

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Omapere Life Limited

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:

Reyburn and Bryant

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:

Omapere Life Limited

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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.

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

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)

Omapere Life Limited

Email:

Phone number:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Carl Nielson

Signature:

(signature of bill payer)

Date 13-Apr-2026

DRY

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)

Thomas Keogh

Signature

Date 13-Apr-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- 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.

Application for subdivision consent

OMAPERE LIFE LIMITED

275 Hokianga Harbour Drive, Omapere

A topographic map with contour lines and a grid, rendered in white lines on a dark background, serving as a background for the bottom section of the page.

reyburn
& bryant

PLANNERS • SURVEYORS

Application for subdivision consent

OMAPERE LIFE LIMITED

275 Hokianga Harbour Drive, Omapere

Report prepared for:	Omapere Life Limited
Author	Thomas Keogh, <i>Associate</i>
Reviewed by:	Joeseeph Henehan, <i>Associate</i>
Consent authority:	Far North District Council
Report reference:	18740
Report status:	Final
Date:	April 2026

© Reyburn and Bryant Limited

This document and its contents are the property of Reyburn and Bryant Limited. Any unauthorised reproduction, in full or in part, is forbidden

Reyburn and Bryant
P.O. Box 191
Whangarei 0140
Telephone: (09) 438 3563

FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To Far North District Council
Private Bag 752
Kaikohe 0440

1. **Omapere Life Limited** applies for resource consent to subdivide the subject site into two lots.
2. The location of the proposed subdivision is 275 Hokianga Harbour Drive, Omapere.
3. The title reference is NA1035/116 and the legal description is Omapere South C3 Block.
4. The applicant is the owner of the site.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents or statutory approvals are needed for the activity to which this application relates that are not being applied for as part of this application.
7. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

-
9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
 10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

Thomas Keogh

14 April 2026

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

thomas@reyburnandbryant.co.nz

Contact person:

Thomas Keogh

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Report basis	1
1.2 Context – the Far North Proposed District Plan	1
1.3 Site details	2
1.4 Proposal summary	2
1.5 Resource consent sought	3
1.6 Relevant title memorials	3
1.7 Other approvals required	4
1.8 Processing requests	4
2. THE SITE AND SURROUNDING ENVIRONMENT	5
2.1 The site	5
2.2 The surrounding environment	7
3. THE PROPOSED SUBDIVISION	8
3.1 General	8
3.2 Engineering suitability	8
3.3 Access arrangements	8
3.4 Servicing arrangements	9
4. ASSESSMENT OF ENVIRONMENTAL EFFECTS	10
4.1 Existing environment	10
4.2 Permitted baseline	10
4.3 Amenity, character, and landscape effects	10
4.4 Access and transport effects	11
4.5 Servicing effects	11
4.6 Natural hazard and geotechnical effects	12
4.7 Cultural effects	12
4.8 Adverse effects conclusion	12
5. PLANNING ASSESSMENT	13
5.1 Relevant planning documents	13
5.2 The Operative Far North District Plan	13
5.3 The Far North Proposed District Plan	17
5.4 National Policy Statement for Natural Hazards	18
5.5 National Environmental Standard – Soil Contamination	19
5.6 Part 2 – Resource Management Act, 1991	19
6. NOTIFICATION	21
7. CONCLUSION	22

LIST OF TABLES

Table 1: Site details.	2
Table 2: Summary of title memorials.	3
Table 3: Subdivision configuration summary.	8

LIST OF FIGURES

Figure 1: The site.	5
Figure 2: The existing access and residential unit.	6
Figure 3: Three waters services.	6

APPENDICES

1. NZTA approval
2. Subdivision scheme plan
3. Record of title
4. Engineering report

ABBREVIATIONS

AEE	Assessment of Environmental Effects
FNDC	Far North District Council
FNPDP	Far North Proposed District Plan
NES-CS	National Environmental Standard – Contaminated Soils
NPS-NH	National Policy Statement for Natural Hazards
NZTA	New Zealand Transport Agency
OFNDP	Operative Far North District Plan
RMA	Resource Management Act, 1991
SH12	State Highway 12

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Omapere Life Limited (the applicant) in support of an application to subdivide a site into two lots sites at 275 Hokianga Harbour Drive (State Highway 12), Omapere.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the Operative Far North District Plan (OFNDP), Far North Proposed District Plan (FNPDP), National Policy Statement for Natural Hazards (NPS-NH), and National Environmental Standards for Contaminated Soils (NES-CS), which are pertinent to the assessment and decision required under Section 104 of the RMA.

1.2 Context – the Far North Proposed District Plan

The Far North District Council (FNDC) is currently progressing the FNPDP through the relevant statutory process under the First Schedule of the RMA.

The hearing process for the FNPDP has now been completed, with commissioner recommendations, Council decisions, and the appeal process to follow.

While most of the rules in the FNPDP do not have legal effect, there are several chapters that contain rules that have immediate legal effect in accordance with s86B(3) of the RMA. The proposed subdivision does not require consent under any of the operative rules. The inoperative rules under which the proposal would require consent are identified, and an assessment in the context of the relevant objectives and policies is provided in section 5.3 of this

report. A weighting assessment is also provided, where it is concluded that more weight should be applied to the OFNDP.

1.3 Site details

Applicant and landowner	Omapere Life Limited
Location	275 Hokianga Harbour Drive, Omapere
Title reference	NA1035/116
Legal description	Omapere South C3 Block
Area	2,734m ²
Operative District Plan	Operative Far North District Plan
Zone	Coastal Residential
Overlays	N/A
Proposed District Plan	Far North Proposed District Plan
Zone	General Residential
Overlays	Coastal Environment

Table 1: Site details.

1.4 Proposal summary

The applicant owns a 2,734m² property located at 275 Hokianga Harbour Drive, Omapere (the site). It is zoned Coastal Residential and is not subject to any overlays under the OFNDP.

The applicant proposes to subdivide the site into two lots. Lot 2 accommodates the existing residential unit and Lot 1 is vacant. Both lots will be accessed via the existing access arrangements. The existing vehicle crossing will be upgraded in accordance with the requirements outlined in the approval from the New Zealand Transport Agency (NZTA) (**Appendix 1**), while rights of way will provide Lot 1 with access over the relevant parts of the existing driveway where located within Lot 2. Both lots will be provided with connections to the Council reticulated water and wastewater networks, while stormwater will be managed on site. A copy of the subdivision scheme plan is attached at **Appendix 2**.

While the proposal complies with the minimum lot size specified for the Coastal Residential Zone, the access is from a State Highway, infringing Rule 15.1.6C.1.1(e). The proposal therefore does not comply with Rule 13.7.3.1 and requires resource consent as a **non-complying activity** under Rule 13.11 of the OFNDP.

1.5 Resource consent sought

The proposal requires resource consent under the following rule from the OFNDP:

- 13.11 'Non-complying (Subdivision) Activities'. As the access is from a State Highway, it does not comply with Rule 15.1.6C.1.1(e). Despite having complying lot sizes, the proposal therefore does not comply with Rule 13.7.3.1 and defaults to a **non-complying activity** under Rule 13.11.

Overall, the proposal requires resource consent as a **non-complying activity** under the OFNDP.

1.6 Relevant title memorials

Table 2 below summarises the memorials registered on NA1035/116.

Memorial	Comment
Status order A417905	Converted the land from Maori freehold to general land.
Gazette notice D616625.1	Declared the adjoining State Highway 12 as a limited access road.
Notice pursuant to Section 91 of the Transit New Zealand Act 1989 – D616694.1	Provides the site with authorised access to State Highway 12.

Table 2. Summary of title memorials.

There is also a note on the title outlining that there is a right of way 12 feet wide along the northern boundary of the site. There is no formal easement document associated with the right of way, which is shown on the subdivision scheme plan.

The title is attached in **Appendix 3**.

1.7 Other approvals required

No other approvals are required to give effect to the proposal.

1.8 Processing requests

Please forward the draft conditions for review.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located on the eastern side of Hokianga Harbour Drive, approximately 445m north of the intersection with Old Wharf Road. It is shown in **Figure 1** below.



Figure 1: The site.

Topography

The site is generally flat, with a slight rise from west to east. The topography also rises along the southern boundary.

Access and built development

The site is accessed from the eastern side of Hokianga Harbour Drive via an unsealed vehicle crossing. There is a gravelled driveway, which leads to an existing residential unit in the eastern portion of the site. The existing access and residential unit are shown in **Figure 2** below.



