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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent 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: Nick Laird

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Trine Kel Ltd

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: Nicholas John Laird

Property address/
location:

8. Application site details

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

Name/s: Nicholas John Laird

Site address/ location:

Postcode 0230

Legal description: Lot 1 Deposited Plan 473446 **Val Number:** 00219-09901

Certificate of title: NA31B/38

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Proposal to subdivide one allotment to create one additional allotment in the Rural Living Zone as a Non-Complying Activity. Land use consent is also sought for stormwater coverage breach and building coverage permitted threshold breach for Lot 1.

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

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

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

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)	Nick Laird
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Nick Laird

Signature:
(signature of bill payer)

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Nick Laird

Signature Date

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- ☐ 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.

460 Kerikeri Road
Kerikeri
0293

NICK LAIRD

PLANNING ASSESSMENT FOR PROPOSED RESIDENTIAL SUBDIVISION

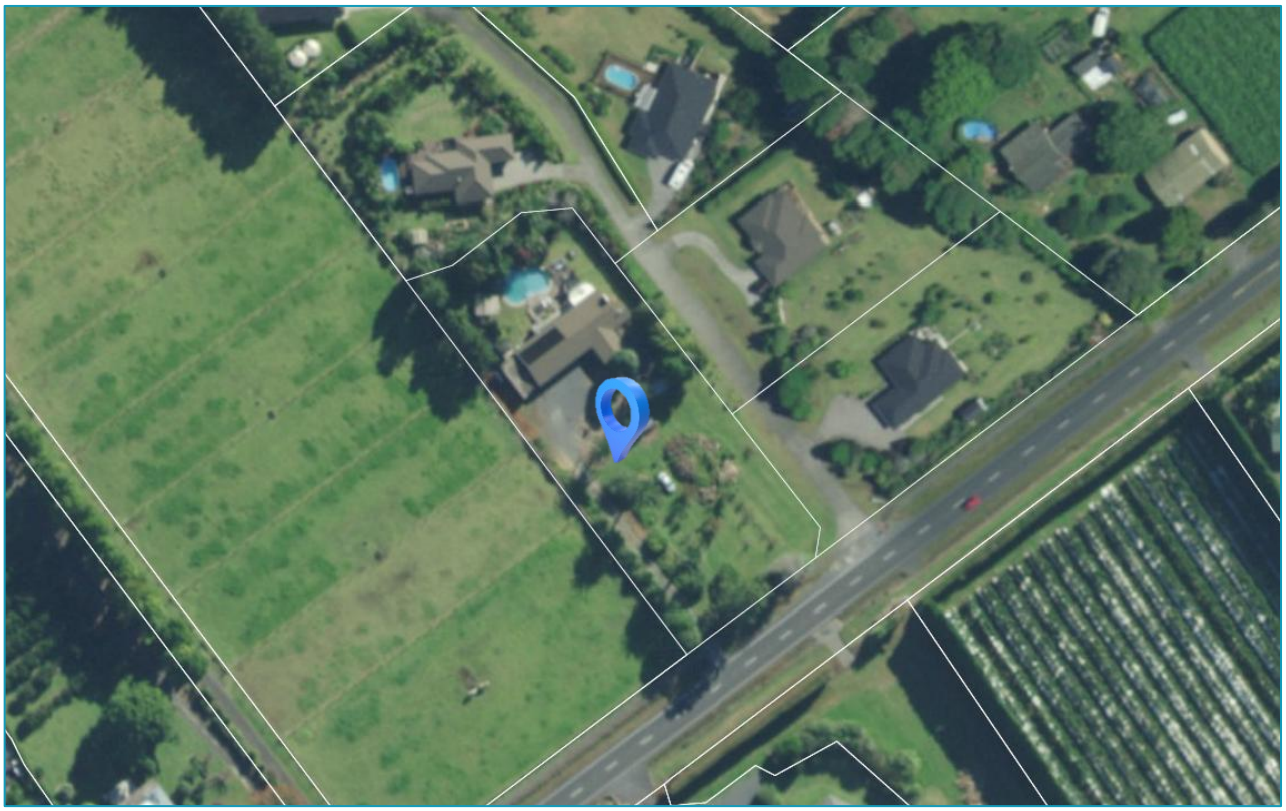
185 Kerikeri Inlet Road, Kerikeri

DOCUMENT NO:

067-PR-PLANNING-01-P1

PLANNING ASSESSMENT

COMBINED LAND USE AND SUBDIVISION RESOURCE CONSENT PROPOSAL



REV	DATE	DESCRIPTION	ORIG	CHK'D	APP'D	CLIENT
00	12.02.2026	PLANNING ASSESSMENT	KM	KK	KK	NL

DOCUMENT CONTROL

TITLE:	PLANNING ASSESSMENT FOR PROPOSED RESIDENTIAL SUBDIVISION AT 185 KERIKERI INLET ROAD, KERIKERI FOR NICK LAIRD
SUB-TITLE:	PLANNING ASSESSMENT
REPORT STATUS:	FINAL
REPORT NUMBER:	067-PR-PLANNING-01
REVISION NUMBER:	Rev00
CLIENT:	NICK LAIRD
	TRINE KEL LIMITED
PREPARED BY:	460 KERIKERI ROAD
	KERIKERI 0230
DATE:	05 March 2026
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Authored:

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Senior Engineering Geologist | Trine Kel Limited

Approved:

Kelvin Kapp CPEng | CMEngNZ | IntPE(NZ)

Principal Civil Engineer & Director | Trine Kel Limited

CONTENTS

1 DESCRIPTION OF THE PROPOSED ACTIVITY

1.1 SUBDIVISION

The proposal seeks subdivision consent to create two rural-residential allotments from the parent title located at 185 Kerikeri Inlet Road, Kerikeri, legally described as Lot 1 DP 473446 (CFR 647531).

The proposed allotments are:

- Proposed Lot 1 – to contain the existing dwelling, swimming pool (80,000L), and associated onsite services.
- Proposed Lot 2 – vacant allotment intended to accommodate one future dwelling and associated infrastructure.

Final areas are subject to survey.

The subdivision represents a low-density infill development within an established rural-residential environment and does not introduce urban-style intensification. The scale and pattern of development remain consistent with surrounding allotments within the Rural Living Zone.

Both proposed lots are capable of independently accommodating:

- A dwelling and accessory buildings
- Onsite wastewater treatment and disposal
- Stormwater attenuation and disposal
- Rainwater harvesting systems
- Vehicle access and manoeuvring

The subdivision does not rely on reticulated infrastructure and internalises servicing within each allotment.

1.2 LAND USE

Land use consent is sought in association with the subdivision for:

- Stormwater management exceeding the permitted impermeable surface threshold under Rule 8.7.5.1.5 (Controlled Activity), where applicable following final survey calculations; and
- A technical breach associated with building coverage on proposed Lot 1.

Stormwater will be managed via onsite attenuation and controlled discharge systems designed to achieve hydrological neutrality relative to permitted baseline conditions.

The application is supported by a Site Suitability Report (SSR), which confirms that:

- Suitable founding conditions exist;
- No instability or liquefaction risk is present;
- No flood hazard constraints apply;
- Both proposed allotments are capable of accommodating residential development and associated infrastructure without adverse geotechnical or servicing effects.

The proposed land use remains consistent with the Rural Living Zone intent of providing low-density residential living in proximity to Kerikeri township.

1.3 CANCELLATION OF CONSENT NOTICE CONDITIONS / VARIATION OF CONSENT NOTICE CONDITIONS

The title (CFR 647531) is subject to Consent Notice 9834715.2 registered pursuant to Section 221 of the Resource Management Act 1991.

The consent notice requires that each dwelling shall have a roof water collection system and have available a minimum tank storage of 45,000 litres, positioned for firefighting access and fitted with an outlet compatible with rural fire service equipment.

The intent of this condition is to ensure adequate firefighting water supply in the absence of reticulated water services.

Since registration of that consent notice, an ~80,000 litre in-ground swimming pool has been constructed on the site. The pool:

- Exceeds the 45,000 litre minimum static storage requirement under SNZ PAS 4509:2008;
- Is located within 90 metres of both proposed allotments;
- Is adjacent to hardstand suitable for fire appliance positioning;
- Has compliant 4 metre wide access and turning area;
- Maintains permanent static water volume year-round;
- Provides feasible suction access for Fire and Emergency New Zealand.

The existing pool therefore provides a firefighting water supply that materially exceeds both the 45,000 litre requirement imposed by the 2014 consent notice and the volume commonly approved under Rural Living firefighting water reduction applications.

Accordingly, as part of this application, variation (or cancellation and replacement) of Consent Notice 9834715.2 is sought pursuant to Section 221(3) of the Act to:

- Remove the requirement for 45,000 litre tank storage per dwelling; and
- Confirm reliance on the existing 80,000 litre pool as the compliant firefighting water supply for both proposed allotments.

This variation does not reduce firefighting capability and maintains — and exceeds — the safety intent of the original consent notice.

2 THE SITE AND SURROUNDING ENVIRONMENT

2.1 GENERAL

The subject site is located at 185 Kerikeri Inlet Road, Kerikeri and is legally described as Lot 1 DP 473446 (CFR 647531).

The site is zoned Rural Living under the Far North Operative District Plan and Rural Residential under the Proposed District Plan.

The surrounding environment is characterised by:

- Established rural-residential dwellings
- Allotments typically ranging between approximately 2,000m² and 4,000m²
- Low-density built form
- Detached dwellings with accessory buildings
- Onsite wastewater and private water supply systems
- Landscaped boundaries and open space areas

- Lifestyle-scale land use rather than productive farming

Development in the immediate locality reflects rural-residential living with private infrastructure servicing and low-intensity occupation.

The site itself is generally gently sloping and free of steep landforms or instability features. The landform allows for residential development and associated infrastructure without significant earthworks or geotechnical constraints.

The site is not:

- Within a mapped coastal hazard overlay
- Within an Outstanding Natural Landscape or Feature
- Within a Significant Natural Area
- Identified as subject to flooding in Far North District Council or Northland Regional Council hazard maps
- Located within an airport protection area

The site has historically been used for horticultural purposes (orchard use), with previous HAIL assessment undertaken at the time of subdivision. The land is currently developed for residential purposes and is maintained as a lifestyle property.

The site is serviced by private vehicle access from Kerikeri Inlet Road and existing infrastructure typical of rural-residential development, including:

- Electricity supply
- Telecommunications/fibre availability
- Rainwater harvesting
- Onsite wastewater treatment and disposal
- Established driveway and hardstand areas

The proposal is considered consistent with the established development pattern and character of the locality and does not introduce a materially different land use or intensity.

2.2 SITE PHOTOS

Photographs of the site and surrounding environment are attached in the report annexures.

The photographs demonstrate:

- The existing dwelling and associated improvements
- The location of the 80,000 litre swimming pool
- The established driveway access and hardstand area
- The general topography and vegetation cover
- The surrounding rural-residential development pattern

The images confirm that the site is developed in a manner consistent with surrounding properties and that the proposed subdivision will not alter the established character of the area.

3 BACKGROUND

3.1 TITLE

The subject site is legally described as Lot 1 DP 473446 (CFR 647531), North Auckland Land District.

The title was created following subdivision consent RC2140105, with DP 473446 deposited in 2014.

The site is located at 185 Kerikeri Inlet Road, Kerikeri and comprises approximately 4,096m².

The property is zoned Rural Living under the Operative District Plan and Rural Residential under the Proposed District Plan.

The site is currently developed for residential purposes and contains an existing dwelling and associated improvements.

3.2 CONSENT NOTICE 9834715.2

The title is subject to Consent Notice 9834715.2 registered pursuant to Section 221 of the Resource Management Act 1991.

The consent notice requires that:

Each dwelling shall have a roof water collection system and have available a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for firefighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

The intent of this condition is to ensure adequate firefighting water supply in the absence of reticulated water infrastructure.

Since registration of this consent notice, an ~80,000 litre in-ground swimming pool has been constructed on the site.

The pool:

- Exceeds the 45,000 litre minimum static storage requirement under SNZ PAS 4509:2008
- Is located within 90 metres of both proposed allotments
- Is adjacent to hardstand suitable for fire appliance positioning
- Has compliant access and turning capability
- Maintains permanent static water volume year-round
- Provides feasible suction access for Fire and Emergency New Zealand

As part of the current application, variation or cancellation and replacement of Consent Notice 9834715.2 is sought pursuant to Section 221(3) of the Act to allow reliance on the existing ~80,000 litre pool as the compliant firefighting water supply for both proposed allotments.

This proposed variation does not reduce firefighting capability and maintains the safety intent of the original consent notice.

3.3 PREVIOUS RESOURCE CONSENTS AND BUILDING CONSENTS

3.3.1 RC2200518

Resource Consent RC2140105 authorised subdivision of the former parent allotment (Lot 5 DP 23651) to create:

- Lot 1 – approximately 4,100m² (the current subject site)
- Lot 2 – approximately 1.8 hectares (balance rural/orchard land)

The subdivision was assessed by Council and granted consent, with Section 223 certification issued and the plan deposited as DP 473446.

The original consent addressed:

- Subdivision within the Rural Living Zone
- Impermeable surface exceedance
- Access formation and vehicle crossing upgrades
- HAIL assessment due to former orchard use
- Firefighting water supply requirements

The consent was fully implemented and the title lawfully created.

The current proposal represents further subdivision of the established residential allotment rather than fragmentation of productive rural land.

3.3.2 Building Consents

The site currently contains:

- An existing residential dwelling
- An 80,000 litre in-ground swimming pool
- Associated hardstand and driveway access
- Rainwater harvesting infrastructure
- Onsite wastewater treatment and disposal system

These improvements were constructed lawfully under building consent processes applicable at the time.

There is no evidence of outstanding enforcement matters or compliance issues affecting the site.

3.4 SITE FEATURES

The site is generally gently sloping and free from steep landforms or instability features.

There are no mapped natural hazard overlays affecting the property. The site is not identified as subject to flooding or coastal hazard constraints.

The land has historically been used for horticultural purposes (orchard use), which triggered HAIL assessment at the time of the original subdivision. A Preliminary Site Investigation confirmed the site was suitable for residential use under the relevant National Environmental Standard.

The surrounding environment is characterised by:

- Lifestyle and rural-residential allotments
- Detached dwellings
- Private water supply and onsite wastewater systems
- Low-density development pattern

Infrastructure servicing the site includes:

- Private vehicle access from Kerikeri Inlet Road
- Electricity supply
- Telecommunications/fibre availability
- Rainwater harvesting
- Onsite wastewater disposal

The site is physically capable of accommodating the proposed subdivision without geotechnical, servicing, or hazard constraints.

4 WEIGHTING OF PLANS

The subject site is zoned Rural Living under the Far North Operative District Plan (ODP) and Rural Residential under the Proposed District Plan (PDP).

At the time of lodging this application, the Operative District Plan remains the primary statutory document for the purposes of assessment under Section 104(1)(b) of the Resource Management Act 1991. Accordingly, primary weight is given to the provisions of the Operative District Plan.

The Proposed District Plan has progressed through public notification and submission stages and, while not fully operative, carries increasing relevance. However, as the Rural Residential zoning in the Proposed District Plan is broadly consistent with the intent of the Rural Living Zone in the Operative District Plan, the policy direction between the two planning documents is materially aligned.

Both plans seek to:

- Enable low-density residential living in areas surrounding township centres
- Maintain rural-residential character and amenity values
- Ensure adequate onsite servicing and infrastructure
- Avoid adverse environmental effects
- Prevent urban-style intensification inconsistent with zone outcomes

The proposal is consistent with the strategic intent of both planning instruments in that:

- It represents low-density infill within an established rural-residential environment
- It maintains the open space character of the locality
- It provides for onsite servicing and infrastructure
- It does not result in significant intensification
- It internalises stormwater and wastewater effects

Accordingly:

- The Operative District Plan carries primary statutory weight for the purposes of this assessment;
- The Proposed District Plan provisions are considered and are broadly supportive of the proposed development; and
- There is no material policy conflict between the two planning frameworks in relation to this application.

The proposal is therefore assessed primarily against the objectives and policies of the Operative District Plan, with cognisance of the Proposed District Plan where relevant.

5 ACTIVITY STATUS OF THE PROPOSAL

5.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Rural Living under the Far North Operative District Plan (ODP). The Operative District Plan is the primary statutory instrument for assessment of this application under Section 104 of the Resource Management Act 1991.

The application seeks subdivision consent, associated land use consent (where triggered), and variation of an existing consent notice under Section 221(3) of the Act.

5.2 SUBDIVISION

Under the Operative District Plan, subdivision within the Rural Living Zone is subject to minimum lot size standards.

The proposed subdivision creates two allotments from the existing 4,096m² title. As the proposed allotments will be below the 3,000m² minimum lot size standard applicable within the Rural Living Zone, subdivision consent is required.

Subdivision below the minimum lot size threshold is classified as a Non-Complying Activity under the Operative District Plan.

Accordingly, the subdivision component of the proposal is a Non-Complying Activity.

5.3 RURAL LIVING ZONE STANDARDS

The Rural Living Zone includes standards relating to:

- Minimum lot size
- Building coverage
- Impermeable surface coverage
- Setbacks
- Height and bulk controls
- Servicing requirements

The proposal complies with setback, height and bulk standards.

Impermeable surface coverage may exceed the permitted threshold under Rule 8.7.5.1.5 following subdivision. Where this occurs, land use consent is sought as a Controlled Activity for stormwater management.

The extent of Building coverage breach is estimated at 7% above the permitted activity level. This will be confirmed following final survey. Consent is sought for this technical breach.

All servicing requirements (wastewater, stormwater, water supply, access and firefighting water) are capable of compliance.

5.4 DISTRICT WIDE MATTERS

The proposal has been assessed against relevant district-wide provisions including:

- Natural hazard management
- Infrastructure servicing
- Access and transportation
- Earthworks (as applicable)
- Stormwater management
- Onsite wastewater disposal

The Site Suitability Report confirms that:

- The site is not subject to flooding, instability or liquefaction risk
- Suitable founding conditions exist
- Onsite wastewater disposal is feasible
- Stormwater can be managed onsite

No district-wide overlays or constraints materially affect the proposal.

5.5 OVERALL STATUS OF THE APPLICATION UNDER THE OPERATIVE DISTRICT PLAN

5.5.1 Subdivision

The proposed subdivision creates allotments below the 3,000m² minimum lot size standard and is therefore classified as a Non-Complying Activity under the Rural Living Zone provisions.

5.5.2 Land Use

Land use consent is required for stormwater management exceeding the permitted impermeable surface threshold under Rule 8.7.5.1.5 (Controlled Activity), where applicable following final calculations.

Consent is also sought for building coverage exceeding the permitted 10% of total lot area under Rule 11.24

These land use components are Controlled or Restricted Discretionary Activities.

5.5.3 Overall Activity Status

Where multiple activity statuses apply, the most restrictive status prevails.

Accordingly, the overall activity status of the proposal under the Operative District Plan is Non-Complying Activity.

The application is therefore assessed under Section 104D of the Resource Management Act 1991.

5.6 CHANGE/CANCELLATION OF CONSENT NOTICE CONDITIONS

The title is subject to Consent Notice 9834715.2 registered pursuant to Section 221 of the Resource Management Act 1991.

The consent notice requires that each dwelling have available a minimum tank storage of 45,000 litres for firefighting purposes.

The application seeks variation or cancellation and replacement of this consent notice pursuant to Section 221(3) of the Act to allow reliance on the existing 80,000 litre in-ground swimming pool as the compliant firefighting water supply for both proposed allotments.

The proposed variation does not reduce firefighting capability and maintains the safety intent of the original consent notice.

5.7 PROPOSED DISTRICT PLAN

Under the Proposed District Plan (PDP), the site is zoned Rural Residential.

The strategic intent of the Rural Residential Zone is broadly consistent with the Rural Living Zone under the Operative District Plan, enabling low-density residential living with onsite servicing in proximity to townships.

While the PDP carries some weight in decision-making, the Operative District Plan remains the primary statutory framework.

The proposal is consistent with the intent and anticipated outcomes of the Rural Residential Zone, as it represents low-density infill development within an established rural-residential environment.

5.8 NATIONAL ENVIRONMENTAL STANDARDS

5.8.1 National Environmental Standards For Assessing And Managing Contaminants In Soil To Protect Human Health

The site has historically been used for horticultural purposes (orchard use), which is an activity listed on the Hazardous Activities and Industries List (HAIL).

A Preliminary Site Investigation was undertaken at the time of the original subdivision and confirmed that the site was suitable for residential use under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

The current proposal does not introduce any new soil disturbance beyond minor residential-scale earthworks associated with future dwelling construction.

Accordingly, the proposal complies with the requirements of the National Environmental Standard.

6 STATUTORY ASSESSMENT

6.1 SECTION 104B OF THE ACT

Section 104B of the Resource Management Act 1991 applies to discretionary and non-complying activities and provides that, subject to Part 2 of the Act, a consent authority may grant or refuse an application and may impose conditions under Section 108.

The proposed subdivision is classified as a Non-Complying Activity under the Operative District Plan due to the proposed allotment sizes being below the 3,000m² minimum lot size standard applicable within the Rural Living Zone.

Under Section 104B, Council has full discretion to consider the application having regard to:

- The actual and potential effects on the environment
- The relevant provisions of statutory planning documents
- Any other relevant and reasonably necessary matters

As set out within this report:

- The proposed allotments are functionally suitable for rural-residential development
- The Site Suitability Report confirms no geotechnical, hazard, flooding or servicing constraints
- Stormwater, wastewater, water supply and firefighting water are capable of being managed onsite
- The proposal maintains low-density development consistent with the surrounding Rural Living environment
- The variation of the existing consent notice does not reduce environmental or safety standards

The scale and intensity of development resulting from this proposal are modest and typical of the locality.

Accordingly, the proposal falls within the scope of activities that Section 104B empowers Council to approve, subject to appropriate conditions.

6.2 SECTION 104D OF THE ACT (Gateway Test)

6.2.1 General

As the subdivision component is a Non-Complying Activity, Section 104D of the Act applies.

