

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
- 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:

Bella Vinci Limited and Fairdale Trust (Trustees Aveael Webb and Nicholas Whittaker)

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Aveael Webb c/- Fairdale Law

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

As per applicant details. (Company and Family Trust own all titles)

**Property Address/
Location:**

8. Application Site Details

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

Name/s:

Pt Sec 8 Block V Hohoura ESD (NA95C/264)

**Site Address/
Location:**

527 Kimberley Road, RD 4, Pukenui, Kaitaia

Lot 1, 2-3, 4 DP 614939 (Title 1230208,1230209,1230210) Lot 1 DP 135066, (NA79C/935)

Section 6-7 Block V Hohoura ESD (NA370/296)

Postcode

0484

Legal Description:

See above and below

Val Number:

11-29401 & 11 /29411 to 11/29414

Certificate of title:

Part Section 8 Block V Hohoura East Survey District (NA95C/264)

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.

Dog inside house, not aggressive.

9. Description of the Proposal:

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

Proposed controlled activity boundary adjustment in the Rural Production Zone. The Consent notice conditions will need to be updated and added to all Lot numbers "13508538.2 Consent Notice pursuant to Section 221 Resource Management Act"

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Aveael Webb

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Aveael Joann-Rachael Webb

Signature:

(signature of bill payer)

Date 16-Apr-2026

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Natalie Watson

Signature:

Date

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

Checklist (please tick if information is provided)

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

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

Bella Vinci Limited and Fairdale Trust

Proposed Boundary Adjustment Kimberley Road, Ngataki

Fairdale Law, 527 Kimberley Road, RD4, Kaitaia

1.0 Overview

Bella Vinci Limited owns Five Records of Title and The Fairdale Trust (Co-Trustees Aveael Webb and Nicholas Whittaker) owns one r

ecords of Title that occupy rural land situated between Kimberley Road and Waihopo Lake in Ngataki. Adjustment of the boundaries of those six titles is proposed. The subject land currently contains existing buildings, stockyards, fencing and areas of vegetation, and is otherwise in grazed pasture.

Property access to the boundary of each adjusted Record of Title from Kimberley Road will remain as per the existing situation.

The subject sites are zoned Rural Production in the Operative Far North District Plan. The proposal has been assessed as being a controlled activity under that Plan.

The subject sites are zoned Rural Production in the Proposed Far North District Plan and there are no relevant rules with immediate legal effect.

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

2.0 Description of Proposal

It is proposed to adjust the boundaries of Lot 1, DP 614939 (Record of Title 1230208), Lot 2 -3, DP 614939 (Record of Title 1230209), Lot 4, DP 614939 (Record of Title 1230210), Lot 1 Deposited Plan 135066 (Record of Title NA79C/935), Section 6-7 Block V Hohoura East Survey District (Record of Title NA370/296) and Part Section 8 Block V Hohoura East Survey District (Record of Title NA95C/264) to create Lots 1 – 7. Lots 2 and 3 will be held together in the same Record of Title via a proposed amalgamation condition,

resulting in six adjusted Records of Title being created from the six existing Records of Title. No additional Records of Title will be created.

The rationale of this proposed boundary adjustment is that the existing Record of Title areas will be retained, with this being achieved as described in Table 1.

Table 1: Summary of Proposed Boundary Adjustment Areas

PROPOSED LOT	PROPOSED AREA	EXISTING SITE	EXISTING RECORD OF TITLE AREA
Lot 1	11.55 ha more or less	NA370/296 - Section 6-7 Block V Hohoura East Survey District	13.56 ha more or less
Lots 2 & 3	13.84 + 1.1210ha 14.96 (Total ha) More or less	NA79C/935 - Lot 1 Deposited Plan 135066	3460 m2 more or less
Lot 4	4.12 ha more or less	1230209 - Lot 2-3 DP 614939	10.89 ha more or less
Lot 5	4.48 ha more or less	1230210 - Lot 4 DP 614939	6.09 ha more or less
Lot 6	4.00 ha more or less	1230208 - Lot 1 DP 614939	4.724 ha more or less
Lot 7	6.45 ha more or less	NA95C/264 -Part Section 8 Block V Hohoura East Survey District	9.95 ha more or less
Total Area	45.56 ha more or less		45.56 ha more or less

Property access to the boundary of each adjusted Record of Title from Kimberley Road will remain as per the existing situation, this includes existing unsealed vehicle crossing and driveway to the existing building located at 527 Kimberley Road to access Lot 1,7 and 6, and an existing gated entrance to Lot 2 near existing stockyards. Existing unsealed vehicle crossing formed to access to Lot 4, and 5.

No easements are necessary for the proposal, as each adjusted Record of Title retains individual frontage to Kimberley Road.

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

3.0 Application Site Details and Description

3.1 Legal Details

Details of the application sites are provided in **Table 2**, below. Records of Title are attached in **Appendix 2**.

Table 2: Legal Details of Subject Records of Title

APPELLATION	RECORD OF TITLE	TITLE AREA	INTERESTS
Lot 2-3 DP 614939	1230209	10.89 ha more or less	Subject to Part IV A Conservation Act 1987 (Marginal strips reserved). Subject to section 241(2) of Resource Management Act 1991 affects DP 614939 13508538.2 Consent Notice pursuant to Section 221 Resource Management Act
- Lot 4 DP 614939	1230210	6.09 ha more or less	Subject to Part IV A Conservation Act 1987 (Marginal strips reserved). 13508538.2 Consent Notice pursuant to Section 221 Resource Management Act Subject to Section 11 Crown Minerals Act 1991.
Lot 1 DP 614939	1230208 -	4.724 ha more or less	Subject to Part IV A Conservation Act 1987 (Marginal strips reserved). 13508538.2 Consent Notice pursuant to Section 221 Resource Management Act
Section 6-7 Block V Hohoura East Survey District	NA370/296	13.56 ha more or less	None
Lot 1 Deposited Plan 135066	NA79C/935	3460 m2 more or less	None
Part Section 8 Block V Hohoura East Survey District	NA95C/264	9.95 ha more or less	None

3.2 Location

The subject land is located at 527 Kimberley Road, to the south west of State Highway 1, between Waihopo and Ngataki in the Far North. The property occupies part of the land between the Legal Road surrounding Waihopo Lake to the west and Kimberley Road to the east. Refer to the Location and Cadastral Maps in **Figures 1** and **2**.



Figure 1: Location Map

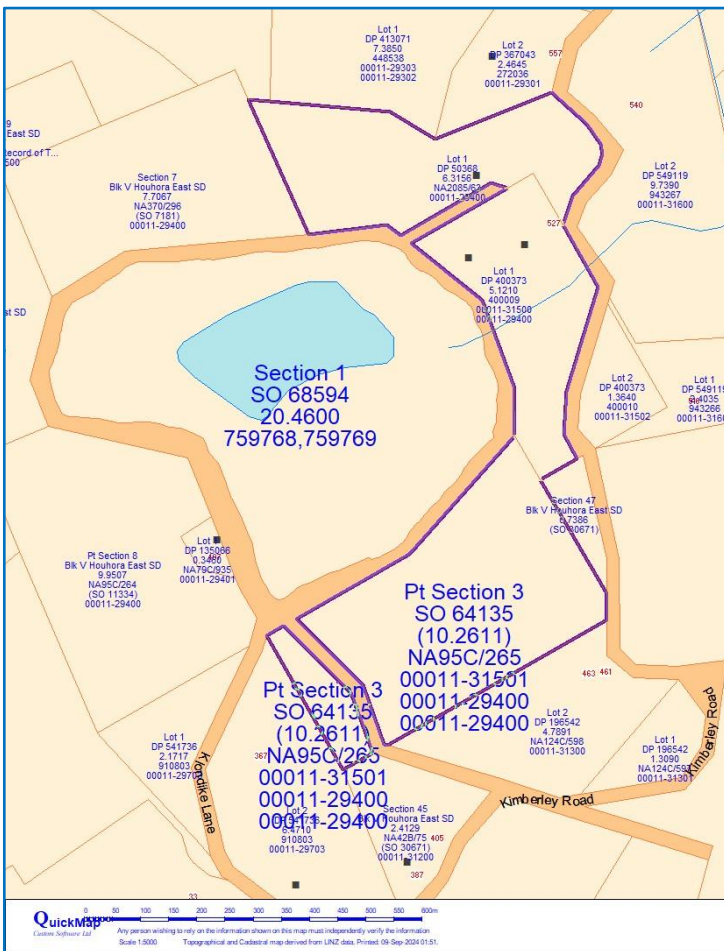


Figure 2: Cadastral Map

3.3 Site Conditions

The subject land is generally flat to gently sloping towards Waihopo Lake with more elevated sloping land along the northern and western area of Lot 1, the southern area of Lot 3, 4 and 5, the western area of Lot 1 and 2

Lot 1 is predominantly in grazed pasture with the remainder of this site is predominantly covered in scrub including manuka, gum and wattle.

Proposed Lot 2 contains an existing building, a historical Villa of approximately 100m² and various farm storage buildings and stockyards. It is predominantly in grazed pasture. An existing gated entrance is located adjacent to the stockyards. This will be held in one Record of Title with vacant Lot 3.

Lot 3 Does not change and remains vacant land covered in scrub including manuka, gum and wattle. This lot became a separate Lot but amalgamated when in 1986 a subdivision was completed. Originally proposed to be part of a ROW, part of this land was vested in Council and this separated it to it's own lot number.

Lot 4 and Lot 5 are presently vacant, and occupy an elevated hillside, an area of pasture, and a low lying area in manuka that is within a flood hazard zone.

Proposed Lot 6 contains an existing building, granted a Code Compliance Certificate under the reference CCC-2018-439/1 as a '4 Bay Tractor Shed with Bathroom and Onsite Wastewater System'. This is accessed via an existing private vehicle crossing and driveway located at 527 Kimberley Road. The remainder of this site is predominantly grazing pasture and contains a half round barn

Lot 7 is predominantly in grazed pasture and contains a farm storage building.

Refer to the Onsite Wastewater Site Suitability Report in **Appendix 3** for further site description, including soil profiles, borehole log results and groundwater.

3.4 Recorded Natural and Cultural Features

3.4.1 Operative Far North District Plan

The Operative District Plan does not record any Outstanding Natural Features, Outstanding Landscape Features, Notable Trees, Historic Sites, Buildings and Objects, Sites of Cultural Significance to Māori or Scheduled Registered Archaeological Sites within the subject land.

3.4.2 Department of Conservation Northland Conservancy Ecological District Survey Reports

Parts of proposed Lots 2, 3 and 4, include protected Natural Areas as recorded in the Natural Areas of Aupōuri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme. (See *Conning, L. & Holland, W.: (2003): Natural*

areas of Aupōuri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme. Department of Conservation, Northland Conservancy, Whangarei, New Zealand)

Ecological Unit 'Lake Waihopo & Shrublands' (N03/025) includes areas of mapped wetland along the north eastern boundary of Lot 4, and the sloping area to the south of Lots 3 and 4 being recorded as shrubland. The wetland area has not been carried through into the Northland Regional Council Biodiversity Wetland mapping – see Section 3.4.7. The shrubland portion of the unit is described as '*Type (c) occurs to the south, where Sydney golden wattle is common or frequent. Gorse is locally frequent. Black wattle and Pohutukawa are also present*'. The 'Type (c)' vegetation is described as '*... a small area of kanuka shrubland nearby*'. The mapping related to natural areas of the Aupōuri Ecological District is a non-statutory document.

3.4.3 Heritage Sites

There are no recorded archaeological sites recorded in the Operative District Plan or in the Far North Maps 'Historic Sites' GIS map, which includes mapping of the Heritage New Zealand Pouhere Taonga List sites / Rārangī Kōrero and the recorded archaeological sites from the New Zealand Archaeological Association.

Nearby Waihopo Lake is a Site of Cultural Significance in the Operative District Plan (MS02-19 'sacred Awa', requesting parties are Ngati Kuri & Te Hapua Iwi / Hapu).

3.4.4 Regional Policy Statement

The Regional Policy Statement mapping shows that the subject land is not within the coastal environment and does not have any areas of high or outstanding natural character, and does not include an outstanding natural landscape or outstanding natural feature.

3.4.5 Soils / New Zealand Land Resource Inventory Land Use Capability

There are three mapped Land Use Capability ("LUC") units covering the subject land include 4w3, 6e6, and 4e9. None of these LUC units meet the definition of highly versatile soils in the Regional Policy Statement or highly productive land in the National Policy Statement for Highly Productive Land 2022.

3.4.6 Natural Hazards

The Northland Regional Council Natural Hazard GIS Mapping shows an area of River Flood Hazard Zone (100 year CC Extent) over areas of Lots 2, 3, 4, 5 and 7. Refer to **Figure 3**.



Figure 3: Natural Hazards Map (Source: Northland Regional Council)

3.4.7 Wetlands and Freshwater Features

The Northland Regional Biodiversity Wetland Mapping shows that Waihopo Lake and its immediate surrounds are a known wetland included as a Top 150 Wetland (“*Lake Waihopo and Shrublands*”). Refer to **Figure 4**. This mapped area of wetland does not extend into the subject site.

Waihopo Lake is described in the ‘Lake Waihopo Management Plan’ published by Northland Regional Council as a shallow perched dune lake located on the central Aupōuri Peninsula. The subject land sits within Waihopo Lake’s catchment, and the only outlet of the lake crosses through proposed Lot 2 towards Houhora Harbour.¹

¹ Northland Regional Council *Lake Waihopo Management Plan*

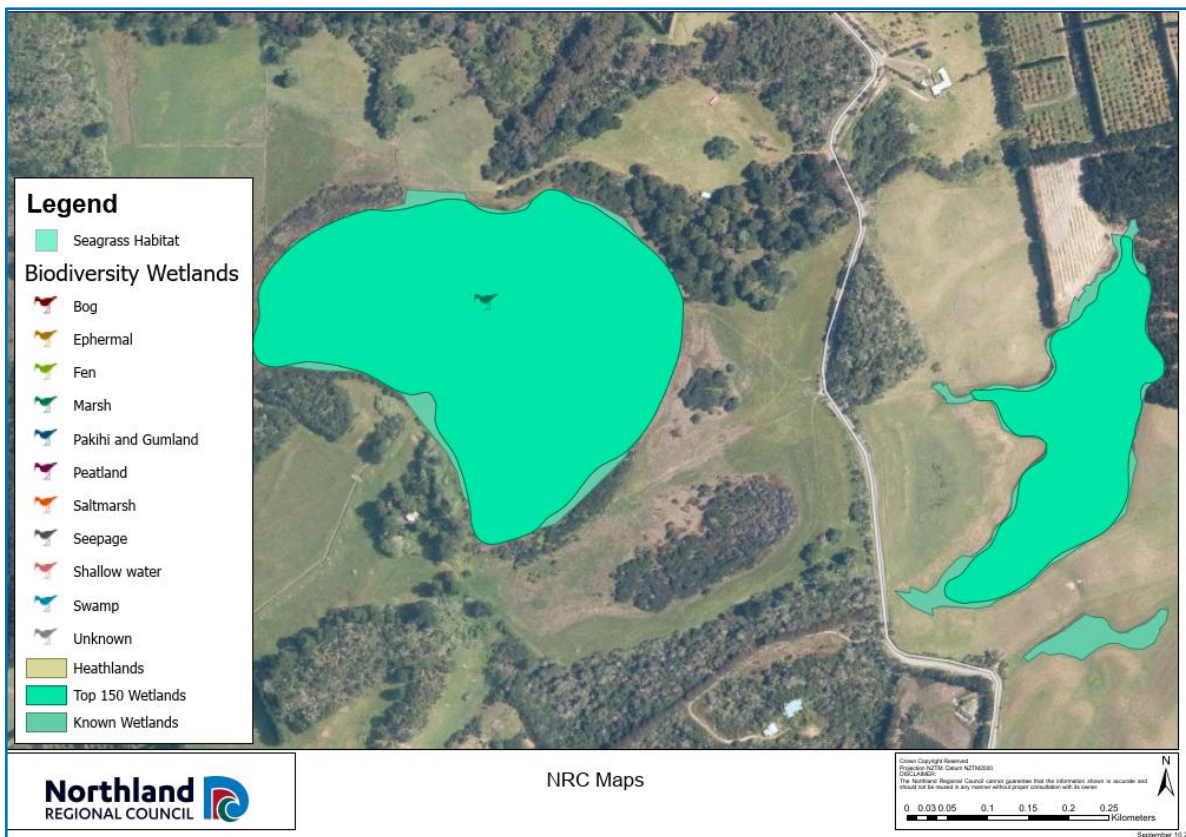


Figure 4: Biodiversity Wetland Mapping (Source: Northland Regional Council)

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The proposed lots are zoned Rural Production in the Operative Far North District Plan. A potential flooding map layer is also shown; however, this is considered to be superseded by the updated Northland Regional Council Natural Hazard Mapping of River Flood Hazard Zones.