Figure 2. The existing access and residential unit.

Ground cover and vegetation

The site is in a mix of residential lawns and gardens. The southern boundary is clad in vegetation, while there also some trees located along the driveway and around the dwelling in the eastern portion of the site.

Servicing

The FNDC GIS shows that there are three waters networks within or in proximity to the site. The location of these services is shown in **Figure 3** below. The residential unit located on the site has an existing connection to the reticulated water and wastewater networks. Stormwater is managed on-site.



Figure 3. Three waters services.

2.2 The surrounding environment

The site is located within the established coastal settlement of Omapere and forms part of a predominantly residential environment along Hokianga Harbour Drive. Development in the immediate area is characterised by detached residential units on relatively generous coastal residential allotments, interspersed with areas of open space and vegetation that reflect the semi-rural and coastal character of the settlement. A small number of commercial and light industrial activities are also located to the south on the western side of Hokianga Harbour Drive.

Hokianga Harbour Drive (State Highway 12) is the primary transport route through Omapere and provides direct frontage and access to the site. The road is well established and accommodates both local traffic and through-movements connecting Omapere with other settlements around the Hokianga Harbour. The surrounding environment has a strong visual and functional relationship with the coastal margin and the harbour, with many properties oriented to take advantage of coastal views and amenity while retaining an informal and open streetscape character.

The area is serviced by Council reticulated water and wastewater infrastructure, with on-site stormwater management typical of the surrounding residential development.

3. THE PROPOSED SUBDIVISION

3.1 General

This application seeks consent to subdivide the site into two sites. The proposed lot configuration is depicted on the subdivision scheme plan (**Appendix 2**) and is summarised in **Table 3** below. The areas shown are approximate and are subject to final survey.

Lots	Area	Comment
Lot 1	800m ²	Vacant residential site.
Lot 2	1,934m ² (1,405m ² net)	Accommodates the existing residential unit.

Table 3: Subdivision configuration summary.

3.2 Engineering suitability

The RS Eng engineering report (**Appendix 4**) identifies and assesses the suitability of a building area on Lot 1.

Based on its investigations, RS Eng concludes that the lot is suitable for residential development and that the requirements of Section 106 of the RMA are met, provided that the report recommendations are implemented. These include limiting cuts and fills to no more than 0.5 m without further assessment, avoiding filling above existing ground level, and utilising lightweight residential construction (such as timber-framed buildings on raft-type slabs) specifically designed to address the site conditions.

It is anticipated that compliance with the RS Eng report will be required via a consent notice condition registered on Lot 1.

3.3 Access arrangements

Both lots will utilise the existing access arrangements from Hokianga Harbour Drive (State Highway 12).

The existing vehicle crossing will be upgraded in accordance with the requirements outlined in the approval issued by the NZTA (**Appendix 1**). Lot 1 will

obtain legal access via a right of way over the relevant part of Lot 2, as shown on the subdivision scheme plan. While it is proposed to widen the right of way easement to comply with the associated FNDC requirements, no changes are proposed to the existing formation as part of this application.

3.4 Servicing arrangements

Water supply and wastewater management

Lot 2 will retain the existing connections associated with the residential unit.

It is proposed to provide Lot 1 with a connection to the reticulated networks as part of the subdivision process.

Stormwater management

There are no changes proposed to the stormwater management arrangements associated with the existing residential unit on Lot 2.

Stormwater from Lot 1 will be managed on site. The RS Eng report confirms that, provided site coverage remains within the applicable permitted activity standards, stormwater attenuation will not be required. It recommends that site shaping and stormwater disposal measures be designed to avoid ponding and to manage runoff appropriately, with final details addressed at the building consent stage.

Electricity

Both lots will be provided with a connection in accordance with the requirements of the relevant network utility operator. Any easements will be created at the survey stage if required.

Telecommunications

It has not yet been determined whether the proposed lots will be provided with a hard-wired connection or will rely on wireless telecommunication requirements. It is requested that the conditions allow for either option.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect. This is commonly referred to as the permitted baseline.

Under the OFNDP, the Coastal Residential Zone permits the construction of dwellings at a density of 1 per 800m² for sewered sites. The subject site (2,734m²) could therefore accommodate a total of three residential units as a permitted activity.

4.3 Amenity, character, and landscape effects

The Coastal Residential Zone specifically anticipates urban-style residential development in coastal locations where such development already exists, while managing effects on coastal values through the extent of the zone and the application of development standards.

The proposed subdivision will not result in any physical change to the site at the subdivision stage and does not increase development potential beyond the permitted baseline anticipated for the zone. As outlined above, the subject site could accommodate up to three residential units as a permitted activity. The creation of two residential allotments therefore represents a development outcome well within the intensity anticipated for this coastal settlement.

Any future residential development enabled by the subdivision will be limited by applicable bulk, location, site coverage, and servicing controls, ensuring that open space and landscaping remain a defining feature of development

within the site. The proposal does not extend development toward undeveloped coastal areas, does not alter the coastal edge, and does not diminish public access to, or appreciation of, the coastal environment.

The surrounding environment is already modified by residential development and transport infrastructure, and the subdivision will reinforce an existing pattern of development rather than introduce a new or incongruous form. Any associated adverse effects on amenity values, character, or landscape quality will be less than minor.

4.4 Access and transport effects

Based on the scale of the proposal and the established residential context, the additional vehicle movements generated will be negligible and will not adversely affect traffic safety, efficiency, or the functioning of Hokianga Harbour Drive. The formalisation and upgrading of the vehicle crossing ensures that the subdivision does not introduce unsafe or inefficient access conditions. This is reflected in the approval provided by NZTA (**Appendix 1**). The existing access formation remains of an appropriate standard to service the proposed subdivision.

Accordingly, any access and transport effects arising from the proposal will be less than minor.

4.5 Servicing effects

Stormwater can be managed within the site in a manner consistent with permitted activity expectations for the zone, ensuring that runoff effects on the coastal environment and downstream systems are appropriately avoided or mitigated. Wastewater and water supply servicing will not place undue demand on existing networks, while electricity and telecommunications connections will be provided in accordance with the requirements of the relevant network utility provider (or via wireless services, which are available).

Overall, any servicing-related effects will be less than minor.

4.6 Natural hazard and geotechnical effects

The RS Eng report confirms that the site is suitable for the proposed subdivision, subject to standard geotechnical design measures being applied at the building consent stage. The subdivision itself does not involve earthworks of a scale that would increase exposure to natural hazards or exacerbate existing site conditions.

Accordingly, the proposal will not increase hazard exposure for future occupants, neighbouring properties, or the coastal environment and any associated adverse natural hazard or geotechnical effects will be less than minor.

4.7 Cultural effects

The proposal is limited to subdivision within an existing residential site in a modified coastal environment. It does not involve disturbance to waterways, coastal landforms, or areas of indigenous vegetation, and it does not extend development into undeveloped coastal areas.

No known sites of cultural or archaeological significance are present on the subject land. Given the scale and nature of the proposal, adverse effects on cultural values are unlikely.

4.8 Adverse effects conclusion

Overall, any adverse effects associated with the proposal will be less than minor relative to the existing environment and permitted baseline.

5. PLANNING ASSESSMENT

5.1 Relevant planning documents

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering resource consent applications.

For this application, the relevant documents that require consideration are the OFNDP, FNPDP, NPS-NH, and NES-CS. An assessment in the context of these documents is provided below.

While an assessment is not required given that there are no issues of invalidity, incomplete coverage, or uncertainty in the provisions of the relevant planning documents,¹ an assessment of Part 2 matters under the RMA is also provided for completeness.

5.2 The Operative Far North District Plan

Context

Pursuant to section 104(b)(vi) of the RMA, the following considers the proposal in the context of the relevant objectives and policies from the OFNDP.

The objectives and policies relevant to this application are contained within Chapter 10 (Coastal Environment) and Chapter 13 (Subdivision). Collectively, they seek to:

- Ensure subdivision and development within the coastal environment is appropriately located and scaled so that adverse effects on coastal natural character and amenity values are avoided, remedied, or mitigated.
- Enable residential development within established coastal settlements where urban amenity and coastal environmental values are compatible.