Under Section 104D(1), a consent authority may grant consent only if it is satisfied that either:

(a) The adverse effects of the activity on the environment will be no more than minor;

OR

(b) The activity will not be contrary to the objectives and policies of the relevant plan.

6.2.2 Adverse Effects Test – Section 104D(1)(a)

The environmental effects associated with this proposal have been assessed in detail within Section 8 of this report.

The key considerations are:

- Allotment sizes below the 3,000m² minimum
- Stormwater management exceeding permitted thresholds
- Onsite servicing requirements
- Variation of an existing consent notice relating to firefighting water

The assessment concludes that:

- The proposed lots are comparable in scale to surrounding rural-residential allotments
- The subdivision does not introduce urban density or alter the established character of Kerikeri Inlet Road
- Stormwater effects are internalised within site boundaries through attenuation systems designed to achieve hydrological neutrality
- Wastewater disposal is supported by suitable soils and adequate land area
- There are no natural hazard, flooding, instability or contamination risks
- Traffic generation is minimal and consistent with rural-residential living
- The proposed variation of the firefighting consent notice maintains and exceeds the safety intent of the original condition through provision of an 80,000 litre compliant static water supply

The proposal does not give rise to significant adverse cumulative effects and does not materially alter the environmental baseline of the locality.

No adverse effects of more than minor scale have been identified.

Accordingly, the proposal satisfies Section 104D(1)(a).

6.2.3 Objectives and Policies Test – Section 104D(1)(b)

The Rural Living Zone anticipates low-density residential development in proximity to existing settlements, providing a transition between urban density and productive rural land.

The proposal:

- Maintains a low-density residential form
- Provides allotments capable of accommodating onsite infrastructure
- Does not fragment productive rural land beyond that anticipated by zoning
- Does not create adverse cumulative effects
- Is consistent with the established rural-residential development pattern along Kerikeri Inlet Road
- Ensures adequate infrastructure servicing and hazard avoidance

The proposal is not contrary to the objectives and policies of the Operative District Plan. It is also consistent with the strategic intent of the Proposed District Plan Rural Residential Zone.

Even if minor effects were identified, the proposal would satisfy the gateway test under Section 104D(1)(b).

Accordingly, the proposal passes the Section 104D gateway test.

6.3 SECTION 104(1) OF THE ACT

6.3.1 Assessment

Section 104(1) requires that, subject to Part 2, the consent authority must have regard to:

(a) Any actual and potential effects on the environment

The environmental effects of the proposal have been assessed and summarised as follows:

Positive Effects:

- Efficient use of land within proximity to Kerikeri township
- Provision of an additional rural-residential allotment
- Low-density infill consistent with established character
- Modernisation of firefighting water supply through compliant 80,000 litre static source

Potential Adverse Effects:

- Reduced allotment size relative to the 3,000m² minimum standard
- Increased impervious area
- Additional residential traffic movements

These effects are mitigated through:

- Appropriate lot design and layout
- Onsite stormwater attenuation achieving hydrological neutrality
- Suitable onsite wastewater design
- Compliant firefighting water provision
- Compliance with access and transportation standards

The scale of adverse effects is therefore considered less than minor.

(ab) Any measures proposed to ensure positive environmental effects

The applicant proposes the following measures:

- Stormwater attenuation systems designed to maintain permitted baseline runoff conditions
- Onsite wastewater systems designed in accordance with regional standards
- Retention of rural-residential character
- Provision of compliant firefighting water supply via the existing 80,000 litre pool
- Compliance with engineering and building standards at detailed design stage

These measures ensure that environmental effects are internalised and appropriately managed.

(b) Relevant provisions of statutory planning documents

The relevant provisions considered include:

- Operative District Plan – Rural Living Zone
- Proposed District Plan – Rural Residential Zone
- National Environmental Standards (including NES for Contaminated Soils)

- Regional Policy Statement

The proposal is consistent with the strategic direction of these documents, particularly in relation to:

- Hazard avoidance
- Environmental protection
- Infrastructure servicing
- Low-density residential living
- Efficient land use within established rural-residential areas

(c) Any other relevant and reasonably necessary matters

The application includes a request to vary or cancel Consent Notice 9834715.2 pursuant to Section 221(3) of the Act.

The proposed variation does not diminish safety standards and maintains the intent of the original condition.

No other matters are considered relevant or necessary for determination of this application.

6.3.2 Overall Statutory Conclusion

Having regard to Sections 104B, 104D and 104(1) of the Resource Management Act 1991:

- The proposal passes the Section 104D gateway test
- Adverse environmental effects are no more than minor
- The proposal is not contrary to the objectives and policies of the District Plan
- The scale and intensity of development are appropriate for the Rural Living Zone
- The proposed variation of the consent notice maintains the safety intent of the original condition

It is therefore appropriate that consent be granted, subject to standard conditions.

7 ENVIRONMENTAL EFFECTS ASSESSMENT

7.1 SUBDIVISION

7.1.1 Allotment Sizes And Dimensions

Although the proposed allotments are below the 3,000m² minimum lot size standard under the Operative District Plan, the resulting lot sizes are consistent with the established pattern of development within the surrounding Rural Living environment, where allotments typically range between approximately 2,000m² and 4,000m².

Each proposed allotment is of sufficient size and configuration to:

- Accommodate a dwelling and associated accessory structures
- Provide onsite wastewater treatment and disposal areas
- Provide stormwater attenuation and disposal systems
- Provide roof water harvesting and potable storage
- Allow for outdoor living, landscaping, and open space
- Maintain appropriate separation from boundaries and neighbouring dwellings

The Site Suitability Report (SSR) confirms that both proposed allotments are capable of accommodating residential development and associated infrastructure without geotechnical or servicing constraints.

The subdivision does not create undersized, irregularly shaped, or functionally constrained allotments. Operational and maintenance requirements can be fully accommodated within each lot.

While the proposed allotments are below the minimum standard, the resulting form of development remains low-density and consistent with the existing rural-residential character of Kerikeri Inlet Road.

Adverse effects arising from allotment size and dimensions are therefore considered less than minor.

7.1.2 Natural And Other Hazards

The SSR confirms that the site is underlain by competent residual volcanic soils with adequate strength characteristics for residential development.

The assessment identifies:

- Suitable founding conditions
- No liquefaction susceptibility
- No slope instability risk
- No erosion hazards
- No flooding constraints

The site is not subject to any mapped hazard overlays in the Operative District Plan or Regional hazard mapping.

In terms of Section 106 of the Resource Management Act 1991, there is no significant risk from natural hazards that would justify refusal of subdivision consent. The proposal will not accelerate, worsen, or result in material damage to land or property.

Effects relating to natural hazards are therefore considered less than minor.

7.1.3 Water Supply

Mains / Reticulated water supply is not available to the site.

Each allotment will rely on roof water harvesting and onsite storage systems typical of rural-residential development in the locality.

The title is currently subject to a consent notice requiring 45,000 litres of firefighting water storage per dwelling. As outlined in Section 4, an 80,000 litre in-ground swimming pool now exists on the site and provides a compliant static firefighting water supply in accordance with SNZ PAS 4509:2008.

The pool:

- Exceeds the 45,000 litre minimum volume requirement
- Is located within 90 metres of both proposed allotments
- Is accessible for fire appliance operation

As part of this application, variation of the consent notice is sought to allow reliance on this compliant water source.

The subdivision does not create demand on public water infrastructure and is consistent with the established servicing pattern in the area.

Effects relating to water supply are therefore less than minor.

7.1.4 Stormwater Disposal

Stormwater from impervious surfaces will be managed via onsite attenuation and controlled discharge systems designed to:

- Achieve hydrological neutrality relative to permitted activity baseline conditions
- Control post-development peak flows
- Provide attenuation for the 50% AEP rainfall event (including climate change allowance where required)

Stormwater mitigation measures ensure that runoff is retained and discharged within site boundaries at controlled rates.

The design approach ensures that:

- Downstream receiving environments are not adversely affected
- Erosion potential is mitigated
- Cumulative stormwater effects are avoided

The proposal internalises stormwater effects within each allotment and maintains compliance with FNDC Engineering Standards.

Adverse downstream or offsite effects are not anticipated. Effects are considered less than minor.

7.1.5 Sanitary Sewage Disposal

Reticulated wastewater infrastructure is not available in this location.

The SSR confirms:

- Suitable soil conditions for onsite wastewater disposal
- Adequate land area within each allotment for effluent treatment and disposal fields
- Compliance with setback requirements under the Proposed Regional Plan

Onsite wastewater systems will be designed at building consent stage in accordance with current regional requirements.

The proposed allotments are of sufficient size to ensure wastewater effects are fully contained within site boundaries without risk to neighbouring properties or receiving environments.

Effects relating to sanitary sewage disposal are therefore less than minor.

7.1.6 Energy Supply, Top Energy Transmission Lines, & Telecommunications

Electricity and telecommunications infrastructure are available within Kerikeri Inlet Road and can be extended to service the proposed allotments.

The subdivision does not interfere with any high-voltage transmission corridors or strategic infrastructure.

Connections will be provided in accordance with the requirements of the relevant utility providers.

No adverse infrastructure effects are anticipated.

7.1.7 Easements For Any Purpose

Any necessary easements for access, power, telecommunications, stormwater, or shared services will be created at survey stage as required.

The subdivision does not compromise the function of existing services.

The creation of appropriate easements ensures long-term servicing certainty and legal access arrangements.

Effects are administrative in nature and less than minor.

7.1.8 Provision Of Access

Access to the proposed allotments will be provided via existing legal frontage and/or private access arrangements consistent with District Plan transportation standards.

The subdivision results in only one additional residential allotment, generating minimal additional traffic movements typical of rural-residential living.

Vehicle movements will not adversely affect the safety or efficiency of Kerikeri Inlet Road.

Adequate space exists for onsite manoeuvring.

Traffic and access effects are negligible.

7.1.9 Effect of Earthworks and Utilities

Earthworks associated with the subdivision are expected to be minor and typical of rural-residential development.

Any land disturbance required for building platforms, access formation, and service installation will be undertaken in accordance with:

- District Plan earthworks standards
- Erosion and sediment control best practice

The scale of earthworks does not materially alter landform character or create instability.

Effects from earthworks and utility installation are temporary and less than minor.

7.1.10 Building Locations

The proposed allotments are capable of accommodating building platforms that:

- Comply with setback requirements
- Avoid hazards
- Allow for adequate separation from neighbouring dwellings

The SSR confirms that suitable building areas exist within each lot.

Future dwellings will be subject to building consent processes ensuring structural compliance.

No adverse effects arise from building location constraints.

7.1.11 Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes

The site is not identified as containing:

- Scheduled heritage resources
- Significant natural areas
- Outstanding natural landscapes
- Areas of ecological significance

The subdivision does not involve removal of significant indigenous vegetation or alteration of sensitive landscape features.

The established rural-residential character of the area will be maintained.

Effects are less than minor.

7.1.12 Soil

The site comprises residual volcanic soils typical of the Kerikeri area.

While parts of the wider locality may include versatile soils, the site is zoned Rural Living and intended for rural-residential use.

The subdivision does not result in fragmentation of productive rural land beyond what is anticipated under the zoning framework.

Effects on soil resources are therefore consistent with zone intent and less than minor.

7.1.13 Access To Reserves and Waterways

The subdivision does not restrict public access to any reserves or waterways. No public access arrangements are altered.

Effects are nil.

7.1.14 Land Use Compatibility

The proposal introduces one additional rural-residential allotment within an established rural-residential environment.

The resulting density, scale, and form of development remain consistent with the surrounding pattern of land use.

The subdivision does not introduce incompatible activities.

Effects on neighbouring properties are less than minor.

7.1.15 Proximity to Airports

The site is not located within any airport approach paths or noise control contours.

No aviation-related effects arise.

7.1.16 Natural Character of the Coastal Environment

The site is not located within the coastal environment as defined by the Regional Policy Statement.

The subdivision does not affect coastal character, coastal processes, or coastal access.

Effects are nil.

7.1.17 Energy Efficiency And Renewable Energy Development/Use

Future dwellings may incorporate renewable energy systems such as solar panels in accordance with building standards.

The subdivision does not restrict energy efficiency opportunities.

The proposal is neutral in terms of energy efficiency effects.

7.2 LAND USE

7.2.1 Stormwater Management

Rule 8.7.5.1.5 of the Operative District Plan sets a permitted impermeable surface threshold of 12.5% of the net site area. Where this threshold is exceeded, the activity becomes a Controlled Activity, requiring assessment of stormwater management effects.

The proposed subdivision enables residential development that may exceed the permitted impermeable surface threshold. Accordingly, land use consent is sought for stormwater management as a Controlled Activity.

Stormwater from impervious surfaces will be managed via onsite attenuation and controlled discharge systems designed to:

- Achieve hydrological neutrality relative to permitted activity baseline conditions
- Limit post-development peak discharge rates to pre-development permitted activity levels
- Provide attenuation for the 50% AEP rainfall event (including climate change allowance where required)
- Ensure runoff effects are internalised within each allotment

The Site Suitability Report confirms that the site has suitable ground conditions to accommodate stormwater attenuation and controlled discharge without risk of instability, erosion, or adverse offsite effects.

The stormwater design approach ensures that:

- Post-development runoff does not exceed permitted baseline conditions
- Downstream receiving environments are not adversely affected
- Cumulative stormwater effects are avoided
- No reliance is placed on public reticulated stormwater infrastructure

Given that the subdivision results in only one additional rural-residential allotment, and that stormwater mitigation measures will be implemented at building consent stage, stormwater effects are considered to be less than minor.

As a Controlled Activity, the Council's discretion is limited to stormwater management matters. The proposal appropriately addresses those matters.

7.2.2 Building Coverage

Rule 8.7.5.1.13 of the Operative District Plan limits building coverage within the Rural Living Zone.

Proposed Lot 1 has an existing building coverage of 17% of the total site area, which is above the permitted threshold of 10% of the total site area. Consent is sought for this breach.

An assessment of section 11.24 has been undertaken below:

Criteria	Comment
The ability to provide adequate landscaping for all activities associated with the site	Lot 1 is surrounded by mature vegetation on all boundaries. This planting visually screens the built development from the adjoining allotments. The eastern and western boundaries are screened off with timber fencing. Proposed lot 2 contains a raised garden area on the western boundary with flax and grass plants. The plantings will further screen the site as they mature. In addition, a

	landscape plan can be provided for Lot 2 at building consent stage to screen the site from neighbouring allotments and Kerikeri Inlet Road frontage.
The extent to which buildings are consistent with the character and scale of the existing buildings in the surrounding environment	The Lot 1 buildings are consistent with the character and scale of buildings within the surrounding environment. The adjoining lots contain similar sized dwellings, where there is ample outdoor space for activities.
The scale and bulk of the building in relation to the site	Lot 1 dwelling has a roof area of 354m2, which leaves 1727m2 of open space within the site.
The extent to which private open space can be provided for future uses	As detailed above, there is ample area on site for open space. This existing landscaping provides privacy of the open space on Lot 1.
The extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment	For Lot 1, the existing landscaping and planting on site visually screens the development from adjoining sites. These features prevent visual dominance on landscapes and the surrounding environment. Lot 2 will have a landscape plan prepared in connection with any built development which can provide privacy and screening from the surrounding environment. Therefore, no effects on the privacy, outlook and enjoyment of private open spaces is anticipated on adjacent sites.
The extent to which the siting, setback and design of buildings avoid visual dominance on landscapes, adjacent sites and the surrounding environment	
The extent to which landscaping and other visual mitigation measures may reduce adverse effects	
The extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites	

The assessment confirms that:

- Any exceedance would be minor in scale
- The overall scale and intensity of built development remain consistent with the surrounding rural-residential environment
- Setbacks, height, daylight, and separation standards are maintained
- Visual, dominance, and amenity effects are negligible

The proposal does not introduce urban-style density or built form inconsistent with the established character of Kerikeri Inlet Road.

Given the low-density context and the modest nature of any potential exceedance, adverse effects associated with building coverage are considered less than minor.

7.3 SUMMARY

The land use component of the proposal relates primarily to stormwater management and building coverage exceedance.

The assessment demonstrates that:

- Stormwater effects are mitigated through onsite attenuation achieving hydrological neutrality

- Impervious surface effects are internalised within site boundaries
- Wastewater and potable water supply are appropriately managed onsite
- Firefighting water requirements are met via an existing compliant 80,000 litre pool
- Built form remains consistent with rural-residential character
- No adverse offsite or cumulative effects arise

The scale and intensity of development remain appropriate for the Rural Living Zone.

Adverse effects associated with the land use component are therefore considered to be less than minor.

7.4 CHANGE/CANCELLATION OF CONSENT NOTICE

The parent title is subject to existing consent notice conditions, including firefighting water storage requirements.

As part of this application, variation and/or cancellation of existing consent notice conditions is sought under Section 221(3) of the Resource Management Act 1991.

In particular, the existing requirement for 45,000 litres of firefighting water per dwelling is proposed to be varied to recognise the presence of an existing 80,000 litre in-ground swimming pool, which:

- Exceeds the minimum volume requirement
- Is permanently available
- Is accessible to fire appliances
- Complies with SNZ PAS 4509:2008 requirements

The variation will ensure:

- The consent notice accurately reflects current site conditions
- There is no duplication of firefighting water storage requirements
- Future landowners have clarity regarding obligations

The proposed change does not increase environmental effects and does not alter the underlying development rights beyond what is assessed in this application.

The variation or cancellation of consent notice conditions is administrative in nature and ensures that the subdivision documentation reflects the current servicing framework.

No adverse environmental effects arise from the proposed change.

7.5 OTHER MATTERS

7.5.1 Precedence

It is acknowledged that subdivision below the 3,000m² minimum lot size standard is classified as a Non-Complying Activity under the Operative District Plan.

However, approval of this application would not create an adverse precedent for the following reasons:

The subdivision is assessed on its individual merits having regard to site-specific characteristics, servicing capacity, hazard constraints, and consistency with objectives and policies.

Importantly, allotments of comparable size already exist within the immediate locality.

Immediately opposite the subject site on Kerikeri Inlet Road are:

- **190 Kerikeri Inlet Road (Lot 2 DP 606615)** – 2,003m²
- **184A Kerikeri Inlet Road (Lot 1 DP 606615)** – 2,290m²

These allotments were lawfully created and are of similar scale to the proposed allotments.

The existing development pattern along Kerikeri Inlet Road therefore already reflects rural-residential allotments below the 3,000m² threshold.

The proposed subdivision:

- Maintains low-density residential form
- Does not introduce urban-style density
- Does not result in strategic intensification
- Does not extend subdivision into productive rural land
- Does not create cumulative adverse effects

Each future application within the Rural Living Zone would still be required to demonstrate:

- Suitable geotechnical conditions
- Adequate servicing capacity
- Compliance with natural hazard avoidance requirements
- Consistency with the objectives and policies of the District Plan

Approval of this proposal would not compel approval of dissimilar applications elsewhere in the zone, particularly where site constraints, servicing limitations, or policy conflicts may arise.

Given the presence of comparable allotments directly opposite the site, the proposal represents continuation of an established development pattern rather than introduction of a new precedent.

Accordingly, the proposal does not give rise to adverse precedent effects.

8 POLICY DOCUMENTS

8.1 NATIONAL ENVIRONMENTAL STANDARDS

8.1.1 National Environmental Standards For Assessing And Managing Contaminants In Soil To Protect Human Health 2011

The site was historically used as an orchard, which is identified as a HAIL-listed activity under the Hazardous Activities and Industries List.

As part of the previous subdivision of the site in 2014, a Preliminary Site Investigation (PSI) was undertaken to assess potential contamination risks associated with historic orchard use. That assessment concluded that the land was suitable for residential use and no further investigation or remediation was required.

Residential use has since been established on the site, including construction of the existing dwelling.

The current proposal does not introduce a more sensitive land use than that previously approved. The subdivision will enable rural-residential use consistent with the existing consented and implemented development.

The proposed subdivision does not involve large-scale or intensive land disturbance beyond what is typical for rural-residential development.

Accordingly, the requirements of the NESCS have been previously addressed, and no further contamination assessment is considered necessary for the purposes of this application.

8.2 NATIONAL POLICY STATEMENTS

8.2.1 Regional Policy Statement

The Northland Regional Policy Statement (RPS) provides the strategic framework for sustainable management of natural and physical resources within the region.

The objectives and policies most relevant to this proposal relate to enabling economic wellbeing, avoiding reverse sensitivity, managing regional form, and avoiding adverse environmental effects.

Objective 3.5 – Enabling Economic Wellbeing

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

The creation of an additional rural-residential allotment within close proximity to Kerikeri township contributes to local housing supply and supports economic wellbeing.

Objective 3.6 – Economic Activities – Reverse Sensitivity and Sterilisation

The proposal will not result in reverse sensitivity effects. Surrounding allotments are rural-residential in nature and no primary production, industrial or regionally significant infrastructure activities are affected.

The subdivision does not sterilise productive rural land beyond what is anticipated by zoning.

Objective 3.11 – Regional Form

The proposal represents low-density infill development within an established rural-residential environment and utilises existing infrastructure and access.

The proposal therefore supports consolidated and efficient land use in proximity to Kerikeri township.

Policy 5.1.3 – Avoiding Adverse Effects of New Use and Development

The proposal will not create adverse effects on primary production, industrial activities, mineral resources or regionally significant infrastructure.

8.2.2 Summary

Overall, the proposal is considered to be consistent with the objectives and policies of the Regional Policy Statement.

8.3 FAR NORTH DISTRICT PLAN

8.3.1 Relevant Objectives and Policies

The relevant provisions of the Operative District Plan relate to Subdivision, the Rural Environment, and the Rural Living Zone.

8.3.2 Assessment of the Objectives and Policies within the Subdivision Chapter

The objectives of the Subdivision Chapter seek to ensure subdivision is consistent with zone intent, avoids adverse effects, manages hazards, and provides adequate infrastructure.