The proposal is assessed against the relevant rules of the District Plan as follows.

4.1.1 Rural Production Zone

Existing buildings, land use activities and impermeable surfaces are able to comply with the permitted activity land use standards of the Rural Production Zone, being those permitted activities listed under Rules 8.6.5.1.1 (Residential Intensity), 8.6.5.1.2 (Sunlight), 8.6.5.1.3 (Stormwater Management) and 8.6.5.1.4 (Setback from Boundaries). It is noted that the existing buildings on Lots 1 and 2 will be located a minimum distance of 10m from the newly created boundaries from this proposed boundary adjustment.

4.1.2 Natural & Physical Resources

Landscapes and Natural Features

The proposed boundary adjustment has no implications in terms of the rules set out under Chapter 12.1.

Indigenous Flora and Fauna

Clearance of indigenous vegetation is not proposed as part of the boundary adjustment and the proposal has no implications in terms of Chapter 12.2.

Soils & Minerals

No earthworks are proposed, and the proposal has no implications in terms of Chapter 12.3.

Natural Hazards

New buildings are not proposed in relation to Chapter 12.4.

Heritage

There are no heritage resources recorded within Appendices 1D, 1E, 1F, or 1G of the District Plan within the subject land. The land is not within a Heritage Precinct.

Waihopo Lake is recorded as a Site of Cultural Significance (MS02-19 'sacred Awa', requesting parties are Ngati Kuri & Te Hapua Iwi / Hapu), however, the proposed activity does not trigger any relevant Rules listed in Chapter 12, Section 5 of the Operative District Plan.

4.1.3 Subdivision

The Context section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

Rule 13.7.1

Rule 13.7.1 (Boundary Adjustments: All Zones) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

(a) there is no change in the number and location of any access to the lots involved

There is no change to existing access to the lots, with access points from Kimberley Road summarised below.

Lot 1, 6 and 7: Existing vehicle crossing to existing dwelling at 527 Kimberley Road.

Lot 2 & 3: This site has an existing gated crossing adjacent to the stockyards.

Lot 4 and 5: This site retains the existing legal road frontage available to both titles, with no change.

(b) there is no increase in the number of certificates of title

No additional Records of Title will be created.

(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment

The areas of Lot 1 to 7 remain in accordance with the areas of the existing Records of Title. Therefore, the degree of non-compliance is not increased as a result of the proposed boundary adjustment.

The Proposed lots contained within the Six Records of Titles are larger than 4ha. "As such would meet the minimum lot size as a discretionary activity under the Operative District Plan The proposal will result in a reduction of" Lots 1, 4-7 and Lot 2 "will increase in area and become amalgamated with Lot 3. However, despite this reductions, the lot remains within the discretionary activity size threshold. Since none of the lots move to a non-complying status, the proposal does not increase in the degree of non-compliance and complies with the controlled activity standards under the Operative District Plan".

This same property (albeit when 3 titles were involved) gained Council approval to an application for a controlled activity boundary adjustment under 2250155-RMASUB on 15 November 2024 by Patricia (Trish) Routley, Manager Resource Consents. Quoted from Decision 3(b) page 4 with specific Lot numbers added in regards to this application. A copy of this decision is attached **Appendix 4**.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots

The area of the boundary adjustment is contiguous with the area of the original lots.

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal)

The existing buildings, land use activities and impermeable areas on each adjusted Record of Title will continue to comply with the permitted activity standards of the Rural Production Zone.

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites

Existing on-site drainage systems and potable water supply within Lot 2 and 6 are contained within the proposed boundaries of that Lot.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.

As conditions (a) – (f) are met, the application does not require consideration under Rules 13.7.2 – 13.7.10.

4.1.4 Financial Contributions

Each lot is separated from the margin of Waihopo Lake by existing legal road. There are no requirements in terms of Rule 14.6.1 in relation to the provision of a financial contribution by way of an esplanade reserve.

4.1.5 Transportation

Traffic Intensity

Traffic movements generated by existing and future development of the lots will comply with the permitted standard for the Zones (Rule 15.1.6A.2.1), which exempts the first residential unit on a site, farming and forestry activities.

Parking

Rule 15.1.6B.1.1 (On-Site Parking Spaces), with reference to Appendix 3C of the District Plan, requires that a standard residential unit or home unit / town house requires two car parking spaces per unit. These parking spaces can be formed at the time that the lots are developed or are otherwise available.

Access

As there is no increase in the number of household equivalents or sites using the existing accessway, no upgrade is necessary in terms of Rules 15.1.6C.1.1(a) and (b). No new vehicle crossings are proposed in relation to Rules 15.1.6C.1.1(e) and 15.1.6C.1.5, noting that a crossing will be formed to Lot 4 and Lot 5 when it is built upon. The proposal has no implications in terms of Rules 15.1.6C.1.7 and 15.1.6C.1.8.

4.1.6 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity, with consent required under Rule 13.7.1.

4.2 Proposed Far North District Plan

The proposed lots are also zoned Rural Production in the Proposed Far North District Plan. They are within a Treaty Settlement Land area and a Treaty Settlement Area of Interest, and an area of 100 Year ARI River Flood Hazard extends over part of Lots 2, 3, 4, 5 and 7 to reflect the NRC Natural Hazard mapping.

The proposed boundary adjustment meets the requirements to be considered a controlled activity boundary adjustment in terms of Rule SUB-R1; however, this rule does not have legal effect. There are no relevant rules with legal effect under the Proposed Far North District Plan.

5.0 Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment takes into account the criteria listed under Rule 13.7.3 as required under that rule.

5.1 Property Access

As the proposal is a boundary adjustment, no additional traffic will be generated. Likewise, there is no increase in the number of household equivalents using the existing property access points off Kimberley Road. The proposal therefore avoids adverse effects associated with traffic and vehicle access.

5.2 Natural and Other Hazards

As previously described, there is a River Flood Hazard Zone (100 Year CC Extent) over parts of Lots 2, 3, 4, 5 and 7. Given the present arrangement of the existing Records of Title, the proposed boundary adjustment does not exacerbate the effects of flooding in terms of the availability of building sites. In particular, proposed Lot 4 retains a building site along the south eastern portion of the site, which is outside of the mapped flood hazard zone. A building in this location would be consistent with the permitted activity baseline. Therefore, the proposal is considered to avoid the potential adverse effects of flooding.

Consideration of fire hazard at land use consent stage will include specific design of on-site water supply for fire-fighting purposes.

5.3 Water Supply

As there is no reticulated water supply available, domestic water supply to existing buildings and future dwellings is, and will be, provided via collection and storage of rainwater in individual on-site water tanks. This can be provided in such a way that is also suitable for fire fighting purposes.

5.4 Stormwater Disposal

Roof water from the existing building on Lot 2 and 6 is collected from the roof surface and stored as water supply, and this will be done for future buildings as well. Stormwater from other impermeable surfaces is disposed of in-situ, and each adjusted site has ample area for this purpose, with each allotment remaining larger than two hectares. Existing impermeable surfaces remain well within the permitted activity standard for the Rural Production Zone, and no new impermeable surfaces will

result from the proposed boundary adjustment. As such, the proposal avoids adverse effects related to stormwater management.

5.5 Sanitary Sewage

Each adjusted lot has an available area to support an on-site wastewater treatment and disposal system in accordance with permitted activity standards of the Proposed Regional Plan for Northland and the Far North District Plan. Refer to the Onsite Wastewater Site Suitability Report in **Appendix 3**. Detailed design would be provided in conjunction with a building consent application, where future buildings and land use activities require a wastewater system. There is sufficient area on each lot to achieve appropriate setbacks from lake water, wetlands, the lake outlet, the river flood hazard area and other freshwater features on the property.

5.6 Energy Supply & Telecommunications

Being within a rural environment, there is no requirement to supply power or telecommunications to the lots as part of this consent. No environmental effects with regard to the supply of electricity or telecommunications to the adjusted Records of Title will arise.

5.7 Culture Heritage Resources

The subject land contains no archaeological sites that are listed in Appendix 1G of the District Plan and no sites of cultural significance listed in Appendix 1F of the District Plan.

The subject land does not contain a site of cultural significance to Maori as listed in Appendix 1F of the District Plan.

No earthworks or other land disturbance is required as part of the boundary adjustment. As such, no adverse effects arising from the boundary adjustment are anticipated.

5.8 Flora & Fauna

As previously described, parts of proposed Lots 2, 3 and 4 include Protected Natural Areas (“PNAs”) as recorded in the ecological unit ‘*Lake Waihopo & Shrublands*’ (N03/025) within the Aupōuri Ecological District. The proposal does not introduce any new land use activities that will pose a threat to any ecological areas, with the proposed activity being a rearrangement of the existing Records of Title, and therefore does not result in any adverse impacts on ecological resources.

With respect to the proposed Record of Title comprising Lots 2 and 3, the likely building site will be located away from the PNA areas, nearer to the existing stockyards. The likely building site on Lot 4 is unchanged from the current Record of Title NA95C/265. The existing permitted baseline would comprise a single residential unit on each Record of Title, and the proposed boundary adjustment will not alter that situation, nor produce any adverse ecological effects that exceed or differ from that existing permitted baseline.

5.9 Landscape & Visual Values

The application site does not include any Outstanding Natural Features or Outstanding Landscape Features as listed in Appendix 1A and Appendix 1B of the District Plan. The boundary adjustment does not result in any direct effects on landscape and visual components of the environment in terms of these features. Each adjusted Record of Title retains an area matching the existing areas, with no increase in built development potential generated via the proposal.

5.10 Access to Reserves and Waterways

As described in Section 4.4, an esplanade reserve or strip is not a requirement of the boundary adjustment. The existing layout of legal road reserves currently provides legal frontage to Waihopo Lake.

5.11 Land Use Compatibility

The proposal will not result in any changes to the existing or potential land use activities occurring on the land. Given the large size of the lots and the low intensity of existing primary production activities on the property the proposal avoids adverse effects associated with land use incompatibility.

6.0 Statutory Assessment

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

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

6.1 National Environmental Standards

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

The subject site is not recorded on Northland Regional Council’s Selected Landuse Register as a site that has been used for any activity included on the Ministry for the Environment’s Hazardous Activities and Industries List.² Review of historic images via Retrolens shows that the land has generally been in farm land with patches of vegetation, however in the 1966 aerial image, some form of crop is apparent over an area to the north east of the current buildings on Lots 1 and 2. This is no longer visible by 1979.³ This area will be remaining as production land, and the subdivision (boundary adjustment) activity will not subdivide the land in a way that causes the piece of land to stop being production land, therefore for the purposes of this application, the regulations do not apply in this circumstance. Any future change of use, subdivision or soil disturbance meeting the activity descriptions listed in Regulation 5(8) of the NES-CS would need to be considered further.

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

² Northland Regional Council. Retrieved 30 September 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

³ Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is considered to have no implications in terms of the above Regulations. Future built development would need to take into account the above National Environmental Standard, with particular regard for the effects of discharging and diverting water within 100m of any natural inland wetland.

6.2 National Policy Statements

6.2.1 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) The objective of this National Policy Statement is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

There are 17 listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) adverse effects are avoided where practicable; then

(b) where adverse effects cannot be avoided, they are minimised where practicable; then

(c) where adverse effects cannot be minimised, they are remedied where practicable; then

(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then

(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then

(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

Adverse effects are avoided by the proposal, as it does not involve the disturbance of any indigenous vegetation. Referring back to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing a preferred layout

of titles for the property owner. The potential habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.3 Regional Policy Statement for Northland

As noted, the subject land is not within the coastal environment or within a landscape, natural feature or natural character overlay. Relevant policies from the Regional Policy Statement are commented on under the relevant heading below.

4.4.1 Policy – *Maintaining and protecting significant ecological areas and habitats*

The proposal does not introduce any new land use activities that will pose a threat to habitat or otherwise impact on any significant ecological areas or habitats and does not increase any development opportunities on the lots. It is a simple boundary realignment, which in itself does not generate any adverse effects compared with the existing situation. Therefore, the nature of the proposal means that adverse effects are avoided in accordance with Policy 4.4.1(1) and (3).

5.1.1 Policy – *Planned and coordinated development*

The proposed boundary adjustment maintains large lot sizes, does not create any additional titles, and has no implications in terms of this policy.

6.4 District Plan Objectives and Policies

6.4.1 Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are relevant to this proposal. The proposal complies with the controlled activity performance standards for boundary adjustments and permitted activity land use standards of the District Plan, and can therefore be considered to be compatible with the relevant objectives and policies.

6.4.2 Proposed Far North District Plan

The proposal is a permitted activity in terms of the rules of the Proposed Far North District Plan that have immediate legal effect. The proposal complies with the inoperative controlled activity rule for boundary adjustments and can therefore be considered to be compatible with the objectives and policies.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

According to the Onsite Wastewater Site Suitability Report (**Appendix 3**), a permitted activity status is achieved in terms of future concept wastewater systems, and based on these concept designs, a Northland Regional Council Discharge Consent is not required. The proposed boundary adjustment activity has no further implications in terms of the Proposed Regional Plan.

6.6 Part 2 of the Resource Management Act 1991

The relevant provisions addressed in Sections 6.1 – 6.5 above are subject to Part 2 of the Act

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

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;*
- (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 relationships of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

7 Other matters

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

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (d) *Intrinsic values of ecosystems;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposed boundary adjustment is considered to represent sustainable management of natural and physical resources as it:

- Improves the layout of the sites to suit the needs of the owner, without creating any additional Records of Title.
- Does not necessitate any land alteration or disturbance, and resultantly does not impact any natural or physical resources.
- Does not involve vegetation disturbance or earthworks so as to safeguard the life supporting capacity of soil, ecosystems and water quality, and avoid adverse visual and landscape effects.
- Does not affect highly productive or highly versatile soils.

Matters of national importance have been recognised and provided for in the proposal as follows:

- The boundary adjustment is an appropriate activity that meets the controlled activity criteria.
- Areas of indigenous vegetation are not impacted by the proposal.
- Does not affect the existing level of public access to and around Waihopo Lake.
- Waihopo Lake is a site of cultural significance, however the proposal does not have direct frontage to the Lake, and no additional sites are created, with this proposal being a rearrangement of existing Records of Title.

The relevant matters listed under Section 7 have been given regard to, as:

- The proposal uses existing vehicle access points and/or road frontages.
- There is no increase in the number of Records of Titles.
- The proposal will not detract from the quality of the environment.

The Treaty of Waitangi principle of participation is managed through the statutory criteria for notification assessment; this being assessed within Section 7 of this report, below. Given the nature of the proposed activity, there are no further implications.