¹ R J Davidson Family Trust the Marlborough District Council [2018] NZCA 316

- Ensure that new allotments are appropriately designed, accessed, serviced, and located having regard to infrastructure efficiency, natural hazard risk, and cultural values, so they are suitable for their intended residential use without creating or exacerbating adverse environmental effects.

The relevant objectives and policies are identified and assessed below.

Assessment

Residential development within coastal settlements

Objectives: 10.3.1, 10.3.2, 10.8.3.1–10.8.3.3

Policies: 10.4.1(a)–(d), 10.4.2, 10.4.12, 10.8.4.1, 10.8.4.3, 10.8.4.4

These provisions collectively seek to enable residential development within existing coastal settlements while ensuring that subdivision and development is appropriately located and scaled, avoids sprawling or sporadic growth, and adverse effects on coastal natural character and amenity values are appropriately managed.

The site is located within an established coastal settlement where residential development is anticipated. The proposed subdivision does not extend development into undeveloped coastal areas, does not alter the coastal edge, and does not increase development intensity beyond that anticipated as a permitted baseline for the zone.

The subdivision represents a compact and low-intensity residential outcome that consolidates development within an existing settlement, consistent with the spatial and environmental outcomes anticipated by both the Coastal Environment and Coastal Residential Zone provisions.

The proposal is therefore consistent with the relevant objectives and policies relating to residential development within coastal settlements.

Protection of ecological, landscape, and heritage values

Objectives: 10.3.2(b)–(d)

Policies: 10.4.1(d), 10.4.3

These provisions seek to protect significant indigenous vegetation, ecological values, outstanding landscapes, natural features, and heritage resources from inappropriate subdivision and development.

The site is not subject to any ecological, landscape, or heritage overlays. The proposal does not require vegetation clearance beyond what is typical for residential subdivision and does not facilitate development within sensitive coastal environments.

Accordingly, the subdivision will not compromise the protection of these values and is consistent with the intent of the relevant objectives and policies.

Subdivision design, infrastructure, and servicing efficiency

Objectives: 13.3.1, 13.3.2, 13.3.5

Policies: 13.4.1(d), 13.4.2, 13.4.5, 13.4.8

These provisions seek to ensure that subdivision is designed in a manner that promotes efficient infrastructure provision, avoids adverse effects arising from access and servicing, and ensures lots are capable of being developed without compromising environmental or operational outcomes.

The subdivision configuration is straightforward and efficient, with each lot capable of being adequately serviced and accessed without requiring inefficient infrastructure extensions or network upgrades. The scale of subdivision is modest and consistent with surrounding development patterns.

Servicing and access effects are appropriately managed, and there is no potential for adverse effects on roads, neighbouring land, or natural systems arising from subdivision design. The proposal therefore aligns with the intent of these provisions.

Natural hazards

Objectives: 13.3.2

Policies: 10.4.9, 13.4.3, 13.4.13(g)

These provisions require subdivision to avoid or mitigate natural hazard risks and ensure that land is suitable for its intended use without exacerbating hazard exposure.

The RS Eng report confirms that the vacant lot (Lot 1) is suitable for residential development, subject to standard construction and foundation design requirements. The subdivision does not involve earthworks of a scale that would increase hazard risk or induce instability.

Natural hazard risks are appropriately managed, and the proposal does not give rise to any residual effects that would undermine the intent of these provisions.

Cultural values and Māori interests

Objectives: 10.3.3, 13.3.7

Policies: 10.4.1(f), 10.4.8, 13.4.11

These provisions seek to recognise and provide for the relationship of Māori with their ancestral lands, waters, sites, wāhi tapu, and other taonga.

The proposal is limited to subdivision within an already modified residential site and does not affect recognised cultural sites or values. The nature and scale of the proposal are such that adverse effects on Māori interests are unlikely. Any matters raised through the statutory process can be addressed through appropriate conditions if required.

The proposal is therefore consistent with the intent of these provisions.

Conclusion

Overall, the proposed subdivision gives effect to the OFNDP provisions by enabling appropriate residential development within an established coastal settlement, while avoiding or mitigating adverse effects on coastal values, amenity, infrastructure, natural hazards, and cultural interests.

5.3 The Far North Proposed District Plan

Context

As outlined in section 1.2 of this report, the proposal does not require consent under any of the operative rules from the FNPDP.

The below identifies the inoperative rules that the proposal would require consent under and provides an assessment against the relevant objectives and policies. A weighting assessment is also provided.

Relevant rules and overall activity status

If operative, the proposal would require resource consent under the following rules from the FNPDP:

- SUB-R3 'Subdivision to create a new allotment' – **controlled activity**. The proposal complies with the relevant standards.
- SUB-R4 'Subdivision that creates a private accessway' – **controlled activity**. The proposed right of way has less than 8 users.
- SUB-R20 'Subdivision of a site within the Coastal Environment' – **discretionary activity**. The site is located within the Coastal Environment.

Overall, the subdivision would be a **discretionary activity** under the FNPDP.

Assessment – objectives and policies

Pursuant to section 104(b)(vi) of the RMA, the following considers the proposal in the context of the relevant objectives and policies from the FNPDP.

The relevant provisions are contained within the Coastal Environment, Subdivision, and General Residential Zone chapters. Collectively, they seek to protect coastal natural character and amenity, consolidate residential development within existing urban areas where infrastructure is available, and ensure subdivision is efficient, well-serviced, accessible, and resilient to natural hazards, while recognising tangata whenua values.

These outcomes largely mirror the outcomes sought by the OFNDP provisions assessed above, particularly in relation to consolidating residential

development within established coastal settlements, managing effects on coastal natural character and amenity, ensuring appropriate access and servicing, addressing natural hazards, and recognising tangata whenua values.

Accordingly, and for brevity, the operative objectives and policies assessment is relied upon. The FNPDP places a slightly more explicit emphasis on infrastructure capacity and servicing integration, and on considering a broader list of coastal effects matters. However, these matters have been addressed in this report and do not alter the overall conclusion that the proposal is consistent with the relevant planning framework.

Weighting and conclusion

The proposal is consistent with the relevant provisions of the FNPDP.

In this instance, the outcome reached under the operative and proposed planning framework is materially the same, and the differing plan status does not result in a different assessment outcome for the proposal.

Notwithstanding the above, limited weight should be applied to the FNPDP given its non-operative status and the remaining stages in the plan-making process. In any event, the proposal is consistent with both frameworks and can be supported under Section 104 of the RMA.

5.4 National Policy Statement for Natural Hazards

Pursuant to section 104(b)(iii) of the RMA, the following considers the proposal in the context of the NPS-NH.

The NPS-NH is relevant to the extent that it requires resource consent decisions to have regard to natural hazard risk where it is identified. There are no mapped natural hazards affecting the site.

Natural hazard matters have been addressed through the engineering suitability assessment, which identifies a low risk of slope instability and liquefaction and confirms the land is suitable for subdivision and future

residential development, subject to standard building consent-level geotechnical design.

On this basis, the proposal does not give rise to increased natural hazard risk and is consistent with the intent of the NPS-NH.

5.5 National Environmental Standard – Soil Contamination

Pursuant to section 104(b)(i) of the RMA, the following considers the proposal in the context of the NES-CS.

Based on an analysis of aerial photography and a review of the Northland Regional Councils 'selected land use sites' database, there is no evidence to suggest that the site has ever accommodated an activity from the HAIL.

The subject site is therefore not a piece of land described in clause 5(7) or (8) and the NES-CS regulations are not relevant to this application.

5.6 Part 2 – Resource Management Act, 1991

The proposal accords with the purpose of the RMA for the following reasons:

1. Sustainable management is promoted by enabling a small-scale residential subdivision within an established coastal settlement, at a density and scale anticipated by the operative and proposed planning framework.
2. The proposal enables people and communities to provide for their social and economic wellbeing by facilitating an additional residential allotment in a serviced location suitable for residential use.
3. Actual and potential adverse effects are avoided or appropriately managed through consent conditions.
4. The proposal does not create or worsen natural hazards, and there are no risks to human health.

5. The proposal does not adversely affect matters of national importance, has particular regard to efficient land use and amenity values, and does not affect identified cultural sites or values.

Overall, the proposal promotes the sustainable management purpose and is consistent with Part 2 of the RMA.

6. NOTIFICATION

Public notification

The steps under s95A of the RMA are addressed as follows.