The proposal is consistent with these objectives as:

- Allotments are functionally suitable;
- Infrastructure can be accommodated onsite;

- Natural hazards are not present;
- Stormwater achieves hydraulic neutrality;
- Water supply and wastewater are managed onsite.

The subdivision does not adversely affect heritage resources, significant vegetation, outstanding landscapes or the coastal environment.

The proposal therefore aligns with the objectives and policies of the Subdivision Chapter.

8.3.3 Assessment of the Objectives and Policies within the Rural Environment

The Rural Environment objectives seek to promote sustainable management, protect amenity values, and avoid reverse sensitivity effects.

The proposal:

- Maintains rural-residential character;
- Avoids cumulative adverse effects;
- Does not compromise productive rural land;
- Does not affect significant indigenous vegetation or landscapes;
- Does not create reverse sensitivity effects.

The scale and intensity of development are modest and appropriate within the surrounding environment.

8.3.4 Assessment Of The Objectives And Policies Within The Rural Living Zone

The Rural Living Zone anticipates low-density residential development that maintains amenity and transitional character.

The proposed allotments are consistent with the established development pattern, including nearby allotments of approximately 2,003m² and 2,290m² located directly opposite the site, and do not exceed the 2,000m² lot minimum discretionary size that is planned to be introduced in the Proposed District Plan.

The proposal maintains:

- Low-density character;
- Adequate outdoor space;
- Onsite servicing capacity;
- Privacy and separation from neighbouring properties.

The proposal is therefore considered consistent with the objectives and policies of the Rural Living Zone.

8.4 PROPOSED DISTRICT PLAN

8.4.1 Objectives And Policies Within The Subdivision Chapter

Under the Proposed District Plan, the site is zoned Rural Residential.

The objectives of the Subdivision Chapter seek efficient land use, avoidance of reverse sensitivity, appropriate infrastructure provision, and hazard management.

The proposal achieves these objectives by:

- Creating allotments consistent with the zone;

- Providing onsite servicing;
- Avoiding hazard risks;
- Avoiding reverse sensitivity effects.

8.4.2 Objectives And Policies For The Rural Residential Zone

The Rural Residential Zone provides for peri-urban scale residential activities while maintaining rural character.

The proposal:

- Maintains rural-residential character;
- Provides allotments consistent with surrounding sizes;
- Supports growth around Kerikeri township;
- Avoids incompatible land uses.

The proposal is therefore considered consistent with the objectives and policies of the Proposed District Plan

8.5 SUMMARY

The proposal has been assessed against the relevant statutory planning documents in accordance with Section 104(1)(b) of the Resource Management Act 1991.

The proposal:

- Is permitted under the NESCS;
- Is consistent with the Regional Policy Statement;
- Aligns with the objectives and policies of the Operative District Plan; and
- Is consistent with the strategic direction of the Proposed District Plan.

Overall, the proposal is considered to be consistent with the relevant policy framework.

9 SECTION 125 – LAPSING OF CONSENT

Section 125 of the Resource Management Act 1991 provides that a subdivision consent lapses five years after the date of commencement unless:

- The consent is given effect to; or
- A longer lapse period is specified in the consent; or
- The consent authority fixes a longer period upon application.

The proposal relates to the subdivision of the parent title to create one additional rural-residential allotment. The subdivision is modest in scale and does not involve staged development, complex infrastructure upgrades, or significant engineering works.

Given the limited scale of works required to give effect to the subdivision, it is anticipated that the consent would be implemented within the default statutory timeframe.

Accordingly, it is considered appropriate that the standard five-year lapse period apply.

There are no special circumstances that would justify a reduced lapse period, nor is there any need to seek an extended lapse period.

It is therefore appropriate that the consent, if granted, lapse in accordance with Section 125 of the Act after five years from the date of commencement.

10 NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

10.1 PUBLIC NOTIFICATION ASSESSMENT

10.1.1 Step 1 Mandatory Public Notification In Certain Circumstances

Under Section 95A(2), a consent authority must publicly notify an application if:

- The applicant requests public notification; or
- The activity will have or is likely to have adverse effects on the environment that are more than minor.

The applicant does not request public notification.

As set out in Sections 8 and 9 of this report, the proposal:

- Maintains low-density rural-residential character
- Does not introduce urban-scale development
- Internalises stormwater and wastewater effects within site boundaries
- Does not create natural hazard risk
- Does not affect significant natural areas, heritage features, or landscapes
- Is comparable in scale to allotments directly opposite the site (2,003m² and 2,290m²)

No adverse effects of more than minor scale have been identified.

Accordingly, mandatory public notification is not triggered under Section 95A(2).

10.1.2 Step 2: Public Notification Precluded In Certain Circumstances.

Under Section 95A(5), public notification is precluded if a rule or national environmental standard precludes notification.

No rules expressly preclude public notification for this activity.

However, the activity status (Non-Complying subdivision and Controlled stormwater) does not automatically require public notification.

Public notification is therefore not required under this step.

10.1.3 Step 4; Public Notification In Special Circumstances

Under Section 95A(4), a consent authority may publicly notify an application if it considers that special circumstances exist.

“Special circumstances” are circumstances that are unusual or exceptional but less than extraordinary.

There are no unusual or exceptional features associated with this proposal.

The subdivision:

- Is modest in scale
- Is consistent with established rural-residential development
- Has no natural hazard constraints

- Does not involve significant ecological, heritage, or coastal matters
- Does not give rise to novel or complex planning issues

The presence of comparable allotments immediately opposite the site further confirms that the proposal is not unusual in context.

Accordingly, there are no special circumstances that would justify public notification.

10.1.4 Public Notification Summary

Public notification is not mandatory under Section 95A(2). Public notification is not required under any preclusion provisions. There are no special circumstances warranting public notification.

The application should therefore not be publicly notified.

10.2 LIMITED NOTIFICATION ASSESSMENT

10.2.1 Step 1: Certain Affected Groups And Affected Persons Must Be Notified

Under Section 95B(2), a consent authority must give limited notification to affected persons if the activity will have or is likely to have adverse effects on them that are minor or more than minor (but not less than minor).

The assessment of environmental effects concludes that:

- Adverse effects on neighbouring properties are less than minor
- Stormwater effects are internalised
- Wastewater disposal is contained within each allotment
- Traffic increase is negligible (one additional dwelling)
- No shading, dominance, or privacy effects arise
- No natural hazard effects extend beyond the site

The proposed variation of the consent notice relating to firefighting water does not reduce safety standards and does not adversely affect neighbouring properties.

Accordingly, no persons are considered adversely affected under Section 95E.

Mandatory limited notification is not triggered.

10.2.2 Step 2: Limited Notification Precluded In Certain Circumstances

There are no rules or national environmental standards that preclude limited notification.

This step does not alter the outcome of the assessment.

10.2.3 Step 3: Certain Other Affected Persons Must Be Notified

Under Section 95B(3), a consent authority must notify any affected person if it determines that a person is adversely affected.

Given that:

- The subdivision results in only one additional rural-residential allotment
- The resulting density is consistent with the surrounding environment
- Comparable smaller allotments exist directly opposite the site

- Effects are internalised and less than minor

No persons are considered adversely affected.

Accordingly, limited notification to neighbouring landowners is not required.

10.2.4 Step 4: Further Notification In Special Circumstances

Under Section 95B(10), a consent authority may decide to notify an application if special circumstances exist.

There are no special circumstances associated with this proposal.

The application involves a modest two-lot subdivision within an established rural-residential environment, consistent with surrounding development.

Accordingly, further notification is not warranted.

10.2.5 Limited Notification Assessment Summary

No persons are considered adversely affected. There are no mandatory notification triggers. There are no special circumstances warranting notification.

The application should therefore not be limited notified.

10.3 NOTIFICATION ASSESSMENT CONCLUSION

Having regard to Sections 95A to 95G of the Resource Management Act 1991:

- Public notification is not required.
- Limited notification is not required.
- There are no special circumstances warranting notification.

The proposal results in environmental effects that are no more than minor and does not adversely affect any persons.

It is therefore appropriate that the application be processed on a non-notified basis.

11 PART 2 ASSESSMENT

11.1 STATUTORY CONTEXT

The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 as contained in Sections 5 to 8 of the Act.

11.2 SECTION 5 – PURPOSE OF THE ACT

Section 5 sets out the purpose of sustainable management of natural and physical resources.

The proposal will meet Section 5 of the Act as it provides for the use and development of land within the Rural Living Zone while sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations.

The subdivision enables low-density rural-residential living in a location where such development is anticipated by the zoning framework. The proposal:

- Ensures stormwater and wastewater effects are managed onsite
- Avoids natural hazard risk
- Maintains the established character of the surrounding environment

- Does not compromise the life-supporting capacity of soil, water or ecosystems

Adverse environmental effects are avoided, remedied or mitigated through appropriate design and servicing measures.

The proposal therefore achieves the purpose of sustainable management under Section 5 of the Act.

11.3 SECTION 6 – MATTERS OF NATIONAL IMPORTANCE

Section 6 identifies matters of national importance that must be recognised and provided for.

The subject site:

- Is not located within the coastal environment
- Is not located near any lakes, rivers or wetlands
- Does not contain outstanding natural features or landscapes
- Does not contain significant indigenous vegetation or habitats of indigenous fauna
- Is not identified as a Site of Cultural Significance to Māori
- Is not known to be susceptible to natural hazards

Public access considerations are not relevant in this case.

The proposal will not adversely affect any Section 6 matters.

The effects of the proposal on matters of national importance are therefore considered to be less than minor.

11.4 SECTION 7 – OTHER MATTERS

Section 7 identifies other matters to which particular regard must be given.

These include the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and the maintenance and enhancement of environmental quality.

The proposal represents efficient use of land within an established rural-residential area. The scale and form of development are consistent with the surrounding environment and will maintain the existing character and amenity values of Kerikeri Inlet Road.

Stormwater and wastewater servicing will be managed onsite, ensuring environmental quality is maintained.

The proposal has appropriate regard to the matters identified in Section 7.

11.5 SECTION 8 – TREATY OF WAITANGI

Section 8 requires that the principles of the Treaty of Waitangi be taken into account.

The site is not identified as containing any areas of cultural significance to Māori, and no Treaty issues are raised by the proposal.

It is considered that the proposal is not contrary to the principles of the Treaty of Waitangi.

11.6 PART 2 CONCLUSION

Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Resource Management Act 1991.

The proposal achieves the purpose of sustainable management as set out in Sections 5 to 8 of the Act.

12 104D ASSESSMENT

12.1 STATUTORY REQUIREMENT

As detailed in Section 6.2 of this application, the proposed subdivision is classified as a Non-Complying Activity under the Operative District Plan due to the proposed allotment sizes being below the 3,000m² minimum standard.

Section 104D of the Resource Management Act 1991 requires that a Non-Complying Activity must meet at least one of the gateway tests in order for a consent authority to consider granting consent.

Under Section 104D(1), consent may be granted only if:

- The adverse effects of the activity on the environment will be no more than minor; or
- The activity will not be contrary to the objectives and policies of the relevant plan.

12.2 GATEWAY TEST 1 – ADVERSE EFFECTS

As detailed in Section 8 of this report, the adverse effects of the proposal have been comprehensively assessed.

It is concluded that:

- The proposed allotments are comparable in size to surrounding properties, including allotments directly opposite measuring approximately 2,003m² and 2,290m²
- Stormwater effects are internalised and managed through onsite attenuation
- Wastewater disposal is supported by suitable soil conditions
- No natural hazard risks arise
- Traffic generation from one additional rural-residential allotment is minimal
- Firefighting water requirements are satisfied via an existing 80,000 litre pool

The proposal maintains the established rural-residential character of Kerikeri Inlet Road and does not introduce urban-style density or intensification.

Accordingly, the effects of the proposal on the surrounding environment are considered to be no more than minor.

The proposal therefore satisfies Section 104D(1)(a).

12.3 GATEWAY TEST 2 – OBJECTIVES AND POLICIES

Section 7 of this report concludes that the proposal is generally consistent with the relevant objectives and policies of the Operative District Plan and Proposed District Plan.

The Rural Living Zone anticipates low-density rural-residential development in proximity to existing settlements.

The proposal:

- Maintains rural-residential density
- Provides functionally suitable allotments
- Ensures adequate onsite servicing
- Avoids natural hazard risks
- Does not fragment productive rural land beyond that anticipated by zoning
- Is consistent with the established development pattern of the locality

It is therefore concluded that the proposal is not contrary to the objectives and policies of the relevant plan.

The proposal satisfies Section 104D(1)(b).

12.4 PRECEDENT CONSIDERATIONS

Case law has determined that precedent is a relevant factor when considering whether to grant consent for a Non-Complying Activity.

A precedent effect is likely to arise where consent is granted to a Non-Complying activity that lacks distinguishing characteristics and could encourage similar proposals in inappropriate locations.

In this case, the proposal does not create adverse precedent effects.

The subject site is located within an established rural-residential environment where numerous allotments of similar size already exist. Immediately opposite the site are allotments of approximately 2,003m² and 2,290m², which reflect the existing pattern of development.

The proposal involves the subdivision of one parent title to create one additional allotment within a developed area. The site contains no unusual hazard constraints, ecological values, or landscape sensitivities.

The proposal is therefore consistent with the surrounding development pattern and does not introduce a new form of development to the locality.

Given the established context and site-specific assessment, approval of this application would not compel approval of dissimilar applications elsewhere within the zone.

Accordingly, the proposal is not considered to give rise to adverse precedent effects.

12.5 SECTION 104D CONCLUSION

Both gateway tests under Section 104D have been satisfied:

- The adverse effects of the activity are no more than minor; and
- The activity is not contrary to the objectives and policies of the relevant plan.

The proposal may therefore be considered under Section 104 of the Act.

It is concluded that the application can be approved under delegated authority by Council.

13 CONCLUSION

13.1 OVERVIEW OF THE PROPOSAL

The proposal seeks subdivision consent to create one additional rural-residential allotment from the parent title at 185 Kerikeri Inlet Road.

Proposed Lot 1 will contain the existing dwelling and associated development. Proposed Lot 2 will be vacant and of sufficient size and dimensions to accommodate a future dwelling and associated onsite infrastructure, as confirmed by the Site Suitability Report.

The resulting allotment sizes are consistent with the established pattern of development in the surrounding environment, including comparable allotments directly opposite the site measuring approximately 2,003m² and 2,290m².

No reverse sensitivity or incompatible land use effects are anticipated.

13.2 LAND USE MATTERS

Land use consent is sought for stormwater management where impermeable surface thresholds exceed the permitted standard.

Stormwater can be adequately managed within the site boundaries through onsite attenuation systems designed to achieve hydrological neutrality. The Site Suitability Report confirms that the ground conditions are appropriate to accommodate this servicing approach.

Consent is also sought to vary the existing consent notice relating to firefighting water supply. An existing 80,000 litre in-ground pool provides a compliant and permanent firefighting water source for both allotments. The proposed variation aligns the consent notice with current site conditions and does not result in any adverse environmental effects.

The minor technical breach of building coverage is due to existing development. This exceedance is marginal and does not give rise to adverse visual or amenity effects.

13.3 ENVIRONMENTAL EFFECTS

The assessment of environmental effects concludes that:

- Adverse effects are internalised within the site boundaries
- Stormwater and wastewater servicing can be appropriately managed onsite
- No natural hazard risks arise
- The established rural-residential character of the area is maintained
- No adverse cumulative effects are anticipated

In terms of Section 104(1)(a) of the Act, the actual and potential effects of the proposal are considered to be no more than minor.

No persons are considered adversely affected, and there are no special circumstances.

13.4 SECTION 104D GATEWAY TEST

The proposal is classified as a Non-Complying Activity under the Operative District Plan due to allotment sizes being below the 3,000m² standard.

An assessment of the gateway tests under Section 104D has been undertaken. The proposal is considered to satisfy both tests:

- The adverse effects of the activity are no more than minor; and
- The activity is not contrary to the objectives and policies of the relevant plan.

Accordingly, the application may be approved under Section 104 of the Act.

13.5 PART 2 ASSESSMENT

The relevant provisions of Part 2 of the Act have been addressed as part of this application.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991 and achieves sustainable management as defined by Sections 5 to 8 of the Act.

13.6 OVERALL CONCLUSION

Having regard to Sections 104, 104B, 104D, 105 and 106 of the Act, and the relevant provisions of the District Plan, it is considered appropriate that consent be granted.

The proposal represents a modest and logical extension of established rural-residential development within the locality and is suitable for approval on a non-notified basis.

14 LIMITATIONS

This report has been commissioned solely for the benefit of our client in relation to the proposed subdivision and associated land use activities at 185 Kerikeri Inlet Road.

The Far North District Council and Northland Regional Council may rely upon this report for the purposes of processing the subject application, subject to its conditions and limitations.

Copyright and intellectual property in this report remain with the authoring firm.

This report may not be used, reproduced, or relied upon by any other party or for any other proposal without prior written consent.

No liability is accepted by the author or its representatives in respect of any information contained within this report where it is used outside the scope of the intended project.

Where other parties wish to rely on this report, whether for the same or different proposals, written permission may be granted subject to satisfactory review of the proposed reliance.

Although this report may be submitted to a local authority in connection with an application for resource consent or any statutory approval, this limitation clause continues to apply and requires any other party to undertake their own due diligence where necessary.

15 PHOTOGRAPHS

Figure 1 Existing vehicle crossing

Figure 2 Existing accessway

Figure 3 Lot 1 existing dwelling

Figure 4 Eastern boundary of Lot 1

Figure 5 Western Boundary of Lot 1- existing water tank in foreground

Figure 6 Northern lot boundary

Figure 7 Looking east toward Lot 1

Figure 8 Existing shipping container on western boundary

Figure 9 Lot 2

Figure 10 Lot 2

Figure 11 Lot 2 site frontage to Kerikeri Road

Figure 12 Lot 2

Figure 13 view of neighbouring lot

Suite 1, 88 Kerikeri Road
Kerikeri
0230

16 ANNEXURES

FAR NORTH DISTRICT COUNCIL APPLICATION FORM

RECORD OF TITLE 647531 – *LINZ*

CONSENT NOTICE 10154422.3 – *LINZ*

CONSENT NOTICE 10154422.6 - *LINZ*

SUBDIVISION SCHEME PLAN – *TRINE KEL LTD*

SITE SUITABILITY REPORT – *TRINE KEL LTD*

CORRESPONDENCE – *TOP ENERGY*

CORRESPONDENCE – *CHORUS*

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**647531**
Land Registration District	**North Auckland**
Date Issued	26 September 2014

Prior References
NA31B/38

Estate	Fee Simple
Area	4096 square metres more or less
Legal Description	Lot 1 Deposited Plan 473446
Registered Owners	
Nicholas John Laird	

Interests

B006624.1 Notice pursuant to Section 25 Public Works Amendment Act 1975 of the constitution of the Kerikeri Irrigation District. - 23.11.1981 at 12.00 pm

9834715.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.9.2014 at 10:27 am

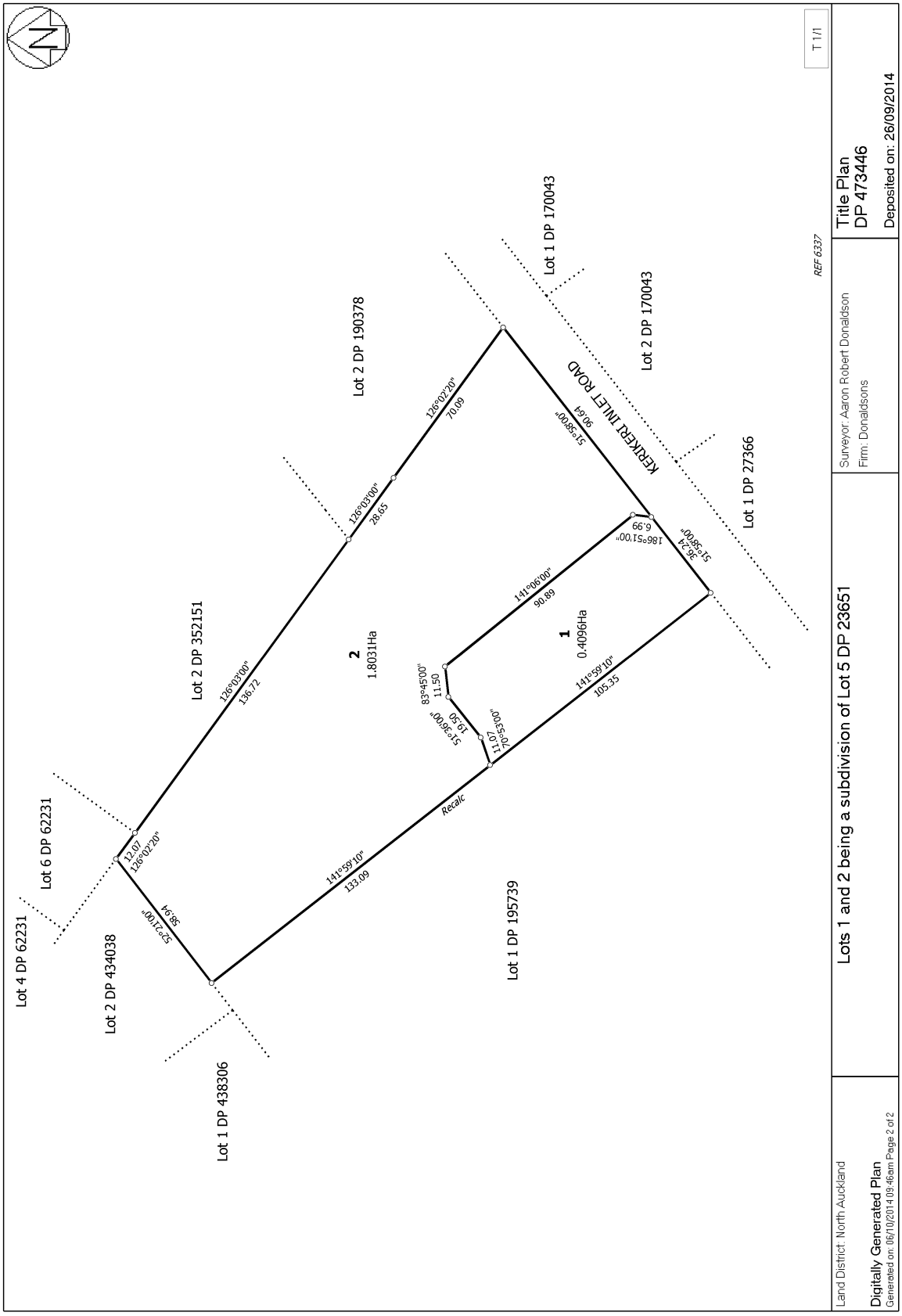
Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 10154422.3 - 19.11.2015 at 9:23 am