In summary, as a controlled activity boundary adjustment, the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.

7.0 Notification Assessment

7.1 Public Notification Assessment

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

Step 2: Public notification is precluded in terms of section 95A(5)(a), as specified for a controlled activity boundary adjustment in Rule 13.7.1, which states that “***Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10***”.

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

7.2 Limited Notification Assessment

Step 1: There are no affected customary rights groups in terms of section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b).

Section 95B(3) requires Council to determine whether the land is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgment, and subsequently whether the person to whom the statutory acknowledgment is made is an affected person under section 95E. With reference to the Northland Regional Council Treaty Settlement Statutory Acknowledgement Areas mapping, the subject land is not on or adjacent to a land that is the subject of a statutory acknowledgment, and has no relationship with any statutory acknowledgment areas, therefore there are no affected persons in terms of section 95B(3)(b).

Step 2: Limited notification is precluded in terms of section 95B(6)(a) as Rule 13.7.1 states that applications under this rule will not be notified. Refer to Step 2 in Section 7.1 above.

Step 4: No special circumstances are considered to exist that warrant notification of the application to any other persons in terms of section 95B(10).

7.3 Notification Assessment Summary

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

8.0 Conclusion

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

- Sufficient information is provided to determine that the proposal is a controlled activity.
- The proposal is not contrary to the objectives and policies of the Operative Far North District Plan, the Proposed Far North District Plan, the Regional Policy Statement and relevant National Policy Statement for Indigenous Biodiversity.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed  Date 16/4/26.....

Aveael Webb
Solicitor
Fairdale Law
Ngataki

9.0 Appendices

- Appendix 1: Scheme Plan**
- Appendix 2: Records of Title**
- Appendix 3: Onsite Wastewater Report**
- Appendix 4: Council approval to an application for a controlled activity boundary adjustment under 2250155-RMASUB dated 15 November 2024**

Onsite Wastewater Site Suitability Report

Bella Vinci Limited
527 Kimberley Road
Ngataki
Pukenui
Far North District

Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 &
PT Section 3 SO 64135

Written by: Nicola O'Brien
Approved by: Martin O'Brien

Rev: A
Date: 7th October 2024
Job No: 2988

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E-mail: nicola@obrienconsulting.co.nz

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Executive Summary

The subdivision of Lot 1 DP 400373, Lot 1 DP 50368 and PT Section 3 SO 64135, Kimberley Road, Ngataki, Pukenui into 4 lots is currently being undertaken by Williams and Kings, Kerikeri. This report investigates the suitability of proposed Lot 1, 2 and 4 for onsite wastewater. Proposed Lot 2 and 3 are to be amalgamated.

Following subdivision proposed Lot 1 will become a 5.1210 ha, rural property with an existing shed. The shed is serviced by a septic tank and trench, installed in 2017. The location of the trench was easily identifiable due to a visible plastic vent. During the site visit the distance from the building to the trench was measured. The trench was shown to be over the proposed boundary. The proposed boundary was extended to ensure the trench is within it. Due to the proximity of the trench to the boundary a reserve area below it is not an option. A 100% reserve area is available to the northeast of the shed.

As far as could be visually ascertained the septic and trench appeared to be working well, no signs of failure such as breakout were noted.

Soil types over the subdivision are primarily well-draining, Houhora sand (HO or HOH) and poorly drained, Ruakākā peaty sandy loam (RK). Soil type along with factors such as proximity to surface water and slope determine the system and disposal method. Primary treatment, for example a septic tank and trenches, may be suitable in some locations over the subdivision. Secondary treatment, for example an aeration treatment system with dripper lines, treats wastewater to a higher standard and is the preferred option. The system, land application method and exact design of the wastewater disposal field are to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application.

There is ample, suitable area for a dwelling serviced by onsite wastewater on proposed Lot 1. The proposed lot will become 5.1210 ha. The area surrounding a proposed or possible future house site was investigated thoroughly. An example of an 800m² area suitable for onsite wastewater and reserve, near the house site, is shown on the Site Plan.

Proposed Lot 2 will become a 9.1401 ha property. Lot 2 is to be amalgamated with proposed Lot 3. There is ample, available area over proposed Lot 2 for onsite wastewater and reserve. The area surrounding a proposed or possible future house site was investigated thoroughly. An example of an 800m² area suitable for onsite wastewater near the house site is shown on the Site Plan.

Following subdivision proposed Lot 4 will become 6.3156 ha. An area of low-lying land to the north of the property, covered by Manuka is prone to flooding in 100-year flood events. This area is to be avoided for wastewater disposal. Slopes greater than 25 degrees are not suitable. Land to the south of the lot was investigated during the site visit. An example of an 800m² area suitable for onsite wastewater is shown on the Site Plan.

1.0 Scope

This report focuses on ensuring that sufficient area is available on proposed Lot 1, 2 and 4 for the onsite disposal of effluent within the proposed lot boundaries. Onsite wastewater treatment systems and land application methods are recommended based on site characteristics including soil type, topography, and surface water setbacks. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b). A 100% reserve area is recommended.

Criteria outlined in the Regional Plan for Northland (2019), Section C.6.1.1, for existing wastewater discharge were used to determine whether the system and field meet permitted activity status on proposed Lot 1. The location of the system and field were determined to ensure they are within the proposed lot boundaries and that a 100% reserve area is available.

Lot 3 is not assessed in this report as it is to be amalgamated with proposed Lot 4.

2.0 Site Visit

The site investigation was undertaken on 24th September 2024 and comprised of a walk over and visual assessment of proposed Lot 1, 2 and 4. As the lot sizes are greater than 5 ha not all areas were assessed. The owner took us to locations on each lot that she felt were possible future house sites. These areas were investigated thoroughly to provide an example of an area suitable for wastewater disposal and reserve. Refer to the Site Plan, Section 15. Thorough investigation of the precise location of the wastewater field will occur during the site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application.

A borehole to a depth of 1200mm was taken on Lot 1, 2 and 4 with a 50mm wide, handheld steel auger. The bores were taken to ascertain soil category and provide some information on groundwater separation. USDA feel method was used to determine soil texture, soil structure and soil category.

3.0 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps and Google Earth images.

4.0 Site Description

Following subdivision proposed Lot 1 will become a 5.1210 ha, irregular shaped rural property primarily covered by scrub including Manuka, Gum and Wattle. A horticultural lot is located to the north (Lot 1 DP 413071) whilst proposed Lot 2 then Waihopo Lake are located to the southwest. Lot 1 is accessed via Kimberley Road, a metal road, which runs along the eastern property boundary.

A metal driveway off Kimberley Road provides access to a shed with bathroom facilities on proposed Lot 1. The shed is serviced by a septic tank and trench, installed in 2017. An As Built diagram shows the approximate location of the pipes from the tank and has been added to the the Scheme Plan, Section 5.

During the site visit the distance from the building to the visible plastic vent was measured at 14.2m as shown in Photograph 1. The proposed boundary was 10m from the building. As the trench was over the proposed boundary the boundary was adjusted from 10 to 18m from the building to ensure the trench was contained within it. 18m provides a minimum 1.5m setback of the trench from the boundary. There is not enough room below the trench for reserve. A reserve area to the northeast of the building is proposed.

As far as could be visually ascertained the septic tank and trench appeared to be working well. No signs of failure such as breakout were observed.

There is ample available area over Lot 1 for a possible future dwelling with onsite wastewater and reserve. A proposed house site on the ridge of a hill to the north of Lot 1 was investigated. The hilltop was grassed with vegetation including Gum and Manuka as shown in Photograph 2. There is available area for onsite wastewater and reserve at this location as shown on the Site Plan, Section 15. Steep slopes greater than 25 degrees are to be avoided as per the Regional Plan for Northland (2019), Section C.6.1.3, Note 4.

Following subdivision proposed Lot 2 will become a 9.1401 ha, irregular shaped lot to be amalgamated with proposed Lot 3. Refer to the Scheme Plan, Section 15 showing Lot 2 and the surrounding area. A drain with standing water is located to the north of the lot. A 15-20m minimum setback from surface water is required as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and TP58 (2004), Table 5.2 depending on level of treatment.

NRC Natural Hazard Maps show an area of low-lying land prone to flooding in 100-year flood events (River Flood Hazard Zone (100-year CC Extent). Onsite wastewater is to be set outside of and well away from this area. Refer to the Site Plan, Section 15.

An area to the south of the drain, on proposed Lot 2, was investigated for suitability for wastewater disposal. The area was flat to slightly sloping, grassed pasture as shown in Photograph 3. The Site Plan, Section 15 shows the location investigated and a suitable area for wastewater disposal and reserve.

Following subdivision proposed Lot 4 will become a 6.3156 ha, roughly rectangular shaped, rural property. The southern part of Lot 4 is elevated hillside with vegetation including Manuka, Gum and Wattle. The lot slopes to the northwest towards a low-lying area with Manuka. Grassed pasture is located between vegetated areas. Refer to the Scheme Plan, Section 5 showing Lot 4 and the surrounding area.

NRC Natural Hazard Maps show the low-lying area is prone to flooding in 100-year flood events (River Flood Hazard Zone (100-year CC Extent)). Onsite wastewater is to be set outside of and well away from this area. Refer to the Site Plan, Section 15.

A possible future house site was located to the south of Lot 4 on the ridge of a hill well away from the low-lying area. This area was investigated for wastewater suitability. The area sloped slightly and was covered by regenerating vegetation. Steep slopes greater than 25 degrees are to be avoided. Refer to Photograph 4 and the Site Plan, Section 15 showing an example of a suitable area for wastewater disposal and reserve.

A wastewater disposal field is to be setback a minimum of 15m from surface water as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. TP58 (2004), Table 5.2 recommends a 20m setback with primary treatment. A 30m separation distance from certain water bodies (river, lake, wetland, or the boundary of the coastal marine area) is required in the Far North District Plan, Section 12.7.6.1.4(b).

The NRC Biodiversity Wetlands Map shows the extent of Lake Waihopo and the surrounding wetland. A 30m setback from the wetland is shown on the Site Plan, Section 15. The setback does not extend over lot boundaries. Low lying wet areas near the wetland are to be avoided.

The Site Plan, Section 15 provides examples of areas investigated during the site visit suitable for wastewater disposal and reserve along with areas to be avoided or setback from. Section 10 of this report provides additional information on permitted wastewater regulations.



Sec 7
Blk V Houhora East SD

Section 1
SO 68594
Waihopo Lake

Sec 47
Blk V
Houhora SD

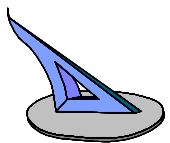
DP 135066
Pt Sec 8
Blk V Houhora East SD

Amalgamation condition:
That Lots 2 & 3 hereon be held in
the same Record of Title.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
VON STURMERS AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council
Total Area: 21.6977ha
Comprised in: RTs 400009, NA2085/63 & NA95C/265

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



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**SUBDIVISION OF LOT 1 DP 400373,
LOT 1 DP 50368 & PT SECTION 3 SO 64135**
PREPARED FOR: BELLA VINCI LTD

	Name	Date	ORIGINAL	SHEET
Survey			SCALE	SIZE
Design			1:3000	A3
Drawn	SH	Aug 2024		
Rev	SH	Sept 2024		
Rev	SH	07-10-24		

Surveyors
Ref. No:
15313
Bella Vinci
Series
Sheet **2 / 2**



Photograph 1: View to the northeast showing the shed and plastic vent from the trench (in front of the deciduous fruit tree).



Photograph 2: Showing a slightly sloping area suitable for wastewater disposal on the ridge of a hill/possible future house site.



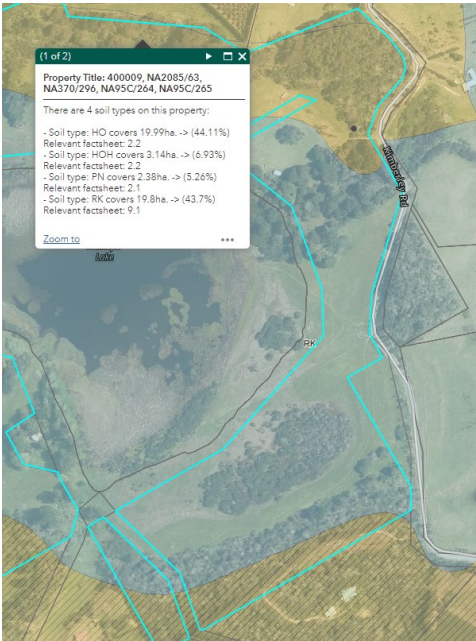
Photograph 3: View to the south showing part of proposed Lot 2. A grassed, flat to slightly sloping area suitable for onsite wastewater disposal.



Photograph 4: Showing a slightly sloping vegetated area on the ridge of a hill suitable for onsite wastewater disposal on proposed Lot 4.

6.0 Soil Profile

NRC Managing Northland Soils Map shows soils over proposed Lot 1 to be well drained, Houhora Sand (HO) and poorly drained, Ruakaka peaty sandy loam (RK). Soils over proposed Lot 2 are primarily poorly drained, Ruakaka peaty sandy loam (RK). This same soil type dominates proposed Lot 4; however, a band of well drained Houhora Sand (HOH) runs along the hillside to the south of the lot. Refer to the NRC Managing Northland Soils image below.



NRC Managing Northland Soils image showing soil types.

A 1200mm borehole was taken with a 50mm wide handheld steel auger on proposed Lot 1, 2 and 4. Soils are defined as category 4 sand with moderate drainage. Category 4 rather than 3 is assigned due to compaction of the soil. Refer to the Borehole Logs, Section 14. The soil type in the location of the wastewater field at building consent stage will influence the system chosen and design.



Photograph 1: Showing a soil sample from BH 1, 50mm of slightly moist, brown, sandy topsoil followed by slightly moist, fine, brownish orange then orange sand.

7.0 Groundwater

TP58 (2004), Table 5.2, p.43 states groundwater separation must be greater than 900mm for secondary treated effluent in category 4 soils. The Regional Plan for Northland, Section C.6.1.3, Table 9 requires a less conservative distance of 600mm. A 1200mm separation distance from groundwater with primary treatment is required as per TP58, (2004), Table 5.2. Groundwater was not encountered during the 1200mm deep bore logs.

A borehole establishing that the wastewater disposal field is the required distance from groundwater should be undertaken in the elected location of the field at the time of building consent application.

No freshwater bores are mapped on or in the near vicinity of the subdivision (NRC Water Resources map) or known of by the owner.

8.0 Onsite Wastewater Disposal Design

System Requirements for Proposed Lot 1, 2 and 4

Secondary treatment, for example an aeration treatment system with dripper lines is recommended. Primary treatment with a septic tank and trenches may be suitable in some locations over the subdivision. Alternative designs can be considered provided they meet current wastewater standards.

Secondary treatment

Secondary treated effluent is to be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Secondary treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

Cost of approximately \$15,000 - \$28,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

The wastewater design is based on category 4 soils, TP58 (2004), Table 9.2 with 180 litres of wastewater produced per person for roof water tank supply, TP58, Table 6.2.

Potential occupancy of a 4-bedroom dwelling x litres per person per day / loading rate = area of wastewater field

$$6 \times 180 / 4 = 270\text{m}^2$$

Primary treatment

An example of primary treatment is a septic tank (minimum capacity of 4500 litres) with conventional trenches, excavated to a depth of no greater than 450mm.

Cost of approximately \$15,000 - \$20,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

Potential occupancy of a 4-bedroom dwelling x litres per person per day / loading rate = area of wastewater field
 $6 \times 180 / 15 = 72\text{m}^2$

The exact dimensions of the field may differ in the site-specific Onsite Wastewater Disposal Report (TP58), for example the number of bedrooms may change altering system volumes and the size of the field.