- Step 1: There is no requirement for mandatory public notification as the applicant has not requested it, notification is not required under s95C, and the proposal does not include any exchange of recreation reserve land.
- Step 2: Public notification is not precluded by any provisions in the OFNDP, while the proposal is not a controlled activity and is not a boundary activity.
- Step 3: Pursuant to s95D, any adverse effects on the environment will be less than minor as outlined in Section 4 of this report.
- Step 4: There are no special circumstances in relation to the proposed activity.

Having regard to the above, the proposal can proceed without public notification.

Limited notification

The steps under s95B are addressed below in the context of s95E-G of the RMA.

- Step 1: There are no affected protected customary rights groups or customary marine title groups, and the proposal is not adjacent to land that is subject to a statutory acknowledgement.
- Step 2: There are no rules in the OFNDP that preclude limited notification, while the application is not a controlled activity.
- Step 3: Pursuant to s95E of the RMA, Section 4 of this report confirms that no parties are adversely affected by the proposal.

Having regard to the above, the proposal can proceed without limited notification.

Notification conclusion

The application can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal is to subdivide the site into two residential lots within an established coastal settlement. The subdivision represents an efficient and logical use of land and does not enable residential development beyond that anticipated by the operative planning framework.

The subdivision layout is straightforward and reflects the existing development context. Access, servicing, and natural hazard matters have been appropriately addressed through the subdivision design and supporting engineering assessment, with any residual matters able to be managed through standard building consent processes.

The actual and potential environmental effects associated with the proposal have been assessed and are determined to be less than minor. Appropriate regard has therefore been given to Section 104(1)(a) of the RMA.

The proposal has been assessed against the relevant provisions of the OFNDP, the FNPDP, the NPS-NH, and Part 2 of the RMA. Section 5 of this report confirms that the proposal is consistent with all relevant provisions. Appropriate regard has therefore been given to Section 104(1)(b) of the RMA.

Having regard to the matters set out in Sections 104 and 104D of the RMA, the proposal is appropriate for approval, subject to suitable conditions of consent.

APPENDIX 1

NZTA APPROVAL

NZ Transport Agency Waka Kotahi Reference: Application-2025-1515

10 December 2025

Carl Nielson/

Sent via Email: carlnielson@xtra.co.nz

Dear Carl,

Proposed 2 lot subdivision – 275 Hokianga Harbour Drive, Ōmāpere – Carl Nielson

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- A two lot subdivision of the Ōmāpere South C3 Block into two lots with the eventual intention of building two residential units on the new lot.

Assessment

In assessing the proposed activity, NZTA notes the following:

- The subject land gains access from State Highway 12 which, at this point, is a two lane highway with a 50 kph speed limit and a traffic volume of 1600 vehicles per day. The heavy traffic volume is 3%.
- The highway is easily capable of accommodating the additional traffic produced by the, likely, use of the site provided the crossing place to the highway formed to a satisfactory standard.

Limited Access Road (LAR)

Your site adjoins State Highway 12 which is a limited access road. Per Section 91 of the Government Roding Powers Act 1989, to access the site you require a crossing place authorised by NZTA and Crossing Place 113 is registered to your site.

Conditions

- 1 Crossing Place 113 should be formed to the Far North District Council (FNDC) standard for roads with a 50 kph areas.
- 2 Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roding Powers Act 1989,

Determination

Given the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road

As the site fronts a Limited Access Road, the New Zealand Transport Agency provides approval under Section 93 of the Government Rounding Powers Act 1989 for the site to gain direct access from the state highway as described in this written approval.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Advice Notes

Before you undertake any physical work on the access to your property you should consult the FNDC about the access formation they require, and the information needed for their approval and inspection and sign off the works.

As the property has access to a limited access road, once the works have been completed to the satisfaction of the New Zealand Transport Agency Network Manager, a crossing place notice/s per Section 91 of the Government Rounding Powers Act 1989 will be registered on the titles confirming the legal establishment of the crossing place.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

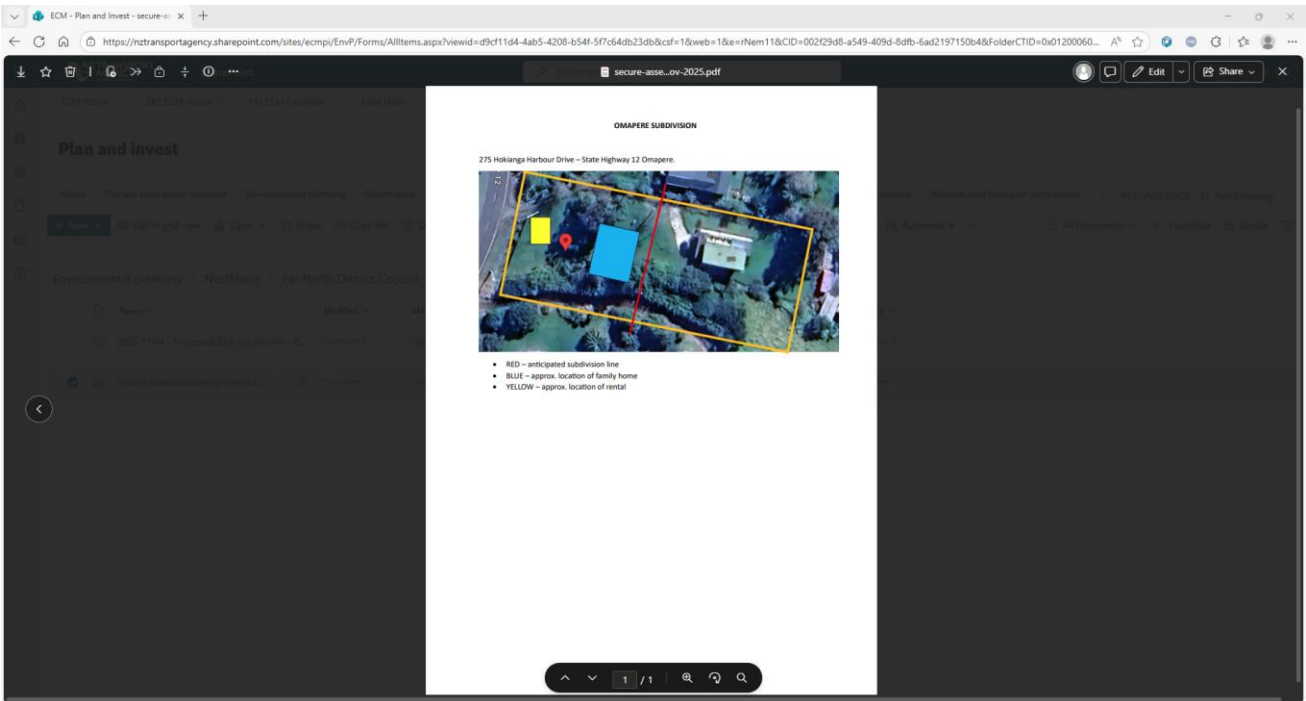
Yours sincerely,



Alan Catchpole
Principal Planner
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