The easements created by Easement Instrument 10154422.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10154422.6 - 19.11.2015 at 9:23 am

11564345.3 Mortgage to ASB Bank Limited - 24.10.2019 at 11:12 am

11562096.1 CAVEAT BY EVA MOANA STUMPF - 4.11.2019 at 12:21 pm


N
T 1/1
REF 6337
Lot 1 DP 170043
Lot 2 DP 170043
Lot 2 DP 190378
KERIKERI INLET ROAD
Lot 1 DP 27366
Lot 2 DP 352151
Lot 6 DP 62231
Lot 4 DP 62231
Lot 2 DP 434038
Lot 1 DP 438306
Lot 1 DP 195739
2
1.8031Ha
1
0.4096Ha
126°03'00"
136.72
12.07
126°02'20"
141°59'10"
133.09
Recalc
141°59'10"
105.35
70°53'00"
11.07
83°45'00"
11.50
51°38'00"
19.50
141°06'00"
90.89
186°51'00"
6.99
51°38'00"
36.24
51°38'00"
90.64
126°02'20"
70.09
126°03'00"
28.65
52°21'00"
98.94
Lots 1 and 2 being a subdivision of Lot 5 DP 23651
Land District: North Auckland
Digitally Generated Plan
Generated on: 06/10/2014 09:46am Page 2 of 2
Surveyor: Aaron Robert Donaldson
Firm: Donaldsons
Title Plan
DP 473446
Deposited on: 26/09/2014

View Instrument Details

Instrument No	10154422.3
Status	Registered
Date & Time Lodged	19 November 2015 09:23
Lodged By	Morfett, Deborah Margaret
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
647531	North Auckland
680221	North Auckland
680222	North Auckland
680223	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

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

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

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

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

I certify that the Crown under Irrigation Notice under Public Works Act 1981 B006624.1 has consented to this transaction and I hold that consent, or the Irrigation Notice under Public Works Act 1981 does not prevent registration ☑

Mortgage 9872398.3 does not affect the servient tenement, therefore the consent of the Mortgagee is not required ☑

I certify that the Mortgagee under Mortgage 9969274.2 has consented to this transaction and I hold that consent ☑

Signature

Signed by Jared Bryan Cains as Grantor Representative on 11/11/2015 09:55 AM

Grantee Certifications

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

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

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

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

Signature

Signed by Jared Bryan Cains as Grantee Representative on 11/11/2015 09:55 AM

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

Form B

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

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

Grantor

SATSUMA INLET LIMITED

Grantee

SATSUMA INLET LIMITED being registered proprietor of the land in CFR 680221, 680222 and 680223 AND **NICHOLAS JOHN LAIRD** and **EVA MOANA STUMPF** being registered proprietors of the land in CFR 647531

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

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

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

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference) **DP 482947**	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way Right to Convey water, electricity, telecommunications & computer media Right to drain water & sewage	"A"	Lot 2 DP 482947 CFR 680221	Lots 3 & 4 DP 482947 CFR 680222 & 680223 Lot 1 DP 473446 CFR 647531
	"B"	Lot 3 DP 482947 CFR 680222	Lot 4 DP 482947 CFR 680223 Lot 1 DP 473446 CFR 647531
Right to convey water	"C"	Lot 3 DP 482947 CFR 680222	Lot 1 DP 473446 CFR 647531
	"D"	Lot 2 DP 482947 CFR 680221	

Form B - continued

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

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

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

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

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

~~[the provisions set out in Annexure Schedule]~~

Covenant provisions

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

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

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

~~[Annexure Schedule]~~

View Instrument Details

Instrument No	10154422.6
Status	Registered
Date & Time Lodged	19 November 2015 09:23
Lodged By	Morfett, Deborah Margaret
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
647531	North Auckland
680221	North Auckland
680222	North Auckland
680223	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

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

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

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

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

I certify that the Crown under Irrigation Notice under Public Works Act 1981 B006624.1 has consented to this transaction and I hold that consent, or the Irrigation Notice under Public Works Act 1981 does not prevent registration ☑

I certify that the Mortgagee under Mortgage 9872398.3 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 9969274.2 has consented to this transaction and I hold that consent ☑

Signature

Signed by Jared Bryan Cains as Grantor Representative on 19/11/2015 09:18 AM

Grantee Certifications

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

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

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

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

Signature

Signed by Jared Bryan Cains as Grantee Representative on 19/11/2015 09:19 AM

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

Form B

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

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

Grantor

SATSUMA INLET LIMITED being registered proprietor of the land in CFR 680221, 680222 and 680223 AND **NICHOLAS JOHN LAIRD** and **EVA MOANA STUMPF** being registered proprietors of the land in CFR 647531

Grantee

SATSUMA INLET LIMITED being registered proprietor of the land in CFR 680221, 680222 and 680223 AND **NICHOLAS JOHN LAIRD** and **EVA MOANA STUMPF** being registered proprietors of the land in CFR 647531

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

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

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

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant		680221 680222 680223 647531	680221 680222 680223 647531

Form B - continued

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

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

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

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

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

~~[the provisions set out in Annexure Schedule]~~

Covenant provisions

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

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

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

Annexure Schedule

Form L

Annexure Schedule Page 3 of 4 Pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Continuation of the covenant to be created

The Grantor intends to create for the for the benefit of the Dominant Tenement (the "Dominant Lots") set out in Schedule A the Land Covenants set out in Schedule B over the Servient Tenement set out in Schedule A (the "Property") to the effect that:

a. the Property will be bound by the Land Covenants in Schedule B; and
b. the registered proprietors for the time being of the Dominant Lots may enforce the Land Covenants against the registered proprietors of the Property.

The Grantee accordingly covenants and agrees on behalf of the Grantee and the Grantee's successors in title:

a. to observe and perform the Land Covenants set out in Schedule B; and
b. that those Land Covenants will run with and bind the Property for the benefit of each of the Dominant Lots.

SCHEDULE B

The Grantee:

1. Will ensure that two water storage tanks for firefighting purposes (the "Fire Fighting Water Tanks") with a capacity of 25,000 litres each are situated and maintained in the location shown "F" on Lot 4 Deposited Plan 482947 Computer Freehold Register 680223.

2. Will ensure that the Fire Fighting Water Tanks are available for access and use by the registered proprietors of the Dominant Lots and the fire service and the registered proprietors of the Dominant Lots will be entitled to pass over and access through the Property for that purpose.

3. Will ensure that the Fire Fighting Water Tanks are only used for the purposes of fighting fire on the Dominant Lots.

Form L

Annexure Schedule Page 4 of 4 Pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

4. Will:
   a. Maintain, repair and replace the Fire Fighting Water Tanks when reasonably required and otherwise in accordance with the requirements or directions of the local territorial authority and/or the New Zealand Fire Service (or its successors). The cost of any such maintenance, repair or replacement shall be borne equally by the registered proprietor of each lot comprising the Property.
   b. Keep the Fire Fighting Water Tanks full to capacity provided however that the registered proprietor of any Dominant Lot that uses the water shall be responsible for refilling, at their cost, the Fire Fighting Water Tanks within 3 days of their using the same.

5. The Grantee and any future registered proprietors of the Property will be liable to perform and observe the Land Covenants only while they are registered proprietors of the Property.

TOTAL AREA 4096m²
NA31B/38
LOT 1 DP 473446

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LOT	BENEFITED LOT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY SUPPLY, STORMWATER	A	LOT 2 HEREON	LOT 1 HEREON

ISSUE FOR INFORMATION ONLY

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

AERIAL IMAGERY FROM LINZ

REVISIONS

NO	DATE	DESCRIPTION	BY	CHK
01	05.03.26	DRAFT SCHEME PLAN	AP	KM

DRAWN: 03.12.2025
DESIGNED: KM
CPENG: KK
DATE ISSUED: 05.03.2026
LOCATION: 185 KERIKERI INLET RD
REFERENCE: 067

TRINEKEL
CIVIL ENGINEERING SOLUTIONS

CLIENT: NICK LAIRD

PROJECT: PROPOSED SUBDIVISION OF LOT 1 DP 473446 185 KERIKERI INLET ROAD

TITLE: **DRAFT SCHEME PLAN**

SCALE: 1:500 @ A3

A3

PROJECT #			AREADISC			SEQUENCE			REVISION	
0	6	7	0	T	S	1	0	0	0	0

TRINEKEL
CIVIL ENGINEERING SOLUTIONS

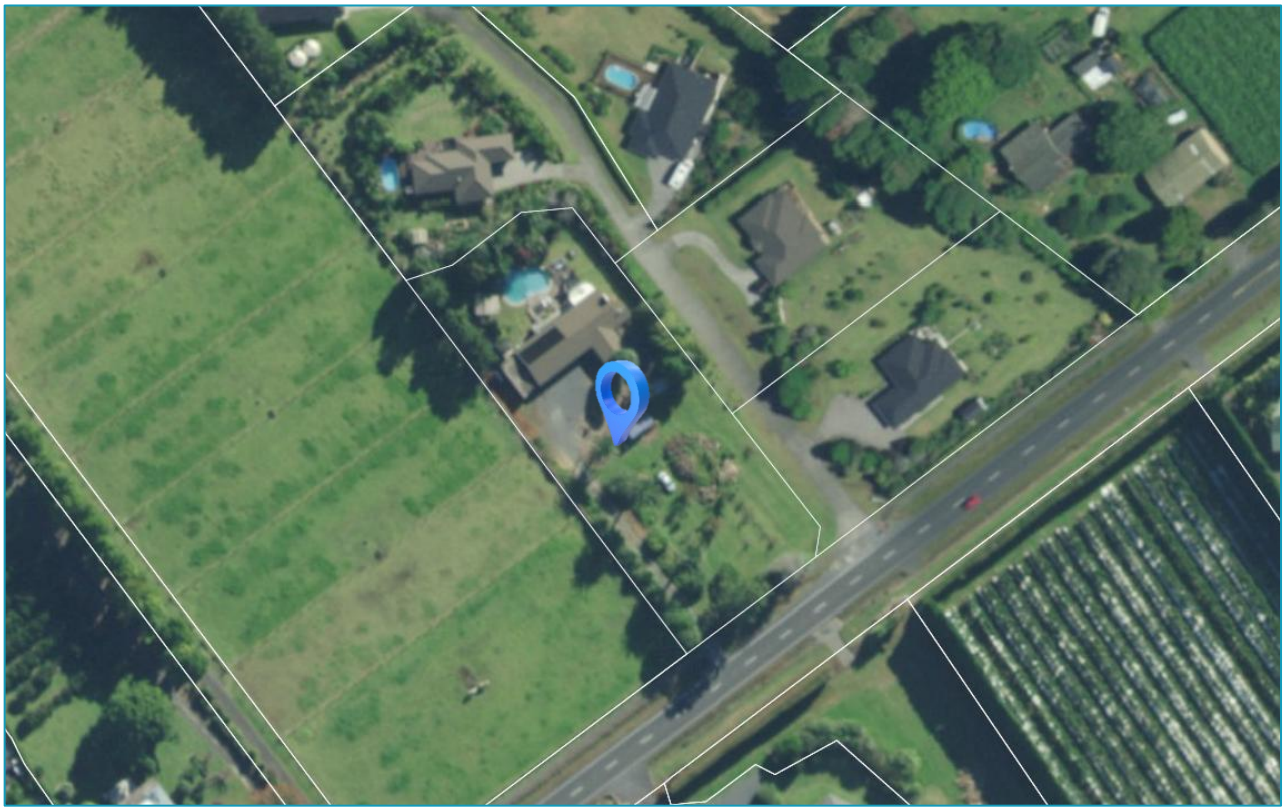
Suite 1, 88 Kerikeri Road
Kerikeri
0230

NICK LAIRD
SITE SUITABILITY REPORT FOR PROPOSED RESIDENTIAL SUBDIVISION
185 Kerikeri Inlet Road, Kerikeri

DOCUMENT NO:

067-SSR-GNG-01-Rev00

SITE SUITABILITY REPORT



REV	DATE	DESCRIPTION	ORIG	CHK'D	APP'D	CLIENT
00	05.03.2026	SITE SUITABILITY REPORT	AS / KM	KM	KK	NL

DOCUMENT CONTROL

TITLE:	SITE SUITABILITY REPORT FOR PROPOSED RESIDENTIAL SUBDIVISION AT 185 KERIKERI INLET ROAD, KERIKERI, FOR NICK LAIRD
SUB-TITLE:	SITE SUITABILITY REPORT
REPORT STATUS:	FINAL
REPORT NUMBER:	067-SSR-GNG-01
REVISION NUMBER:	Rev00
CLIENT:	NICK LAIRD
	TRINE KEL LIMITED
PREPARED BY:	88 KERIKERI ROAD
	KERIKERI 0230
DATE:	5 March 2026
COPIES ISSUED:	PDF, INTERNAL COPY & CLIENT COPY

This Report caters specifically for the requirements of this project and this Client. No warranty is intended or implied for use by any third party and no responsibility is undertaken to any third party for any of the content of this Report.

Authored:	**Reviewed:**	**Approved:**
		
Ashleigh Stols BEng	**Keavy Mitchell** BSc (Geol) | PGDipSci (Env Mgt) | MEngGeol | MEngNZ	**Kelvin Kapp** CPEng | CMEngNZ | IntPE(NZ)
Civil Engineer | Trine Kel Limited	**Senior Engineering Geologist | Trine Kel Limited**	**Principal Civil Engineer & Director | Trine Kel Limited**

CONTENTS

LIST OF FIGURES

LIST OF TABLES

1 EXECUTIVE SUMMARY

This report addresses various aspects, including land suitability, effluent disposal, water supply for firefighting, stormwater management, and access.

Element	Summary
General – Section 1 to 4	
Site Address	185 Kerikeri Inlet Road, Kerikeri (Lot 1 DP 473446)
Client	Nick Laird
Development Type	Two-lot residential subdivision. Retention of the existing dwelling on Lot 1 with a future residential development planned for Lot 2.
District Plan Zone	Rural Residential
Site Area (Gross)	4,093 m² (approximate, per FNDC maps)
Lots Proposed	2
Geology	Kerikeri Volcanic Residual Soils
Natural Hazard Risk – Section 5	
Natural Hazard Risk	Low – No identified flooding, liquefaction, or slope instability risk
Geotechnical Suitability – Section 6 to 7	
Geotechnical Suitability	Confirmed – Residual volcanic soils with high strength and moderate structure; no groundwater encountered
Foundation Classification	Class M (Dwelling)– NZBC B1 basis, with recommendations herein implemented.
On-Site Wastewater Treatment and Disposal - Section 8	
On-site Wastewater	Permitted activity – system complies with PRPN C.6.1.3 and setback requirements; designed for 900L/day
Water Supply – Section 9	
Water Supply	Rainwater harvesting from roof surfaces as no reticulated network available.
Firefighting	Supply from existing pool on Lot 1
Stormwater - Section 10	
Stormwater Design	Attenuation is proposed to attenuate Lot 1 flows back to 20% controlled activity coverage level for the 10% AEP event including allowance for climate change. It is proposed to use an existing tank for this purpose.
Accessway & Vehicle Crossing – Section 11	
Accessway & Vehicle Crossing	Access to the site will be provided via the existing vehicle crossing, no upgrades to the vehicle crossing are needed.
Conclusion - Section 12	
Overall Recommendation	The site is suitable for subdivision and future development subject to final BC-stage design review and mitigation implementation.

2 INTRODUCTION

Trine Kel Limited has been engaged by Nick Laird to prepare a Site Suitability Report in support of a proposed two-lot residential subdivision at 185 Kerikeri Inlet Road, Kerikeri (Lot 1 DP 473446).

This report presents a summary of the technical assessments undertaken to support the proposed subdivision. The scope of this assessment includes the following components:

- **Natural Hazard Risk Evaluation**
  Identification and evaluation of natural hazards present across the site, with recommendations for mitigation where applicable.
- **Confirmation of Ground Conditions**
  Evaluation of the geotechnical suitability of proposed Lot 2.
- **Erosion and Sedimentation Control**
  Lot 2 is currently an undeveloped parcel of land with no confirmed building proposal. At the time of any future development, erosion and sedimentation control measures will be required in accordance with the Far North District Council Engineering Standards (2023). Appropriate controls (e.g., silt fencing, diversion bunds) will need to be designed and implemented to minimise sediment discharge during earthworks and construction.
- **Effluent Disposal Assessment**
  Assessment of on-site wastewater treatment and disposal capacity for Lot 2, including land suitability and system design recommendations based on expected occupancy levels.
- **Water Supply**
  Potable water supply for Lot 2 will be required at the time of future development. This will be achieved via on-site rainwater harvesting systems in accordance with the Far North District Council Engineering Standards (2023). Roof catchment areas, storage tanks, and first flush diversion systems will need to be integrated into the design to ensure water quality and efficiency. Compliance with the Drinking Water Standards for New Zealand (2022) will be required where potable supply is intended. Firefighting water supply for the subdivision will be provided from the existing swimming pool on Lot 1, which meets the requirements of SNZ PAS 4509:2008.
- **Stormwater Management**
  Assessment of stormwater runoff from both the existing development and the proposed development.
- **Vehicle Access and Driveway Compliance**
  Review of the proposed access and driveway layouts for both lots, assessing compliance with the Far North District Plan and Engineering Standards. Recommendations will be provided for any necessary design improvements.

3 PROPOSED DEVELOPMENTS

The development of the subject site involves the subdivision of the parent allotment into two residential lots.

- **Proposed Lot 1** – will retain the existing dwelling and the swimming pool (which will serve as the subdivision's firefighting water supply).

- **Proposed Lot 2** – will be created as a vacant residential allotment. Future development (e.g., dwelling construction, servicing) will be subject to separate consent applications and must comply with the Far North District Council Engineering Standards (2023).

No new earthworks or building construction is proposed as part of this subdivision application, other than those necessary to implement the subdivision (e.g., service connections if required). Please refer to ***Figure 1*** below, for visual reference.

Figure 1: Draft Scheme Plan

4 SITE DESCRIPTION

4.1 GENERAL

The subject site is located at 185 Kerikeri Inlet Road, Kerikeri, within the Far North District, and is legally described as Lot 1 DP 473446. The parent allotment encompasses a gross plan area of approximately 4,093 m² (source: FNDC Maps). The site is predominantly grassed with scattered mature vegetation along the property boundaries, particularly towards the rear of the site. The existing dwelling, swimming pool, and associated landscaping are located within the portion of land to be retained as Proposed Lot 1 following subdivision. The dwelling is accessed via an existing formed driveway from Kerikeri Inlet Road, which also provides access to ancillary outdoor living areas.

A private on-site wastewater disposal system is currently servicing the dwelling in Lot 1. Based on historical drainage information and on-site observations, the system is located in the lawn area downslope of the dwelling. The accuracy of the recorded location has not been independently verified and should be confirmed if future construction or servicing works are undertaken. The proposed subdivision boundaries have been configured to provide appropriate setbacks from the existing disposal system, in accordance with the required separation distances under the Northland Regional Plan.

Proposed Lot 2 comprises the balance of the site as a vacant allotment, with no development currently proposed. Future development of this lot will require provision of on-site servicing (water supply, wastewater treatment and disposal, and stormwater management) in accordance with the Far North District Council Engineering Standards (2023).

Vehicle access to the property is currently provided directly from Kerikeri Inlet Road via an established entrance serving the existing dwelling. The accessway is a formed driveway that connects the road corridor to the dwelling and ancillary structures. The final location and construction of the driveway for proposed Lot 2 will be confirmed when a dwelling proposal is advanced.Refer to ***Figure 2*** below for the site location. North is up the page.

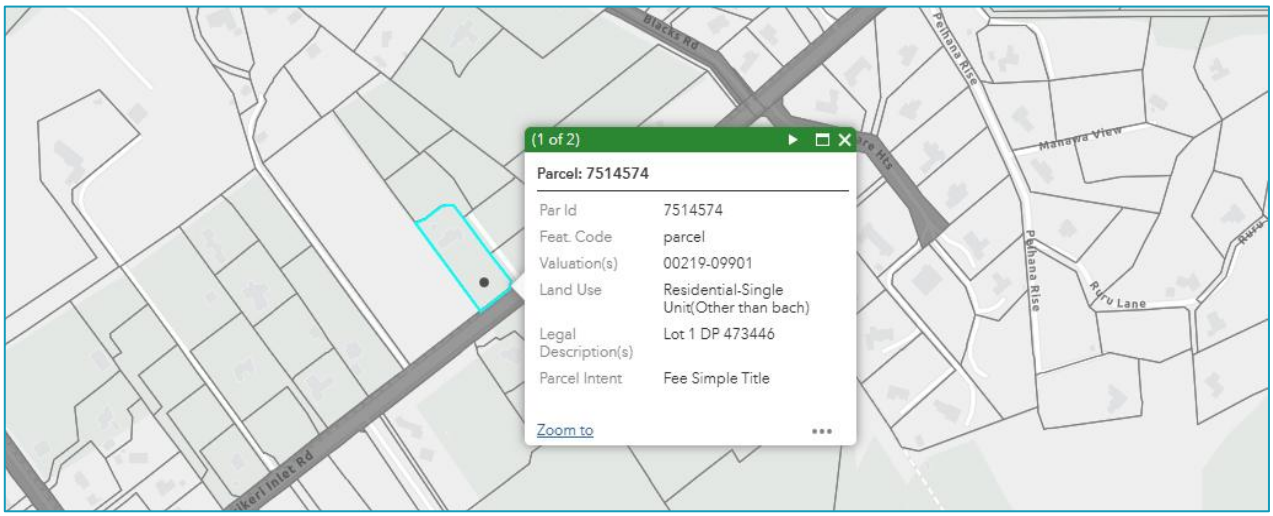


Figure 2: Site Location (FNDC Property Maps)

4.2 TOPOGRAPHY

LINZ LiDAR contour data was utilised to assess the topographical features of the site, including observations from our site walk over. The site falls gently to the south east, with slope gradients generally being below 5%. Refer to ***Figure 3*** below.