The wastewater disposal field should not be grazed, driven on or built over. These activities can result in failure of the effluent field.

The system, land application method and design of the field is to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of building consent application.

9.0 Reserve Area

A 100% reserve area, meeting setback requirements, is available on proposed Lot 1, 2 and 4.

The purpose of a reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve field must be protected from development that would prevent its use in the future. A reserve area must always be available. The Site Plan, Section 15 shows an example of an area suitable for onsite wastewater disposal and reserve.

10.0 Setback Requirements

General setback requirements for wastewater are outlined in the Regional Plan for Northland (2019), Section C.6.1.3, TP58 (2004), Table 5.2, p.43 and the Far North District Plan, Section 12.7.6.1.4(b) provided below. These setback distances are to be adhered to in any site-specific onsite wastewater report (TP58).

Regional Plan for Northland (2019), Section C.6.1.3

The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:

-
- 1) The on-site system is designed and constructed in accordance with the *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*, (TP58, 2004 also used) and
 - 2) the volume of wastewater discharged does not exceed two cubic metres per day, and
 - 3) the discharge is not via a spray irrigation system or deep soakage system, and
 - 4) the slope of the disposal area is not greater than 25 degrees, and
 - 5) the wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*; or is via an irrigation line system that is:
 - a) dose loaded, and
 - b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
 - 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - a) the wastewater, excluding greywater, has received at least secondary treatment, and
 - b) the irrigation lines are firmly attached to the disposal area, and
 - c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
 - e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
 - f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
 - 7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems*, and
 - 8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
 - 9) the following reserve disposal areas are available at all times:
 - a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
 - b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and

- 10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
- 11) the discharge does not contaminate any groundwater water supply or surface water, and
- 12) there is no surface runoff or ponding of wastewater, and
- 13) there is no offensive or objectionable odour beyond the property boundary.

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

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

TP58 (2004), Table 5.2

Separation distances outlined in TP58 (2004), Table 5.2 for category 4 soils are the same as those stated in the Regional Plan for Northland (2019), Section C.6.1.3. However, TP58 (2004) recommends a more conservative separation distance from groundwater in category 4 soils, 900mm vs 600mm.

A 20m setback from surface water and 1200mm separation distance from groundwater is recommended for primary treatment.

Far North District Plan, Section 12.7.6.1.4(b)

Specific to the Far North District is a more conservative separation distance from a river, lake, wetland, or the boundary of the coastal marine area. The Far North District Plan, Section 12.7.6.1.4(b) requires a 30m setback, greater than the 15m required by the Regional Plan for Northland (2019), Section C.6.1.3 and the 15-20m setback required by TP58 (2004), Table 5.2. The mapped extent of the wetland surrounding the lake and a 30m setback from it is outside of the subdivision boundaries.

11.0 Stormwater Management

The property is identified as being in the Rural Production zone as per the Far North District Plan.

To be a permitted activity under the Stormwater Management section of the plan the property must have maximum 15% impermeable surfaces per lot. Proposed Lot 1, 2 and 4 easily meet permitted activity status.

12.0 Site Planning for Onsite Wastewater

Impermeable surfaces such as driveways, sheds and swimming pools may take up area available for wastewater. Setback distances from surface water, potential flooding and other site constraints such as steep slopes also reduce area available for wastewater disposal.

TP58 (2004), Table 6.1 states that rooms that could be considered bedrooms such as an office, study, sewing, media, or games room are to be included as potential bedrooms for wastewater calculations. This means that some large modern houses may have an increased occupancy. For example, a 4-bedroom dwelling with an office and media room that could potentially be used as bedrooms would have the following wastewater calculation with secondary treatment:

Potential occupancy of a 6-bedroom dwelling x litres per person per day / loading rate = area of effluent field

$$9 \times 180 / 4 = 405\text{m}^2$$

Prior to development of the site, site planning should be undertaken to ensure a suitable area for wastewater and reserve is available.

13.0 Summary

The boundary near the shed on proposed Lot 1 was adjusted so that the existing trench is located within it. The system and field appeared to be working satisfactorily during the site visit. A 100% reserve area is available for the existing trench.

Secondary treatment is recommended for proposed Lot 1, 2 and 4, however primary treatment may be an option. There is suitable available area for the disposal of onsite wastewater and 100% reserve within the proposed boundaries of each lot.

This report is for Resource Consent for subdivision only. The precise design will require a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

14.0 Borehole Logs



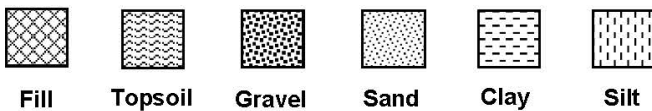
BOREHOLE LOG 1



Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 1	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category	
100	Groundwater not intercepted	Houhora sand (HO)		Slightly moist brown topsoil (high organic matter)	4	
200				Slightly moist brown fine SAND	4	
300					Slightly moist brownish orange fine SAND	4
400						
500						
600						
700						
800						
900						
1000						
1100						
1200						
1300				EOB		
1400						
1500						
1600						
1700						
1800						
1900						
2000						
2100						

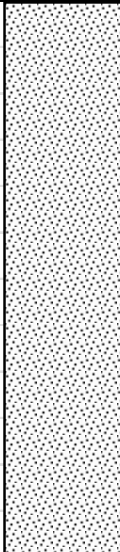
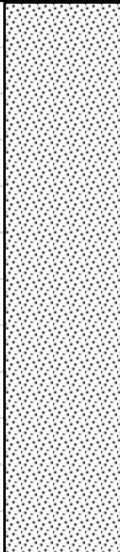
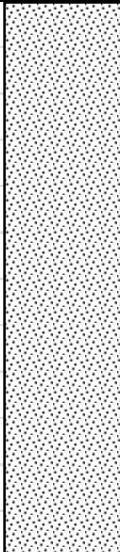
Graphic Log Legend



The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

BOREHOLE LOG 2

Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 2	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category						
100	Groundwater not intercepted	Ruakaka peaty sandy loam (RK)		Brown fine SAND	4						
200											
300											
400											
500											
600				Groundwater not intercepted	Ruakaka peaty sandy loam (RK)		Reddish brown fine SAND	4			
700											
800											
900											
1000											
1100							Groundwater not intercepted	Ruakaka peaty sandy loam (RK)		EOB	
1200											
1300											
1400											
1500											
1600											
1700											
1800											
1900											
2000											
2100											

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay


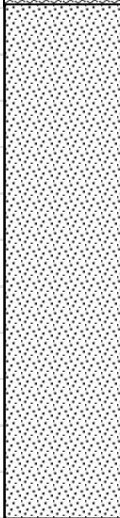


Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

BOREHOLE LOG 3

Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 4	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Houhora sand (HOH)		50mm Slightly moist brown topsoil	4
200				Slightly moist brownish orange fine SAND	4
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand

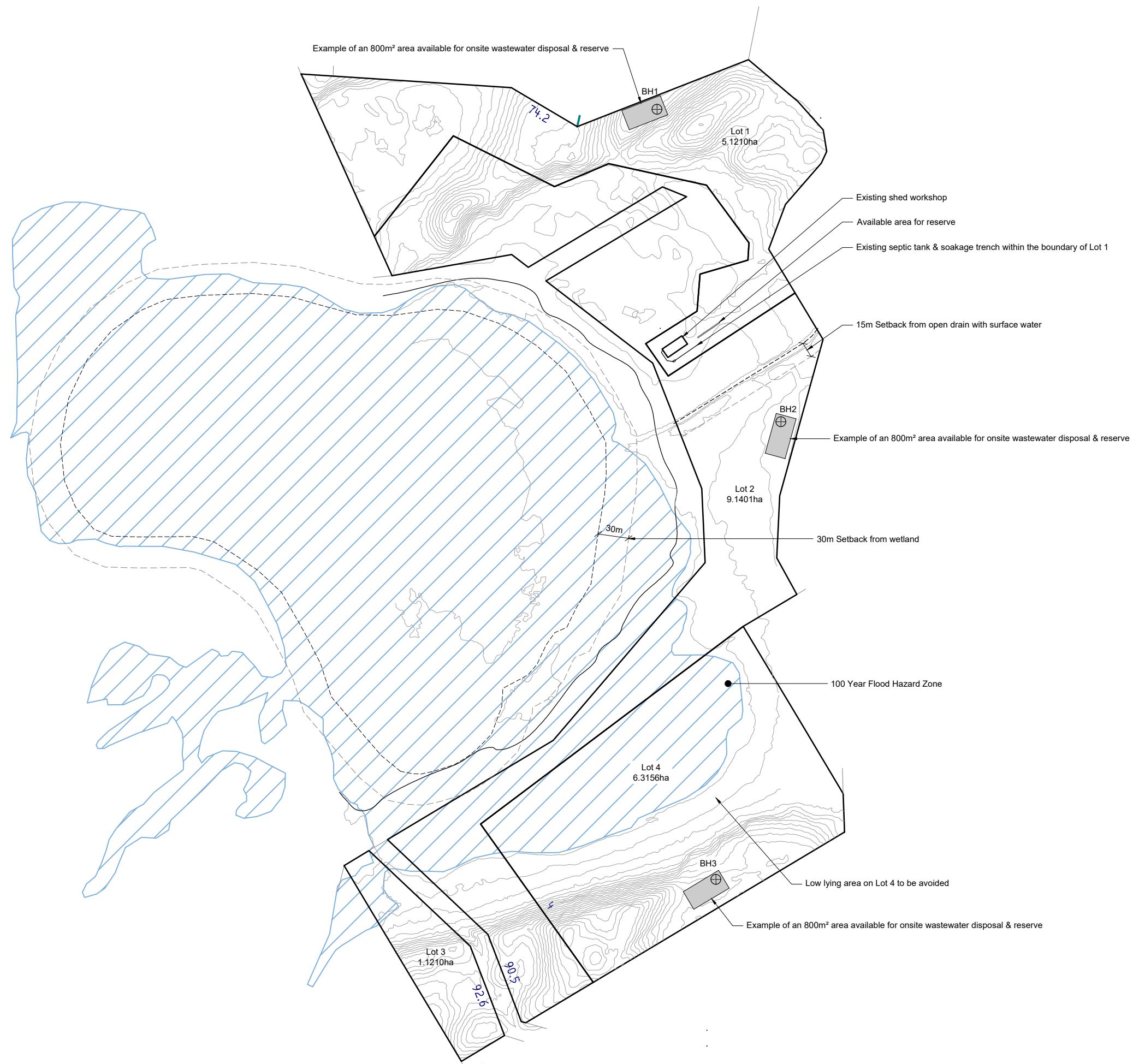


Clay



Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.



Wastewater Disposal Field Setbacks:

In order to meet permitted activity status, the wastewater disposal field & reserve shall conform to the setback requirements outlined in the Regional Plan for Northland, Section C.6.1.3, the Far North District Plan, Section 12.7.6.1.4(b) & TP58 (2004).

Contours sourced from LIDAR NRC Maps.

Setback distances to include:

- 1.5m to 3m from boundaries depending on level of treatment
- 1.5m to 3m from buildings depending on level of treatment
- 5m from any existing or future intermittent stormwater flow path such as an overland flow path or open drain
- 15m to 20m from open drain with standing water depending on level of treatment
- Outside 100 year flood zone & low lying potential wet areas
- Field to be laid on slopes less than 25 degrees, avoid areas with soil creep.
- 600mm minimum from groundwater with secondary treatment, 1200mm minimum with primary treatment.
- Outside 100 year flood zone
- Refer to Setback Requirement section of the report for further details.

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
 Bella Vinci Limited.
 527 Kimberley Road
 Pukenui
 Lot 1 DP 400373, Lot 1
 DP 50368 &
 PT SECTION 3 SO 64135

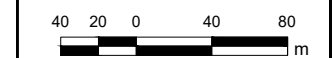
Sheet Title
 Wastewater Site Plan

Drawn 2 October 2024

Project No 2988

Rev	Sheet
A	A01

Scale (A3 Original) 1: 4000



16.0 Limitations

1. Our responsibility for this report is limited to the property owner named on the front page of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
2. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary over the site.
3. It is the property owner's responsibility to ensure careful site planning is undertaken to ensure onsite wastewater and a reserve is available at the time of development. An example of an area suitable for onsite wastewater is designated.
4. Opinions and judgements expressed are based on our interpretation and understanding of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice.



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E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz



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




R. W. Muir
Registrar-General
of Land

Identifier NA79C/935
Land Registration District North Auckland
Date Issued 15 April 1994

Prior References
NA408/49

Estate Fee Simple
Area 3460 square metres more or less
Legal Description Lot 1 Deposited Plan 135066
Registered Owners
Aveael Joann-Rachael Webb and Nicholas David Whittaker

Interests



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




R. W. Muir
Registrar-General
of Land

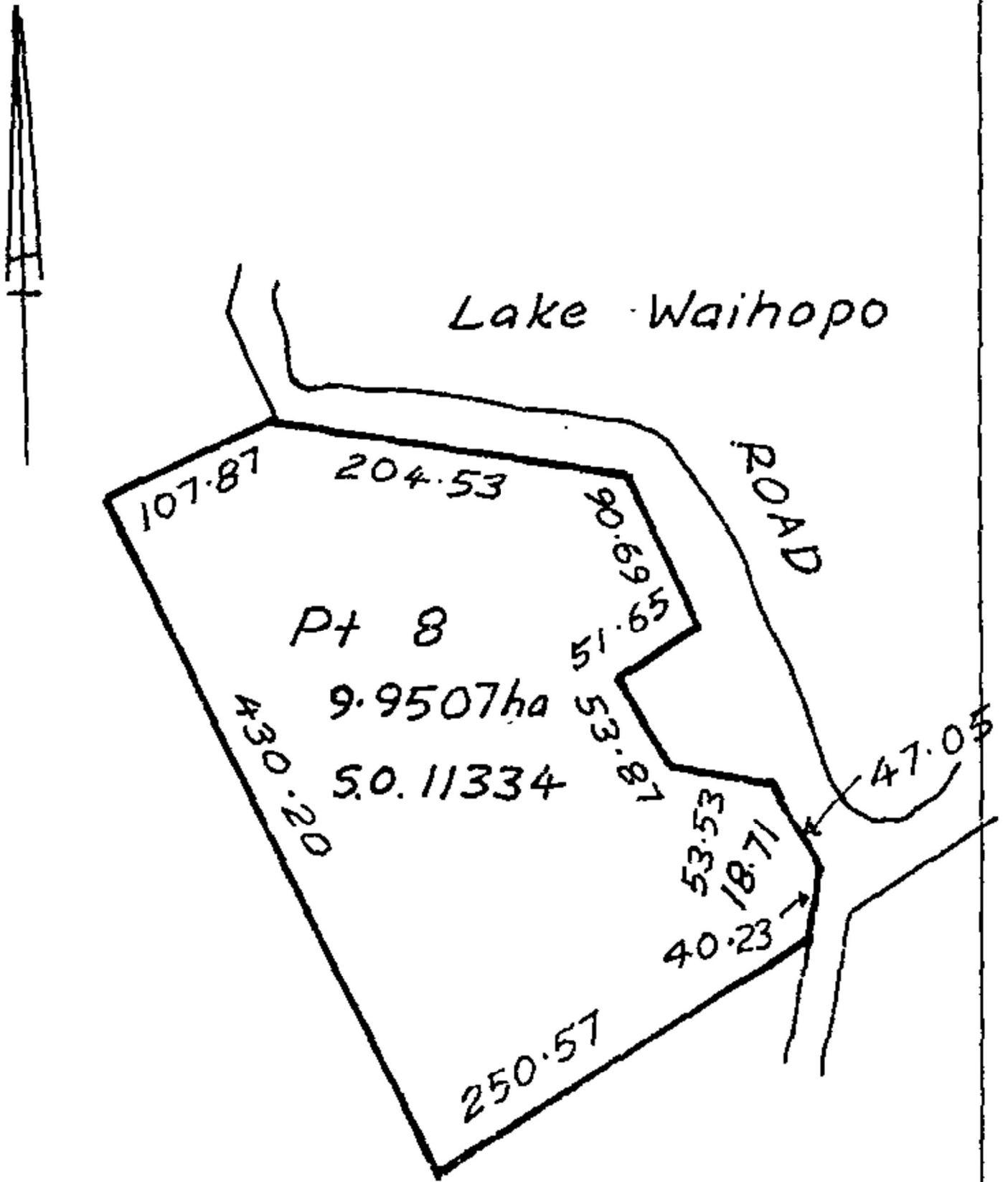
Identifier NA95C/264
Land Registration District North Auckland
Date Issued 15 April 1994