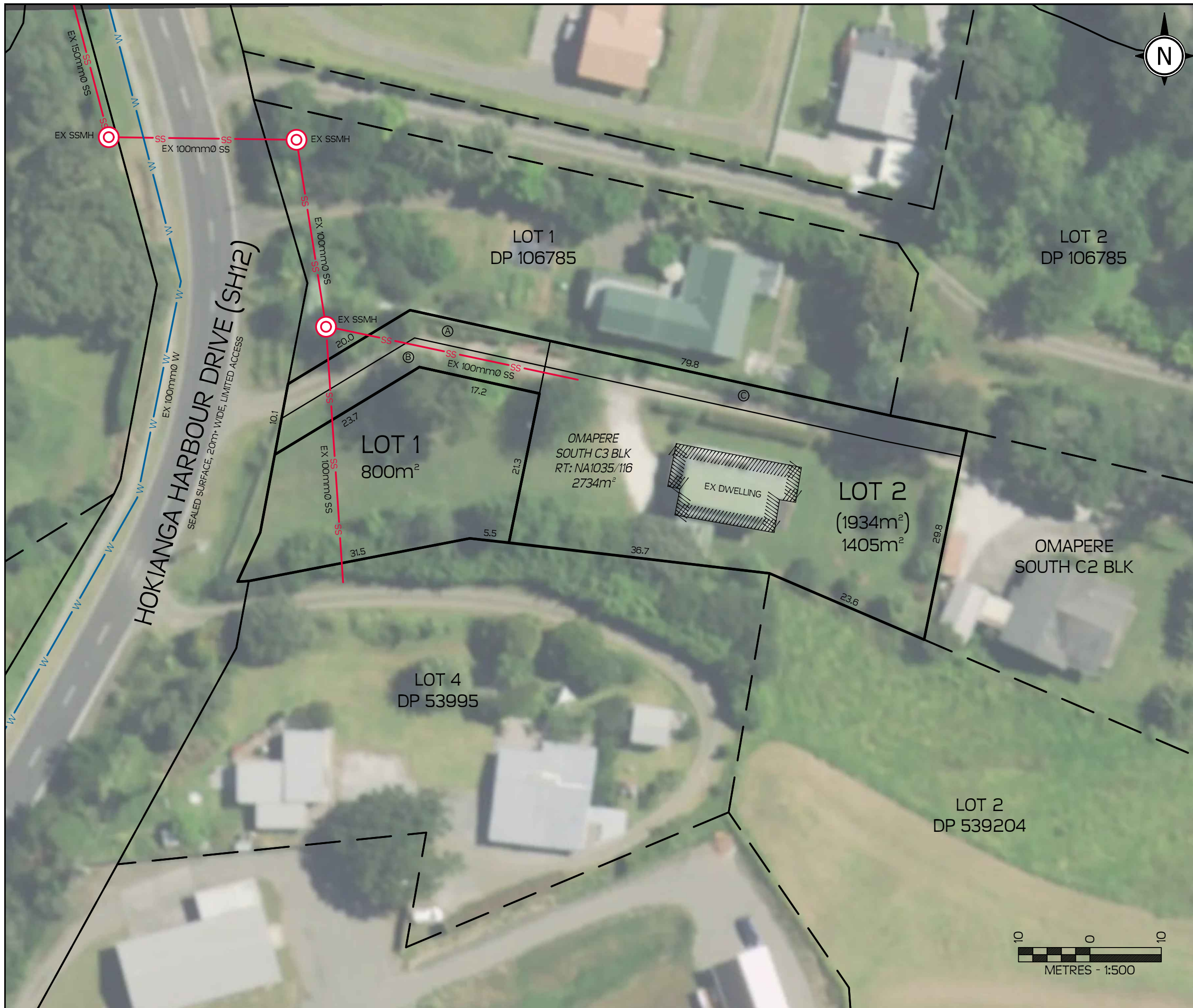
Enclosed:

- Attachment 1: Proposed Subdivision



APPENDIX 2

SUBDIVISION SCHEME PLAN



- CAUTION:**
- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 - AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 - THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 - DO NOT SCALE OFF DRAWINGS.
 - THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 - DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 - 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	A & C	LOT 2 HEREON	OMAPERE SOUTH C2 BLK

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A & B	LOT 2 HEREON	LOT 1 HEREON

TOTAL TITLE AREA: 2734m²
 COMPRISED IN: RT NA1035/116 (ALL)
 THIS SITE IS ZONED 'COASTAL RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 3m FROM ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
A	18.02.26	FIRST ISSUE - TK/KM

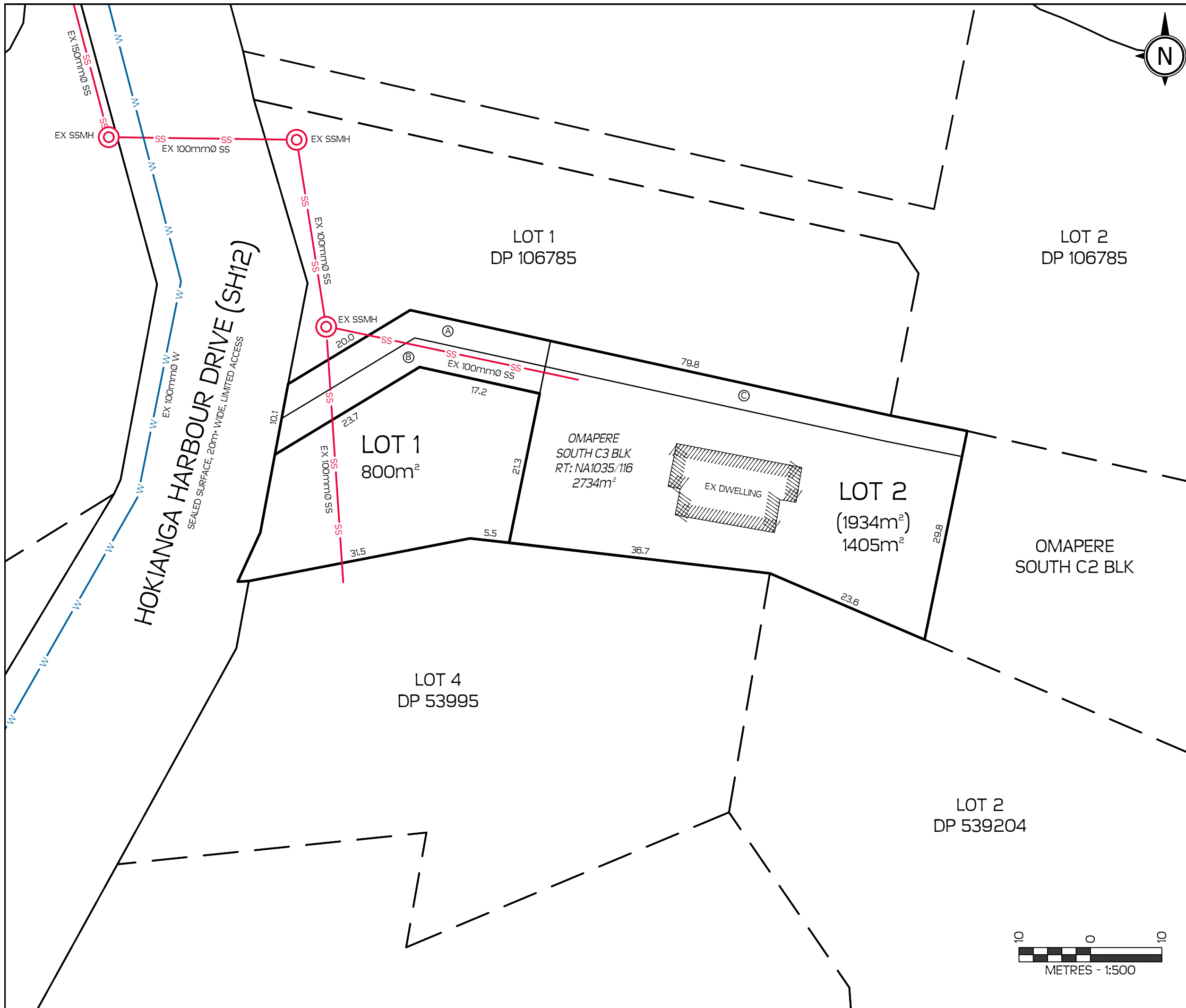
reyburn & bryant
 Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
 OMAPERE LIFE LTD
 275 HOKIANGA HARBOUR DRIVE,
 OMAPERE

TITLE
**PROPOSED SUBDIVISION OF
 OMAPERE SOUTH C3 BLK**

DATE FEB 2026 SCALE 1:500 @A3

DRAWING REF. S18740	SHEET 01 OF 01	REV A
-------------------------------	-------------------	-----------------



- CAUTION:**
- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 - AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 - THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN. DO NOT SCALE OFF DRAWINGS.
 - THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 - DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 - 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	A & C	LOT 2 HEREON	OMAPERE SOUTH C2 BLK

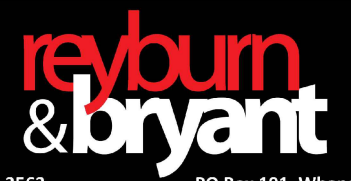
PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A & B	LOT 2 HEREON	LOT 1 HEREON

TOTAL TITLE AREA: 2734m²
 COMPRISED IN: RT NA1035/116 (ALL)
 THIS SITE IS ZONED 'COASTAL RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 3m FROM ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
A	18.02.26	FIRST ISSUE - TK/KM

REF. DATA:



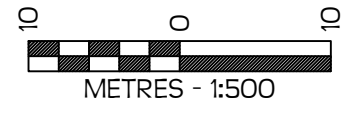
Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
 OMAPERE LIFE LTD
 275 HOKIANGA HARBOUR DRIVE,
 OMAPERE

TITLE
 PROPOSED SUBDIVISION OF
 OMAPERE SOUTH C3 BLK

DATE FEB 2026 SCALE 1:500 @A3

DRAWING REF. S18740	SHEET 01 OF 01	REV A
-------------------------------	-------------------	-----------------



APPENDIX 3

RECORD OF TITLE



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




R. W. Muir
Registrar-General
of Land

Identifier NA1035/116
Land Registration District North Auckland
Date Issued 07 May 1952

Prior References
NAPR197/63

Estate Fee Simple
Area 2734 square metres more or less
Legal Description Omapere South C 3 Block
Registered Owners
Omapere Life Limited

Interests

Subject to a right of way 12 feet wide along the northern boundary
A417905 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 23.9.1969 at 12.15 pm
D616625.1 Gazette Notice declaring the adjoining State Highway No 12 to be a limited access road - 27.6.2001 at 9.01 am
D616694.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am
11609580.2 Mortgage to Bank of New Zealand - 22.11.2019 at 5:06 pm

Lot 3

D.P. 38734

R.O.W.