Figure 3: Slope morphology at the site depicted by 1m contours from NRC Maps. North is us up the page

4.3 GEOLOGY

The site is within the bounds of the GNS Geological Map 2 “Geology of the Whangarei area” 1:250,000 scale (Edbrooke & Brook, 2009) and is shown to be underlain by Kerikeri Volcanic Group geology. The geological group is described as “Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field, comprising: Basalt lava, volcanic plugs and minor tuff”. See Figure 4 below.

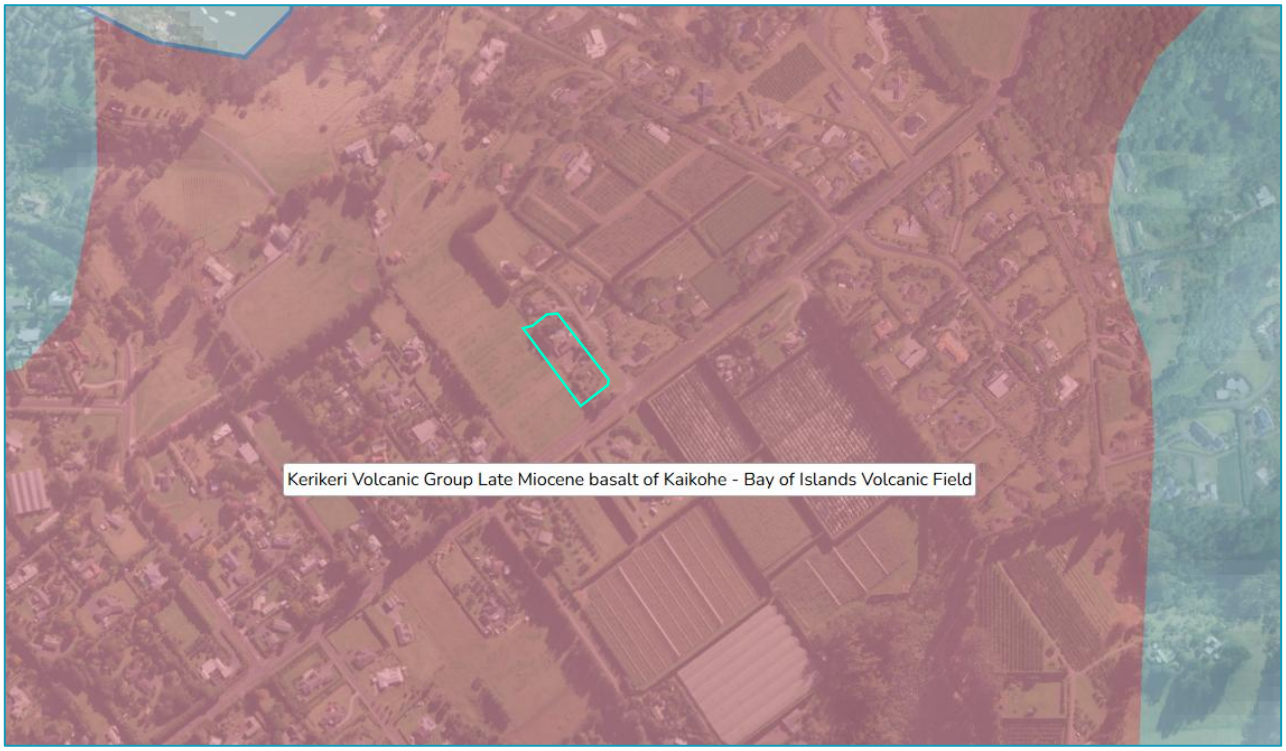


Figure 4: Underlying Geology at the subject site (Source: GNS Maps (Edbrooke & Brook, 2009))

4.4 DISTRICT PLAN ZONE

The site is zoned Rural Living with respect to the Far North District Councils (FNDC) **Operative** District Plan (*Figure 5*), and Rural Residential with respect to the FNDC ***Proposed*** District Plan (*Figure 6*).

Figure 5: FNDC Operative District Plan Zones

Figure 6: FNDC Proposed District Plan Zones

5 NATURAL HAZARD RISK

5.1 ASSESSMENT

Under Section 106 of the Resource Management Act 1991 (RMA), a consent authority may refuse a subdivision consent application, or grant it subject to conditions, if the land is considered to be at significant risk from natural hazards. In accordance with these provisions, an assessment of potential natural hazards relevant to the subject site has been undertaken to help inform FNDCs decision-making process. This assessment is presented in Table 1, below.

Table 1: Natural Hazard Assessment Table

No.	Natural Hazard	Risk	Explanation
1	Earthquake & Liquefaction	Low	Northland has no mapped active fault lines. The site soils underlying the site are cohesive in nature and likely would not be subject to liquefaction in a ULS earthquake event.
2	Tsunami	Low	The site is inland
3	Erosion and Sedimentation	Low	The site soils are over consolidated, fused, Miocene aged volcanic residual soils. Wind and water erosion is easily mitigated via standard erosion and sediment control practices.
4	Volcanic & Geothermal Activity	Low	The site is underlain my Miocene aged volcanics, initially formed through intraplate volcanism (mantle hotspots). The activity underlying the subject site, is now extinct.
5	Landslip & Subsidence	Low	The site has a gentle gradient, site soil shear strengths all exceed 300kPa (UGBC) and elevated groundwater was not encountered during the site intrusive geotechnical testing. Given these reasons, landslip and subsidence risk is considered low.
6	Drought	Moderate	Northland can be subject to drought during summer months. Drought induced risk applicable to the proposed future development at the site will be mitigated through an adequate supply of potable water, held on-site in rainwater tanks.
7	Fire	Low	The proposed development will have an adequate firefighting water supply provided on-site, by way of an accessible swimming pool.
8	Flooding	Low	The site is gently elevated and is not within any mapped flood prone areas on NRC Hazard Maps.

6 GEOTECHNICAL ASSESSMENT

6.1 INTRODUCTION

The assessment evaluates the suitability of Lot 2 for future residential development, based on shallow intrusive geotechnical investigations, site walkovers, and review of geological and topographical information.

The assessment aligns with the requirements of Section 106 of the Resource Management Act (RMA) and the Rural Living Zone provisions under the Far North District Plan. The information presented herein is sufficient to demonstrate that the land is suitable for residential use and is not subject to material instability or geotechnical hazard(s). Detailed foundation and platform certification will be addressed through Building Consent-stage reporting.

6.2 SUMMARY OF PROPOSED DEVELOPMENT (LOT 1)

Lot 2 is proposed to accommodate a new residential dwelling, an associated driveway, water tanks and an on-site wastewater system. A building envelope of 15x15m has been assumed in line with District Plan requirements.

6.3 SITE INVESTIGATIONS AND GROUND CONDITIONS

In October 2025, a geotechnical investigation was undertaken to assess the suitability of Lot 2 for future residential development. The investigation comprised:

- 4 × Hand auger boreholes (50 mm Ø), advanced to depths ranging from 1.0 m to 1.6 m below ground level (mbgl);
- 2 × Scala Penetrometer tests, carried out to depths of approximately 1m;
- Handheld shear vane testing at 0.3m intervals, within the auger holes.

The underlying soils were generally consistent with residually weathered volcanic material derived from the Kerikeri Volcanic Group (KVG), including:

- Slightly gravelly SILT with minor to trace clay;
- Weakly to moderately cemented gravels and sesquioxide-rich (fused) aggregates;
- Blocky and lensoidal soil structure, indicating mature residual development and good drainage capabilities;
- Dark brown to orangish & reddish-brown colouration with manganese mottling in places.

All soils were noted to be of low plasticity or non-plastic (friable), and no groundwater was encountered in any of the boreholes.

Topsoil was observed to be dark, dry, and of moderate thickness, indicating good organic content.

Handheld shear vane tests consistently returned corrected undrained shear strengths exceeding 140 kPa, with most locations producing UTP (Unable to Penetrate) results. These results indicate that the near-surface materials are of good strength and stiffness, consistent with the requirements for shallow residential footings under NZS 3604:2011.

6.4 SLOPE STABILITY

No signs of slope instability or active land movement were observed during the site walkover, and the property lies outside any mapped instability zones or flood overlays. The terrain is gently sloping.

In terms of seismic hazards, the site is underlain by dense, residual volcanic soils associated with the Kerikeri Volcanic Group. No groundwater was encountered during intrusive investigations, and based on MBIE liquefaction screening

guidance, these conditions are not susceptible to liquefaction under design-level earthquake shaking.

In accordance with Section 106 of the Resource Management Act (RMA), the site is not considered to be at significant risk from natural hazards.

6.5 SOIL MOISTURE REACTIVITY (*SOIL EXPANSIVITY*) AND FOUNDATION SUITABILITY

The residual soils encountered at the site are characteristic of the Kerikeri Volcanic Group (KVG) and exhibit traits typical of weathered volcanic materials, including weakly to moderately cemented fine-grained soil (sesquioxide-rich structures) with minor clay content and variably-size gravel inclusions.

Based on field observations, investigation data, and regional precedent, the following soil reactivity classifications are recommended:

- Class M (Moderately Expansive), in accordance with the NZBC, Clause B1

Soil reactivity for this site has been assessed based on:

- Visual-tactile field logging [structure, texture, and moisture condition];
- Observed soil strength and friability;
- Regional experience with similar materials across KVG terrains;
- Performance of comparable foundation systems on neighbouring properties.

This approach aligns with performance-based assessment principles and is considered appropriate for Resource Consent-level decision making.

Notwithstanding the above, Atterberg Limits testing remain useful for characterising other relevant properties such as soil sensitivity, generalised moisture response to reworking and compaction behaviour.

These parameters particularly support the assessment of fill suitability and workability. Such testing is therefore recommended at Building Consent stage if bulk earthworks or cut/fill operation proposals are proposed.

6.6 FOUNDATION RECOMMENDATIONS

To support conservative preliminary design, the following items in ***Table 2*** provide guidance for specific design at building *cons*ent stage:

Table 2: Preliminary Geotechnical Design Parameters for Lot 2 (to be confirmed at Building Consent stage)

Design Element	Parameter	Value/Requirement
Dwelling Platform	Platform Preparation	Cut ground
	Capping Layer	≥ 100 mm compacted GAP40
	Characteristic Surface Movement (ys)	Min. 44 mm (Class M soils [NZBC])
	Ultimate Geotechnical Bearing Capacity	300 kPa

These recommendations provide a robust basis for confirming Lot 2 is geotechnically suitable for future residential development. Final design validation, compaction testing, and platform certification must be addressed through future detailed reporting and guidance of a Chartered Professional Engineer.

6.7 GEOTECHNICAL SUITABILITY CONCLUSION

Based on the findings of this investigation, it is our professional opinion that Lot 2 is geotechnically suitable for residential subdivision and future development, provided that:

- Earthworks and potential fill construction follow industry best practice (See NZS 4431);
- The site is contoured to direct stormwater runoff away from development platforms, preventing ponding or saturation of fill, and ensuring safe conveyance to a stable discharge area downslope;
- Erosion and sediment control measures are implemented during construction in accordance with best practice, where in doubt, utilise GD05 "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*", June 2016, Guideline Document 2016/005 Incorporating Amendment 1;
- The recommendations above are accepted as conceptual at this stage. Final development proposals must be relayed to FNDC in a detailed Geotechnical Investigation Report (GIR) to form a part of the future building consent application. The building consent-stage design must incorporate the foundation classifications and reactivity allowances outlined above.

7 EARTHWORKS AND EROSION AND SEDIMENT CONTROL

7.1 EARTHWORKS OVERVIEW AND VOLUMES

Minimal earthworks are proposed to facilitate the development of residential infrastructure across the proposed subdivision. The work will be limited to the installation of additional stormwater services on Lot 1 and the future development of Lot 2. We envisage the future works to include a shallow cut for a concrete pad, or isolated footing excavations for a dwelling of timber floor construction; a level cut for a parking area, landscaped surrounds, and the installation of stormwater, wastewater, power and telecommunication services.

The works are considered to be of low geotechnical complexity, taking place on stable, level terrain with no identified geohazards or known geotechnical constraints. Preliminary assessments confirm that conventional earthworks practices are/will be appropriate, provided they follow recognised best practice for erosion control, cut/fill management, and engineered fill placement. Given the site conditions and scale of development, the risk of instability, settlement, or ground failure is considered low.

All earthworks will occur within the parent allotment boundaries, with all excavated material to be retained on-site for reuse as engineered fill or general landscaping. No off-site disposal is proposed, reducing construction traffic and sedimentation risk. Anticipated earthworks volumes for each lot are expected to remain below the FNDC DP Permitted activity threshold, being:

Rule 12.5.6.1 of the Far North District Council (FNDC) Operative District Plan:

- Earthworks not exceeding 200 m^3 per lot within any 12-month period;
- Cut depths no greater than 1.5 metres or fill depths no greater than 1.0 metre.

Based on these thresholds, earthworks on the proposed lots should not trigger Restricted Discretionary Activity status.

7.2 EROSION AND SEDIMENT CONTROL MEASURES

We strongly recommend that all earthworks are undertaken during dry weather periods and that exposed cuts are not left open for extended periods of time. Undertaking the earthworks phase of this development in the summer months/dry periods will help to minimise adverse effects of sedimentation to the receiving environment.

To minimise any adverse effects from bulk earthworks, the following items are required:

Table 3: Erosion and sediment control measures

Element	Recommendations
Silt Fence Installation	· Installed prior to works · Trenched at least 200 mm into the ground · Supported at ≤2.0 m intervals with metal waratahs · Positioned downslope of all disturbed soil and stockpiles
Stormwater Management During Earthworks	· Overland flow will be diverted above earthworks zones using temporary swales or cut-off drains · No ponding will be allowed on engineered fill · Temporary soakage will be used to manage runoff from exposed surfaces · Final site levels will be shaped to direct flow away from fill areas and structural elements · All drainage features will be offset ≥3.0 m from any foundation or fill batter
Freshwater Diversion	· Cut-off drains to intercept surface water above earthworks areas · Directed into 'C-shaped' sediment traps, with silt fencing or hay bale lining
Dust Management	· Water will be available for dust suppression · Due to naturally cohesive soils, dust nuisance is expected to be minor
Stabilisation	· All exposed batters and disturbed soil will be reseeded, mulched, or hydroseeded as soon as practicable · Temporary stabilisation (e.g., damp-proof membrane) will be used if wet weather is encountered
Monitoring	· Controls will be checked weekly and after any significant rainfall event · Damaged or ineffective controls will be replaced promptly
Work Hours and Construction Noise	· Monday to Friday: 7:00 am to 5:00 pm · Saturday (if needed): 8:00 am to 4:00 pm · Construction noise will comply with NZS 6803P:1984 and district plan limits · No excessive vibration or disturbance is expected
Health and Safety	· Works to comply with the Health and Safety at Work Act 2015 · All excavations must be fenced or restricted · Contractors must identify and protect all services before starting works · The contractor is responsible for site safety at all times

7.3 CONCEPT EARTHWORKS METHODOLOGY

The earthworks sequence is anticipated to follow this staged approach:

1) Establish site access and move earthmoving plant onto site
2) Install ESC measures, as necessary
3) Strip topsoil and excavate cut areas to design levels

4) Redistribute cut material as fill within landscaped or platform areas, alternatively, cart off site with appropriate permissions

5) Compact all fill in thin lifts (~150 mm)

6) Reinstate cut/fill surfaces with either compacted hardfill, gravel topping, or vegetation

7) Remove erosion controls post-construction

8) General final site clean to be completed (for any remaining environmental contaminants)

Machinery to be used include: Mechanical excavator, Loader/dump truck, Plate compactor and/or drum roller and a Sheepsfoot roller (if cohesive fill is used).

7.4 CUT AND FILL CONTROLS

The proposed earthworks to establish the building platform, driveway, and shed site are considered to be of low complexity and are geotechnically appropriate, provided that recognised best practice is followed throughout construction.

To ensure long-term stability and performance, all cut and fill activities must comply with the requirements outlined in NZS 4431:1989 – Code of Practice for Earth Fill for Residential Development and must be carried out under the supervision of a suitably qualified and experienced geotechnical professional.

While not expected on these future sites, where cut slopes do exceed 1.0 metre in vertical height, they must be graded to no steeper than 1 vertical to 2 horizontal (1V:3H, or 18°) unless specifically retained by an engineered retaining structure. Similarly, fill batters greater than 0.6 metres in height must not exceed a gradient of 1V:3H (18°) unless they are compacted under geotechnical supervision, and/or appropriately buttressed or retained.

All engineered fill must be:

- Placed in thin layers not exceeding 150 mm loose thickness;
- Moisture-conditioned to achieve optimal compaction;
- Compacted using appropriate plant to meet specified dry density ratios;
- Verified through geotechnical testing at vertical intervals not exceeding 0.6 metres, or as required by the supervising engineer.

Fill used to support any future structures must meet applicable standards for bearing capacity, density, and settlement control. While retaining walls under 1.5 metres in height may be exempt from building consent under Schedule 1 of the Building Act 2004, they must still be designed and constructed to achieve appropriate Factors of Safety and comply with geotechnical engineering principles.

8 ON-SITE WASTEWATER TREATMENT AND DISPOSAL (LOT 2)

8.1 TERRITORIAL AUTHORITY REQUIREMENTS

In accordance with the FNDC Engineering Standards 2023, all private wastewater systems shall comply with the NRC Regional Plans (or any amendments as applicable) either as permitted activity or by resource consent. An assessment of the proposed Lot 2 system against the PRPN rules has been provided below in ***Table 4***. A detailed design report will be required at Building Consent Stage, once final development proposals are confirmed.

Table 4: Section C.6.1.3 'Other on-site treated domestic wastewater discharge' Permitted activity requirements and explanations

Item	Rule	Complies? Yes/No	Comments
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and	Yes	The on-site system has been designed in accordance (AS/NZS 1547:2012)
2	The volume of wastewater discharged does not exceed two cubic metres per day, and	Yes	900 L per day proposed
3	The discharge is not via a spray irrigation system or deep soakage system, and	Yes	Surface-laid driplines
4	The slope of the disposal area is not greater than 25 degrees, and	Yes	Slope of the disposal area = <25°
5	For wastewater that has received secondary treatment or tertiary treatment, it is discharged via: a) a trench or bed system 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 b) an irrigation line system that is dose loaded and covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	Yes	Surface laid driplines covered in 150 mm mulch
6	for the discharge of wastewater onto the surface of slopes greater than 10 degrees: c) the wastewater, excluding greywater, has received at least secondary treatment, and d) the irrigation lines are firmly attached to the disposal area, and e) 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	N/A	Slopes do not exceed 10 degrees

	f) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and g) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or h) 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	Yes	See Table 5 for details
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	N/A	
9	the following reserve disposal areas are available at all times: a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or b) thirty percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	Yes	30% Reserve Area Proposed
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	Yes	Will comply given provided Maintenance recommendations
11	the discharge does not contaminate any groundwater water supply or surface water, and	Yes	Will comply given provided design parameters
12	there is no surface runoff or ponding of wastewater, and	Yes	Will comply given provided design parameters
13	there is no offensive or objectionable odour beyond the property boundary.	Yes	Will comply given provided design parameters

Further to the above, the disposal area and reserve disposal area must be situated outside of the relevant exclusion areas and setbacks in the PRPNs Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, provided for below in Table 5.

Table 5: Exclusion areas and setback distances for on-site domestic wastewater systems based on Table 9 of the PRPN

Feature	Offset Requirements (metres)			Subject Site
	Primary	Secondary	Greywater	
Exclusion Areas				
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability	**Above 5% annual exceedance probability**
Horizontal Set Back Distances				
Identified **stormwater** flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5	5	5	**>20m**
River, lake, stream, pond, dam or natural wetland	20	15	15	**>20m**
Coastal marine area	20	15	15	**>20m**
Existing water supply bore	20	20	20	**>20m**
Property boundary	1.5	1.5	1.5	**1.5m**
Retaining Walls	3	3	3	**N/A**
Residential Dwelling	3	3	3	**>3m**
Vertical setback distances				
Winter groundwater table	1.2	0.6	0.6	**>1.2m**

Given the above, the system to be installed on-site is a Permitted Activity under the PRPN and the FNDC District Plan.

8.2 SITE SPECIFIC ASSESSMENT [ES-SEW1]

A site-specific Assessment (SSA) to determine the suitability of wastewater disposal to land has also been carried out by this office using Appendix B ES-SEW1, in accordance with the Site-and-Soil Evaluation Procedures of AS/NZS 1547:2012 (or any amendments as applicable) as stipulated in the FNDCES 2023.

