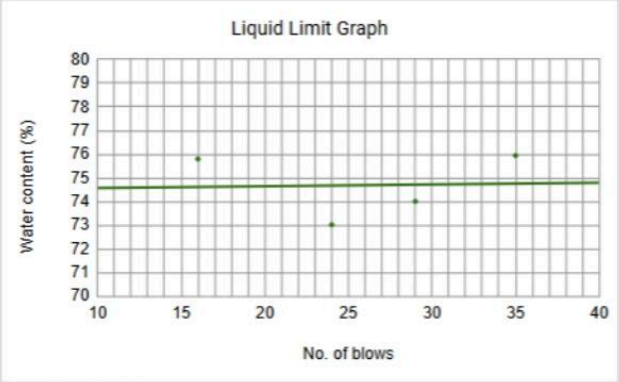
Test performed on:	Fraction passing 425mm sieve
Sample history:	Natural state

Description of Sample: Silty CLAY, brown, very stiff, damp and high plasticity.

	Liquid Limit			
No. of blows	16	24	29	35
Water content (%)	75.8	73.02	74.01	75.94

Plastic Limit	
67.58	73.67

NWC	75.94
Liquid Limit	74.8
Plastic Limit	70.62
Plasticity Index	4.18



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DETERMINATION OF THE LINEAR SHRINKAGE
NZS 4402:1986 Test 2.6

Lab Job No:	CLG1014	**Sample No:**	CLG1014-S002
Client:	Gumboots Consulting Engineers	**Tested By:**	E.K
Location:	GCE#1338 BH3 0.6m below ground level	**Date Tested:**	02/04/2025
		Checked By:	A.K
Date Received:	01/04/2025	**Date Checked:**	04/04/2025
Report No:	CLG1014-R001	**Page:**	6 of 6
REF:	GCE#1338		

Test Performed on: Fraction passing 425mm sieve
History: Natural state

Description of Sample: Silty CLAY, brown, very stiff, damp and high plasticity.

Linear Shrinkage	5

QUALITY ASSURANCE

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