Ona pere South Blk
C2

Lot 1

D.P. 31985

1971
D.P. 31985
C2

APPENDIX 4

ENGINEERING REPORT



SUBDIVISION SUITABILITY REPORT

275 Hokianga Harbour Drive

Omapere

(Omapere South C3 Block)

SUBDIVISION SUITABILITY REPORT

275 Hokianga Harbour Drive

Omapere

(Omapere South C3 Block)

Report prepared for: Omapere Life Ltd

Report reference: 20097

Date: 18 March 2026

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
18/03/2026	1	Resource Consent Issue	R Beasley	S Scott Compton	M Jacobson



association of
consulting and
engineering

Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Desk Study	2
3.1	Referenced/Reviewed Documents	2
3.2	Site Geology	2
3.3	Aerial Photography	2
4.0	Field Investigation	3
5.0	Subsoil Conditions	3
6.0	Geotechnical Hazards	3
6.1	Slope Stability	3
6.2	Liquefaction	4
6.3	Expansive Soils	4
7.0	Stormwater	4
7.1	Attenuation – Subdivision Works	4
7.2	Attenuation - Future Residential Buildings	4
8.0	Building Over or Near Public Pipelines	5
9.0	Recommendations	5
9.1	Further Geotechnical Assessment	5
9.2	Site Subsoil Class	5
9.3	Earthworks	5
9.4	Foundations	6
9.5	Stormwater Disposal	6
10.0	Conclusions	6
10.1	RMA – Section 106	6
10.2	NPS for Natural Hazards 2025	6
11.0	Limitations	7

Appendices

A	Scheme Plan
B	Drawings
C	Subsurface Investigations

SUBDIVISION SUITABILITY REPORT

275 Hokianga Harbour Drive, Omapere

(Omapere South C3 Block)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Omapere Life Ltd, to investigate the suitability of the property Omapere South C3 Block, for a residential subdivision. The purpose of this report is to review the identified suitable building area, assess natural hazards, geotechnical aspects, stormwater attenuation and disposal.

The client proposes to develop one new residential lot. The proposed scheme plan, prepared by Reyburn and Bryant is enclosed in Appendix A. An existing dwelling is located on proposed Lot 2, no further comment will be made herein.

2.0 Site Description

This 0.27ha property is accessed east off Hokianga Harbour Drive, some 350m south off the intersection with Waihuka Road. The property consists of gentle slopes generally falling to the northwest. Ground coverage at the identified building area consists of lawn and trees.



Figure 1: Omapere South C3 Block.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the proposed new lot is located within an area that is underlain by Late Pleistocene to Holocene estuary, river and swamp deposits, which has been described as follows: *“Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial).”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images from 1942, 1968, 1987 and Google Earth imagery. See Figure 2 below of the 1968 image. Several notable features were observed, listed below.

- No soil creep or deep seated slope instability was observed at the property or over the identified building area.
- The identified building area remained undeveloped throughout the imagery, the existing dwelling was observed in the 2004 imagery. By 2019, some vegetation was cleared and possible earthworks occurred towards the western boundary.

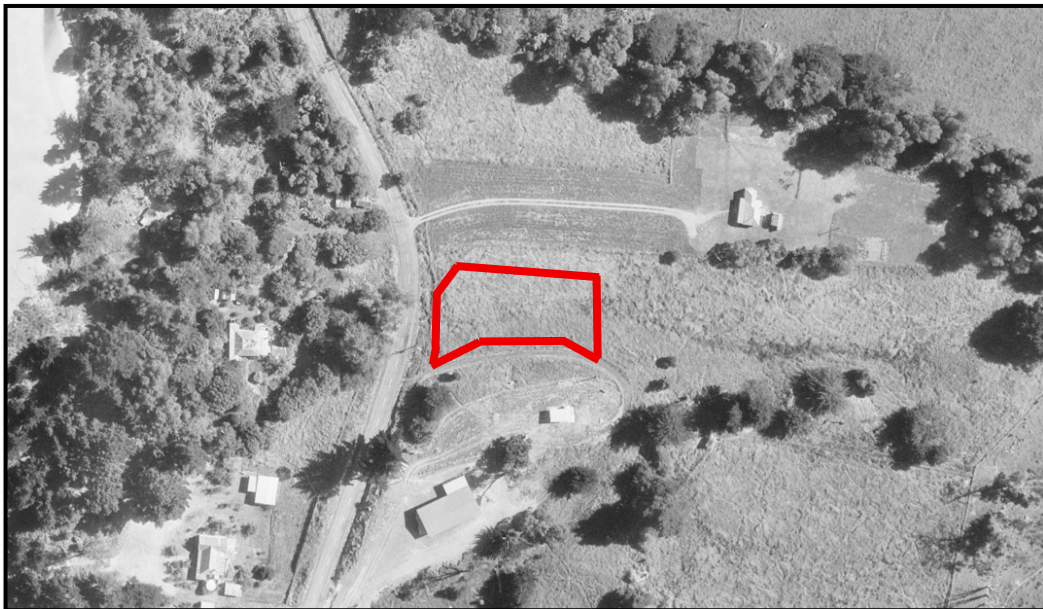


Figure 2: 1968 Aerial Image (Source: www.retro lens.nz) (red outline indicates approx. property boundary).

4.0 Field Investigation

A Technician and Geologist from this office visited the property on 5 March 2026 to undertake a walkover inspection and two hand augers.

The walkover inspection did not observe any signs of concern at the identified suitable building areas in relation to the proposal.

The hand augers were dug to a maximum depth of 5.2m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below;

- Topsoil was encountered to a depth between 0.05m-0.1mBGL.
- Slope wash deposits were encountered to depths between 1.6m-2.3mBGL, consisting of very stiff silts, very stiff silty clays, dense sandy silts and very stiff clayey silts overlying alluvium. In-Situ Undrained Shear Strengths ranged between 109kPa to greater than 218kPa.
- Pleistocene age alluvium was encountered to a maximum investigated depth of 5.2mBGL inferred to extend to 10mBGL, consisting of stiff clays, stiff to very stiff silty clays and stiff clayey sands. In-Situ Undrained Shear Strengths ranged between 78kPa to greater than 218kPa.
- Groundwater was encountered at 2.5mBGL and groundwater inflow was encountered at 3.3mBGL.

6.0 Geotechnical Hazards

6.1 Slope Stability

The property consists of gentle slopes generally falling to the northwest. The proposed new lot consists of a near level platform, downslope of steep terrain underlain with stiff to very stiff slope wash deposits, overlying stiff alluvium deposits. Towards the south to southeast, slopes steepen (up to 23°). The identified building area is situated some 5.0m from these slopes. Based on the near level to gentle slopes at the identified building area and provided the recommendations made in this report are adhered to, the risk of slope instability is considered to be low.

6.2 Liquefaction

The proposal is positioned on land underlain by stiff to very stiff slope wash and Pleistocene age alluvium deposits, consisting of soils that are generally cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on a visual tactile assessment, the testing of similar soils, RS Eng Ltd considers the soils as being Class H1 (Highly Expansive) as per AS2870. Specific design will be required at the building consent stage.

7.0 Stormwater

7.1 Attenuation – Subdivision Works

A new right of way is proposed as part of the subdivision. As per the Far North District Council (FNDC) District Plan, to be considered a permitted activity within the coastal residential zone, the maximum impervious surfaces proposed shall be less than 50% of the gross site area. Therefore, stormwater attenuation will not be required at the subdivision stage.