Please refer to Table 6 below. The SSA provided demonstrates compliance with the permitted activity rules of the NRC Regional Plans for proposed Lot 2, and demonstrates that:

1. The site is suitable for the disposal system proposed
2. Adequate disposal and reserve area is available

Table 6: FNDC Appendix ES-SEW1

Appendix B ES-SEW1 **On-site Wastewater Disposal Investigation** **This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance**
Part A – Contact Details
1- Applicant **Name:** NICK LAIRD **Property Address:** 185 Kerikeri Inlet Road, Kerikeri Lot & DP Number: Lot 1 DP 473446
2 – Consultant & Site Evaluator(s) **Name:** Keavy Mitchell **Company:** Trine Kel Ltd. **Address:** 460 Kerikeri Road, Kerikeri **Business Phone:** +64 27 275 3457 Mobile of Evaluator: +64 27 275 3457 **Email:** keavy@trinekel.co.nz **Qualifications:** BSc | PGDip | MEngGeol | MEngNZ Senior Civil Engineer SQEP Registered: ☑ Yes ❑ No **Name:** Kelvin Kapp **Company:** Trine Kel Ltd. **Address:** 460 Kerikeri Road, Kerikeri **Business Phone:** +64 21 107 0619 **Mobile of Evaluator:** +64 21 107 0619 **Email:** kelvin@trinekel.co.nz **Qualifications:** CPEng | CMEngNZ | IntPE(NZ)

	FNDC Requirement	Applies to	Comments
1	**Hazard maps/GIS Hazard Layer – Stability**		
☑	Low Instability	Subject site	Assessed as low in Geotechnical Assessment. See Section 6.
	Medium Instability		
	High Instability		
2	**GIS hazard layer – effluent on slope stability**		
	Low disposal potential		
	Moderate disposal potential		
☑	High disposal potential	Subject site	Category 4 Soils, gentle fall across disposal areas, deep static ground water level, well-preforming systems on neighbouring properties.
3	**GIS hazard layer – effluent suitability**		
	Medium unsuitability	N/A	N/A
	High unsuitability	N/A	N/A
4	**GIS hazard layer – flood susceptibility**		
	Is flood susceptible	N/A	N/A
	Is partially flood susceptible	N/A	N/A

5	**GIS land resources layer - stream**				
Are there streams on or adjacent to land under investigation?			Yes		
		Subject site	No	☑	
6	**GIS land resources layer – aquifers at risk**				
Is land situated over or adjacent to aquifer?			Yes		
		Subject site	No	☑	
7	**Annual Rainfall**	Average:		1501mm	

Soil category		Structure	Applies to Site(s)	Comments
[1] Gravels and Sands		Structureless (massive)		
[2] Sandy Loams		Weakly Structured		
		Massive		
[3] Loams	☑	High/Moderate structured	Subject site	Natural ground comprises dark brown to purple-brown silts with trace to minor clay, locally slightly gravelly with weakly to strongly fused volcanic clasts and red, orange, and white mottling. The soils are dry to moist, low to non-plastic, well-structured and friable when broken, but very stiff to hard in situ, becoming too hard to auger at shallow depths (approximately 0.7–2.2 m). No groundwater was encountered.
		Weakly structured or massive		
[4] Clay Loams		High/moderate structured		
		Weakly structured		
		Massive		
[5] Light Clays		Strongly structured		
		Moderately structured		
		Weakly structured or massive		
[6] Medium to Heavy Clays		Strongly structured		
		Moderately structured		
		Weakly structured or massive		

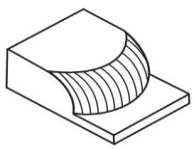
On-Site Evaluation Continued:

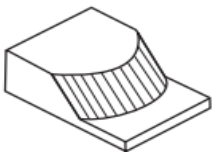
	Details:	Applies to site(s)
1	**Flooding potential to proposed field and reserve field**	
☑	Fields will not flood, or	Lots 1 & 2 not in or near flood zone
	Fields will flood in	
	20% AEP event	
	5% AEP event	
	1% AEP even	
2	**Surface water separation to proposed field and reserve field**	
☑	Main/reserve disposal field comply with NRC rules	Lots 1 & 2 can comply
	Main/reserve disposal field do not comply with NRC rules	
3	**Surface water separation to proposed field and reserve field**	
☑	Main/reserve disposal field comply with NRC rules	Lots 1 & 2 can comply
	Main/reserve disposal field do not comply with NRC rules	
4	**Winter ground water separation to proposed field and reserve field**	
☑	Main and reserve disposal field comply with NRC rules	Lots 1 & 2 will comply
	Main and reserve disposal field do NOT comply with NRC rules	
5	**Slope of ground of proposed field and reserve field**	

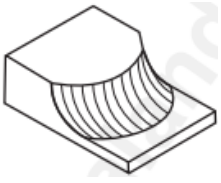
Description:

Site topography was assessed through a physical walkover and corroborated using NRC LiDAR contour data. Both allotments are generally level, with a gentle and beneficial fall in opposing directions: Lot 1 slopes slightly toward the north-west, while Lot 2 slopes gently toward the south-east.

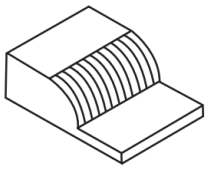
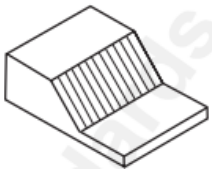
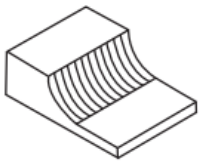
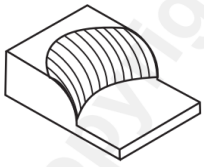
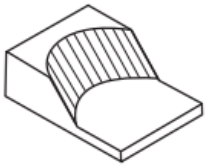
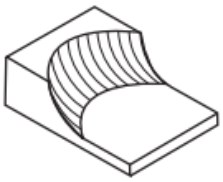
6	**Shape of ground of proposed field and reserve field: Linear Divergent**







Waxing Divergent	Linear Divergent	Waning Divergent
Best water shedding surface, accelerates and spread run-off	Good water shedding surface, spreads run-off, but no acceleration	Waning slope slows run-off but divergence aids in spreading run-off out

		
Waxing Planar	**Linear Planar**	**Waning Planar**
Increasing slope angle aids run-off, but no spreading; good drainage	Natural drainage less effective with distance from crest; no spreading or acceleration; access site	Becomes progressively less well drained down slope, slows run-off; poor
		
Waxing Convergent	**Linear Convergent**	**Waning Convergent**
Good drainage, but may concentrate run-on; run-off is accelerated; use bunds	Relatively poor drainable expected; improve by cut-off drains and bunds	Most prone to waterlogging; avoid if possible; otherwise improve drainage

Comments	Slope morphology is generally linear planar.

7	Details	Applies to site(s)
	Intended water supply source:	
	Public Supply	
☑	Rainwater	Lot 1 & 2
	Bore	

8	**Proposed method of disposal and recommended Daily Loading rate (DLR)**
Description: The proposed wastewater system for Lot 2 is anticipated to comprise a Secondary Treatment Plant discharging to ~300 m² of PCDI lines within landscaped garden(s). A conservative Daily Loading Rate (DLR) of 3 mm/day is suitable due to the lots proposed smaller size. a 90 m² reserve area (30%) is also available for future use. Other on-site wastewater treatment and discharge configurations may also be appropriate if completed by a SQEP, either registered with FNDC as a TP58 writer, or a Chartered Professional Engineer.	
Peak loading factored in: 5 Persons for preliminary design	
Comments	Basing the design on 3 bedrooms inhabited by 5 people was considered appropriate and inline with AS/NZS 1547:2012.

9	**Site exposure (refer note 7 below)**	Description	Applies to Site(s)
Site(s) aspect		Level	Lot 1 & 2
Pre-dominant wind direction		North / West	Lot 1 & 2
Presence of shelter belts		North-east & South	Lot 1 & 2
Presence of topographical features or structures		North & North-east	Lot 1 & 2

10	**Proximity of water bores (include adjacent to properties)**
Not within 20m	

11	**Visible evidence of slips / instability**
None	

12	**Total suitable area available for type of effluent disposal proposed (including reserve area)**
30%	

13	**Setback areas proposed (if any)**
All Setbacks per PRPN Requirements can be met with competent design	

Notes:

1. If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.
2. NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flow paths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.
3. Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.
4. Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.
5. Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.
6. The proposed system (for residential developments) should be sized to accommodate an average 3-bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.
7. The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.
8. If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.
9. If there are any water bores on the subject property or adjacent properties, then a site plan will be required showing bore positions in relation to any proposed effluent field(s).
10. If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan

9 WATER SUPPLY

9.1 POTABLE WATER

The site is not within the serviced area for the FNDC reticulated water supply. For Lot 1, potable water supply is provided via a roof rainwater harvesting system, with collected runoff stored in a 25,000 litre tank.

In the same manner as Lot 1, it is anticipated that Lot 2 roof runoff will also be collected in rainwater tanks for use as a potable water supply.

9.2 FIRE FIGHTING

Adequate supply for firefighting purposes is available within 90 m of both Lot 1 & 2, provided by the swimming pool located north of the existing dwelling on proposed Lot 1. The pool has an approximate surface area of 62 m², indicating substantial storage capacity (>45m²), and is positioned adjacent to an access road on the eastern side of the dwelling, enabling compliant access. These arrangements align with the New Zealand Fire Fighting Water Supply Code of Practice (SNZ PAS 4509:2008). Any alternative firefighting water supplies proposed in future must receive specific approval from an authorised representative of Fire and Emergency NZ. Refer to Figure 7 for the pool location and access arrangement.

Figure 7: Fire Fighting Water Supply Distance From Swimming Pool On Proposed Lot 1

10 STORMWATER MANAGEMENT

10.1 SITE COVER

Plan-view impermeable surface areas have been measured from the Proposed Scheme Plan and form the basis of all stormwater calculations presented in this report.

Table 7: Impermeable Cover Summary

Lot 1 - 2,081m²	
Component	**Area (m²)**
Roof Area	350
Driveway Area	230
Pool	62
Total	**642 (30.8%)**
Lot 2 – 2,015 m²	
Component	**Area (m²)**
Existing metal driveway / ROW	200
Proposed New Parking Area	100
Assumed future development Roof Area	350
Total (future)	**550 (27.3%)**

These values have been used to define post-subdivision and future development conditions for each lot. The permitted activity baseline under Rule 8.7.5.1.5 is 12.5% impermeable cover, equivalent to:

- **Lot 1:** 260 m²
- **Lot 2:** 252 m²

All stormwater mitigation is designed to reduce post-development runoff to no more than that generated by these permitted activity thresholds.

10.2 METHODOLOGY AND DESIGN INPUTS

Stormwater effects have been assessed in general accordance with the following documents:

- Far North District Council Engineering Standards (May 2023), Chapter 4;
- NZS 4404:2004 Land Development and Subdivision Engineering; and
- Rule 8.7.5.2.2 of the Far North District Plan.

A high-level catchment and site-scale analysis has been undertaken using:

- 2025 1 m LiDAR-derived DEM processed in QGIS for overland flow assessment and local catchment definition;
- Plan-derived land cover analysis using weighted runoff coefficients; and
- HydroCAD v10.20 for rainfall–runoff modelling and attenuation design.

Stormwater modelling has been undertaken using design storm events derived from the NIWA High Intensity Rainfall System (HIRDS), with a 20% climate change allowance applied in accordance with Clause 4.3.9.1 of the FNDC Engineering Standards. A TR-55 Type 1A storm profile has been adopted, consistent with Clause 4.3.9.5.

The following design inputs and assumptions have been applied:

- Post-development runoff from each lot is mitigated back to the permitted activity baseline of 12.5% impermeable cover, in accordance with Rule 8.7.5.2.2.

- The same design storms and hydrologic parameters are applied to both baseline and post-development scenarios.
- A Curve Number (CN) of 98 is adopted for direct roof and paved surface runoff, consistent with Table 4-3 of the FNDC Engineering Standards.
- Rainfall depths are sourced from NIWA HIRDS and increased by 20% to account for climate change in the post development scenarios (represented by using Scenario RCP8.5 Period 2081-2100).
- Attenuation is provided using on-site swales and tank storage with controlled discharge.

This approach aligns with both the District Plan and FNDC Engineering Standards by:

- Assessing runoff effects relative to a permitted activity benchmark;
- Demonstrating that post-development runoff does not exceed permitted levels; and
- Providing a clear, effects-based mitigation pathway consistent with Rule 8.7.5.2.2.

10.3 REGULATORY CONTEXT AND NEED FOR MITIGATION

The site is located within the Rural Living Zone under the Far North District Operative Plan. Rule 8.7.5.1.5 limits impermeable coverage on any site to the lesser of **12.5% or 3,000 m²**.

Subdivision of the parent allotment results in the creation of two smaller lot areas, as presented in Table 7.

Although no additional development is proposed on Lot 1 as part of the subdivision works, the reduction in lot size increases the existing impermeable area (584.5 m²) from approximately 14% of the parent site to **30.8% of Lot 1**, exceeding the permitted threshold of 12.5%.

Similarly, Lot 2 is expected to accommodate a future residential dwelling and associated hardstand areas. The assumed future development results in an estimated impermeable coverage of approximately **550 m² (27.3%)**, again in excess of the permitted activity standard.

Accordingly:

- Both Lot 1 and Lot 2 exceed the permitted activity stormwater standard under Rule 8.7.5.1.5; and
- Compliance must be achieved through the **Controlled Activity** pathway under Rule 8.7.5.2.2, which requires a report demonstrating that stormwater runoff will be mitigated to no more than that generated by a permitted activity (i.e. 12.5% impermeable cover).

This report Section has been prepared to satisfy Rule 8.7.5.2.2 and to demonstrate that stormwater runoff from both Lot 1 and Lot 2 can be mitigated to the level expected from a permitted activity site.

10.4 STORMWATER DESIGN

Stormwater management for both lots will be achieved through on-site attenuation using low impact design principles, namely, via swale and tank storage. The design intent is to:

- Capture roof and paved runoff at source;
- Temporarily store runoff during storm events; and
- Discharge stormwater at a controlled rate equivalent to that generated by a permitted activity scenario (12.5% impermeable coverage) back to the Kerikeri Inlet Road, road side swale.

This approach directly addresses the matters of control listed under Rule 8.7.5.2.2, including:

- The physical qualities of Kerikeri Volcanic soils;
- The availability of land for stormwater disposal without adverse effects;
- Use of Low Impact Design principles where practicable; and

- Mitigation of cumulative catchment effects.

Kerikeri Volcanic Group soils are typically well structured and often exhibit limited infiltration. Accordingly, the swale design presented utilises a conservative exfiltration value of 50mm/hr and is coupled with tank-based attenuation for future development on Proposed Lot 2.

10.5 DESIGN SUMMARY

Table 8: Stormwater Attenuation Design Summary – Lot 1

Item	Lot 1	Lot 2	Notes / Reference
Lot area	2,081 m²	2,015 m²	Proposed Scheme Plan
Permitted activity baseline (12.5%)	260 m²	252 m²	Rule 8.7.5.1.5
Equivalent baseline flow	0.0022 m³/s	0.0020 m³/s	HydroCAD baseline model
Post-subdivision impervious area	642 m² (30.8%)	550 m² (27.3%)	Table 7
Primary design event	50% AEP (1:2 yr), NIWA HIRDS + 20% CC	50% AEP (1:2 yr), NIWA HIRDS + 20% CC	FNDC ES Cl. 4.3.9.1
Roof runoff	350 m² roof → existing rainwater tank	350 m² roof → 2 × 25,000 L dual purpose tanks	CN 98
Roof overflow pathway	Tank overflow → ROW swale for attenuation	Tank attenuation (at source) with reduced discharge to road side swale	Defined route
Driveway / hardstand runoff	230 m² driveway left as sheet flow to surrounds	200 m² ROW + 100 m² future parking → ROW swale for attenuation	Lot 1 driveway counted within unattenuated allowance
Primary attenuation elements	ROW swale	2 × 25,000 L tanks + ROW swale	Per HydroCAD schematic
Mitigation target	Post-subdivision flow ≤ 0.0022 m³/s	Post-development flow ≤ 0.0020 m³/s	Rule 8.7.5.2.2 achieved
Outcome	Controlled Activity Compliance achieved		

10.6 OUTCOMES

The HydroCAD model demonstrates that the combined post-subdivision discharge from Lots 1 and 2 under the 50% AEP climate-adjusted design event is 0.0041 m³/s. This is less than the combined permitted-activity baseline of 0.0042 m³/s (Lot 1 = 0.0022 m³/s; Lot 2 = 0.0020 m³/s).

Accordingly, the proposed stormwater system achieves full compliance with Rule 8.7.5.2.2 by ensuring that post-development runoff does not exceed that generated by a permitted activity scenario.

Stormwater design for Lot 2 will be finalised at building consent stage once development plans are confirmed. It is anticipated that attenuation tanks will be utilised to ensure all future roof areas within the allotment are mitigated back to permitted activity baselines.

11 ACCESSWAY AND VEHICLE CROSSING

The site is served by an existing vehicle crossing from Kerikeri Inlet Road, which connects directly to the pan-handle accessway leading to the existing dwelling on Lot 1. The accessway has a concrete surface and a formed width of approximately 3.8 m. At the road boundary, the vehicle crossing is approximately 6.8 m wide, narrowing to about 3.8 m where it traverses the existing footpath. The crossing achieves in excess of 100 m of sight distance in both directions along Kerikeri Inlet Road. Kerikeri Inlet Road oppperates as a 60 km/h road. Per the 2023 Engineering Standards, the existing crossing already meets requirements at the road interface, and visibility is compliant. Accordingly, no upgrades to the vehicle crossing are needed.

Figure 8: Existing Vehicle Crossing

12 CONCLUSIONS

This Site Suitability Report has assessed the key development elements for the proposed subdivision at 185 Kerikeri Inlet Road, Kerikeri, including land stability, wastewater treatment and disposal, potable water supply, firefighting water supply, and stormwater management. Based on the assessments undertaken, it is concluded that the site is suitable for the intended two-lot residential subdivision and associated development, subject to:

- Implementation of earthworks, drainage, and wastewater system designs in accordance with the recommendations herein.
- Adherence to Building Consent-stage validation of final earthworks, foundations, wastewater disposal, and water supply for Lot 2.
- Registration of consent notices where necessary

For ease of reference, a summary of the overall site suitability findings is presented in the Executive Summary in **Section 1** of this report.

13 ANNEXURES

13.1 ANNEXURE A – SCHEME PLAN, ENGINEERING CONCEPT SITE PLAN (SW TANKS, WW DISPOSAL AREA, DRIVEWAY, VEHICLE ENTRY, DRIVEWAY SWALE)

TOTAL AREA 4096m²
NA31B/38
LOT 1 DP 473446

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LOT	BENEFITED LOT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY SUPPLY, STORMWATER	A	LOT 2 HEREON	LOT 1 HEREON

ISSUE FOR INFORMATION ONLY

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

AERIAL IMAGERY FROM LINZ

REVISIONS

NO	DATE	DESCRIPTION	BY	CHK
01	05.03.26	DRAFT SCHEME PLAN	AP	KM

DRAWN: 03.12.2025
DESIGNED: KM
CPENG: KK
DATE ISSUED: 05.03.2026
LOCATION: 185 KERIKERI INLET RD
REFERENCE: 067

TRINEKEL
CIVIL ENGINEERING SOLUTIONS

CLIENT: NICK LAIRD

PROJECT: PROPOSED SUBDIVISION OF LOT 1 DP 473446 185 KERIKERI INLET ROAD

TITLE: **DRAFT SCHEME PLAN**

SCALE: 1:500 @ A3

A3

PROJECT #			AREADISC			SEQUENCE			REVISION	
0	6	7	0	T	S	1	0	0	0	0

REVISIONS

NO	DATE	DESCRIPTION	BY	CHK
01	05.03.26	CONCEPT LAYOUT	AP	KM

DRAWN: 03.12.2025
DESIGNED: KM
CPENG: KK
DATE ISSUED: 05.03.2026
LOCATION: 185 KERIKERI INLET RD
REFERENCE: 067

TRINEKEL
CIVIL ENGINEERING SOLUTIONS

CLIENT: NICK LAIRD

PROJECT: PROPOSED SUBDIVISION OF LOT 1 DP 473446 185 KERIKERI INLET ROAD

TITLE: **CONCEPT LAYOUT**

SCALE: 1:500 @ A3

A3

PROJECT #			AREADISC			SEQUENCE			REVISION	
0	6	7	0	T	S	1	0	1	0	0

13.2 ANNEXURE B – GEOTECHNICAL SITE TESTING LOGS

HAND AUGER : HA01

CLIENT: Nick Laird
PROJECT: Ground Testing as Directed by Trine Kel Ltd
SITE LOCATION: 185 Kerikeri Inlet Road, Kerikeri

JOB NO.: 143093 **SHEET:** 1 OF 1
START DATE: 15/10/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: DR4802 **ELEVATION:** Ground
FACTOR: 1.39 **DATUM:**

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, dark brown to brown, very stiff, moist, no to low plasticity.		0.4		195+	-	-		
	0.5m: Frequent orange weakly fused clast mottles.		0.6						
			0.8		UTP	-	-		
	Gravelly (Clast) SILT, brown with orange mottles, very stiff to hard, dry to moist, no plasticity (friable).		1.0		UTP	-	-	9	
	EOH: 1.00m - Too Hard To Auger		1.2					6	
								8	
			1.4					7	
								8	
			1.6					8	
								6	
			1.8					6	
								6	
			2.0					7	
								15	
			2.2					15	
								10	
			2.4					6	
								8	
			2.6					7	
								12	
			2.8					20+	

REMARKS
End of borehole @ 1.00m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP
CHECKED BY: JEM

▼ Standing groundwater level
▽ GW while drilling

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Website: www.wiltonjoubert.co.nz

HAND AUGER : HA02

CLIENT: Nick Laird
PROJECT: Ground Testing as Directed by Trine Kel Ltd
SITE LOCATION: 185 Kerikeri Inlet Road, Kerikeri

JOB NO.: 143093 **SHEET:** 1 OF 1
START DATE: 15/10/2025 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 1994 **ELEVATION:** Ground
FACTOR: 1.41 **DATUM:**

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, dark brown to brown, very stiff, moist, no to low plasticity, occasional orangey brown weakly fused clast specks.		0.4		UTP	-	-		
	0.8m: Becoming brown, frequent orange weakly and strongly fused clast specks, no plasticity (friable).		0.6						
			0.8		197+	-	-		
			1.0						
			1.2		UTP	-	-		
			1.4						
			1.6		UTP	-	-	12	
	EOH: 1.60m - Too Hard To Auger		1.8					6	
								6	
			2.0					6	
								5	
			2.2					5	
								5	
			2.4					10	
								6	
			2.6					5	
								14	
			2.8					7	
								6	

REMARKS
End of borehole @ 1.60m (Target Depth: 3.00m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM
CHECKED BY: SJP