Prior References
NA408/49

Estate Fee Simple
Area 9.9507 hectares more or less
Legal Description Part Section 8 Block V Hohoura East
Survey District

Registered Owners
Bella Vinci Limited

Interests





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




R. W. Muir
Registrar-General
of Land

Identifier **NA370/296**
Land Registration District **North Auckland**
Date Issued 08 March 1923

Prior References

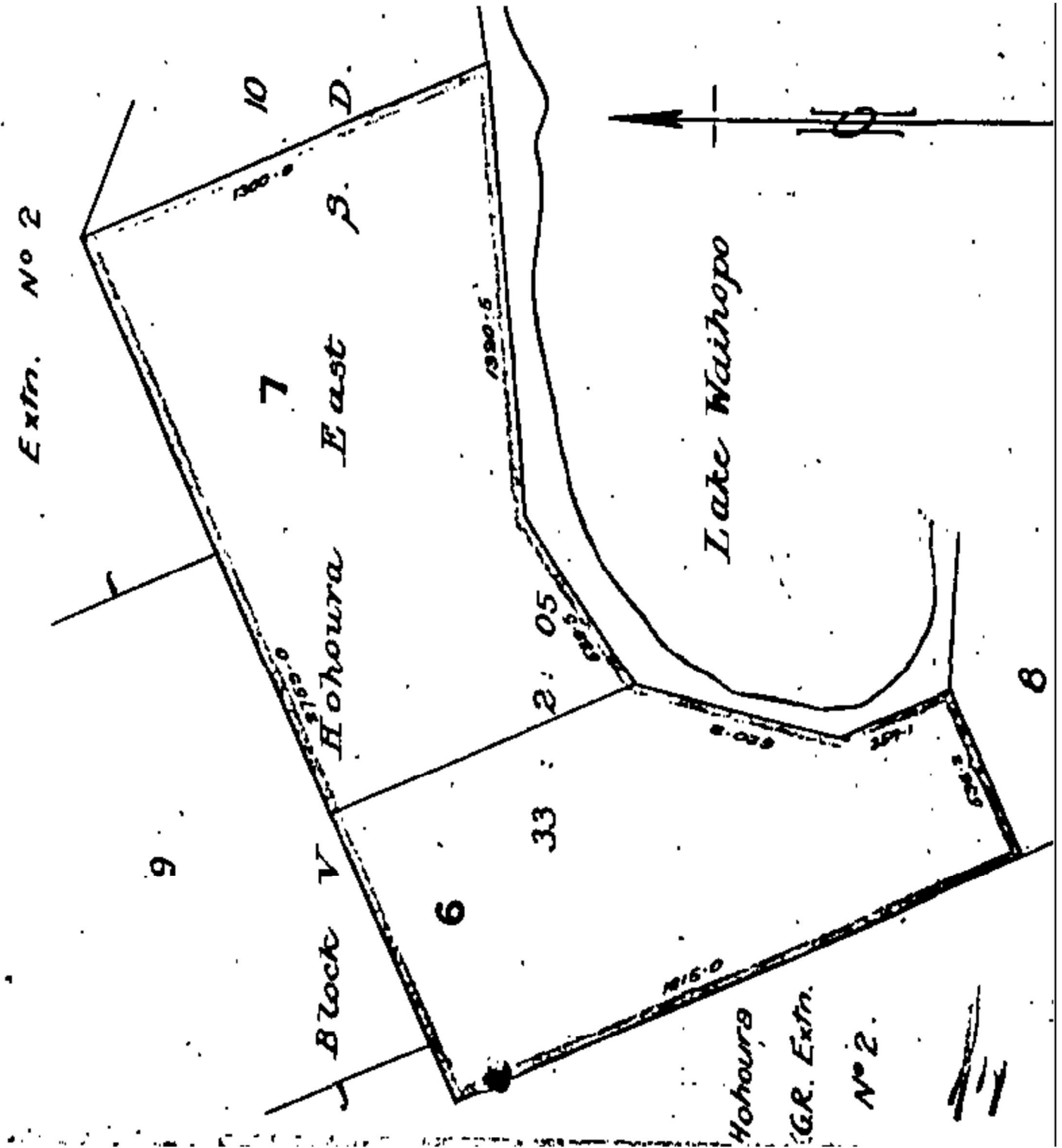
NAPR166/69 WA 2427

Estate Fee Simple
Area 13.5696 hectares more or less
Legal Description Section 6-7 Block V Hohoura East Survey
District

Registered Owners

Bella Vinci Limited

Interests





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




R. W. Muir
Registrar-General
of Land

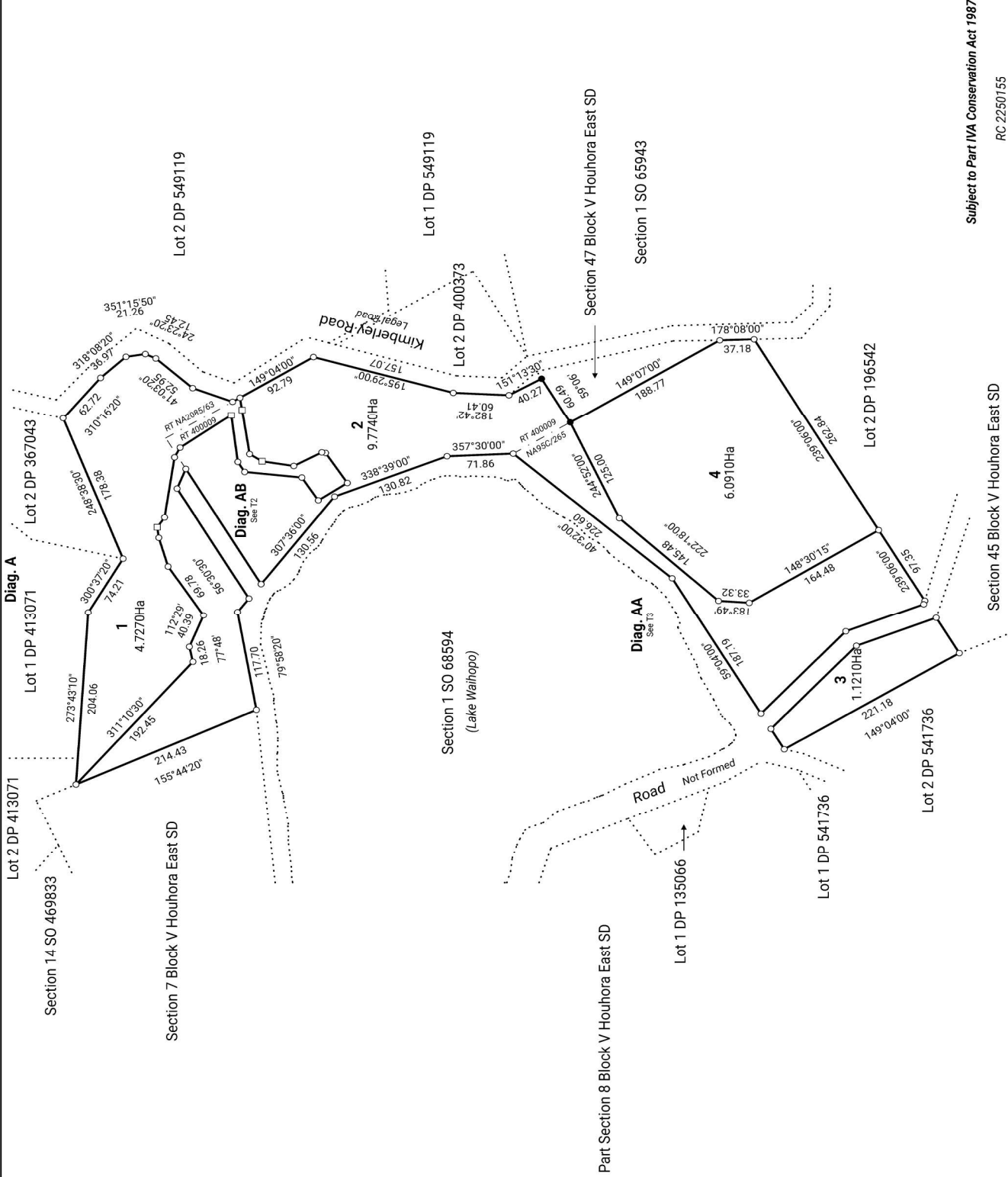
Identifier **1230210**
Land Registration District **North Auckland**
Date Issued 16 January 2026

Prior References
NA95C/265

Estate Fee Simple
Area 6.0910 hectares more or less
Legal Description Lot 4 Deposited Plan 614939
Registered Owners
Bella Vinci Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
13508538.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.1.2026 at 7:54 am



Subject to Part IVA Conservation Act 1987

RC 2250155
 Surveyors Ref: 15313 Bella Vinci Limited

T 1/3

Land District: North Auckland

Digitally Generated Plan
 Generated on: 03/11/2025 09:37am Page 3 of 5

Lots 1 - 4 being a Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 & Pt Section 3 SO 64135

Surveyor: David Brett King
 Firm: Survey & Planning Solutions (2010) L

Title Plan
 LT 614939
 Approved on: 3/11/2025



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



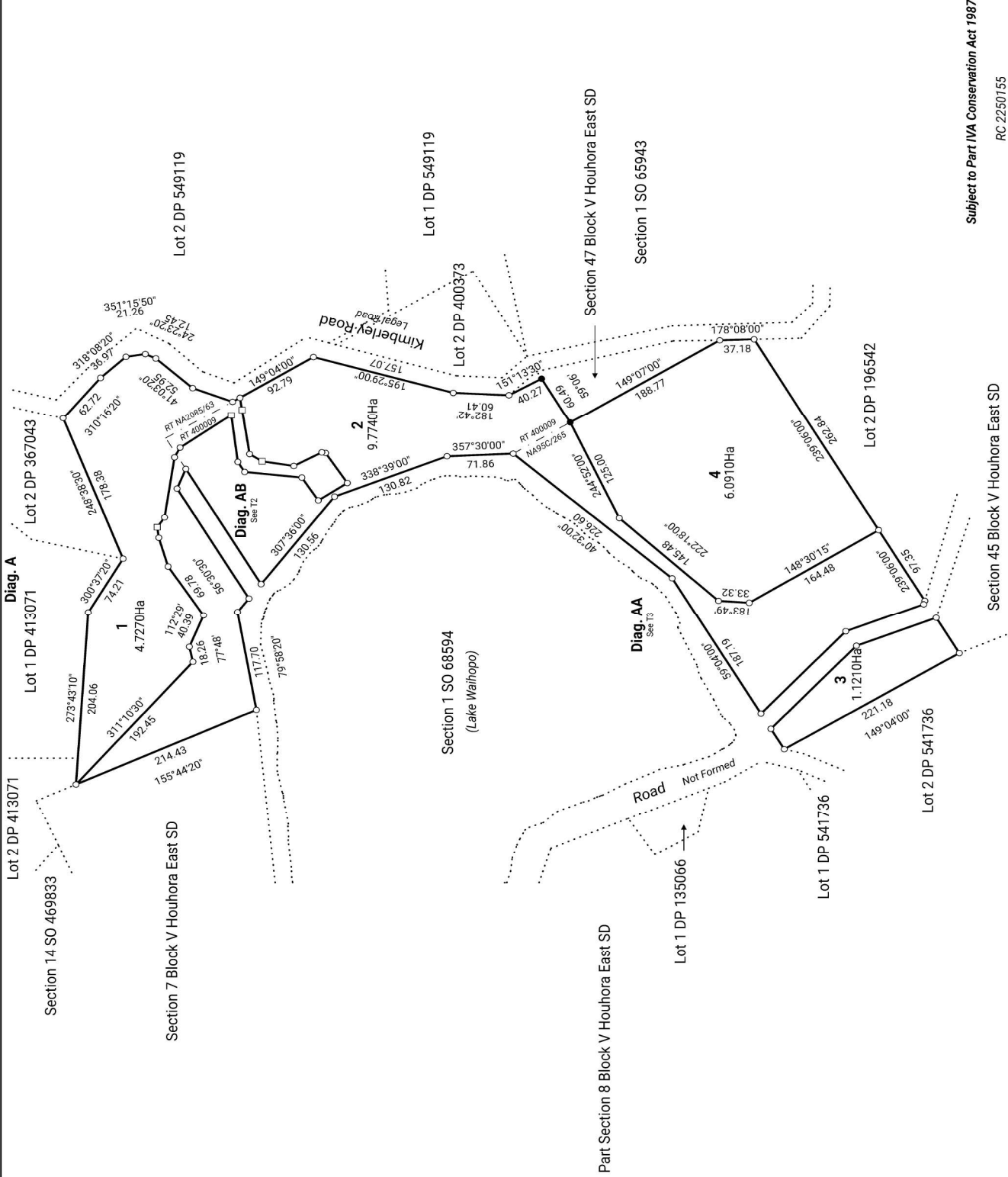

R.W. Muir
Registrar-General
of Land

Identifier **1230209**
Land Registration District **North Auckland**
Date Issued 16 January 2026

Prior References
400009 NA2085/63 NA95C/265

Estate Fee Simple
Area 10.8950 hectares more or less
Legal Description Lot 2-3 Deposited Plan 614939
Registered Owners
Bella Vinci Limited

Interests
Subject to Part IV A Conservation Act 1987 (affects Lot 3 DP 614939 and Part Lot 2 DP 614939 formerly Lot 1 DP 400373 and Part Section 3 SO 64135)
Subject to Section 11 Crown Minerals Act 1991 (affects Lot 3 DP 614939 and Part Lot 2 DP 614939 formerly Part Section 3 SO 64135)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 614939)
13508538.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.1.2026 at 7:54 am



Subject to Part IVA Conservation Act 1987
 RC 2250155
 Surveyors Ref: 15313 Bella Vinci Limited

Lots 1 - 4 being a Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 & Pt Section 3 SO 64135

Surveyor: David Brett King
 Firm: Survey & Planning Solutions (2010) L

Title Plan
 LT 614939
 Approved on: 3/11/2025



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



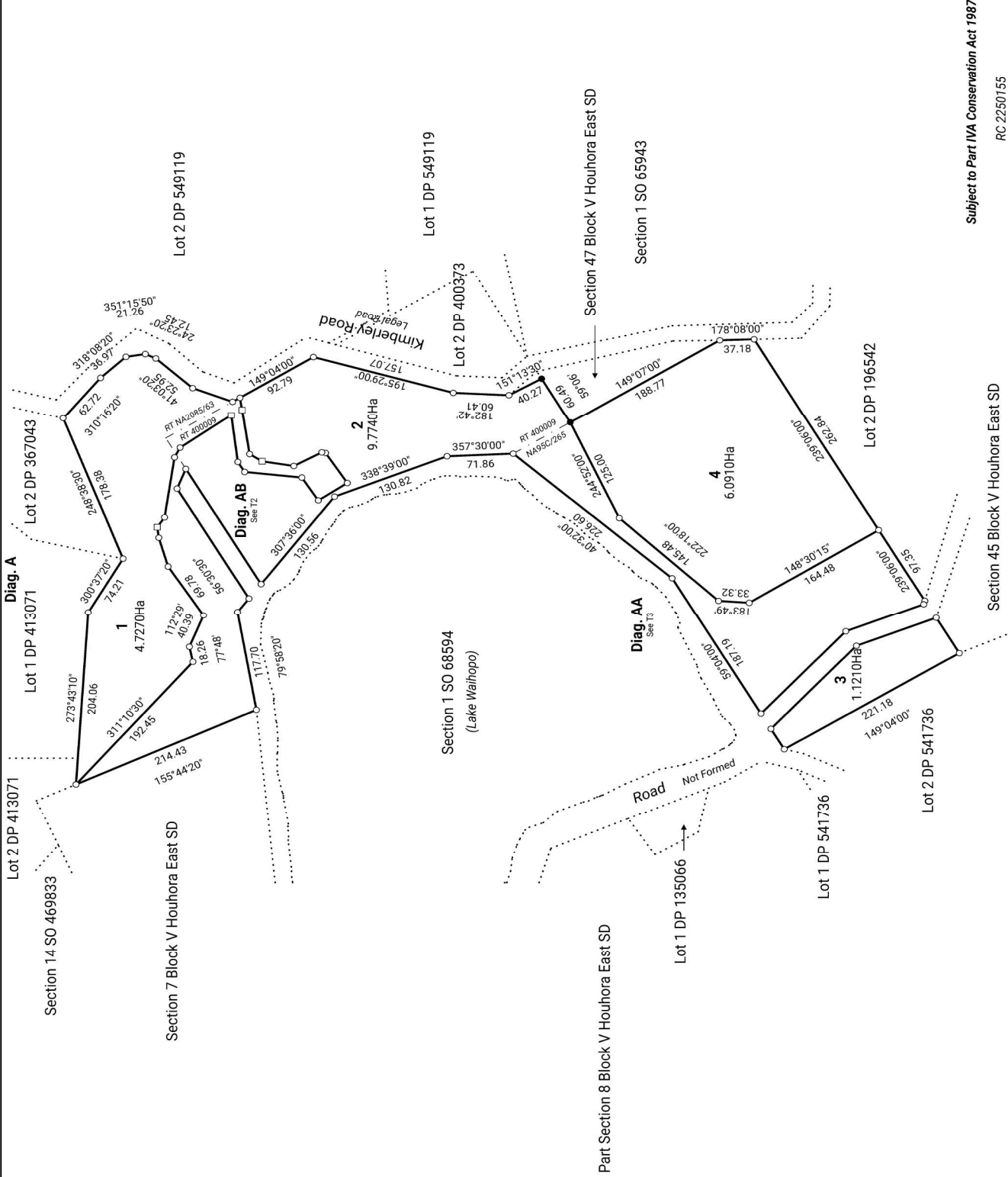

R.W. Muir
Registrar-General
of Land

Identifier **1230208**
Land Registration District **North Auckland**
Date Issued 16 January 2026

Prior References
400009 NA2085/63

Estate Fee Simple
Area 4.7270 hectares more or less
Legal Description Lot 1 Deposited Plan 614939
Registered Owners
Bella Vinci Limited

Interests
Subject to Part IV A Conservation Act 1987 (affects part formerly Lot 1 DP 400373)
13508538.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.1.2026 at 7:54 am



Subject to Part IVA Conservation Act 1987
 RC 2250155
 Surveyors Ref: 15313 Bella Vinci Limited

Surveyor: David Brett King
 Firm: Survey & Planning Solutions (2010) L

Lots 1 - 4 being a Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 & Pt Section 3 SO 64135

Title Plan
 LT 614939
 Approved on: 3/11/2025

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104A, 106, 108, 220 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Controlled activity, subject to the conditions listed below, to:

Applicant:	Bella Vinci Limited
Council Reference:	2250155-RMASUB
Property Address:	527 Kimberley Road, Ngataki
Legal Description:	Lot 1 DP 400373 (RT 400009) Lot 1 DP 50368 (RT NA2085/63) Part Section 3 Survey Office Plan 64135 (RT NA95C/265)

The activity to which this consent relates is:

Subdivision by way of a Boundary Adjustment in the Rural Production Zone as a Controlled Activity.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following [conditions](#):

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Von Sturmers, titled Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 & PT Section 3 SO 64135, referenced 15313 Bella Vinci, dated 07-10-24, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. The following conditional amalgamation pursuant to Section 220(1)(b)(ii) of the RMA 1991:
 - i. Lots 2 & 3 hereon be held in the same Record of Title. (LINZ Request Number: 1927637)

- b. Any encroachment of Kimberley Road onto private property shall be surveyed off and vest in Council, such that the legal road boundary along the road frontage of the subject site is at least 6m from the centreline of the carriageway.
 - c. Provide evidence from a Licenced Cadastral Surveyor and/or approved TP58 Writer that the onsite wastewater system is fully contained within the boundaries of Lot 1. If any connections of the onsite wastewater system, including disposal fields or trenches, extends beyond the Lot 1's boundaries, the consent holder must either relocate and/or upgrade the system within the Lot, or amend the boundaries of the lot to accommodate the system.
3. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

All Lots

- a. In conjunction with the construction of a habitable building, 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 tanks or other approved 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.
- b. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- c. In conjunction with an application for a building consent for a habitable building, the Lot owner shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report must identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus the appropriately sized reserve disposal area. The report must confirm that all of the treatment & disposal systems can be fully contained within the lot boundary and comply with the Regional Plan Permitted Activity Standards, unless a resource consent is issued for any non-compliance. The wastewater treatment and effluent disposal system report shall be in general accordance with the Onsite Wastewater Site Suitability Report, prepared by O'Brien Design Consulting, dated 7th October 2024, Revision A, Job No. 2988 and provided with RC 2250155-RMASUB, unless an alternative system is deemed suitable by the Chartered Professional Engineer or approved TP58 Report Writer.
- d. In conjunction with the construction of any building which requires building consent and other associated impermeable surfaces, the Lot owner shall submit a stormwater management report, that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. Stormwater runoff from new buildings and impermeable surface areas on the allotment shall be restricted to that of pre-development levels for a 10% AEP storm event plus an allowance for climate

change. Overland/secondary flow paths that can accommodate the 1% AEP storm event shall also be provided on the allotment, and are to be unobstructed by new buildings, other structures or landscaping.

- e. In conjunction with an application for a building consent, the lot owner shall provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, and sets out the specific design of the building's foundations.

Lots 2/3 and 4

- f. The allotment contains areas which are identified by Council as likely to have localised flood susceptibility. Any built development intended to be undertaken on the allotment must have the location and foundations of any building certified by a suitably experienced Chartered Professional Engineer prior to issue of any building consent. Finished floor levels shall be calculated using the latest information available on the FNDC, NRC website and Ministry of Environment guidelines when applying for a Building Consent.

Lot 4

- g. In conjunction with an application for a building consent, the Lot owner is to obtain a vehicle crossing permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation, and drainage of such access in terms of the Council's Control of Vehicle Crossings Bylaw. The formation works shall be completed to the satisfaction of the Council's Roadway Corridor Co-Ordinator or delegated representative and prior to the Code Compliance Certificate being issued by Council for any new building.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an*

archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
5. *The consent holder is advised the area has not been surveyed for archaeology and there is the potential for archaeology to be impacted upon should future development occur on the Lots. As such, Heritage New Zealand Pouhere Taonga recommend an archaeological assessment be carried out.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Controlled resource consent as such under section 104A the Council must grant this application and may only impose conditions in relation to those matters over which control is reserved, these matters are found in section 13.7.1 and 13.7.2 of the Operative District Plan.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The boundary adjustment will result in Lot 1 having a proposed area of 5.1210 ha, matching the existing title. Lots 2 and 3 together total 10.2611 ha, derived from two parcels under a single title. Lot 4 has a proposed area of 6.3156 hectares, which also aligns with its existing title.
 - b. At present state, the existing lots contained within the three Records of Titles are larger than 4ha but less than 12ha and as such would meet the minimum lot size as a discretionary activity under the Operative District Plan. The proposal will result in a reduction of area for Lot 1 and 4 and Lot 2 will increase in area and become amalgamated with Lot 3. However, despite this reduction, the lot remains within the discretionary activity size threshold. Since the lot does not move to a non-complying status, the proposal does not increase in the degree of non-compliance and complies with the controlled activity standards under the Operative District Plan.

- c. All matters of control have been assessed and it can be considered that the proposed boundary adjustment meets the Controlled activity standards because there is no increase of lots, no changes to access, no increase in the number of Record of Titles, existing on-site drainage systems will be wholly contained within the boundary adjusted sites and compliance with all other relevant land use rules.
 - d. The proposal results in no new development such as buildings that would otherwise require the consideration of the adjacent properties and potential effects.
 - e. The configuration of the lots has been designed and taken into account the existing surrounding zone and as such does not give rise to any reverse sensitivity.
 - f. The lots created as a result of the boundary adjustment will remain separated by road from Waihopo Lake and as such will not create adverse effects on the Site of Significance to Maori.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
 5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan and is an anticipated activity given the activity status. The proposed boundary adjustment will result in Lot 1 having an area of 5.1210 hectares, matching its existing title, while Lots 2 and 3 will total 10.2611 hectares from two parcels under a single title. Lot 4 will have a proposed area of 6.3156 hectares, also aligning with its existing title. The existing lots are larger than 4 hectares but less than 12 hectares, meeting the minimum size for discretionary activities under the Operative District Plan. Although Lots 1 and 4 will decrease in size, Lot 2 will increase and amalgamate with Lot 3, keeping all lots within the discretionary threshold. The proposal complies with controlled activity standards, as there are no new lots or access changes, and existing drainage systems will remain contained. Additionally, no new developments will impact adjacent properties, and the lot configurations avoid reverse sensitivity. Finally, the lots will remain separated from Waihopo Lake by a road, preventing adverse effects on the Site of Significance to Māori.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan as although these are existing allotments and sized less than 40ha the boundary adjustment does not change the status of non-compliance due to the exchange of equal areas and all lots retaining a minimum size of 4ha. The site is within the Rural Production Zone and will not alter the local character and will achieve a sense of place. Given the smaller scale of the activity it is assessed that it will not give rise to reverse sensitivity issues to the surrounding environment. No changes to the

accesses are proposed via this boundary adjustment. Therefore, this boundary assessment has been assessed as consistent with the PDP.

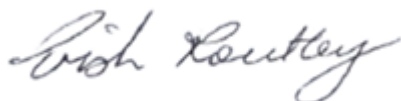
Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA, the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
8. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Eden Nathan, Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Patricia (Trish) Routley

Date: 15 November 2024.

Title: Manager Resource Consents



View Instrument Details

Instrument No	13508538.2
Status	Registered
Lodged By	Webb, Aveael Joann-Rachael
Date & Time Lodged	16 Jan 2026 07:54
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1230208	North Auckland
1230209	North Auckland
1230210	North Auckland

Annexure Schedule Contains 2 Pages

Signature

Signed by Aveael Joann-Rachael Webb as Territorial Authority Representative on 15/01/2026 06:09 AM

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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING CER-2250155-CER224/A

Being the Subdivision of LOT 1 DP 50368 PT SEC 3 SO 64135 LOT 1 DP 400373
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

All Lots DP 614939

- i) In conjunction with the construction of a habitable building, 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 tanks or other approved 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.
- ii) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- iii) In conjunction with an application for a building consent for a habitable building, the Lot owner shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report must identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus the appropriately sized reserve disposal area. The report must confirm that all of the treatment & disposal systems can be fully contained within the lot boundary and comply with the Regional Plan Permitted Activity Standards, unless a resource consent is issued for any non-compliance. The wastewater treatment and effluent disposal system report shall be in general accordance with the Onsite Wastewater Site Suitability Report, prepared by O'Brien Design Consulting, dated 7th October 2024, Revision A, Job No. 2988 and provided with RC 2250155-RMASUB, unless an alternative system is deemed suitable by the Chartered Professional Engineer or approved TP58 Report Writer.
- iv) In conjunction with the construction of any building which requires building consent and other associated impermeable surfaces, the Lot owner shall submit a stormwater management report, that is prepared by a Chartered Professional Engineer or

suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. Stormwater runoff from new buildings and impermeable surface areas on the allotment shall be restricted to that of pre-development levels for a 10% AEP storm event plus an allowance for climate change. Overland/secondary flow paths that can accommodate the 1% AEP storm event shall also be provided on the allotment, and are to be unobstructed by new buildings, other structures or landscaping.

- v) In conjunction with an application for a building consent, the lot owner shall provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, and sets out the specific design of the building's foundations.

Lots 2, 3 and 4 DP 614939

- vi) The allotment contains areas which are identified by Council as likely to have localised flood susceptibility. Any built development intended to be undertaken on the allotment must have the location and foundations of any building certified by a suitably experienced Chartered Professional Engineer prior to issue of any building consent. Finished floor levels shall be calculated using the latest information available on the FNDC, NRC website and Ministry of Environment guidelines when applying for a Building Consent.

Lot 4 DP 614939

- vii) In conjunction with an application for a building consent, the Lot owner is to obtain a vehicle crossing permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation, and drainage of such access in terms of the Council's Control of Vehicle Crossings Bylaw. The formation works shall be completed to the satisfaction of the Council's Roading Corridor Co-Ordinator or delegated representative and prior to the Code Compliance Certificate being issued by Council for any new building.



SIGNED:

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

DATED at **KERIKERI** this 17th day of April 2025

To: Environmental Services
Far North District Council
Private Bag 752
Kaikohe

File: 15313
Date: 17 March, 2025

**APPLICATION FOR 224(C) CERTIFICATE PURSUANT TO THE
RESOURCE MANAGEMENT ACT 1991**

Von Sturmers, as agent, hereby apply for a Section 224(c) Certificate for **Bella Vinci Ltd** located at **527 Kimberley Road, Ngataki** being application RC **2250155-RMASUB** as the following have been carried out to satisfy the conditions of subdivision consent:

- 1 Title plan Record of Survey attached.
- 2(a) Amalgamation Condition within Title Plan Record of Survey.
- 2(b) There is no encroachment of Kimberley Road on private property.
- 2(c) I can confirm the onsite wastewater system is contained within the boundaries of Lot 1.
- 3 Please prepare the required Consent Notice.

We request Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the Section 224(c) certificate. The new DP number issued by Land Information New Zealand is **614939**.

Other certificates required: **223, 221**

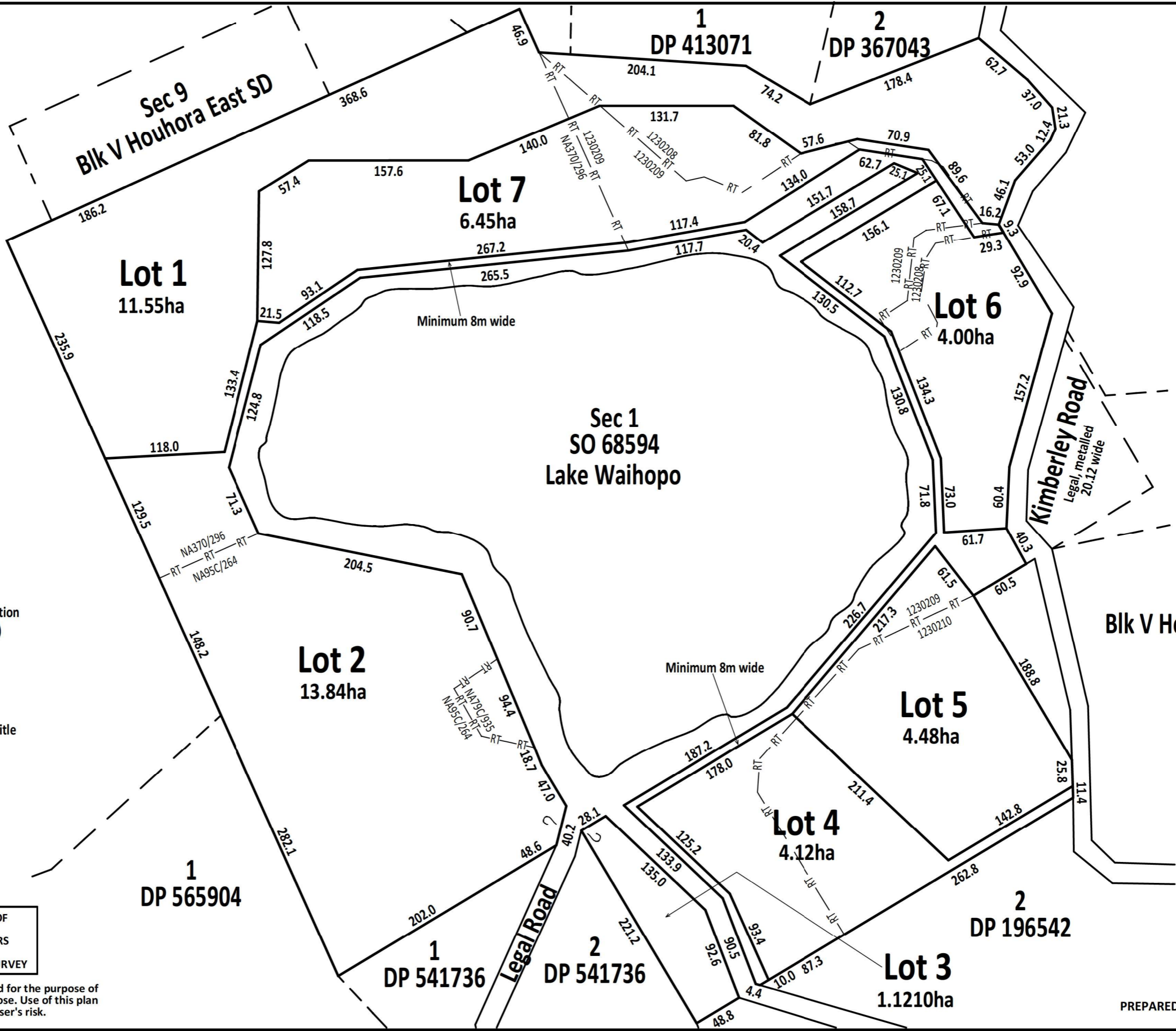
CONTRIBUTIONS:	Reserves:	
	Roading:	
	Waterworks:	
	Wastewater:	
	Stormwater:	
	Community Infrastructure:	
CERTIFICATES:	223, 221	\$536.00
	224c	\$626.00
ASSETS TO VEST/TRANSFER:	Roading:	
	Reticulated Services:	
	Other	
CREDIT HELD BY COUNCIL:		
Total: (by electronic transfer)		\$1,162.00

Other comments:

Signed:



TERRY YATES
Von Sturmers
KAITIA



CANCELLATION OF AMALGAMATION CONDITION:
 Pursuant to section 241 (3) of the Resource Management Act 1991, I hereby certify that the Far North District Council has cancelled the amalgamation condition requiring Lots 2 & 3 DP 614939 (RT 1230209) be held in the same Record of Title.

AMALGAMATION CONDITION:
 That Lots 2 & 3 hereon be held in the same Record of Title

Local Authority: Far North District Council
 Comprised in: RTs 1230208, 1230209, 1230210, NA95C/264, NA370/296 & NA79C/935
 Total Area: 45.5793Ha

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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

PREPARED FOR: Bella Vinci Limited

VON STURMERS
 Registered Land Surveyors, Planners & Land Development Consultants
 Ph: (09) 408 6000 131 Commerce Street, Kaitaia
 Email: kaitaia@saps.co.nz

**PROPOSED SUBDIVISION OF
 LOTS 1-4 DP 614939, LOT 1 DP 135066 &
 SEC 6 & 7 & PT SEC 8 BLK V HOUHORA EAST SD**

Survey	Name	Date	ORIGINAL	SHEET SIZE
Design	Client	Apr 2026	SCALE	A3
Drawn	SH	14/04/2026	1:4000	
Rev				

Surveyors Ref. No:
15313
 Series .01
 Sheet of



CANCELLATION OF AMALGAMATION CONDITION:
 Pursuant to section 241 (3) of the Resource Management Act 1991, I hereby certify that the Far North District Council has cancelled the amalgamation condition requiring Lots 2 & 3 DP 614939 (RT 1230209) be held in the same Record of Title.

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**Sec 47
 Blk V Houhora East SD**

PREPARED FOR: Bella Vinci Limited

VON STURMERS
 Registered Land Surveyors, Planners & Land Development Consultants
 Ph: (09) 408 6000 131 Commerce Street, Kaitia
 Email: kaitia@saps.co.nz

**PROPOSED SUBDIVISION OF
 LOTS 1-4 DP 614939, LOT 1 DP 135066 &
 SEC 6 & 7 & PT SEC 8 BLK V HOUHORA EAST SD**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	Client	Apr 2026	1:4000	A3
Drawn	SH	14/04/2026		
Rev				

Surveyors Ref. No:
15313
 Series .01
 Sheet of



Bella Vinci Limited
527 Kimberley Road
RD 4
Kaitaia 0484

Your details

Rate Year	01 Jul 2025 to 30 Jun 2026
Notice Date	20 July 2025
Rate Account Number	RA 5015512-6
Valuation Number	00011-29400
Legal Description	LOT 1 DP 50368 SECS 6 7 PT SEC 8 BLK V HOUHORA EAST SD PT SEC 3 SO 64135 LOT 1 DP 400373
Location	527 Kimberley Road, Ngataki 0484
Ratable land area	452,180 m ²

Annual rates (Includes GST of \$778.92)	FNDC	NRC
	5,177.77	793.95
Annual combined total		5,971.72

Instalment due dates

The Council operates a four instalment system for the payment of rates. *Each instalment must be paid not later than 5pm on these due dates:*

Instalment
20 Aug
2025 **1**

Instalment
20 Nov
2025 **2**

Instalment
20 Feb
2026 **3**

Instalment
20 May
2026 **4**

Your instalment
1/4
is due by **20 August 2025**

Your rates invoice for 20 August 2025

	Te Kaunihera o Te Hiku o te Ika Far North District Council	+	Northland REGIONAL COUNCIL Te Kaunihera ā rohe o Te Tai Tokerau	=	Tapeke Total (includes GST)
	This charge represents your contribution to Far North District Council's services, including community facilities, infrastructure, and local amenities provided within the district.		This charge is collected on behalf of Northland Regional Council to fund regional services such as environmental management, flood protection, and biosecurity across the region.		This is the combined total of your NRC and FNDC rates contribution, payable to FNDC.
Opening balance (previous years rates incl. penalties)	\$ 0.00		\$ 0.00		\$ 0.00
Previous instalments this year	\$ 0.00		\$ 0.00		\$ 0.00
Penalties incurred this year	\$ 0.00		\$ 0.00		\$ 0.00
Remissions & adjustments	\$ 0.00		\$ 0.00		\$ 0.00
Payments* (includes rebates)	\$ 0.00		\$ 0.00		\$ 0.00
Current instalment (incl. GST of \$194.72)	\$ 1,295.39		\$ 197.48		\$ 1,492.87

Rates payment instalment 1/4 due now

(This is your quarterly payment 1/4 total due to be paid to council by 20 Aug 2025)

\$ 1,492.87

A 10% PENALTY will be added to any portion of THIS INSTALMENT that remains unpaid after the 20 Aug 2025
*recent payments and transfers may not be included in this invoice

Amount to clear your rates for the 2025/2026 rating year

\$ 5,971.72

Methods of payment

Direct debit
Visit www.fndc.govt.nz
or contact us for a form.
Pay weekly, fortnightly,
monthly, quarterly or annually.

Internet banking
Bank account:
12-3244-0022509-03
Please quote rate account
number as reference:

In person
Cash, eftpos, visa or
mastercard at any Council
office or service centre or
present your invoice at
any NZ Postshop.

Online services
Scan this QR code to
register to pay online
or visit
[www.fndc.govt.nz/
Services/online-
services](http://www.fndc.govt.nz/Services/online-services)



If paying by direct debit, please see reverse for direct debit schedule.

Please take this invoice if paying at your local NZ Postshop



FNRC 050155126000149287

Payment due



Rate account RA 5015512-6
Valuation number 00011-29400
FNDC bank account 12-3244-0022509-03
Reference 5015512

Minimum payment due by 20 August 2025 \$ **1,492.87**

Making payment for more than one rate account online?
Use bank reference: **REMIT** and email your remittance advice to:
bankingservices@fndc.govt.nz

Payment options

What is Rates Easy Pay?

This is our direct debit system that allows you to spread payments over the entire rating year (July to June). Payments can be made weekly, fortnightly, monthly, by instalment due date, or annually on 20 August.

Arrears

If you have arrears, any payments you make will be credited towards the oldest amount due first.

Payment difficulties

If you have trouble paying your rates, please contact our revenue recovery team (0800 920 029) or email revenuecovery@fndc.govt.nz to discuss options and agree a suitable payment arrangement.

Rate rebate

If you are on a low income, own and live at your property, you may be eligible for the Department of Internal Affairs' Rates Rebate Scheme. Visit:

www.govt.nz/browse/housing-and-property/getting-help-with-housing/getting-a-rates-rebate



Far North District Council offices



📞 09 401 5200 or 0800 920 029 🌐 fndc.govt.nz/contact-council

Kaikohe (Headquarters)

5 Memorial Avenue
Monday-Friday, 8am-5pm

Kawakawa

56 Gillies Street
Monday-Friday, 8am-4:30pm

Kāeo

30 Leigh Street
Monday-Friday,
8am-12:30pm; 1pm-4:30pm

Kaitiāia

Te Ahu centre
Cnr SH1 and Matthews Avenue
Monday-Friday, 8:30-5pm

Kerikeri

Procter Library, 6 Cobham Road.
Monday-Friday, 8am-5pm

Rāwene

11 Parnell Street
Thursdays only
8am-4:30pm

Ōpononi

Hokianga i-Site
29 Hokianga Harbour Drive
Open 7 days (except Christmas Day)
8:30am-5pm

Paihia

Ipipiri Bay of Islands i-Site
69 Marsden Road
Open 7 days 8am-6pm (summer),
8am-5pm (winter)

Northland Regional Council offices



📞 0800 002 004 🌐 info@nrc.govt.nz

Whāngarei

36 Water Street,
Monday-Friday,
8am-5pm

Kaitiāia

192 Commerce Street
Monday-Friday,
8:30am-4pm

Waipapa

Shop 9, 12 Klinac Lane
Monday-Friday,
8:30-4:30pm

Dargaville

61B Victoria Street
Monday-Friday,
8am-4pm

Ōpua

Unit 10
Opua Industrial Marine Park
Monday-Friday,
8:30am-4:30pm

How can we help you?

- Have you recently changed address or contact details?
- Would like to receive your invoice by email?
- Have you considered registering for Online Services to see your rating information, transactions and pay online?

🌐 Go online: fndc.govt.nz

✉ Email us: ask.us@fndc.govt.nz

📞 Call us on 09 401 5200 or 0800 920 029

😊 Visit one of our contact centres



Ngā Huarahi Utu Methods of payment

Direct debit

Visit www.fndc.govt.nz or contact us for a form. Pay weekly, fortnightly, monthly, quarterly or annually.

Internet banking

Bank account: 12-3244-0022509-03
Please quote rate account number as reference:

In person

Cash, eftpos, visa or mastercard at any Council office or service centre or present your invoice at any NZ Postshop.

Online services

Scan this QR code to register to pay online or visit fndc.govt.nz for more information.



Te Pātengi Raraunga mō ngā Pūkete Reiti Records and Rating Information Database

Ratepayers have the right to object to any information included in the rating information database and rates records. Names and addresses of property owners are publicly available unless they are withheld at the request of the property owner. If you wish to have your own name and address details withheld you must put your request in writing to the Rates Department.

Rates Records

Under section 38 of the Local Government (Rating) Act 2002, there are restrictions on who can view all the details contained in the Council's rate records. This prevents unauthorised persons from viewing or receiving information about the state of the rate account.

Rating Information Database

The Rating Information Database (RID) is available for inspection online at www.fndc.govt.nz/services/rates/rating-information-database or at all Far North District Council service centres during office hours.

Rate instalments and penalties:

Rate Instalment

The Council operates a four instalment system for the payment of rates. Each instalment must be paid not later than 5pm on the due dates set out below.

Any amount of rates remaining unpaid after the due date will become liable for the penalties as set out in the table to the right.

A ten percent (10%) penalty on any portion of any instalment of rates assessed in the 2025-2026 financial year that is not paid on or by the due date for payment. The penalty will be added on the penalty dates, detailed in this table.

Rate instalment	Due date	Penalty date
First instalment	20 August 2025	27 August 2025
Second instalment	20 November 2025	27 November 2025
Third instalment	20 February 2026	27 February 2026
Fourth instalment	20 May 2026	27 May 2026

Ngā Ratonga e Utua ana e Ō Rēti Functions funded by your rates



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

www.fndc.govt.nz/services/rates



General rates – Roading & transport, forward planning, customer services, regulatory services, refuse, stormwater, other activities and minor items.

Targeted rates

Ward services – To fund maintenance on, towns, reserves, public toilets, swimming pools, cemeteries, halls, museums, community centres, playgrounds and amenity lighting. Also funds grants to promote, maintain, improve, develop or undertake recreational community amenities, facilities.

Sewerage rates – To fund the provisions of reticulated sewerage services.

Stormwater rates – To fund particular urban capital stormwater developments.

Water rates – To fund the provision of reticulated water supply services.

Sewerage, stormwater and water public good rates – Even though properties within the district may not be connected to services, they do place some burden on the systems through disposal of septic tank waste and to top up water tanks.

Land drainage rates – To fund the provision of land drainage services.

Paihia CBD development – To fund the development of the Paihia Central Business District.

Kaitiāia business improvement district rate – To fund the development of the Kaitiāia Business District.

Uniform targeted roading rate – To contribute toward the cost of roading.

Roading differential rates – To contribute toward the cost of roading.

Bay of Island Recreation Centre rate – To fund an operational grant to support BOI Recreation Centre.



Northland
REGIONAL COUNCIL
Te Kaunihera ā rohe o Te Taitokerau

www.nrc.govt.nz/rates



Council services rate – funds a wide range of activities including planning, consents and monitoring; governance and engagement; economic development; customer services, transport, harbour safety and oil pollution control; corporate services and other activities.

Land and freshwater management rate – funds land management activities and activities to improve freshwater quality in local waterways, like erosion control, landowner advice, water quality monitoring and water allocation.

Pest management rate – funds pest plant and animal management activities on land and in the water and supports community-led pest control projects.

Flood infrastructure rate – funds the development of flood protection infrastructure and other minor river works.

Emergency and hazard management rate – funds Civil Defence emergency management, natural hazard management activities and climate change adaptation planning activities, adaptation planning activities.

Regional rescue services rate – provides funding for organisations whose primary purpose is to save lives that are in immediate or critical danger, or to respond to serious injury.

Regional sporting facilities rate – contributes towards development of sporting facilities of regional benefit.

Regional economic development rate – funds activities which support economic wellbeing in Northland and community infrastructure.

Far North transport rate – helps fund the Far North district's public bus service and other public transport services.

Awanui River management rate – funds works on the Awanui River flood management scheme.

Kāeo-Whangaroa rivers management rate – This rate funds flood scheme works in Kāeo and Tauranga Bay, and minor river maintenance works in the area.

Taumarere rivers management rate – funds flood scheme works in the Taumarere catchment to reduce flooding at Otiria and Moerewa and Kawakawa.

Rates assessment

Ratepayer information

This letter is part two of your rates assessment for the 2025/2026 rating year. It contains information about the policies available with the Far North District Council. Application forms and the full text of the policies are available on the Council website — www.fndc.govt.nz

Remission and Postponement Policies

Landlocked Land (P21/03) — Council may consider applications for postponement of rates on landlocked land where there is no reasonable access as defined in the Property Law Act 2007.

Residential Rates for Senior Citizens (P21/05) — Council may consider applications for postponement of rates on residential land where the ratepayers are over the age of 65.

Land Subject to Protection for Outstanding Natural Landscape, Cultural, Historic or Ecological Purposes (P21/01) — Council may consider applications to remit or postpone rates on reserved lands that have particular outstanding natural landscape, cultural, historic or ecological values for future generations subject to conditions of the policy. For instance Queen Elizabeth II or similar covenants.

Penalties (R21/01) — Council may consider applications for remission of penalties in certain circumstances.

Community, Sports and Not-for-profit Organisation (R21/04) — Council may consider applications to remit either 50% or 100% of the rates in respect of land owned or used by specific charitable or community service organisations.

Properties Spanning Multiple Districts (R21/05) — Council may consider applications to remit the whole or part of the UAGC where a rating unit is partly within this district and partly within the district of a neighbouring authority.

Common-Use Properties (R21/06) — Council may consider applications to remit the UAGC and other charges where rating units owned by the same ratepayer are contiguous and meet certain other criteria.

School Sewerage Charges (R21/07) — Council has introduced this policy to comply with the requirements of the Local Government (Rating) Act. It provides for a reduction to the sewerage rates charged to schools.

Excess Water Charges (R21/08) — Council may consider applications for remission on excess water charges where a ratepayer can show that an excessive charge was caused by a water leak.

Unusable Land (R21/02) — Council may consider applications for remission of rates on land that has become indefinitely unusable as a result of a natural calamity.

Remission and postponement of rates on Māori Freehold Land

Policies for the remission and postponement of rates and for the relief of rates on Māori Freehold Land

In accordance with the provisions of the Local Government Act 2002 and the Far North District Council and the Northland Regional Council (unless otherwise shown), have adopted policies for the remission and postponement of rates and for the relief of rates on Māori Freehold Land. Details of these policies are contained in the Long-Term Plan 2024-2027.

Māori Freehold Land Not Used (ML21/01) — Council may consider applications for remission of rates on unused Māori Freehold land for a period not exceeding three years subject to that land complying with the criteria of the policy.

Papakāinga on Māori Freehold Land (ML21/02) — Council may consider applications for remission of multiple UAGCs, as well as other charges, for separately used or inhabited parts of a rating unit which are subject to a licence to occupy or other informal arrangement.

Treaty Settlement Lands (ML21/14) — Council may consider applications for remission on Treaty Settlement Lands subject to the criteria set out in the policy.

Incentivising Māori Economic Development (ML21/13) — Council may consider applications for remission of rates on Māori Freehold Land for the purposes of incentivising economic development.

Enabling Housing Development on Māori Freehold Land (R23/15) — Council may consider applications for remission on Māori Freehold Land to enable the development of housing opportunities.

See overleaf

The release of ratepayer names and addresses

Currently, rating legislation provides for the names and addresses of ratepayers to be publicly available on the rating information database. Every ratepayer has the right to request that this information be withheld, but this request must be in writing. If you wish to have your details withheld, complete and return this form to FNDC, Private Bag 752, Kaikohe 0440. If you have previously requested your name be withdrawn you do not need to complete this form.

Please withhold my name and postal address from being publicly available on the rating information database for the following properties:

Property 1

Insert valuation reference numbers

Full name to be withheld

Postal address to be withheld

Property 2

Insert valuation reference numbers

Full name to be withheld

Postal address to be withheld

Property 3

Insert valuation reference numbers

Full name to be withheld

Postal address to be withheld

Property 4

Insert valuation reference numbers

Full name to be withheld

Postal address to be withheld

Property 5

Insert valuation reference numbers

Full name to be withheld

Postal address to be withheld

Signature of ratepayer(s) _____ Date _____



Nicholas David Whittaker and
Aveael Joann-Rachael Webb
527 Kimberley Road
RD 4
Kaitaia 0484

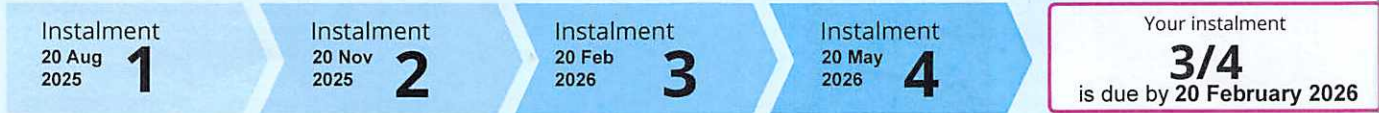
Your details

Rate Year	01 Jul 2025 to 30 Jun 2026
Notice Date	20 January 2026
Rate Account Number	RA 2400048-1
Valuation Number	00011-29401
Legal Description	Lot 1 DP 135066 Blk V Houhora SD
Location	407 Kimberley Road, Ngataki 0484
Ratable land area	3,460 m ²

Annual rates (Includes GST of \$261.06)	FNDC	NRC
	1,538.13	463.33
Annual combined total		2,001.46

Instalment due dates

The Council operates a four instalment system for the payment of rates. *Each instalment must be paid not later than 5pm on these due dates:*



Your rates invoice for 20 February 2026

	Te Kaunihera o Te Hiku o te Ika Far North District Council	+	Northland REGIONAL COUNCIL Te Kaunihera ā rohe o Te Taitokerau	=	Tapeke Total (includes GST)
	This charge represents your contribution to Far North District Council's services, including community facilities, infrastructure, and local amenities provided within the district.		This charge is collected on behalf of Northland Regional Council to fund regional services such as environmental management, flood protection, and biosecurity across the region.		This is the combined total of your NRC and FNDC rates contribution, payable to FNDC.
Opening balance (previous years rates incl. penalties)	\$ 0.00	\$	0.00	\$	0.00
Previous instalments this year	\$ 770.12	\$	230.48	\$	1,000.60
Penalties incurred this year	\$ 0.00	\$	0.00	\$	0.00
Remissions & adjustments	\$ 0.00	\$	0.00	\$	0.00
Payments* (includes rebates)	\$ -770.12	\$	-230.48	\$	-1,000.60
Current instalment (incl. GST of \$65.26)	\$ 383.89	\$	116.41	\$	500.30

Rates payment instalment 3/4 due now **\$ 500.30**
(This is your quarterly payment 3/4 total due to be paid to council by 20 Feb 2026)

A 10% PENALTY will be added to any portion of THIS INSTALMENT that remains unpaid after the 20 Feb 2026
*recent payments and transfers may not be included in this invoice

Amount to clear your rates for the 2025/2026 rating year **\$ 1,000.86**

Methods of payment

- Direct debit**
Visit www.fndc.govt.nz or contact us for a form. Pay weekly, fortnightly, monthly, quarterly or annually.
- Internet banking**
Bank account: 12-3244-0022509-03
Please quote rate account number as reference:
- In person**
Cash, eftpos, visa or mastercard at any Council office or service centre or present your invoice at any NZ Postshop.
- Online services**
Scan this QR code to register to pay online or visit www.fndc.govt.nz/Services/online-services

If paying by direct debit, please see reverse for direct debit schedule.

Please take this invoice if paying at your local NZ Postshop



Payment due



Rate account RA 2400048-1
Valuation number 00011-29401
FNDC bank account 12-3244-0022509-03
Reference 2400048

Minimum payment due by 20 February 2026 \$ 500.30

Making payment for more than one rate account online?
Use bank reference: **REMIT** and email your remittance advice to:
bankingservices@fndc.govt.nz

Payment options

What is Rates Easy Pay?

This is our direct debit system that allows you to spread payments over the entire rating year (July to June). Payments can be made weekly, fortnightly, monthly, by instalment due date, or annually on 20 August.

Arrears

If you have arrears, any payments you make will be credited towards the oldest amount due first.

Payment difficulties

If you have trouble paying your rates, please contact our revenue recovery team (0800 920 029) or email revenuecovery@fndc.govt.nz to discuss options and agree a suitable payment arrangement.

Rate rebate

If you are on a low income, own and live at your property, you may be eligible for the Department of Internal Affairs' Rates Rebate Scheme. Visit:

www.govt.nz/browse/housing-and-property/getting-help-with-housing/getting-a-rates-rebate



Far North District Council offices



09 401 5200 or 0800 920 029 fndc.govt.nz/contact-council

Kalkohe (Headquarters)

5 Memorial Avenue
Monday-Friday, 8am-5pm

Kawakawa

56 Gillies Street
Monday-Friday, 8am-4:30pm

Kāeo

30 Leigh Street
Monday-Friday,
8am-12:30pm; 1pm-4:30pm

Kaitiāia

Te Ahu centre
Cnr SH1 and Matthews Avenue
Monday-Friday, 8:30-5pm

Kerikeri

Procter Library, 6 Cobham Road.
Monday-Friday, 8am-5pm

Rāwene

11 Parnell Street
Thursdays only
8am-4:30pm

Ōpononi

Hokianga i-Site
29 Hokianga Harbour Drive
Open 7 days (except Christmas Day)
8:30am-5pm

Paihia

Ipipiri Bay of Islands i-Site
69 Marsden Road
Open 7 days 8am-6pm (summer),
8am-5pm (winter)

Northland Regional Council offices



0800 002 004 info@nrc.govt.nz

Whāngarei

36 Water Street,
Monday-Friday,
8am-5pm

Kaitiāia

192 Commerce Street
Monday-Friday,
8:30am-4pm

Waipapa

Shop 9, 12 Klinac Lane
Monday-Friday,
8:30-4:30pm

Dargaville

61B Victoria Street
Monday-Friday,
8am-4pm

Ōpua

Unit 10
Opua Industrial Marine Park
Monday-Friday,
8:30am-4:30pm

How can we help you?

- Have you recently changed address or contact details?
- Would like to receive your invoice by email?
- Have you considered registering for Online Services to see your rating information, transactions and pay online?

Go online: fndc.govt.nz

Email us: ask.us@fndc.govt.nz

Call us on 09 401 5200 or 0800 920 029

Visit one of our contact centres





Notice of Rating Valuation

by the: **FAR NORTH DISTRICT COUNCIL**

Bella Vinci Limited
527 Kimberley Road
RD 4
Kaitaia 0484

Please quote Valuation Reference
11/29411
in all correspondence

Local authorities use information contained in the district valuation roll to set rates. This notice details information on your property that is contained in the district valuation roll of Far North District Council. The Rating Valuations Act 1998 obliges councils to maintain the valuation rolls but allows them to choose their valuation service provider.

The Valuer-General regulates the maintenance of district valuation rolls to ensure that they meet the minimum standards set out in the Rating Valuations Act 1998, the Rating Valuations Regulations 1998, and the Rating Valuations Rules.

An owner or ratepayer (if different) may object to any information contained in a notice of valuation within the time and in the manner specified in regulations made under the Rating Valuations Act 1998. If you object to a value that is a component of your valuation, the Far North District Council will review that value, and may also review any other value components of the rating unit, i.e. land value, value of improvements, capital value, or annual value.

This notice has been issued as a result of a **Subdivision, amalgamation, or resurvey of the land**. Far North District Council has contracted Quotable Value Limited to carry out this work. If you wish to discuss this rating valuation call toll free on 0800 787 284 or write to QV, Private Bag 39818, Wellington Mail Centre, Lower Hutt 5045 or fax (04) 576 4486.

Rating Unit Value (as at 1 October 2022, being the Far North District Council latest revaluation date)

Land Value	\$660,000
Value of Improvements	\$20,000
Capital Value	\$680,000

Rating Unit Details For	527 Kimberley Road
Ratepayer's Name(s)	Bella Vinci Limited
Nature of Improvements	Fencing, Other Improvements
Area of Land	23.5203 hectares
Legal Description	SECS 6 7 PT SEC 8 BLK V HOUHORA EAST SD
Certificate(s) of Title	NA370/296, NA95C/264

Objections must be lodged in writing no later than **26 March 2026**.

Please refer overleaf for details on the objection procedure or to lodge online visit our website at ratingvalues.co.nz

What is included in your rating value

Capital Value

The likely price the property would have sold for as at the date of the latest general revaluation. Does not include chattels, dairy company shares, stock, crops, machinery or trees.

Land Value

The likely price that would be paid for the bare land at the date of the latest general valuation.

Value of Improvements

Capital Value less Land Value. This is not an estimate to rebuild your home and should not be used for insurance purposes.

What you need to know about objections

If you don't agree with your rating value you can make an objection to it. You can call us first on 0800 787 284, as we may be able to help you before you lodge an objection.

How to lodge an objection



Visit ratingvalues.co.nz

OR



Send us a letter

OR




Pick up an objection form from your nearest QV or Council office.

You will need to provide


- Your reasons and supporting evidence why you believe the rating value is incorrect
- The figure you believe the rating value should be
- Your contact details (including a day time phone number)
- The valuation reference (see the front of this notice) and the address of the property you are objecting about

You have until the objection close-off date to get your objection to us – see the final paragraph on the front of this notice.


What happens next



QV sends a letter confirming receipt and provides a timeframe for completion of the objection.



QV may inspect your property, considers your objection reasons and reviews the supporting evidence.



QV sends a decision letter to you. The revised rating valuations will be used for rating purposes the following rating year.

What is a general revaluation?

New Zealand councils must keep up-to-date the information they use to allocate rates. Generally, every three years your council will contract a service provider, in this case Quotable Value (QV), to reassess the rating values in the council area. Valuation notices are also issued between revaluations when changes are made to properties e.g. land subdivisions. In this instance the rating value will be assessed in uniformity with similar properties as at the date of the last general revaluation.

How are rating values assessed?

Our Valuers consider all of the market sales in your local area that occurred around the date of the current revaluation as part of the revaluation process. From this information we establish market trends for all value types and apply this to similar properties in your local area.

What are rating values used for?

Rating values are set every three years. Councils use them to decide how they will allocate rates to property owners in the council area. A rating valuation is not the same as a full market valuation, which is a detailed report on the value of your property in the current market; or an insurance valuation which is a detailed report on how much it would cost to rebuild your home.

Privacy Act

The contents of the valuation notice are contained within the public District Valuation Roll, which during a general revaluation is available to be viewed at your council offices until the objection closing date. You may access any information held about you and request any corrections to be made. Wherever the general wording of the notice differ from the legislation wording, the legislation will prevail.

**For more information visit ratingvalues.co.nz
or call us on 0800 787 284.**



NEW ZEALAND DRIVER LICENCE

DRIVER IDENTITY INFORMATION

Surname

WEBB

First Names

AVEAEL

JOANN-RACHAEL

Date of birth **30-07-1976**

Licence **BR363372**

Version **930**



A handwritten signature in black ink that reads "Avelael". The signature is stylized with a long horizontal stroke at the bottom.



Address



CONDITIONS

C/E

NEW ZEALAND DRIVER LICENCE
DRIVING ENTITLEMENT INFORMATION

CLASS / ENDO	ISSUED	EXPIRES
1 	14-05-1993	23-07-2031
2 	03-11-2000	23-07-2031