7.2 Attenuation - Future Residential Buildings

The Far North District Council (FNDC) District Plan shows that the property is situated within the Coastal Residential Zone. A permitted activity under the District Plan states the following regarding stormwater management within this zone states: *“The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.”* Provided this is complied with, stormwater attenuation will not be required.

If future developments exceed this, stormwater attenuation will be required. This may be achieved by suitably sized roof tanks or similar to be designed at Building Consent stage.

8.0 Building Over or Near Public Pipelines

An existing sanitary sewer pipeline runs along the northern boundary and within the western side of the proposed Lot 1. As per Section 4.3.22. of the FNDC Engineering Standards, all future buildings are not permitted for the following and assessment should be made at the building consent stage:

- a) Building over or within a horizontal distance of 2m measured from the outside of the pipe:
- b) Building within the zone of influence of the pipe:
- c) Building within 2m horizontally of the outside of any maintenance structure (manholes, lamp holes, maintenance shafts and sewer dead ends):
- d) Driven piles shall not be installed closer than 5m from any pipe unless documentation is provided to the FNDCs satisfaction showing that the proposed works will not damage the asset.

All future buildings proposed shall be sufficiently setback a minimum of 2.0m from the centreline of any sewer, or as per NZS 3604, to avoid surcharging the sewer line.

Refer to FNDC Wastewater Drainage Bylaw 2018 for dispensation procedures.

9.0 Recommendations

9.1 Further Geotechnical Assessment

At the building consent stage, any proposal shall be supported by a project and site specific geotechnical assessment, considering the recommendations of this report.

9.2 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class C "*Shallow Soil Site.*"

9.3 Earthworks

To form the identified suitable building site, earthworks will be required. To suitably develop the building area, we recommend as follows:

- Cuts and fills shall be limited to 0.5m, without further geotechnical assessment.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

9.4 Foundations

The site is not “Good Ground” as per NZS3604. Residential NZS3604 type construction on conventional foundations or raft type slabs specifically designed to account for reduced bearing capacity and Class H1 expansive soils as per AS2870 are suitable. An Ultimate Bearing Capacity of 250kPa is available.

9.5 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to a stormwater dispersal trench to be designed at the Building Consent stage or to the table drain via an energy dissipating structure.

10.0 Conclusions

It is the conclusion of RS Eng Ltd that the identified building area is suitable for residential development, provided the recommendations and limitations herein are adhered to.

10.1 RMA – Section 106

In terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

- (a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence or slippage from any source; and
- (b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence or slippage from any source.

10.2 NPS for Natural Hazards 2025

In accordance with the National Policy Statement for Natural Hazards 2025, RS Eng has assessed the risk of the natural hazards (included in the scope of this report), based on Figure 1 and Tables 1-2 of the NPSNH 2025. Our risk assessment for Lot 1 is detailed in Table 1 below.

Table 1: National Policy Statement Risk Assessment.

Natural Hazard	Likelihood	Consequence	Risk
Slope Stability	Rare	Minor	Low
Liquefaction	Rare	Minor	Low

11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed residential subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Prepared by:



Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:



Sarah Scott Compton
Senior Technician
NZDE(Civil)

Approved by:

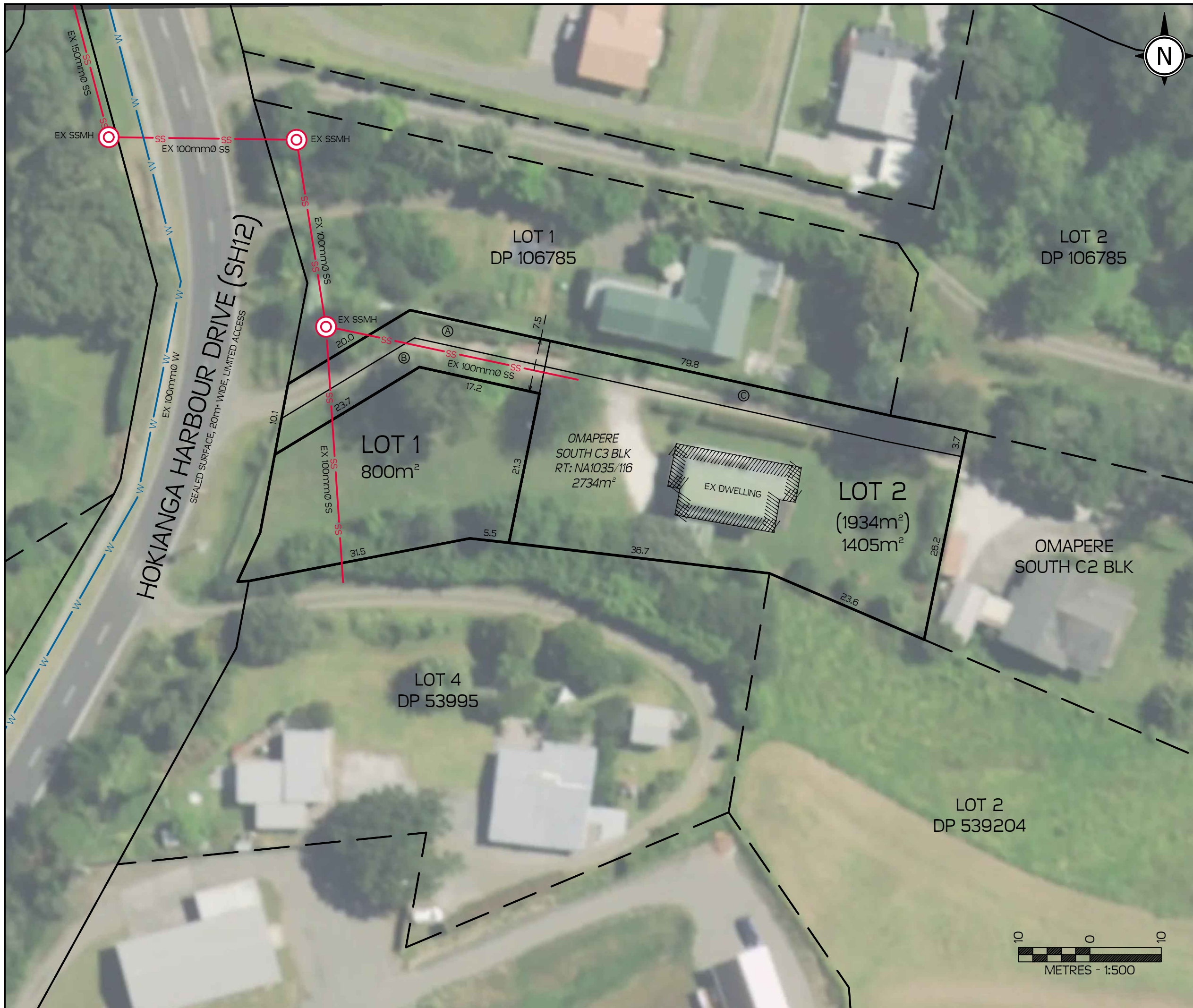


Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



- CAUTION:**
- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 - AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 - THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 - DO NOT SCALE OFF DRAWINGS.
 - THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 - DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 - 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	A & C	LOT 2 HEREON	OMAPERE SOUTH C2 BLK

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A & B	LOT 2 HEREON	LOT 1 HEREON

TOTAL TITLE AREA: 2734m²
 COMPRISED IN: RT NA1035/116 (ALL)
 THIS SITE IS ZONED 'GENERAL RESIDENTIAL' AND THE BUILDING SETBACKS ARE THUS: 3m FROM ROAD BOUNDARIES, 1.5m FROM ALL OTHER BOUNDARIES.