▼ Standing groundwater level
▽ GW while drilling

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HAND AUGER : WW01

JOB NO.: 143093 **SHEET:** 1 OF 1

START DATE: 15/10/2025 **NORTHING:** **GRID:**

CLIENT: Nick Laird **DIAMETER:** 50mm **EASTING:**

PROJECT: Ground Testing as Directed by Trine Kel Ltd **SV DIAL:** **ELEVATION:** Ground

SITE LOCATION: 185 Kerikeri Inlet Road, Kerikeri **FACTOR:** **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, dark brown to brown, very stiff, moist, no to low plasticity.		0.4						
	0.6m: Frequent orange weakly fused clast mottles.		0.6						
			0.8						
	Gravelly (Clast) SILT, brown with orange and light purple mottles, very stiff to hard, dry to moist, no plasticity (friable).		1.0						
	EOH: 1.10m - Too Hard To Auger		1.2						
			1.4						
			1.6						
			1.8						
			2.0						
			2.2						
			2.4						
			2.6						
			2.8						

SOIL DESCRIPTION: TOPSOIL, CLAY, SAND, PEAT, FILL, SILT, GRAVEL, ROCK

REMARKS

End of borehole @ 1.10m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

CHECKED BY: JEM

▼ Standing groundwater level

▽ GW while drilling

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HAND AUGER : WW02

JOB NO.: 143093 **SHEET:** 1 OF 1

START DATE: 15/10/2025 **NORTHING:** **GRID:**

CLIENT: Nick Laird **DIAMETER:** 50mm **EASTING:**

PROJECT: Ground Testing as Directed by Trine Kel Ltd **SV DIAL:** **ELEVATION:** Ground

SITE LOCATION: 185 Kerikeri Inlet Road, Kerikeri **FACTOR:** **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE: PEAK STRENGTH (kPa)	SHEAR VANE: REMOULD STRENGTH (kPa)	SHEAR VANE: SENSITIVITY	DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
Topsoil	TOPSOIL, dark brown, moist.	TS	0.2	Groundwater Not Encountered					
Kerikeri Volcanic Group	NATURAL: SILT, minor clay, dark brown to brown, very stiff, moist, no to low plasticity. 0.6m: Occasional grey and light purple weakly fused clast mottles. 0.9m: Occasional orange weakly fused clast mottles.		0.4 0.6 0.8 1.0 1.2						
	EOH: 1.20m - Target Depth		1.4 1.6 1.8 2.0 2.2 2.4 2.6 2.8						

TOPSOIL FILL CLAY SILT SAND GRAVEL PEAT ROCK

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

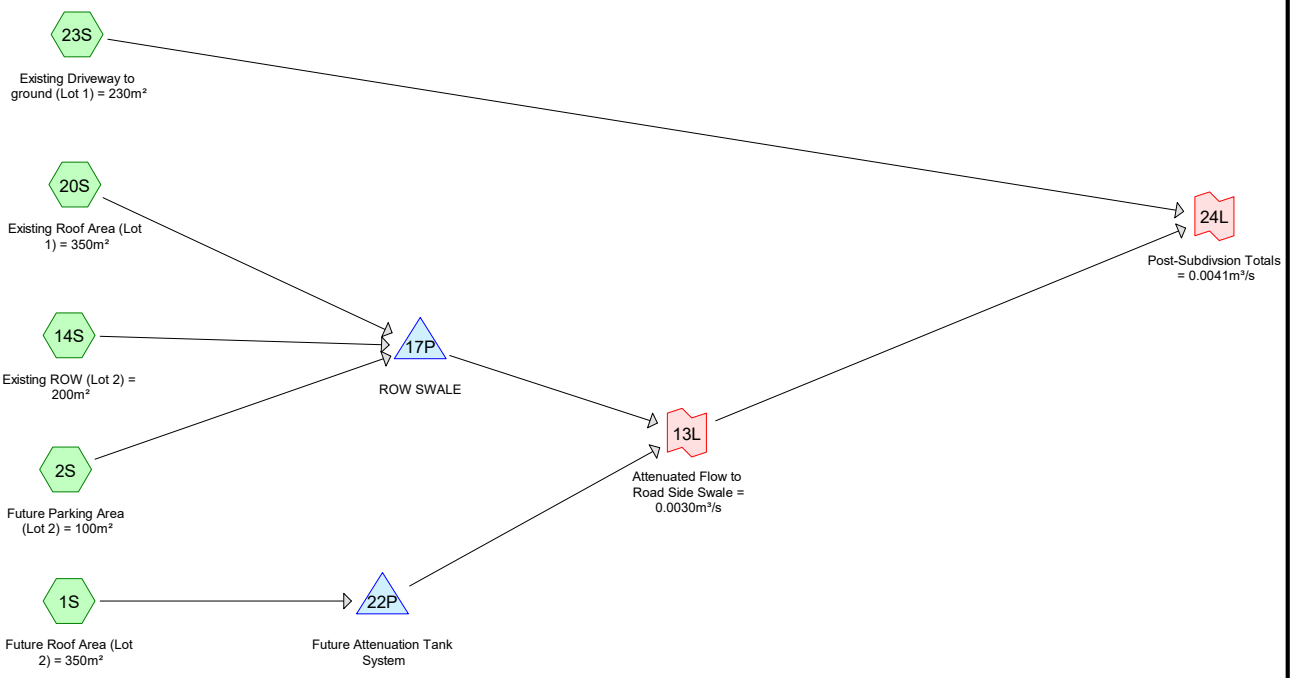
CHECKED BY: JEM

▼ Standing groundwater level

▽ GW while drilling

WILTON JOUBERT Consulting Engineers
185 Waipapa Road, Kerikeri 0295
Phone: 09-945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

13.3 ANNEXURE C – STORMWATER CALCULATIONS AND MODEL OUTPUTS



Subcat Reach Pond Link

Routing Diagram for 067-0SW-HCC-03-Rev00
Prepared by Trine Kel LTD, Printed 21/01/2026

Area Listing (selected nodes)

Area (hectares)	CN	Description (subcatchment-numbers)
0.0880	98	Paved parking, HSG C (1S, 2S, 14S, 23S)
0.0350	98	Unconnected roofs, HSG C (20S)
0.1230	**98**	**TOTAL AREA**

Time span=0.00-28.00 hrs, dt=0.05 hrs, 561 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Future Roof Runoff Area=350.0 m² 100.00% Impervious Runoff Depth=119 mm
Tc=2.0 min CN=98 Runoff=0.0029 m³/s 41.646 m³

Subcatchment 2S: Future Parking Runoff Area=100.0 m² 100.00% Impervious Runoff Depth=119 mm
Tc=10.0 min CN=98 Runoff=0.0008 m³/s 11.899 m³

Subcatchment 14S: Existing ROW Runoff Area=200.0 m² 100.00% Impervious Runoff Depth=119 mm
Tc=10.0 min CN=98 Runoff=0.0016 m³/s 23.798 m³

Subcatchment 20S: Existing Roof Runoff Area=350.0 m² 100.00% Impervious Runoff Depth=119 mm
Tc=2.0 min CN=98 Runoff=0.0029 m³/s 41.646 m³

Subcatchment 23S: Existing Runoff Area=230.0 m² 100.00% Impervious Runoff Depth=119 mm
Tc=2.0 min CN=98 Runoff=0.0019 m³/s 27.367 m³

Pond 17P: ROW SWALE Peak Elev=55.359 m Storage=15.608 m³ Inflow=0.0053 m³/s 77.342 m³
Discarded=0.0010 m³/s 67.775 m³ Primary=0.0022 m³/s 9.567 m³ Outflow=0.0032 m³/s 77.342 m³

Pond 22P: Future Attenuation Peak Elev=0.431 m Storage=9.259 m³ Inflow=0.0029 m³/s 41.646 m³
Outflow=0.0008 m³/s 41.617 m³

Link 13L: Attenuated Flow to Road Side Swale = 0.0030m³/s Inflow=0.0030 m³/s 51.184 m³
Primary=0.0030 m³/s 51.184 m³

Link 24L: Post-Subdivsion Totals = 0.0041m³/s Inflow=0.0041 m³/s 78.551 m³
Primary=0.0041 m³/s 78.551 m³

Total Runoff Area = 0.1230 ha Runoff Volume = 146.355 m³ Average Runoff Depth = 119 mm
0.00% Pervious = 0.0000 ha 100.00% Impervious = 0.1230 ha

Summary for Subcatchment 1S: Future Roof Area (Lot 2) = 350m²

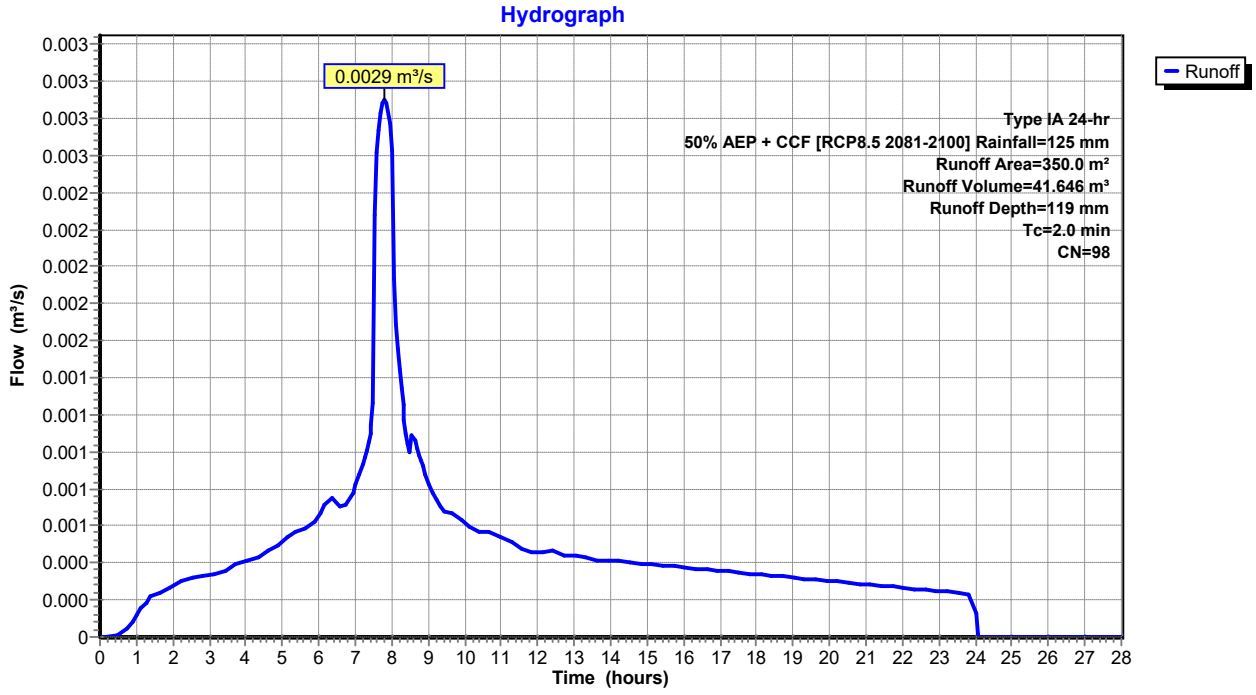
Runoff = 0.0029 m³/s @ 7.81 hrs, Volume= 41.646 m³, Depth= 119 mm
Routed to Pond 22P : Future Attenuation Tank System

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + CCF [RCP8.5 2081-2100] Rainfall=125 mm

Area (m²)	CN	Description
350.0	98	Paved parking, HSG C
350.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
2.0					**Direct Entry,**

Subcatchment 1S: Future Roof Area (Lot 2) = 350m²



Summary for Subcatchment 2S: Future Parking Area (Lot 2) = 100m²

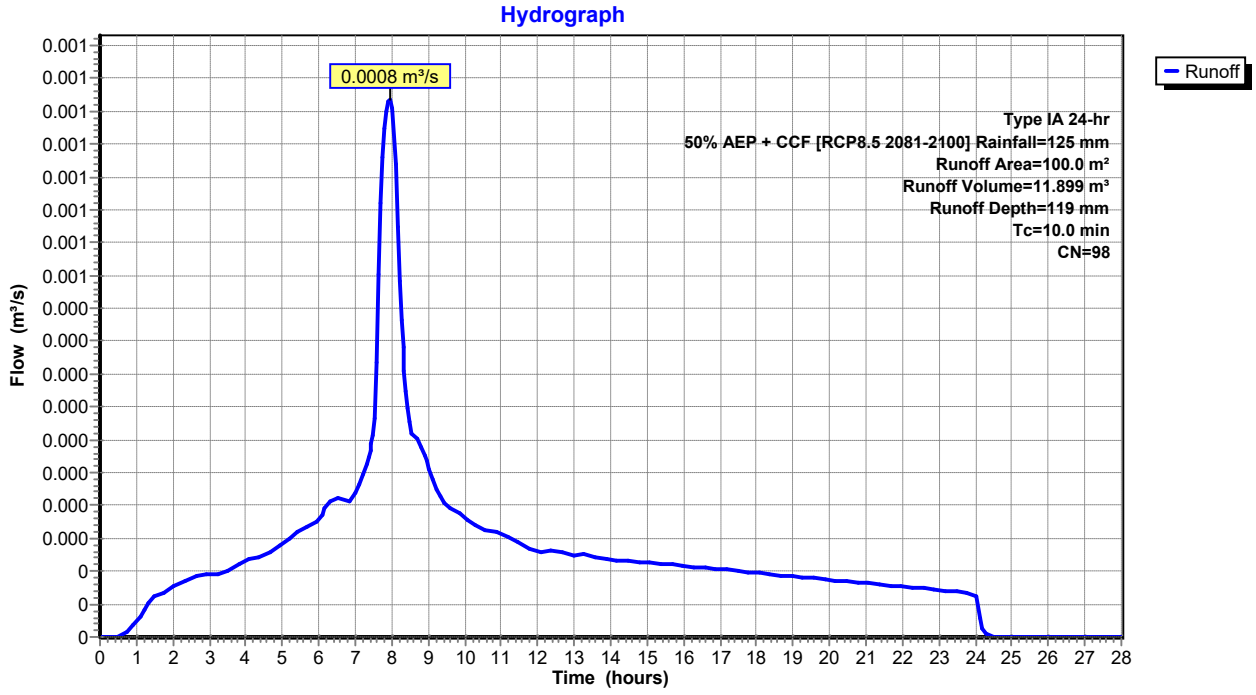
Runoff = 0.0008 m³/s @ 7.94 hrs, Volume= 11.899 m³, Depth= 119 mm
Routed to Pond 17P : ROW SWALE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + CCF [RCP8.5 2081-2100] Rainfall=125 mm

Area (m²)	CN	Description
100.0	98	Paved parking, HSG C
100.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 2S: Future Parking Area (Lot 2) = 100m²



Summary for Subcatchment 14S: Existing ROW (Lot 2) = 200m²

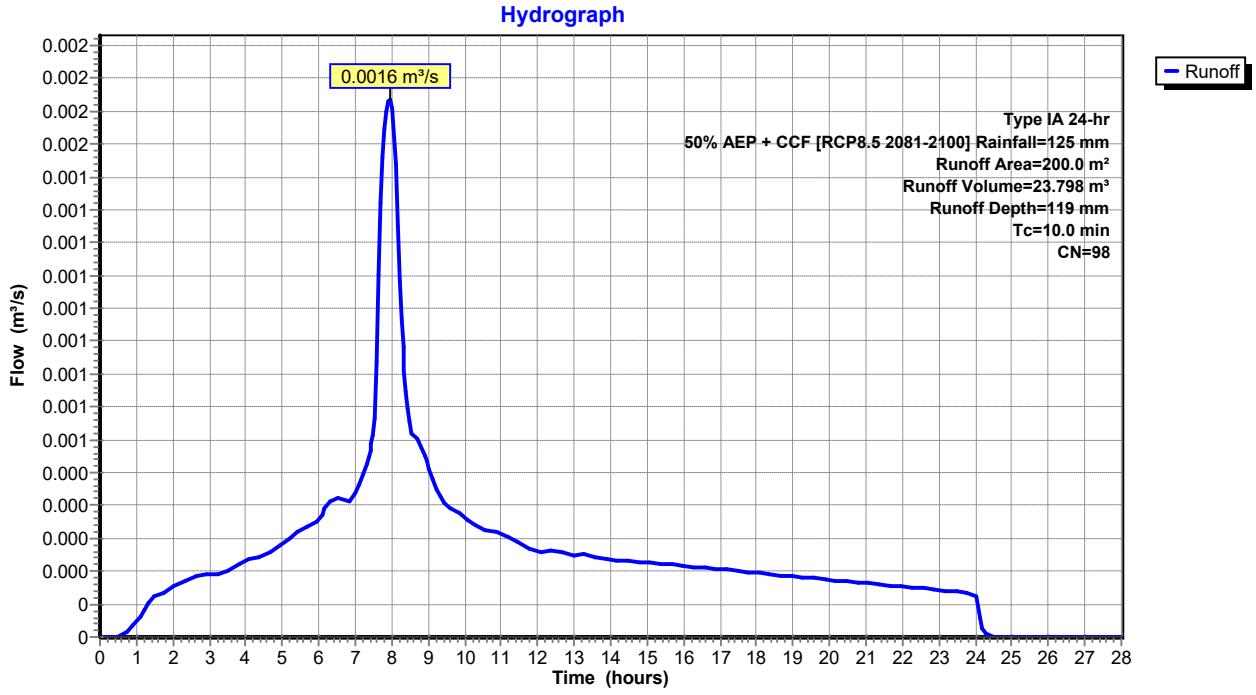
Runoff = 0.0016 m³/s @ 7.94 hrs, Volume= 23.798 m³, Depth= 119 mm
Routed to Pond 17P : ROW SWALE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + CCF [RCP8.5 2081-2100] Rainfall=125 mm

Area (m²)	CN	Description
200.0	98	Paved parking, HSG C
200.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 14S: Existing ROW (Lot 2) = 200m²



Summary for Subcatchment 20S: Existing Roof Area (Lot 1) = 350m²

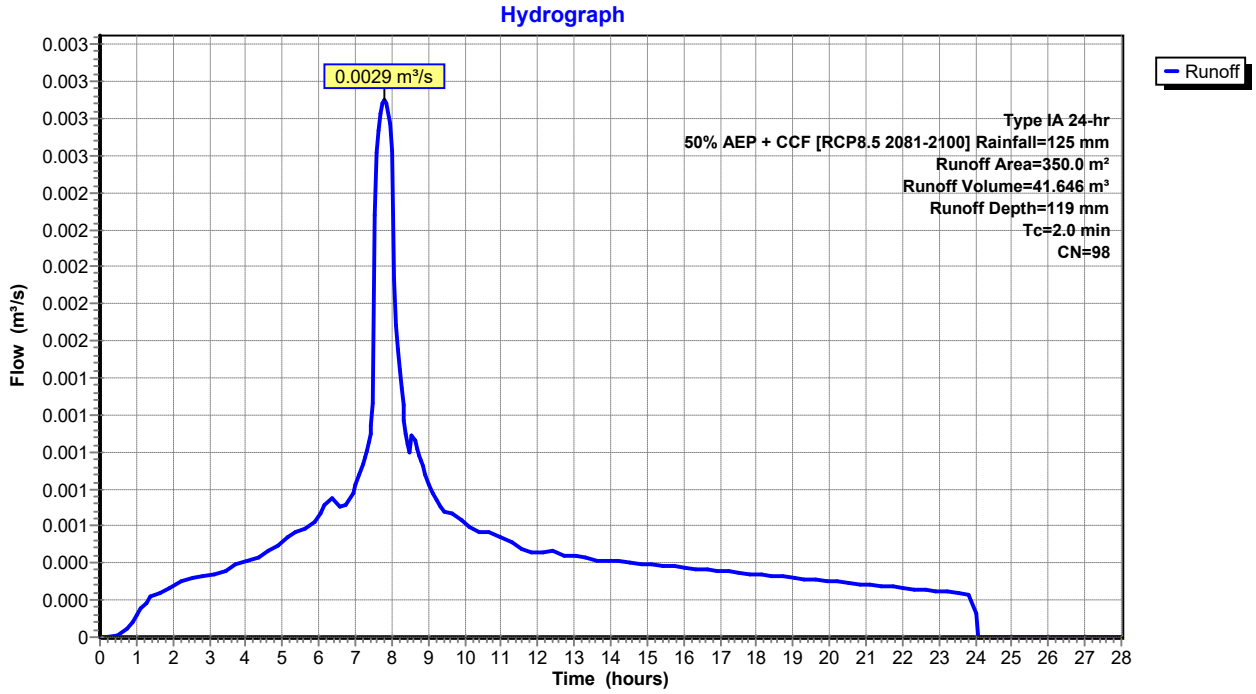
Runoff = 0.0029 m³/s @ 7.81 hrs, Volume= 41.646 m³, Depth= 119 mm
Routed to Pond 17P : ROW SWALE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + CCF [RCP8.5 2081-2100] Rainfall=125 mm

Area (m²)	CN	Description
350.0	98	Unconnected roofs, HSG C
350.0		100.00% Impervious Area
350.0		100.00% Unconnected

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
2.0					**Direct Entry,**

Subcatchment 20S: Existing Roof Area (Lot 1) = 350m²



Summary for Subcatchment 23S: Existing Driveway to ground (Lot 1) = 230m²

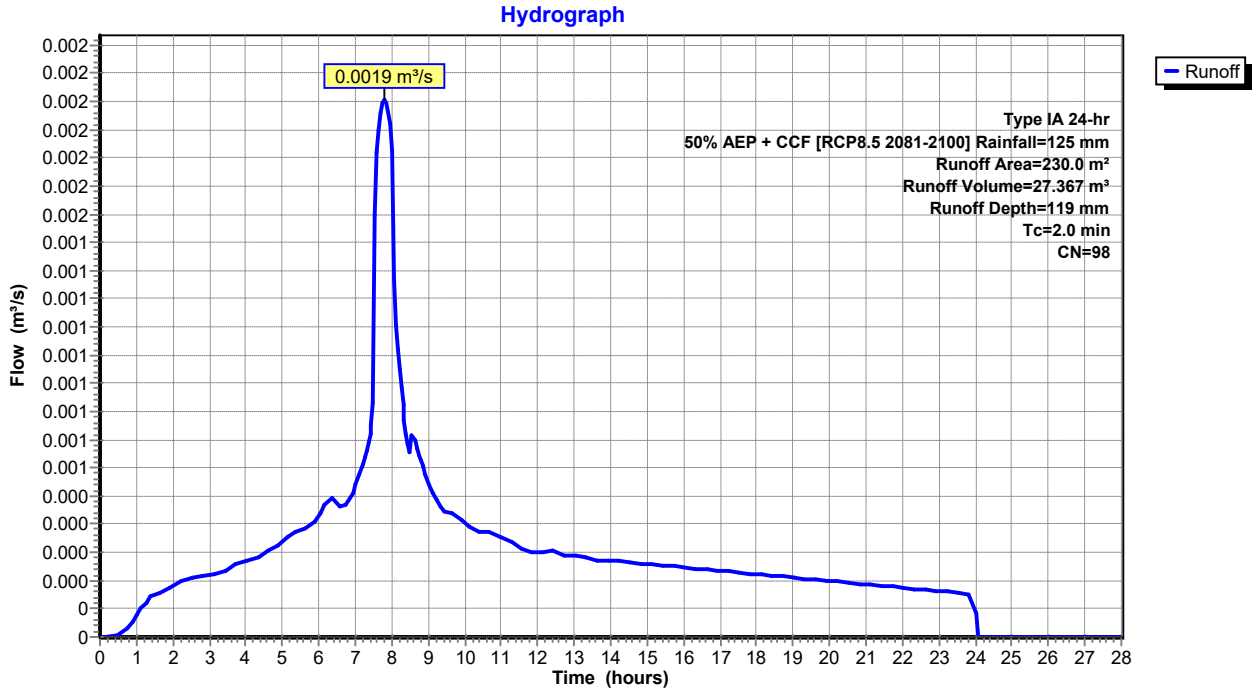
Runoff = 0.0019 m³/s @ 7.81 hrs, Volume= 27.367 m³, Depth= 119 mm
Routed to Link 24L : Post-Subdivsion Totals = 0.0041m³/s

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + CCF [RCP8.5 2081-2100] Rainfall=125 mm

Area (m²)	CN	Description
230.0	98	Paved parking, HSG C
230.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
2.0					**Direct Entry,**

Subcatchment 23S: Existing Driveway to ground (Lot 1) = 230m²



Summary for Pond 17P: ROW SWALE

Inflow Area = 0.0650 ha,100.00% Impervious, Inflow Depth = 119 mm for 50% AEP + CCF [RCP8.5 208
Inflow = 0.0053 m³/s @ 7.87 hrs, Volume= 77.342 m³
Outflow = 0.0032 m³/s @ 8.18 hrs, Volume= 77.342 m³, Atten= 39%, Lag= 18.5 min
Discarded = 0.0010 m³/s @ 8.18 hrs, Volume= 67.775 m³
Primary = 0.0022 m³/s @ 8.18 hrs, Volume= 9.567 m³
Routed to Link 13L : Attenuated Flow to Road Side Swale = 0.0030m³/s

Routing by Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Peak Elev= 55.359 m @ 8.18 hrs Surf.Area= 0.0060 ha Storage= 15.608 m³

Plug-Flow detention time= 151.0 min calculated for 77.204 m³ (100% of inflow)
Center-of-Mass det. time= 151.1 min (806.1 - 655.0)

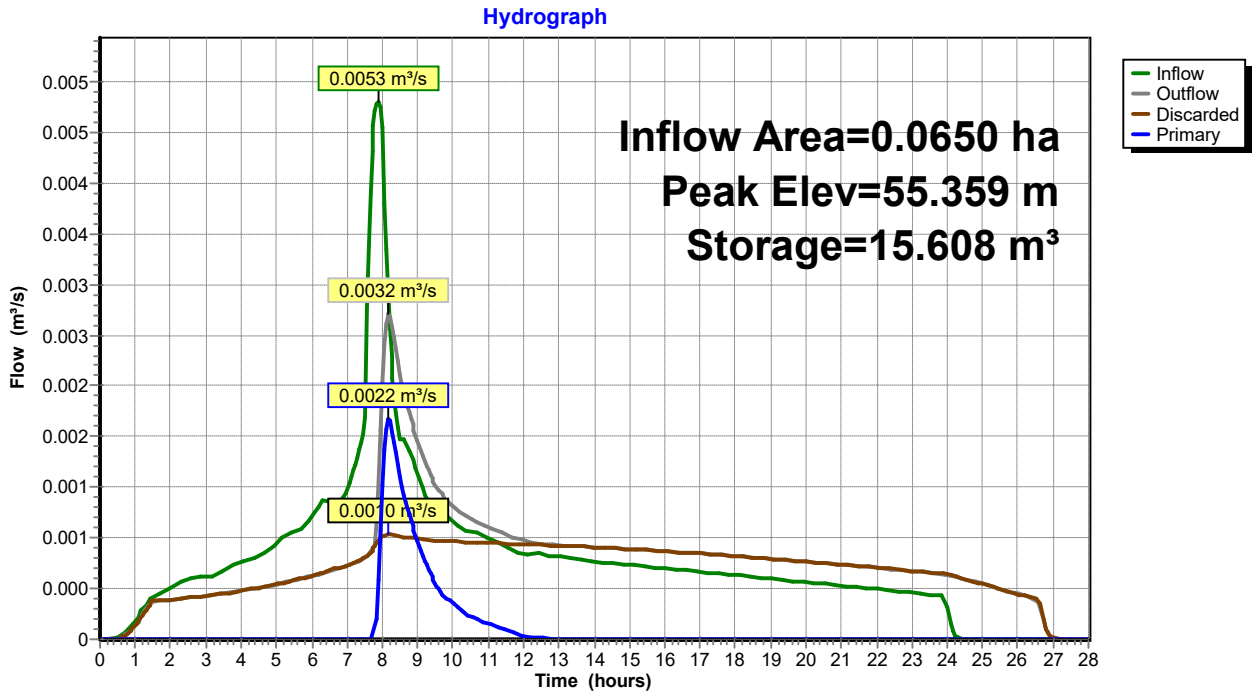
Volume	Invert	Avail.Storage	Storage Description
#1	55.000 m	25.067 m³	**0.60 mW x 45.00 mL x 0.50 mH Prismatoid Z=1.0**

Device	Routing	Invert	Outlet Devices
#1	Discarded	55.000 m	**50.00 mm/hr Exfiltration over Wetted area** Conductivity to Groundwater Elevation = -3.000 m
#2	Primary	55.300 m	**100 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.0010 m³/s @ 8.18 hrs HW=55.359 m (Free Discharge)
↑—**1=Exfiltration** (Controls 0.0010 m³/s)

Primary OutFlow Max=0.0022 m³/s @ 8.18 hrs HW=55.359 m (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.0022 m³/s @ 0.45 m/s)

Pond 17P: ROW SWALE



Summary for Pond 22P: Future Attenuation Tank System

Inflow Area = 0.0350 ha,100.00% Impervious, Inflow Depth = 119 mm for 50% AEP + CCF [RCP8.5 208
Inflow = 0.0029 m³/s @ 7.81 hrs, Volume= 41.646 m³
Outflow = 0.0008 m³/s @ 8.99 hrs, Volume= 41.617 m³, Atten= 71%, Lag= 71.1 min
Primary = 0.0008 m³/s @ 8.99 hrs, Volume= 41.617 m³
Routed to Link 13L : Attenuated Flow to Road Side Swale = 0.0030m³/s

Routing by Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs
Peak Elev= 0.431 m @ 8.99 hrs Surf.Area= 0.0022 ha Storage= 9.259 m³

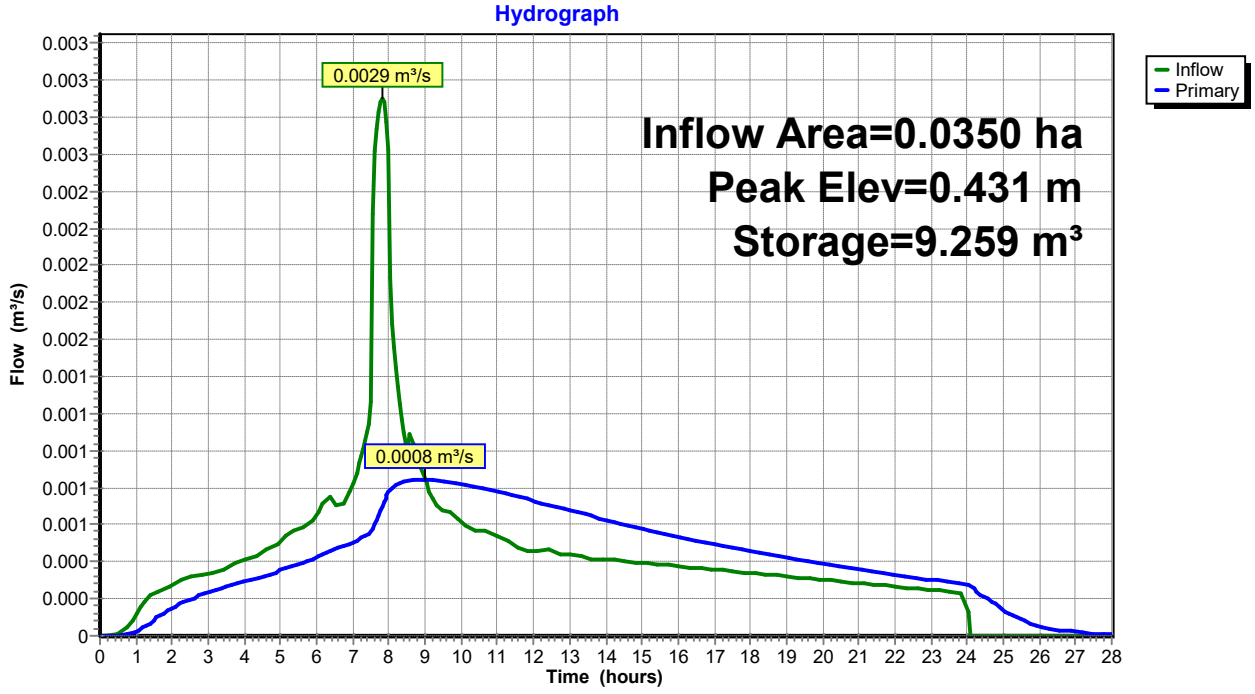
Plug-Flow detention time= 128.0 min calculated for 41.543 m³ (100% of inflow)
Center-of-Mass det. time= 127.6 min (779.1 - 651.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	64.513 m³	**3.70 mD x 3.00 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**25 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.0008 m³/s @ 8.99 hrs HW=0.431 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.0008 m³/s @ 1.72 m/s)

Pond 22P: Future Attenuation Tank System

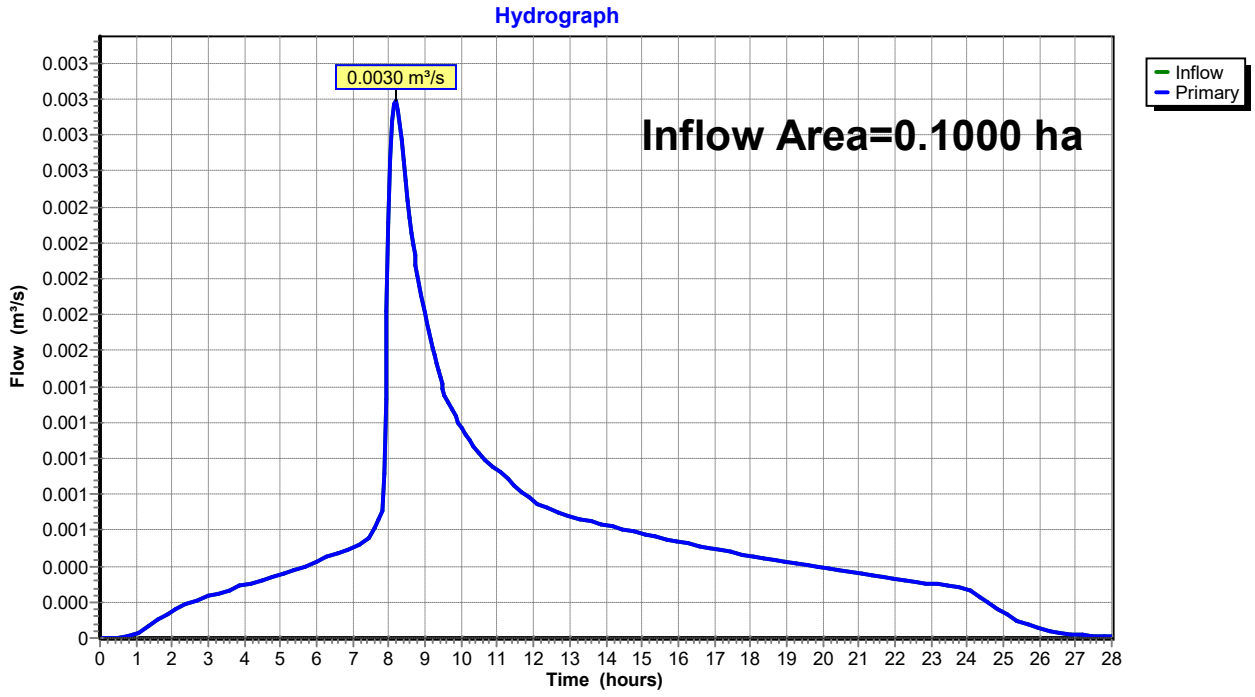


Summary for Link 13L: Attenuated Flow to Road Side Swale = 0.0030m³/s

Inflow Area = 0.1000 ha,100.00% Impervious, Inflow Depth > 51 mm for 50% AEP + CCF [RCP8.5 208
Inflow = 0.0030 m³/s @ 8.19 hrs, Volume= 51.184 m³
Primary = 0.0030 m³/s @ 8.19 hrs, Volume= 51.184 m³, Atten= 0%, Lag= 0.0 min
Routed to Link 24L : Post-Subdivsion Totals = 0.0041m³/s

Primary outflow = Inflow, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs

Link 13L: Attenuated Flow to Road Side Swale = 0.0030m³/s

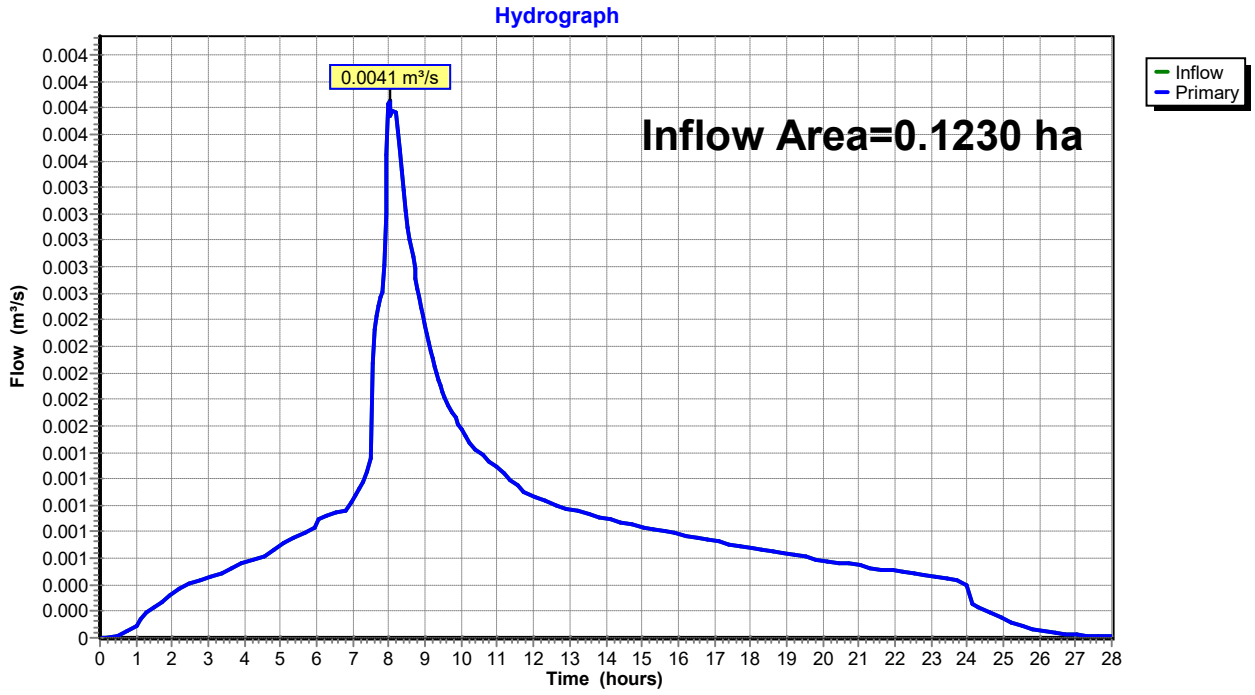


Summary for Link 24L: Post-Subdivsion Totals = 0.0041m³/s

Inflow Area = 0.1230 ha,100.00% Impervious, Inflow Depth > 64 mm for 50% AEP + CCF [RCP8.5 208
Inflow = 0.0041 m³/s @ 8.02 hrs, Volume= 78.551 m³
Primary = 0.0041 m³/s @ 8.02 hrs, Volume= 78.551 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-28.00 hrs, dt= 0.05 hrs

Link 24L: Post-Subdivsion Totals = 0.0041m³/s



13.4 ANNEXURE D– FAR NORTH DISTRICT COUNCIL – DISTRICT PLAN ASSESSMENTS – STORMWATER

Clause 8.7.5.2.2 – Stormwater Management

Table 9: Assessment Against Clause 8.7.5.2.2 – Stormwater Management

Clause	Assessment Requirement	Response
(a)	The extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan.	The Development represents only a marginal increase at the broader catchment scale. While no formal catchment or drainage plan applies to this area, the proposal is consistent with the performance-based approach permitted under Clause 4.3.3 of the FNDC Engineering Standards (2023).
(b)	The extent to which Low Impact Design (LID) principles have been used to reduce site impermeability.	LID principles are integrated through retention water tanks that provide potable water and a reduction in water outflow due to consumption in the home.
(c)	Any cumulative effects on total catchment impermeability.	The cumulative increase to total catchment imperviousness from this development is considered negligible, with no expected downstream effects.
(d)	The extent to which development will alter natural contours or drainage patterns.	Earthworks are minor and confined to forming the lot 2 future building platform. Existing drainage patterns are maintained.
(e)	The physical qualities of the soil type.	The site is underlain by moderate-draining volcanic soils typical of the Kerikeri area. These soils exhibit good infiltration potential, supporting exfiltration-based stormwater disposal methods and reducing overland flow velocity and volume.
(f)	Availability of land for effluent and stormwater disposal without adverse effects on water bodies or adjacent sites.	Sufficient land is available on both lots for on-site wastewater disposal and stormwater management. Runoff can be managed within the respective lot boundaries.
(g)	The extent to which paved, impermeable surfaces are necessary.	Lot 1 impervious surfaces are existing. Lot 2 proposed Impervious surfaces are expected to be limited to essential access, parking, and building footprints.
(h)	The extent to which landscaping and vegetation reduce adverse effects of runoff.	The undeveloped portion of the site is a combination of grassed and landscaped areas. This encourages infiltration and provides a highly effective natural buffer that reduces peak runoff velocity and sediment transport. These measures contribute to the low-impact stormwater strategy for the site.
(i)	The means and effectiveness of mitigating stormwater runoff to that expected under the permitted threshold.	The primary objective of the permitted coverage threshold is to avoid or mitigate adverse stormwater effects. This has been achieved through attenuation design.

Clause 13.10.4 - Stormwater Disposal

Table 10: Assessment Against 13.10.4 - Stormwater Disposal

Item	Assessment Requirement	Response
a	Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The proposal complies with the relevant regional rules under the Northland Regional Plan. The development does not trigger any additional discharge consent requirements, and no conflict arises with any existing urban drainage scheme or permitted discharge conditions.
b	Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	A performance-based approach has been adopted consistent with the intent of the FNDC Engineering Standards and NZS 4404:2004, ensuring that runoff is managed without causing flooding or nuisance effects.
c	Whether the application complies with the Far North District Council Strategic Plan – Drainage.	The proposal aligns with strategic drainage goals by managing runoff sustainably and reducing long-term infrastructure dependency through natural conveyance methods.
d	The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Proposed attenuation methods uphold low impact design principles, which reduce the volume of discharge during the storm peak.
e	The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	All roof runoff is directed to an established storage tank. Gravel area flows toward an area of existing vegetation.
f	The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Low likelihood of litter as this is a residential site. No high-risk activities (e.g. fuel storage) are proposed.
g	The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	The detention system holds back stormwater flow a short period before releasing it back to the catchment at a reduced flow rate. This will minimise adverse effects on existing waterways.
h	Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	N.A
i	Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	The site is capable of accepting runoff. No external outfall is proposed.
j	The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	Attenuation is proposed to meet these criteria.
k	Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	Proposed mitigation measures are considered to manage stormwater flows within the lot boundaries.

l	In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Complies.
m	The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	N.A
n	For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	N.A
o	Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	N.A
p	For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	N.A
q	The need for and extent of any financial contributions to achieve the above matters.	N.A
r	The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	N.A

Top Energy Limited
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Kerikeri 0245
New Zealand
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FAX +64 (0)9 407 0611
www.topenergy.co.nz

26 November 2025

Aimee Page
Trine Kel Limited

Email: aimee@trinekel.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Nick Laird – 185 Kerikeri Inlet Road, Kerikeri. Lot 1 DP 473446.

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

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

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

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

25 November 2025

Chorus reference: 11439263

Attention: Aimee Page

Quote: New Property Development

1 connections at 185 Kerikeri Inlet Road , Kerikeri, Far North District, 0230

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	$0.00

The total contribution we would require from you is **$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 25 November 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team