REV	DATE	DESCRIPTION
A	28.01.26	FIRST ISSUE - TK/KM

reyburn & bryant

Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT

OMAPERE LIFE LTD
 275 HOKIANGA HARBOUR DRIVE,
 OMAPERE

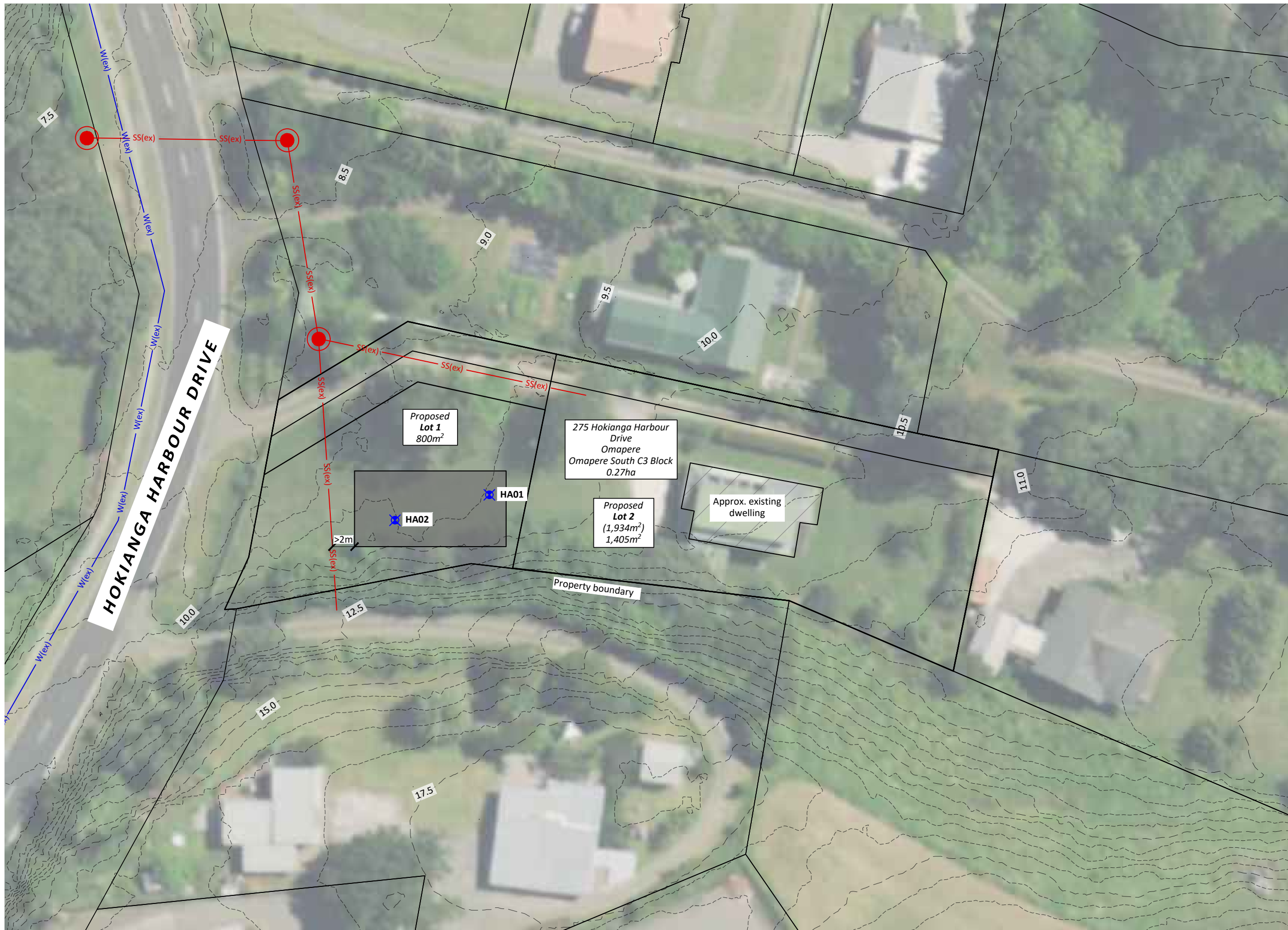
TITLE BOUNDARY OPTION 1

**PROPOSED SUBDIVISION OF
 OMAPERE SOUTH C3 BLK**

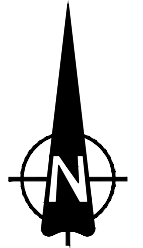
DATE	JANUARY 2026	SCALE	1:500 @A3
DRAWING REF.	S18740	SHEET	01 OF 01
REV	A		

Appendix B

Drawings

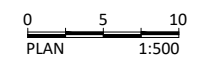


- NOTES:**
- If any part of these drawings are unclear, please contact RS Eng.
 - These plans are indicative only and shall not be used for construction set-out or scaled off.
 - All services shall be identified on-site prior to construction.
 - It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
 - This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.




- LEGEND**
- ✕ Hand Auger Location
 - Identified Building Area
 - ▨ Existing Dwelling
 - W(ex) - Existing Water Line
 - SS(ex) - Existing Wastewater Pipe

Contour Interval: 0.5m
 Vertical Datum: NZVD2016
 Survey Data Source: LiDAR (2024)



FOR CONSENT

 RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	SUBDIVISION SUITABILITY REPORT SITE PLAN SITE INVESTIGATIONS		Client	OMAPERE LIFE LTD			Scale	1:500	Rev No.	A	
				Location	275 HOKIANGA HARBOUR DRIVE OMAPERE			Original	A3		Sheet No.	C01
				Date	17/03/2026	Rev	A	Notes	Original Issue		Job No.	
				Drawn by:	RB	Reviewed by:	SSC	Approved by:	MJ			

Appendix C

Subsurface Investigations



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Omapere Life Ltd
PROJECT: Geotechnical Investigations

JOB NO.:
20097

SITE LOCATION: 275 Hokianga Harbour Drive, Kaikohe
CO-ORDINATES: 1635410mE, 6067940mN

ELEVATION: 9.62m

START DATE: 05/03/2026

END DATE: 05/03/2026

LOGGED BY: SS

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO4063				WATER			
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values
TS	TOPSOIL.		0.0	TS															
Colluvium Deposits	SILT, with some clay, with minor gravel; orange/brown/white/grey. Very stiff; moist; gravel, fine to coarse, angular.		0.2	TS															218+
			0.4																-
Colluvium Deposits	Silty CLAY; orange/grey. Very stiff; moist; low plasticity.		1.0	TS															171
			1.2																47
Alluvium	CLAY, with some silt, with trace sand; blue/grey. Stiff; moist; high plasticity.		1.6	TS															109
			1.8																31
Alluvium	CLAY, with some sand, with trace gravel; blue/grey. Stiff; wet; high plasticity; gravel, rounded.		2.0																125
			2.2																47
Alluvium	2.2m - Minor carbonaceous wood.		2.4																109
			2.6																23
Alluvium	CLAY, with some sand, with trace gravel; blue/grey. Stiff; wet; high plasticity; gravel, rounded.		3.0																109
			3.2																31
Alluvium			3.4																101
			3.6																31
Alluvium			4.0																125
			4.2																31
Alluvium			4.4																156
			4.6																93
Alluvium	4.9m - Trace rounded sandstone cobbles.		5.0																156
			5.2																86
	End Of Hole: 5.20m		5.4																

05/03/2026

PHOTO(S)

REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Omapere Life Ltd
PROJECT: Geotechnical Investigations

JOB NO.:
20097

SITE LOCATION: 275 Hokianga Harbour Drive, Kaikohe
CO-ORDINATES: 1635394mE, 6067936mN

ELEVATION: 9.5m

START DATE: 05/03/2026

END DATE: 05/03/2026

LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO4063				WATER
						50	100	150	200	
	TOPSOIL.		0.0							
Colluvium Deposits	SILT, with minor sand; greyish brown some orange. Very stiff; dry; non-plastic; sand, fine to medium.		0.2							
	Sandy SILT, with minor gravel; greyish orange/brown. Dense; dry; non-plastic; sand, fine to coarse.		0.4							UTP
	0.7m - Some clay.		0.6							-
	Clayey SILT, with some sand; grey/brown some orange. Very stiff; dry to moist; low plasticity.		1.0							218+
Alluvium Deposits			1.2							-
			1.4							204
			1.6							67
			1.8							125
			2.0							47
			2.2							
	Silty CLAY, with minor gravel; greyish minor orange. Very stiff; moist; low plasticity; gravel, completely weathered.		2.4							93
			2.6							58
	Silty CLAY; bluish grey some orange. Stiff; moist; low plasticity.		2.8							97
			3.0							79
	3.3m - High plasticity.		3.2							
			3.4							78
	Clayey SAND; bluish grey. Stiff; moist; low plasticity.		3.6							37
	3.8m - Moist to wet.		3.8							
	End Of Hole: 4.00m		4.0							218+
			4.2							-
			4.4							
			4.6							
			4.8							
			5.0							
			5.2							
			5.4							

PHOTO(S)



REMARKS

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit