

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

2. Type of consent being applied for

(more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Change of Consent Notice (s.221(3))
- Certificate of Compliance (s.139)
- Extension of time (s.125)
- Other (please specify)
- Discharge: Total volume = m³
Note; volumes >3m³ requires NRC Consent.
- Subdivision
- Existing Use Certificate (s.139A)
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)

*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?

 4. Māiwhiri

For any questions or information regarding iwi/hapū consultation, please contact:
 The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

ERIC JOHN WAGENER

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:

ERIC JOHN WAGENER

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.

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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:

ERIC JOHN WAGENER Jennifer Sally

Property address/
location:

8. Application site details

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

Name/s:

ERIC JOHN WAGENER

Site address/
location:

3778 FAR NORTH ROAD RDC
KAITIAIA RD
Postcode

Legal description:

LOT 1 DP192844

Val Number:

Certificate of title:

NIA 122 B/231

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

DOG IS PASSIVE

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.

SUBDIVISION OF PART OF PROPERTY

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009 2023

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

Changing the use of a piece of land

Disturbing, removing or sampling soil

Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? Yes No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Landslips

Coastal Erosion

Coastal Inundation

Active Faults

Liquefaction

Tsunami

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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)

ERIC John Wagener

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

ERIC John Wagener

Signature:

(signature of bill payer)

17. 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.

18. Declaration

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

Name (please write in full)

ERIC John Wagener

Signature

Date 25/5/2016

Signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

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.*

Quickmap Title Details



Information last updated as at 24 May 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **NA122B/231**

Land Registration District **North Auckland**

Date Issued 09 September 2002

Prior References

NA19A/293

Type	Fee Simple
Area	5.7950 hectares more or less
Legal Description	Lot 1 Deposited Plan 192844

Registered

Owners

Eric John Wagener

D574558.1 Gazette Notice (N.Z Gazette No.46 page 1021) declaring part State Highway No.1F Far North District commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No.1 to be a limited access road - 25.1.2001 at 12.09 pm

D575029.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3.31 pm

Subject to Section 59 Land Act 1948

5339239.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.9.2002 at 3:28 pm

The easements specified in Easement Certificate 5339239.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are right of way and telecommunications easement specified in Easement Certificate 5339239.4 - 9.9.2002 at 3:28 pm

5522895.8 Mortgage to ANZ Banking Group (New Zealand) Limited - 18.3.2003 at 9:00 am

5884743.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.2.2004 at 9:00 am

9619528.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)
1976 BY JENNIFER SALLY WAGENER - 16.1.2014 at 12:52 pm

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the Site and Service.

Quickmap Title Details



Information last updated as at 24 May 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier NA122B/233

Land Registration District North Auckland

Date Issued 09 September 2002

Prior References

NA19A/293

Type Fee Simple
Area 19.8590 hectares more or less
Legal Description Lot 3 Deposited Plan 192844

Registered Owners

Eric John Wagener

D574558.1 Gazette Notice (N.Z Gazette No.46 page 1021) declaring part State Highway No.1F Far North District commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of the highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No.10 to be a limited access road - 25.1.2001 at 12.09 pm

D575029.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3.31 pm

Subject to Section 59 Land Act 1948

5339239.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.9.2002 at 3:28 pm

Subject to a right of way and telecommunications easement over part marked A on DP 192844 specified in Easement Certificate 5339239.4 - 9.9.2002 at 3:28 pm

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Sub Division Plan Documents
Being The Proposed Sub Division
Of Lot 1 DP 192844

Eric Wagener

May 2026

Subdivision Plan: Transition from Rural Production to Coastal Living Zone Being The Subdivision of Lot 1 DP 192844 & R.O.W Easements over Lot 1 DP 192844

Redefining Adjacent Zones for Enhanced Coastal Residential Opportunities

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Proposed Subdivision Plan	4
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Introduction

This subdivision plan outlines the process of converting an area currently zoned for rural production into a coastal living zone. The two zones are directly adjacent, with their separation defined solely by property boundaries. The objective is to facilitate a smooth transition that supports residential development while respecting the unique characteristics of both environments.

:Demographic Trends The population growth in the Houhora/Pukenui area is contributing to the demand for more areas to be set aside for lifestyle living, The Far north District Council has been remiss in that it has not taking cognizance of the community driven long term plan for this region, which identified the need for making provision for growth, there has been no recognition of the need for setting aside commercial and residential zones for future development in an area which is fast developing into a thriving horticultural, aqua cultural, and agricultural area which needs labour.

Historical:

The lack of planning for development is not new in this area in fact it dates back to the early 1980s when a building permit was applied for, for the establishment of a workshop for building and cabinet making, on the parent property to support the production of a log home project using waste product from the Aupouri Forest.

The then Mangonui County Council in granting the permit suggested that part of this property could be rezoned for commercial use as there was no other area set aside for this purpose.

We had no objection to this Council proposal and preliminary discussions with the community took place.

The proposal was publicly notified, however objection was raised by the then adjoining Chalets Motel owners, and due to the level of objection the proposal was withdrawn.

The commercial workshop and machinery is an existing activity.

Existing Conditions

- **Rural Production Zone:** Currently used for agriculture, horticulture, and related rural activities. Characterised by open landscapes and limited infrastructure. The rural production zone in the far north district is primarily designed to support and protect primary production activities while allowing controlled subdivision and development.
- **Purpose & Scope:** The rural production zone covers the majority of the Far North District and is intended to maintain the district's rural character and support primary production activities including horticulture, agriculture, and forestry. It recognises the importance of highly productive land and aims to protect it from fragmentation and incompatible development. The zone also provides for post-harvest and processing activities related to horticulture, ensuring that productive land remains viable for commercial use.
- **Permitted Activities and Resource Consents:** Within this zone certain activities are allowed as of right, while others require a resource consent. Permitted activities typically include standard farming, horticulture, and forestry operations, whereas activities such as commercial or industrial development may require discretionary or restricted discretionary consent.
- **Sub-Division Framework: The Rural Production Zone has a permissive subdivision framework.** Properties with a title date of April 2000 or earlier can be subdivided as a restricted discretionary activity to create up to five lots of 1 hectare or two lots as small as 4000 square metres. This framework allows for continued growth while maintaining the primary production potential of the land.

- **Previous Sub Division:** This property Lot 1 DP192844 has residual rights with subdivision previously taking place before the year 2000 to create the development of a JV orchard.
- **Physical Features:** The overlying top soil structure is listed as Tangatiki sand, with a sandstone base beneath which is silica sand. The land was originally mined for Kauri Gum. The proposed subdivision is part of a retired section of orchard which was previously planted in satsuma mandarin. The proposed Lots are bounded to the North East with a drain which finally terminates at the Ariaiawa Stream. The South Western Boundary lies parallel to State Highway 1F. All the proposed Lots have falls towards this drain, all have shelter belt protection with limited infrastructure, all Lots Created are/will be off grid.
- **Existing infrastructure:** The main productive property was converted from Kauri gum land into a 14500 fruit tree orchard in a Joint Venture in 2002. This involved land modification, landscaping, and drainage. The main drain was constructed parallel to the HouHou Road, travels through the main residential area which is also drained by this feature, the historic Wagener Property and finally discharges into the Rio Creek. This drain ensures that the adjacent properties which were listed in potential flood zone maps had that issue resolved /mitigated and have in the main now been built upon.

Irrigation along with a deep bore is present .

Transit New Zealand required the original access to be relocated to cater for assessed traffic movements. This was provided as directed with approval gained along with the provision of pull off areas. Telephone and fibre optics travel along the front Far North Road Boundary. As State Highway 1F is designated limited access it is proposed to use the current approved access for sub division Lot access.

Residual Rights:

The original subdivision to enable the Joint Venture Orchard to proceed has remaining Residual Rights.

The existing dwellings and Orchard facilities use primary treatment septic tanks to provide sewerage treatment and disposal. The new Lots 2 & 3 will have similar on site waste disposal.

- **Coastal Living Zone:** Designed for residential use, featuring homes oriented towards coastal amenities, with access to recreational areas and community facilities.
- **Zone Separation:** The only division between these zones is a series of property boundaries, with no physical barriers or significant changes in landscape.

Proposed Subdivision Plan

1. **Boundary Realignment:** The survey plan prepared by Von Sturmer & Associates, sets out the proposed configuration. The property boundaries have been adjusted to create logical and accessible lot sizes for coastal living, ensuring each new lot has appropriate access to common access roads and utilities.
2. **Zoning Change Application:** We formally submit that this proposal forms a logical progression for satisfying in part the need for residential land, in the Pukenui area and request that the Far North District Council includes the proposed subdivision Lots into coastal living. Recognising that the adjoining residential properties are already in that zone.
3. **Infrastructure Upgrades:** As the Lots are all proposed to be self sustaining there will be no requirement for additional services such as water, sewage, electricity, and internet to the newly designated coastal living lots.

4. **Environmental Considerations:**

The Orchard Joint Venture was disestablished some 18 years ago, with the subsequent removal of fruit trees. Since that time the proposed subdivision section of the property has been retired, as being judged economically unsustainable. The remaining area has been developed into alternative organically principled orchard.

All land development has an effect, however the retirement and subdivision will reduce the pressure on the Aupouri Aquifer to a minor degree. Reduce the potential for uncontrolled surface water runoff, and reduce the potential risk of residue infiltration into drainage systems, and the Harbour.

Pukenui township has a major issue with the disposal of septic waste. The expansion into larger lots removed from the immediate area of Pukenui will not only allow for the demand for the housing of labour, for local industry, but help to mitigate the current negative effect of high density development.

There are no native flora or fauna, threatened aquatic, or insect species present, or listed.

There are no recorded historical sites.

There will be no more effect on Iwi than that currently existing.

The existing shelter belts and boundary drain provide a green buffer between the two land uses.

The remaining organic orchard has pest management practices under GAP & Growsafe which help to protect the surrounding environment.

5. **Community Integration:** This subdivision is a natural progression to provide housing development alongside and adjacent to existing residential properties.

Consultation and Approval:

The appendix shows the consultation undertaken with Iwi, adjoining land owners and residents.

There were no negative comments.

6. **Waste Water Management:**

This is covered in In the TP58 and TP10 documents. Each Lot is separately covered. Basically the systems envisaged for septic wise are for primary disposal with stormwater overflows being directed to the existing internal drainage system. There will be no effect on other agency infrastructure. The site plans show that effluent can be contained within the new boundaries according to the 1.5 setback rules.

The sites have been evaluated on the basis of a three bedroom dwelling, with the daily water allowance of 160L/P/D.

Section 10 Resource Management Act: This address existing use rights allowing certain land uses to continue even if they contravened district planning rules under specific conditions. It should be noted that the original Land subdivision took place prior to the year 2000. Where residual rights pertaining to the subdivision still exist. It needs to be noted that this area has been removed from horticultural activity due to the lack of soil fertility, and the suitability to sustain production.

TP58 TP 10

These are included in the supporting documents

Consultation and approvals:

There are two tribes with interest in the area Ngati Kuri and Te Aupouri. The Iwi are interrelated. Tacit approval has been gained, with the proposal lying with the Tangata Whenua at this present time.

The appended documents show that this Subdivision proposal has been canvassed with adjoining land owners and Tangata Whenua.

There have been no concerns raised.

Appendices

Site plans and maps technical reports consultation records resource consent applications as per Von Sturmers Survey Plans

Outcome

The successful implementation of this subdivision plan will help to create a vibrant coastal living community that benefits from proximity to rural landscapes while maximising residential opportunities back from the coast. The seamless boundary transition will ensure both zones retain their distinct identities while supporting sustainable development.

E.J Wagener Certifying Registered Drainlayer 05877

Subdivision Plan: Transition from Rural Production to Coastal Living Zone Being The Subdivision of Lot 1 DP 192844 & R.O.W Easements over Lot 1 DP 192844

Redefining Adjacent Zones for Enhanced Coastal Residential Opportunities

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There will be no more effect on lwi than that currently existing.

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The sites have been evaluated on the basis of a three bedroom dwelling, with the daily water allowance of 160L/P/D.

Section 10 Resource Management Act: This address existing use rights allowing certain land uses to continue even if they contravened district planning rules under specific conditions. It should be noted that the original Land subdivision took place prior to the year 2000. Where residual rights pertaining to the subdivision still exist. It needs to be noted that this area has been removed from horticultural activity due to the lack of soil fertility, and the suitability to sustain production.

TP58 TP 10

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Site plans and maps technical reports consultation records resource consent applications as per Von Sturm's Survey Plans

Outcome

The successful implementation of this subdivision plan will help to create a vibrant coastal living community that benefits from proximity to rural landscapes while maximising residential opportunities back from the coast. The seamless boundary transition will ensure both zones retain their distinct identities while supporting sustainable development.

E.J Wagener Certifying Registered Drainlayer 05877

Hi everybody,

I'm not sure how accurate you want things to be but on page 5 the real reason that Edward Wagener and Sophie came back to New Zealand Was because her mother old Sophie wanted someone to help protect and recover the family fortunes which were being squabbled over and mismanaged by the Subritzky family here Edward Wagener was is a blacksmith engineer and a very skilled one. According to what I know from the elder generation during an argument with uncle Fred great granddad told him that "this place has had me and it will have you" it was certainly not a case of not being able to manage it was a case that circumstance with handling two depressions In a low economic situation had huge challenges

further in near the highlighted area.

Freds will. was drafted during the Second World War and it is correct that it was drafted in the manner that it was as Fred was not sure who would come back from the Second World War and he wanted the property to stay in Wagener family hands.

So the Will actually read that the property would go to "the eldest surviving son of the eldest surviving son"

This happened to be Uncle Alberts son cousin Terry

Regards

Eric

Assessment of Environmental Effects Report E.J. Wagener 3778 Pukenui

Proposed Subdivision of a Rural Production Zoned Property
in the Far North District Council Area

Contents

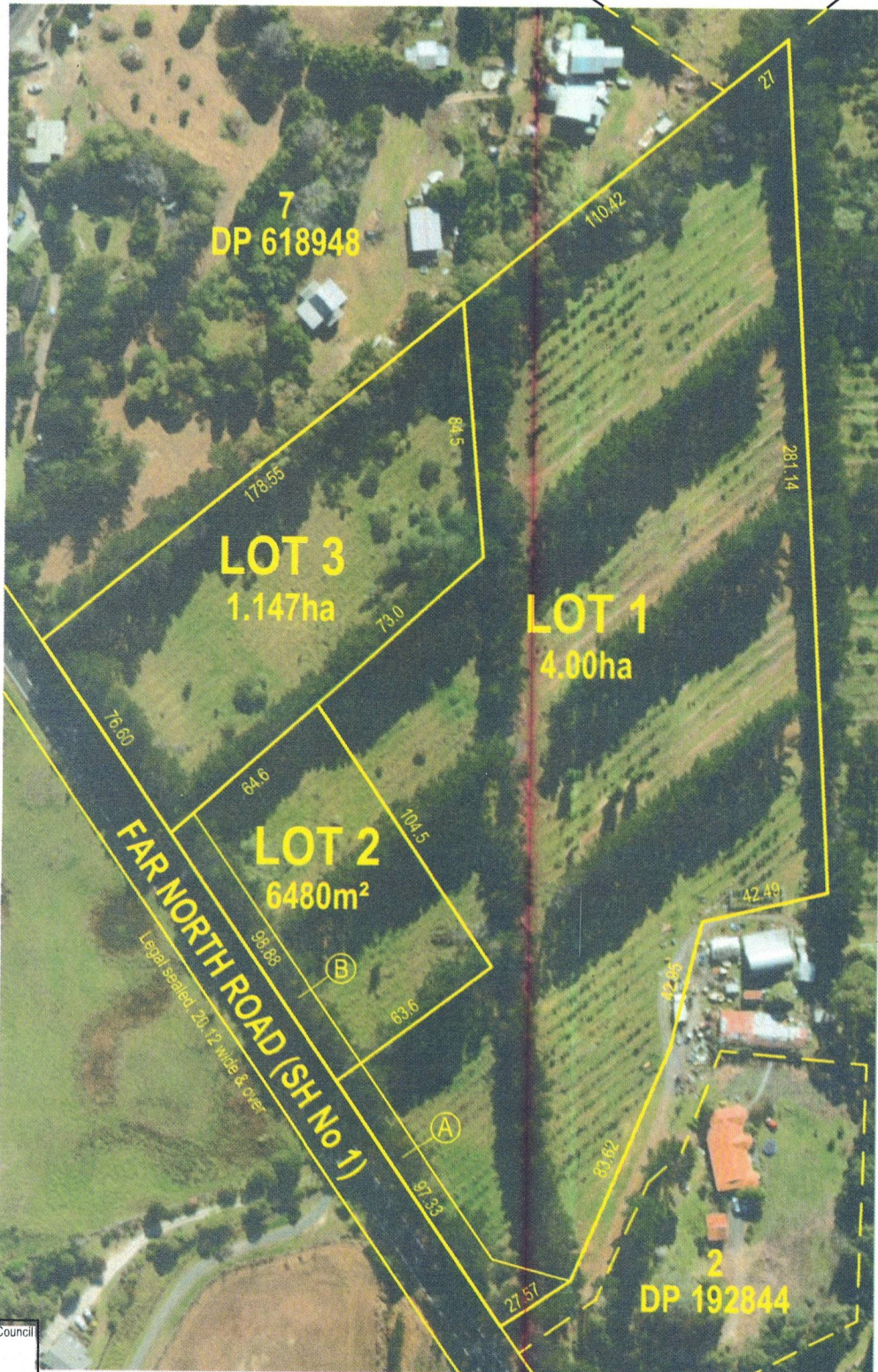
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1. Introduction and Purpose

This Assessment of Environmental Effects (AEE) has been prepared in support of a resource consent application for the subdivision of Lot 1 DP 192844, 3778 Far North Road, Pukenui, RD4 Kaitaia. The site is zoned Rural Production. It is also adjacent to the Coastal Living Zone. The report identifies the nature and scale of the proposal, outlines the relevant planning framework, and assesses the actual and potential environmental effects arising from the subdivision.

PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	A	Lot 1 hereon	Lots 2 & 3 hereon
	B	Lot 2 hereon	Lot 3 hereon

3
DP 530683



3
DP 192844

Local Authority: Far North District Council
Comprised in: RT NA122B/231
Total Area: 5.7950Ha

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



Von Sturmers

Registered Land Surveyors, Planners & Land Development Consultants

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PROPOSED SUBDIVISION OF LOT 1 DP 192844

	Name	Date
Survey		
Design		
Drawn	SH	May 2026
Rev	SH	June 2026

ORIGINAL SCALE @A3

1:1500

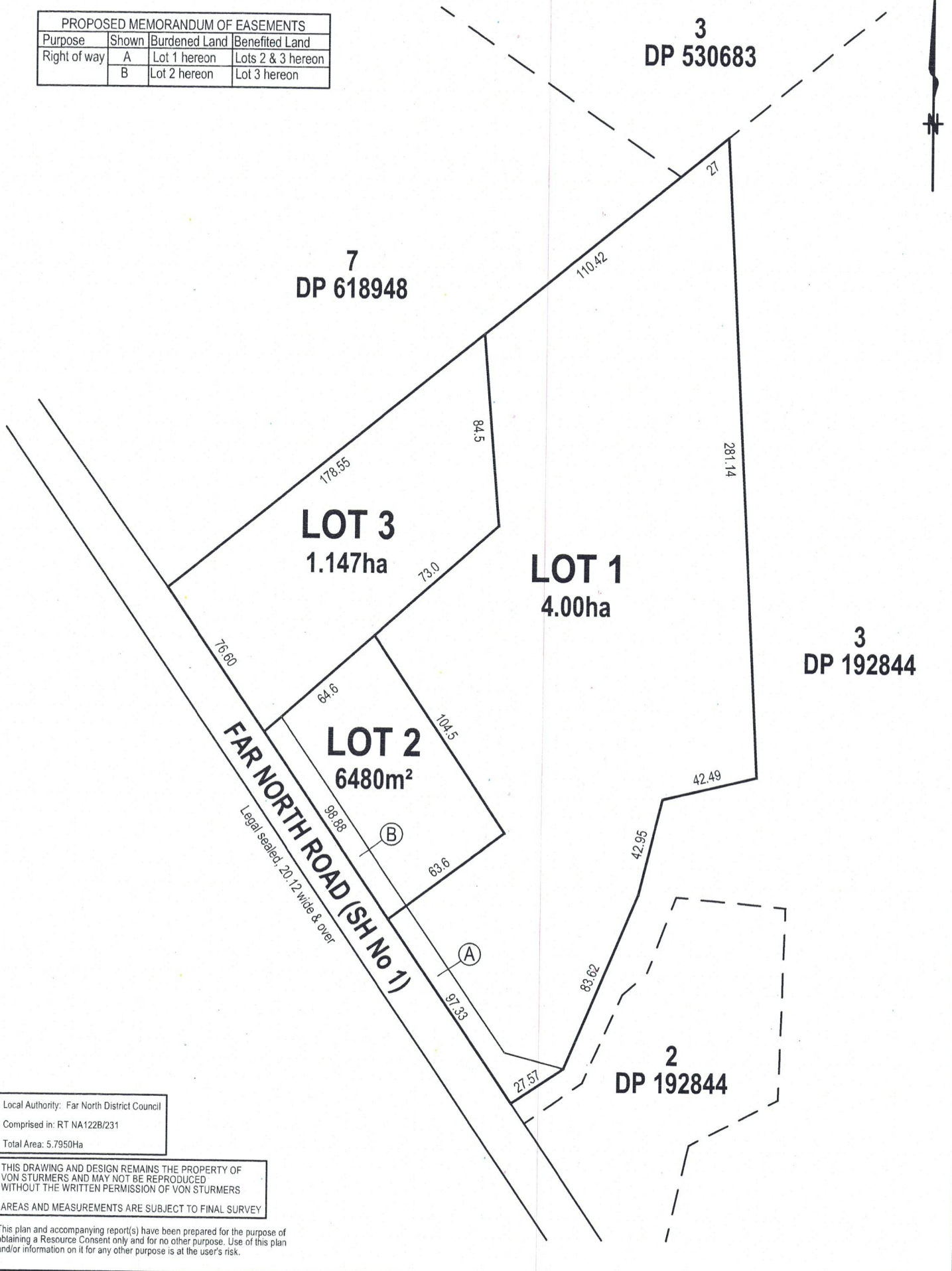
Surveyors Ref. No:

15439

Series

Sheet 2/2

PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	A	Lot 1 hereon	Lots 2 & 3 hereon
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PROPOSED SUBDIVISION OF LOT 1 DP 192844

Name	Date	ORIGINAL SCALE @A3 1:1500
Survey		
Design		
Drawn	SH May 2026	
Rev	SH June 2026	

Surveyors Ref. No:
 15439
 Series
 Sheet 1/2

2. Site and Proposal Description

The subject site is Lot 1 DP 192844, located at 3778 Far North Road, Pukenui, RD4 Kaitaia, and is within the Rural Production zone of the Far North District Plan. The parent title has an area of approximately 5.7950 hectares, based on the areas of the proposed lots and the remainder. The surrounding environment is coastal lifestyle, or rural in character, there are many small blocks on the opposite side of Far North Road with land being used for residential living or general rural activities. This site is adjacent to the Coastal living Zone.

The proposal is to subdivide the parent title into three allotments. Proposed Lot 2 will have an area of 0.6480 square metres, Proposed Lot 3 will have an area of 1.147 hectares, and the balance of Lot 1 will comprise approximately 4 hectares. Access to the proposed allotments is to be provided by a right-of-way running generally parallel to Far North Road. The final Survey plan will confirm the precise alignment and width of the right-of-way, existing vehicle crossing design, any proposed easements, the location of any building platforms, and how each resultant allotment will be serviced for wastewater disposal, water supply, and stormwater management, as per the TP58 & TP10 Documents presented.

3. Statutory and Planning Framework

The Far North District Council administers district plan provisions that manage land use and subdivision across the district. Council identifies both an operative district plan and an ongoing proposed district plan process, these documents together provide the planning context relevant to rural land use and subdivision in the district. The operative district plan remains the primary consent framework unless and until relevant proposed provisions carry legal effect or decisions are made on them. The district plan sets out the rules for how land may be used, developed and subdivided in the Far North, including zone-based provisions and district-wide matters such as hazards, heritage, infrastructure and natural environment considerations.

Based on publicly available Far North District Council information, the Rural Production zone framework is intended to provide for rural and primary production activities while managing subdivision and development so that the productive capacity, rural character, infrastructure efficiency and environmental values of rural land are not undermined. The Council's district plan webpages confirm that the district plan controls where activities may

occur and how land may be developed and subdivided, while the proposed district plan material indicates an ongoing review of rural zoning and subdivision provisions. This AEE therefore adopts a cautious approach.

4. District Plan Rule Assessment

Based on the operative Far North District Plan structure, subdivision of land in the Rural Production zone is assessed against the subdivision chapter together with the zone objectives and policies for the rural environment together with any district-wide provisions that apply to the site. Publicly available Council material confirms that the operative plan manages both land use, and subdivision through zone-based and district-wide provisions. Operative maps have been checked for zoning and resource constraints. On the information researched, the site falls within the Rural Production zone but is also adjacent to the Coastal Living zone. That interface is relevant because the subdivision has the potential to create additional titles in close proximity to a more residential-style coastal environment, which may influence the assessment of amenity, character, reverse sensitivity, and the appropriateness of lot sizes with future dwelling opportunities.

4.2 Lot Size, Density and Fragmentation Assessment

Having regard to the operative rural environment provisions, the proposed Lot 2 at 6480 m², Lot 3 being 1.147 ha with the remainder being 4ha. While not fully compliant aligns best with a Discretionary Activity Status.

It is also important to recognise that the previous subdivision activity happened prior to 28 April 2000.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) **RURAL PRODUCTION ZONE**

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot size is 20ha.</p> <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p> <p>Note 2: Subdivision in the Puerua Heritage Precinct (refer Maps 35, 41 and HPT), is a discretionary subdivision activity.</p> <p>Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.</p>	<ol style="list-style-type: none"> 1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000; 5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion. <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p> <p>Note 2: Subdivision in the Puerua Heritage Precinct (refer Maps 35, 41 and HPT), is a discretionary subdivision activity.</p>	<ol style="list-style-type: none"> 1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. 4. Subdivision in the Puerua Heritage Precinct (refer Maps 35, 41 and HPT), is a discretionary subdivision activity. <p>Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1).</p> <p>Note 2: The effect of the rule under clause 2 is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.</p>

4.3 Adjacency to the Coastal Living Zone

The fact that the site adjoins the Coastal Living zone is a relevant district plan consideration even though the land proposed to be subdivided remains within the Rural Production zone. This is because the adjoining zone is generally associated with a more intensive rural-coastal living pattern and potentially greater amenity expectations than are typical in a production landscape. In support of the application it is suggested that the proposal remains modest in scale, retains a 4 hectare balance area, and uses a shared right-of-way rather than multiple independent crossings. It is submitted that the application is a logical extension of coastal living character. It is further submitted that while the proposed subdivision is only partially of non compliant activity status the

scale and nature of effects associated with the subdivision are reasonably aligned with Restricted Discretionary Activity Status.

4.4 Access and Right-of-Way Assessment

The proposed shared right-of-way running parallel to Far North Road provides logical already approved Transit New Zealand access to the property. The use of a common access arrangement is generally preferable to multiple separate frontage crossings and will reduce traffic conflict and visual clutter along the road boundary.

4.5 Servicing, Building Platforms and Environmental Constraints

TP58 & TP10 assessments show that each proposed allotment can function as a separate site without creating adverse environmental effects. While each lot is proposed to be self reliant off grid a consideration is that full services are available along the Far North Road Boundary. The proposed building platforms are located clear of hazards, sensitive features and access constraints.

4.6 Overall District Plan And Statuary Documents Assessment (Section 104(1)(B))

The following planning documents prepared under the RMA arer considered relevant to this application.

Regional Policy Statement for Northland

The Northland Regional Policy Statement covers the management of natural and physical resources across the northland region. The provisions within the RPS give guidance at a higher planning Level in terms of significant regional issues, there fore providing guidance to consent applications, and and the development of District Plans on a regional level. Given the nature and scale of the proposed subdivision, it is considered that this level of development is compatible with the intent of the RPS.

Operative Far North District Plan -Objectives and Policies

Section 104(1)(b)(v1) requires consideration of the relevant objectives and policies contained in any Operative or Proposed District Plan. Therefore an assessment of the Operative Far North District Plan provision is required.

The relevant provisions of the Operative District Plan are contained in the following Chapters.

Chapter 8.6 Rural Production Zone & Chapter 13 Subdivision.

Rural Production Zone Objectives

Objective / Policy	Comment
8.6.3.1 To promote the sustainable management of natural and physical resources in a rural production zone	The proposed development enables the continuation of orchard development while providing for minor residential development.
8.6.3.2 To enable the efficient use and development of the rural production zone in a way that enables people and communities to provide for their social, economic and cultural well-being and for their health and safety	The proposal will enable the efficient use of surplus land, providing for the social and economic well-being of the applicant.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the rural production zone to a level that is consistent with the productive intent of the zone	As outlined in the AEE, rural amenity values will be maintained through the provision of ample open space within Lots 1 and 3 and the careful positioning of future development within all created lots.
8.6.3.4 To promote the protection of significant natural values of the rural production zone	There are no significant natural values within or in proximity to the site which warrant protection.
8.6.3.5	N/A
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities, reverse sensitivity within the rural production zone, and land use activities in neighboring zones	As included in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.7 To avoid, remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources	The conclusions in the assessment of effects above show the proposal will not result in any adverse or reverse sensitivity effects.
8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments	Lot 1 is to remain in orchard production. Lots 2 and 3 are unoccupied and will be reserved for future residential use.

Rural Production Zone - Policies	Comment
8.6.4.1 That the Rural Production Zone enables farming and rural production activities as well as a wide range of activities subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects resulting from these activities, are avoided, remedied or mitigated and are not to the detriment of rural productivity	The subdivision will result in no adverse effects on the environment, as open space will be maintained by continuing to use the land for residential and productive purposes.
8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in a rural production zone are avoided, remedied or mitigated	As per the AEE, the proposed development has been designed to be consistent with existing adjacent and surrounding development patterns.
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged	This is consistent with the principles outlined above.
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the rural production zone to a level that is consistent with the productive intent of that zone	The development will not adversely affect adjoining properties that are zoned Rural Production.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the plan	Documentation presented shows that this has been taken into account.
8.6.4.6 Refers to Kerikeri	N/A
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the rural production zone, an underlying goal is to avoid the actual and potential adverse	The conclusion from the assessment is that there will be no reverse sensitivity effects.

effects of conflicting land use activities	
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided, remedied or mitigated are given separation from other activities	Studies show that the proposal will not result in any reverse sensitivity effects.
8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the rural production zone and in neighbouring zones.	As concluded in the assessment of effects above the proposal will not result in any reverse sensitivity effect

Subdivision Chapter -Objectives	
Objective	Comment
13,3,1 To provide for the subdivision of land in such a way as it will be consistent with the purpose of the various zones in the plan and will promote the sustainable management of the natural and physical resource of the district including airports and roads and the social economic and cultural well-being of people and communities	As concluded in the assessment of effects the proposed subdivision will be keeping in character with the surrounding environment the subdivision will provide for the social and economic well-being of current and future owners of the site
13.3,2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life supporting capacity of air water soil or ecosystems and that any actual or potential adverse effects on the environment which result directly from subdivision including reverse sensitivity effects and the creation of acceleration of natural hazards are avoided remedied or mitigated	There will be no effect on the life supporting capacity of any of the natural resources present by the subdivision neither will the subdivision give rise to reverse sensitivity effects or magnify any natural hazard

<p>13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment</p>	<p>There are no features of this nature present at the subdivision area.</p>
<p>13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting or context</p>	<p>There are no resources of this nature present</p>
<p>13.3.5 To ensure that all new subdivisions provide a reticulated water supply and or on site water storage and include stormwater management sufficient to meet the needs of the activities that will establish all year round</p>	<p>These matters are covered in the TP58 and the TP10 documents provided</p>
<p>13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision use and development for example the protection enhancement and restoration of areas and features which have particular value or may have been compromised by past Land Management practises</p>	<p>The change in use will have little effect</p>
<p>13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites wahi tapu and other taonga is recognised and provided for</p>	<p>There are no recorded sites present, or close to the subject site. Historical records have been examined and Iwi consulted – the conclusion is that there will be no adverse cultural effects</p>
<p>13.3.8 To ensure that all new subdivision provides an electrical supply sufficient to meet the needs of the activities that will establish on the new lots created</p>	<p>While the supply is at the boundary the subdivision he's proposed to be off grid and it is recognised that electrical supply it's not a requirement in the RPZ zone</p>
<p>13.3.9 To ensure to the greatest extent possible that all new subdivisions supports energy efficient design through appropriate site layout and orientation in order to</p>	<p>The sites are proposed to be off grid and orientated towards the northern aspect</p>

maximise the ability to provide light heating ventilation and cooling through passive design strategies for any buildings developed on the sites	
13.3.10 To ensure that the design of our new subdivision promotes efficient provision of infrastructure including access to alternative transport options communications and local services	mobile phone coverage is moderate however there are no alternate transport options to the site
13.3.11 To ensure that the operation maintenance development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities	the subdivision is designed to be off grid

Subdivision Chapter - Policies	
13.4.1 That the site dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects of the use of those allotments on Natural character particularly of the (a) coastal environment (b) Ecological values © Landscape values (d) Cultural values € Heritage values And existing land use	The conclusions from the AEE show that there will be no such adverse effects

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties	Transit New Zealand required the past subdivision to meet these standards see appendices
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13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision	The site suitability reports TP58 and TP10 take these matters into account
13.4.4 That any subdivision where provision is made for connection to utility services the potential adverse visual aspects of these services are avoided	There are existing provisions along the Far North Road already. However the sections are proposed to be off grid No additional provisions are contained in the RPZ
13.4.5 The access to and servicing of the new allotments be provided for in such a way as will avoid, remedy, or mitigate any adverse effects on neighboring property, public roads including state highways and the material and physical resources of the site caused by silt run off traffic excavation and filling and removal of vegetation	There will be minimal earthworks required all of which will be contained within the parent property
13.4.6 That any subdivision proposal provides for the protection restoration and enhancement of heritage resources areas of significant indigenous vegetation and significant habitats of indigenous fauna threatened species the natural character of the coastal environment and riparian margins and outstanding landscapes and natural features where appropriate	No resources of this nature will be affected
13.4.7 That the need for a financial contribution be considered only where the subdivision would (a) Result in increased demands on car parking associated with non residential activities or (b) Result in increased demand for Esplanade areas (c) Involve adverse effects on riparian areas (d) Depend on the similar to capacity of the environment external to the site	This is deemed non applicable
13.4.8 That the provision of water storage be taken into account in the design of any subdivision	The sites are able to sustain potable water by rain water tank

<p>13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on outstanding landscapes and areas of significant indigenous flora and significant habitats of fauna</p>	<p>This is not applicable to these sites</p>
<p>13.4.10 The council will recognise that subdivision within the conservation zone that results in a net conservation gain is generally appropriate</p>	<p>This is not applicable in this instance</p>
<p>13.4.11 that subdivision recognises and provides for the relationship of Maori and their culture and traditions With their ancestral lands , water, sites wahi tapu and other toanga and shall take into account the principles of the Treaty of Waitangi</p>	<p>There are no recorded sites of interest in the near proximity of these sites and research can find no cultural significance attributed to this land lwi have been consulted and have no problem with the proposal</p>
<p>13.4.12 That more intensive innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes</p>	<p>N/A</p>
<p>13.4.13 Subdivision use and development shall preserve and where possible enhance restore and rehabilitate the character of the applicable zone in regards to section 6 matters in addition to subdivision.....</p>	<p>As presented in the assessments of effects this proposed subdivision will achieve this policy</p>
<p>13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the plan will be taken into account when considering the intensity design at and layout of any subdivision</p>	<p>The conclusion arrived at in this assessment is that the subdivision is consistent with the relevant objectives and policies of the District Plan</p>
<p>13.4.15 That conditions be imposed upon the design of, subdivision of ,land to require that the layout and orientation of all new lots and</p>	<p>Buildings will need to comply with the building codes. Buildings are to be off grid, and self reliant.</p>

<p>building platforms created include as appropriate provisions for achieving the following (a) development of energy efficient building structures (b) reduce travel distance and private car usage (c) encouragement of pedestrian and cycle use (d) access to alternative transport facilities (e) domestic or community renewable electrical generation and renewable energy use</p>	
<p>13.4.16 When considering proposals for subdivision and development within an existing National Grid corridor the following will be taken into account (a) the extent to which the proposal may restrict or inhibit the operation access maintenance upgrading of transmission lines or support structures any potential cumulative effects that may restrict the operation access maintenance upgrade of transmission lines or support structures and whether the proposal involves the established placement or intensification of a sensitive activity in the vicinity of an existing National Grid line</p>	<p>All will be off grid so this is not applicable</p>

Proposed Far North District Council -District Plan – Objectives and Policy

3778 Far North Road Pukenui

The relevant provisions of the Proposed District Plan relating to this proposal are contained in the District wide matters:

Subdivision & Rural Production

Subdivision -Proposed District Plan – Objectives

Objective	Comment
<p>Sub-01 Subdivision results in the (a) efficient use of land which achieves the objectives of each relevant zone overlays and district wide provisions</p>	<p>As in the previous assessment the subdivision will result in the addition of two new residential lots Which are more closely related to the intent of a restricted discretionary subdivision</p>

<p>(b) Contributes to the local character and sense of place</p> <p>(C) Avoids reversed sensitivity issues that would prevent or adversely affect activities already established on the land from continuing to operate</p> <p>(d) Avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located</p> <p>€ Does not increase risk from natural hazards or risks are mitigated and existing risks reduced and</p> <p>(f) manages adverse effects on the environment</p>	<p>rather than any non complying. The Lots will be adjacent to a coastal residential zone with similar features. The Rural amenity features will be maintained in Lots 1& 3 the production from the remainder will be enhanced by the economic benefit arrived at.</p> <p>Natural risks will not be increased as per the site suitability reports</p>
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<p>Sub-02 Subdivision provides for</p> <p>(a)The protection of highly productive land and</p> <p>(b)Protection restoration of or enhancement of outstanding natural features outstanding natural landscapes natural character of the coastal environment areas of high natural character outstanding natural character wetland lake and river margins significant natural area sites and areas of significance to Maori and historic heritage</p>	<p>This matter is covered in the site suitability reports. Existing facilities in the adjacent area are performing to design expectations.</p> <p>Lot 2 & Lot 3 Have the ability to accommodate all adequate services and the infrastructure supporting them. There are no outstanding landscape features or significant natural areas or matters arising from lwi consultation</p>
<p>Sub -03 Infrastructure is planned to service the proposed subdivision and development where</p> <p>(a)There is existing infrastructure connection infrastructure should provide in an integrated efficient coordinated and future proofed manner at the time of subdivision and</p> <p>(b)Where no existing connection is available infrastructure should be planned and consideration be given to connections within the wider infrastructure network</p>	<p>The site suitability reports show that all facilities planned can be accommodated within the lots two and three. And any other infrastructure required can be easily provided for</p>

Sub-04 Subdivision is accessible connected and integrated with the surrounding environment and provides for.....	This is Non Applicable

Subdivision – Proposed District Plan – Policies

Objective	Comment
Sub -p1 Enable boundary adjustments that (a) Do not alter (b) the degree of non compliance with district planning rules and standards The number and location of any access the number of certificates of title and or in accordance with the minimum lot sizes of the zone and comply with access infrastructure and info and Esplanade provisions	This does not apply
Sub -p2 Enable subdivision for the purpose of public works infrastructure reserves or access	does not apply
Sub – P3 Provide for subdivision where results and allotments set (a) Are consistent with the purpose characteristics and qualities of the zone (b) Comply with the minimum allotment sizes for its zone (c) Have an adequate size and appropriate shape to contain their building platform on (d) And have legal and physical access	The AEE is consistent in the support of its approach to the immediate surrounding environment. The proposed Lots 2 & 3 have plenty of scope for suitable building platforms and services. Access is via a legal internal R.O.W
Sub -P4 Manage subdivision of land as detailed in the district wide natural environment values historical and cultural values and hazard and risks sections of the plan	there are no significant natural historical natural or cultural values present the site reports show that the proposed development will not affect natural hazards in any form
Sub – 5 Manage subdivision design and layout in the general residential mixed-use and settlement zone to	This sub section does not apply

provide for safe connected and accessible environments.....	
Sub – P6 Require infrastructure to be provided in an integrated and comprehensive manner by (a)demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available (b)ensuring that the infrastructure provided is in accordance with the purpose characteristics and qualities of the zone	as previously discussed in the report all the necessary infrastructure will be provided for the development
Sub-P7 Require the vesting of Esplanade reserves when sub dividing land adjoining the coast or other qualifying water bodies	N/A
Sub P8 Avoid rural lifestyle subdivision in the rural production zone unless the subdivision (a)Will protect the qualifying SNA in perpetuity and result in the SNA being added to the district plan SNA schedule and (b)will not result in the loss of versatile soils for primary production activity	Non Applicable Lot 2 & Lot 3 do not have highly productive soil
Sub-P9 Avoid rural lifestyle subdivision In the rural production zone and rural residential subdivision in the rural lifestyle zone unless the development achieves the environmental outcomes required in a management plan subdivision rule	N/A
Sub P10 To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density	N/A
Sub P11 Manage subdivision to address the effects of the activity requiring resource consent including but not limited to consideration of	Conforms

<p>the following matters that are relevant to the application</p> <p>(a)consistency with the scale density design and character of the environment and purpose of the zone</p> <p>(b)the location scale and design of buildings and structures</p> <p>(C)the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity</p> <p>(d)or the capacity of the site to cater for on site infrastructure associated with the proposed activity</p> <p>managing natural hazards</p> <p>€any adverse effects on areas with historic heritage and cultural values</p> <p>natural features and landscapes</p> <p>natural character or indigenous biodiversity values and</p> <p>(F)any historical spiritual or cultural association held by lwi with regard to the matters set out in policy TW P6</p>	

Rural Production Zone – Proposed District Plan- Objectives

Objectives	Comment
<p>RPROZ-01 The rural production zone is managed to ensure its availability for primary production activities and its long term protection for current and future generations</p>	<p>lots 2 and 3 have sufficient area to accommodate future residential development with lot 3 in particular having adequate room for production activities to take place</p>
<p>RPROZ -02 The rural production zone is used for primary production activities ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment</p>	<p>As above complies</p>

<p>RPROZ -03 Land use in subdivision in the rural production zone protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation does not compromise the use of land for farming activities particularly on highly productive land and does not exaggerate any natural hazards and is able to be serviced by on site infrastructure</p>	<p>As Above. The land is Tangatiki Sand- low productivity</p>
--	---

<p>RPROZ -04 The rural character and amenity associated with the rural working environment is maintained</p>	<p>The proposed lot sizes Lot 2 and 3 are large enough to accommodate residential development while having adequate open space and therefore rural amenity factors</p>

Conclusion: The above analysis indicates that the proposal is consistent with the policies and objectives of the relevant plan documents

4.7 National Environmental Standards For Contaminated Soils. (NES)

All applications that involve subdivision, or an activity that changes the use of a piece of land or earthworks are subject to the provisions of the NES contaminated soils regulation. The regulation sets out the criteria for considering the potential for soil contamination via a HAIL list, and the potential for risk to human health due to the change in land use. Desk top studies and past orchard semi organic practise indicate that a HAIL activity is not present and therefore a NES contaminated soils study is not applicable in this case.

4.8 National Environmental Standards For Freshwater.

The area was many years ago part of a substantial swamp, this was drained in the 1920's and further drainage in the 1980's has relieved any flood potential. Evaluation of NRC flood maps and desk top studies show that there are no

remaining wet areas, therefore no further assessment is required under this legislation.

4.9 National Policy Statement For Highly Productive Land (NPSHPL)

The NRC soil maps identify the soil type as Tangatiki Sand – this is not an elite soil type.

5.7 Cultural Values and Heritage

The following AEE assessments deal with the cultural values and heritage issues which are relevant to the site. Te Aupouri and Ngatikuri have been notified.

Desk top studies can find no scheduled heritage items, archaeological sites, sites or areas of significance to Māori, or other cultural values.

5.8 Positive Effects

The subdivision while minor in nature will enable the development of the remainder of the property into profitable orchard activities while retaining a substantial 4 hectare balance area. The use of a shared right-of-way parallel to Far North Road has the potential to reduce the need for multiple separate access points and will therefore result in a tidier and safer frontage treatment. the subdivision will achieve an efficient use of the land without generating significant adverse effects.

6. Relevant Resource Management Act Matters

Sect 5 Part 2 Identifies the purpose of the RMA as being the sustainable management of natural and physical resources, this means managing the use development and protection of natural and physical resources in a way that enables people and communities to provide for their social cultural and economic well-being and health and safety whilst assigning those resources for future generations protecting the life supporting capacity of ecosystems and avoiding remedying or mitigating adverse effects on the environment.

Section 6 of the act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and

landscapes and historic heritage from inappropriate subdivision use and development

Section 7 identifies a number of other matters to be given particular regard to by the Council and includes but it's not limited to KaitiakiTianga The efficient use of natural and physical resources the maintenance and enhancement of amenity values and maintenance and enhancement of the quality of the environment.

Section 8 Requires council to take into account the principles of the Treaty of Waitangi.

The effects of this proposal are less than minor And follow the principles outlined in the operative district plan, also take into account matters associated in the proposed district plan. It is there for considered that this plan will Align very well with the principles set out in Part 2 of the Resource Management Act

Other Matters: There are no other matters sect 104 (1)(c) deemed relevant to this proposal.

7. Overall Conclusion

Overall, the proposal to subdivide Lot 1 DP 192844 at 3778 Far North Road, Pukenui into Proposed Lot 2 of 6480 square metres, Proposed Lot 3 of 1.147hectares, and a balance lot of approximately 4 hectares can be assessed as a relatively modest rural subdivision in scale. With the advantage of adjoining the Coastal Living zone. Access via an internal R.O.W limits issues related to the State Highway.

Based on the submitted Assessment Of Effects It is therefore concluded that any potential adverse effects on the existing environment will be no more than minor and can be managed in terms of appropriate conditions of consent.

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY:.....*Eric Wagener*..... (approved qualified design professional)

TO:.....*E.J.Wagener and J.S.Wagener*.....

TO BE SUPPLIED TO:*Far North District Council*.....

PROPERTY LOCATION: *3778 Far North Road Pukenui*.....

LEGAL DESCRIPTION . *NA122B/231*... :

To Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.


THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity

Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

.......... (Signature of approved design professional)

.....*Certifying Registered Drainlayer*..... (Professional qualifications)

.....*05877*..... (Licence Number or professional Registration number)

Address*3778 Far North Rd, RD4 Kaitaia*.....

Phone Number.....*09 4098 854*.....

Fax Number

Cell Phone*0274 885 584*.....

Date*16/03/2026*.....

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	<i>Eric Wagener</i>		
Company Name			
Property Owner Name(s)	First Name(s)	Surname	
	<i>Eric John</i>	<i>Wagener</i>	
Nature of Applicant*	<i>owner</i>		

(*i.e. Owner, Leasee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	<i>Eric Wagener & Robert Wagener</i>		
Site Evaluator Name			
Postal Address	<i>3778 Far North Rd</i>		
	<i>RD4</i>		
	<i>Kaitia</i>		
Phone Number	Business	<i>094098854</i>	Private
	Mobile	<i>0274885584</i>	Fax
Name of Contact Person	<i>Eric Wagener</i>		
E-mail Address	<i>ewagener@xtra.co.nz</i>		

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
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If yes give Reference Numbers and Description	
<i>Property has a well performing FNDC approved septic system installed for main house</i>	<i>Which is on a separate title</i>

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

<i>See CT</i>

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	<i>3778 State Highway 1 Kaitaia</i>		
Territorial Local Authority	<i>FAR NORTH DISTRICT COUNCIL</i>		
Regional Council	<i>NORTHLAND REGIONAL COUNCIL</i>		
Legal Status of Activity	Permitted:	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m ²)	<i>57950m2</i>		
Map Grid Reference of Property If Known			

2. Legal description of land (as shown on Certificate of Title)

	<i>i</i>	DP No.		CT No.	<i>NA122B/231</i>
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes No (Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

<i>There are no HAIL issues listed. The property has been in organic orchard for many years. There are no known recorded hazards.</i>

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	<input checked="" type="checkbox"/>	Please tick
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If No, why not?

<i>There are no signs of stability problems.</i>

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
<i>The area has no disposal issues effluent is designed to be disposed into Tangatiki sands</i>
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A MET RESEARCH
<i>1100-1350mm/yr</i>
Vegetation / Tree Cover:
<i>Grass</i>
Slope Shape: (Please provide diagrams)
<i>About 3 degrees at effluent site Proposed Lot 2 & 5 degrees proposed lot 3 as per plans</i>
Slope Angle:
<i>Slope 3 degrees & 5 degrees</i>
Surface Water Drainage Characteristics:
<i>Surface water will be alleviated by the natural contour of the land</i>
Flooding Potential: YES/NO
<i>It is remote from any flood plane</i>
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
<i>+20m</i>
Site Characteristics: or any other limitation influencing factors

3. Site Geology Check Rock Maps

There are two soil types listed in the soil maps. TT applies to the effluent area this is tangatiki sand

Geological Map Reference Number NZMS 290

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		West	
North-West		South-West	
North-East	X	South-East	
East		South	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	+9.m	Check Council requirements +15m
Surface water, rivers creeks, drains etc	+20m	20m
Groundwater	+ 1.2m	+1.200m
Stands of Trees/Shrubs	+5m	+5.0m
Wells, water bores	N/A	N/A
Embankments/retaining walls	N/A	N/A
Buildings	+3m	+3m
Other (specify):	N/A	N/A

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		Depth _____m	No of Test Pits	
Bore Hole		Depth <u>1.6</u> m	No of Bore Holes	2
Other (specify):				

Soil Report attached?

Yes No Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes No Please tick

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
<u>Constant Head ksat</u>

Test Report Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
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4. Are surface water interception/diversion drains required?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
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If yes, please show on site plan

4a Are subsurface drains required

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If yes enter details

5. Please state the depth of the seasonal water table:

Winter	<i>Not found @ 1.3m</i>	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>
Summer	<i>Not found</i>	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>

6. Are there any potential storm water short circuit paths?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
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If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present?	<i>Yes</i>	If so, Topsoil Depth? (m)	<i>170mm</i>
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	<input type="checkbox"/>
2	Coarse to medium sand	Free draining	<input type="checkbox"/>
3	Medium-fine & loamy sand	Good drainage	<input type="checkbox"/>
4	Sandy loam, loam & silt loam	Moderate drainage	<input type="checkbox"/>
5	Sandy clay-loam, clay-loam & silty clay-loam	Moderate to slow drainage	<input checked="" type="checkbox"/>
6	Sandy clay, non-swelling clay & silty clay	Slow draining	<input type="checkbox"/>
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	<input type="checkbox"/>

Reasons for placing in stated category

<i>Onsite soil tests put this soil into category 4 but 5 has been used for calculations</i>
<i>Category was corroborated by soil maps.</i>

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	<input checked="" type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input type="checkbox"/>

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	3	
Design Occupancy	5	(Number of People)
Per capita Wastewater Production		(Litres per person per day)
Other – specify		
Total Daily Wastewater Production	800	(Litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%			(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	57950	m ²
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	115.9	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	<input checked="" type="checkbox"/>	No		(Please tick)
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8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
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PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank Concrete + Plaster	Capacity of Tank (Litres)
1		4500L
	Total Capacity	4500L

2. Type of Septic Tank Outlet Filter to be installed?

Biofilter

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment		
Home aeration plant		
Commercial aeration plant		
Intermediate sand filter		
Recirculating sand filter		
Recirculating textile filter		
Clarification tank		
Tertiary Treatment		
Ultraviolet disinfection		
Chlorination		
Other	Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	<input checked="" type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input type="checkbox"/>

2. High water level alarm to be installed in pump chambers

Yes	<input type="checkbox"/>	x	<input type="checkbox"/>	No	<input type="checkbox"/>
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If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	12m	(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Conventional bed			
Other Wide Trench	X	Specify	<i>As per design</i>

5. Please identify the loadin rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	<i>Ksat 15</i>		(Litres/m ² /day)
Disposal Area	Design	<i>53.3</i>	(m ²)
	Reserve	<i>53.3</i>	(m ²)

Explanation *(Refer TP58 Sections 9 and 10)*

<i>This is in line with TP58 for cat 4-5 soils. It is a given that further specific design for this Lot may be required when development takes place</i>

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m ²)	<i>53</i>
percentage of Primary Disposal Area (%)	<i>100%</i>

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

<i>See Design Site Plan</i>				
Plan Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	<input checked="" type="checkbox"/>
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(Please tick)

Name of Suppliers

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PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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(Please tick)

If Yes, list and explain possible effects

Nil

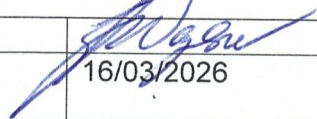
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	<input checked="" type="checkbox"/>
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	<input checked="" type="checkbox"/>
Attach an Assessment of Environmental Effects (AEE)	<input checked="" type="checkbox"/>

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Eric Wagener	Signature	
Position	Certifying Reg Drainlayer	Date	16/03/2026

Note

Any alteration to the site plan or design after approval will result in non compliance.

Note 2 This TP 58 analysis is for subdivision purposes and related to proposed Lots 2 & 3. Separate TP58 & Tp10 will be required when building.

Assessment of environmental effects and mitigation measures:

Prepared for E.J. & JS Wagener
3778 Far North Road
Pukenui

Owners: As above

This evaluation of the potential impact is for, the proposed Lot 2. This will be accessed off State Highway 1F via , the creation of a ROW, which will be common access to all the proposed Lots.

Risk Assessment:

All development has an effect, the key is to minimise and mitigate.. There are no ecological risks. No Hail issues have been identified with this area. The sewerage & effluent disposal system has been placed so that separation is achieved from any assessed risk area.

The treatment and effluent systems are located well away from buildings.

Impact on surface water:

Visual evaluation of the site showed that the effluent disposal area will not be affected by surface water. The effluent field has a buffer area from any areas of concern.

Impact on groundwater:

On site exploration and extensive testing has shown:

- Tests carried out on the site indicate that the soil falls into a category 4 . However the listed soil type falls within the moderate to poor drainage category and so a category 5 has been used for absorption potential calculation
- The area chosen for disposal allows for even distribution of effluent on a wide trench structure.
- The soil loading rates used for stormwater were as a result of Ksat tests, those recommended in T.P58, and ASNZS 1547 standards.
- Having taken all of the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a buffer between the effluent site and any risk area.
- The natural overflow path is to a drainage system, to the North East.

Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore low effluent loading rates can assist in the mitigation of nitrogen leaching. Where most of the waste generated is of a urban/rural nature with a reliance on rainwater, the potential effect of human occupation are minimised, and the nitrogen effect to a degree mitigated.

It is a given that future development will require further evaluation.

The soil is classified as being Tangatiki sand This soil type is classed as being moderately well drained. The poorer drainage during winter is mitigated by the

effluent wide trench structure which is not entirely reliant on the parent soil for effluent treatment.

Storm Water:

Storm water overflow from impervious surfaces is calculated by assuming that the 3 bedroom dwelling, is the main effect. The flow charts for determining whether there is a requirement for attenuation use the impervious to land mass ratio of >2%. The ratio here is less than that. The property due to location will have no effect on FNDC infrastructure.

Design mitigation measures:

The system designed for waste disposal has been planned so as to maximise the potential for mitigating effects.

The separation distance of wastewater distribution from potential groundwater aquifers, minimises the opportunity for any aquifer contamination. Stormwater and storm water treatment is managed so that there will be no impact on effluent disposal, or community assets

Past Use

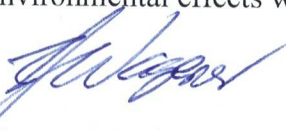
While the Lot is part of a past Orchard, the land has been retired from this use for over twelve years. The then orchard was run on semi organic principles.

Amenity Values:

An in-depth study of the immediate areas of impact indicates that this proposal will have little more impact on the surrounding land users or occupiers than that currently existing.

Conclusion:

The summary of factors taken into consideration leads to the conclusion that there are few environmental effects which are not mitigated by careful design.



E.J. Wagener Certifying Registered Drainlayer 05877
Robert Wagener Associate Engineer

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

7/04/2026

EJ & JS Wagener

Subdivision Lot 3

3778 Far North Road

Report on Storm Water Attenuation

Purpose

To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

Considerations

It needs to be accepted that the impact is greater in densely populated areas and less in rural.

The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.

The infiltration factor k_{sat} assessment, assists in mitigating runoff impact.

Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.

The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

Site Description

The property is located off State Highway 1F.

This is a large section predominantly covered in grass with pine shelter belt trees. The Lot, having an elevated part to the West and gently slopes to the middle of the section from where it rises gently to the Northeast, and then falls to the drain.

There is an open drain along the entire length of the North-eastern boundary line. This drain ultimately discharges into Houhora Harbour.

Natural surface water is directed away from a new building via the contours of the land.

The soil type is listed as Tangatiki sand over sandstone. However the North western hill area is predominately Houhora sand in a small parabolic dune. The Soil maps class Tangatiki sand as moderately to poorly drained.

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Design Criteria

Soakage devices must be 3m from dwellings.

The Far North District Council aligns storm water attenuation requirements with other authorities.

The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.

The Auckland Regional Council prepared TP10 as a reference on a similar basis and ASNZS 1547 is also structured in the same manner.

The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC stormwater Engineer.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

Therefore, attenuation is only required when the ratio of impermeable surfaces to total property area exceeds 2%. However other factors can influence the requirement to attenuate.

Design Calculations

All calculations submitted are via Stormwater calculation spread sheet. It is a given that new calculations may be required should future alternative development take place.

Run off from impervious surfaces on a total land area of 108950² is of marginal concern. The estimated additional impermeable surfaces have been calculated as: New residential 140m², driveway 66m², Tanks 28.5 m² This is a combined total of 234.5 m² out of an overall 10895m².

The ratio of impermeable surfaces to overall area is 2.1%.

In line with the design criteria above, the property, with a ratio of 2.1%, should require attenuation. However, given that there is a large open drain along the North-eastern boundary that drains into the Houhora Harbour over sand it is unlikely that the new development will have a negative effect on council infrastructure.

Design Proposal

Any development has some adverse effects however in relation to the major area the effects are small, with stormwater having no immediate effect on any regional infrastructure.

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

The principle being used in this case is that stormwater generated by the building roof area is discharged via 100mm uPVC stormwater pipe and spreader to the surrounding environment. The cumulative effects from this sized development will be minor, in relation to the whole.

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this proposed development.

This combination of circumstance lessens the impact on the downstream environment while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

Regional Plan:

The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore, this proposal is in accordance with NRC Rule C6.4.2.

Conclusion:

Any stormwater overflow from this proposed building will be discharged via a spreader bar to the surrounding environment at the south-east of the building site. There will be no cumulative effect on FNDC infrastructure.



Eric Wagener Certifying Registered Drainlayer 05877

Robert Wagener (Engineer) Effluential Drainlayers Associate

E.J.Wagener proposed LOT 3 Rational method 48hr

Pre - Development water flow

(Original water flow)	Roof & decks 1 (m ²)	Concrete & smooth seal 2 (m ²)	Metal area Or rough seal 3 (m ²)	Other Impervious 4 (m ²)	Vegetation 5 (m ²)	Bush 6 (m ²)
Total area.	10895.00	0	0	0	10895	0

Pre-development Slope %	10
CI correction	0.00

Runoff coefficient	CI (coefficient)	CI (coefficient)	CI (coefficient)	CI (coefficient)	CI (coefficient)	CI (coefficient)
	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
Use "C" values from FNDc TR55 chart	0.96	0.96	0.3	0.65	0.59	0.59

Generally do not use slope adjustment Ci factor if using TR55

Rainfall intensity
Use an appropriate event for the situation

Flow rate of surface water	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)
	1.58	2.99	2.99	2.99	2.99	2.99
Pre - development flow of developed area	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)
	0.000	0.000	0.000	0.000	0.005	0.000
Pre - development flow of developed area	Qp (m ³ /sec)	Qp (L/sec)				
	0.0053	5.34				

Post-development Slope %	10
CI correction	0.00

Post - Development water flow

Any area where there is a change in the imperviability values	Roof & decks 1 (m ²)	Concrete & smooth seal .2 (m ²)	Metal area Or rough seal 3 (m ²)	Vegetation 4 (m ²)	Concrete & smooth seal 5 (m ²)	Metal area or vegetation 6 (m ²)	Metal area or seal 7 (m ²)	Vegetation 8 (m ²)
	140	28.5	66	10660.5	0	0	0	0

Use "C" values from FNDc TR55 chart

Generally do not use slope adjustment Ci factor if using TR55

Rainfall intensity rate
Use an appropriate event for the situation

Flow rate of surface water	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)	1 (mm/hr)
	3.33	3.33	3.33	3.33	2.99	2.99	2.99
Total impermeable excluded from attenuation system calc's	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)
	0.000	0.000	0.000	0.006	0.000	0.000	0.000
Total no change, excluded from attenuation system calc's	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)
	0.12	0.03	0.05	5.82	0.00	0.00	0.00

Total included in attenuation system calc's
post - development flow

Qa (m ³ /sec)	Qa (L/sec)
0.001	0.68

Post - Pre development flow

Qlpp (m ³ /sec)	Qlpp (L/sec)
0.0007	0.68

Total post development flow
Developed flow + undeveloped flow
0 to 10min

Qatt (m ³ /sec)	Qatt (L/sec)
0.0090	6.02

Select 1 for type of tank/area, 0 for other

Estimate storage volume
Adjust to match max Vstord

Round area
Round area

Square/rectangular area
Thin sharp, 0.62

Short tube, 0.76
Orifice type "r"
Thin sharp, 0.76

Calculation (final)
Total tank area
Calculation (final)
Total tank volume

Calculation (initial)
usable height
frank (m)

Calculation (final)
Additional area

Num. Of tanks
f (m)

Slope out control (f)

1390mm (row4/2/35)
0.03795
0.03711
0.00677

3

Pre-development flow matches 2hr 40min. Intensity Uses (80min.crossover 0.126) as a source value

Do not change
For calculation purposes this section changes the dia only and thereby the area
The information is not used for anything else

Pre-development flow of developed area

48hr C20
0.00534

24hr L20
0.00902

12hr U20
0.01484

6hr A020
0.02375

2hr A020
0.04732

60 A020
0.07035

30 BE20
0.10196

20 BW20
0.17320

10 BW20
0.17320

Qp (m³/3/sec)
0.0053

Qp (L/sec)
25.3034

Qln max.
0.04021

Qout 1520 (L/sec)
6.323

Qout (m³/3/sec)
0.00632

48hr program
Min.crossover
Chart point (min.)
1520

Slope factor
adjustment at
Min.crossover
Chart point (min.)
0.91

peak flow
Chart point (max.)
1.29438

1080min (K2305)
Qod (L/Sec)
1.91798

2520min (K5185)
Qod (L/Sec)
0.68360

Diff: -> normally

4 Calculate maximum storage volume

Chart intensity hr values steps used	Chart intensity accumulated minute steps	Storm duration- (hr)	Storm duration- Event data, TMINUS Direct to Atten. mins	Attenuation calc. total Catchment pre-devel. plus orifice flow out Qln (L/Sec)	For period 2081-2100 Houhora CC Post-dec RCP6 10.9r	Houhora Pre-dec (0 deg) 10.9r	Chart step factor 14 yr	Check Adjust step factor if required
48	720	12.00	720	0.688	5.34	10.1	1.4	OK
24	1080	6.00	360	1.3	10.1	5.72	1	Lower Factor
12	1260	3.00	180	2.5	16.8	9.6	0.55	OK
6	1380	2.00	120	4.5	26.8	15.6	13.3	OK
2	1410	0.50	30	10.4	53.2	31.9	26.5	OK
1	1425	0.25	15	16.1	81.3	47.8	39.4	OK
30	1430	0.08	5	23.4	116.2	69.3	57.1	OK
20	1435	0.08	5	28.6	141.3	84.9	70	OK
10	1440	0.08	5	40.2	192.0	118	97	OK
10	1445	0.08	5	40.2	192.0	118	97	OK
20	1450	0.08	5	28.6	150.6	84.9	70	OK
30	1455	0.08	5	23.4	127.2	69.3	57.1	lower Factor
2	1470	0.25	15	16.1	91.9	47.8	39.4	OK
2	1500	0.50	30	10.4	59.6	31.9	26.5	OK
6	1620	2.00	120	4.5	27.3	15.6	13.3	OK
12	1800	3.00	180	2.5	16.8	9.6	8.31	OK
24	2160	6.00	360	1.3	10.1	5.72	5.05	OK
48	2880	12.00	720	0.7	5.9	3.33	0.73	OK

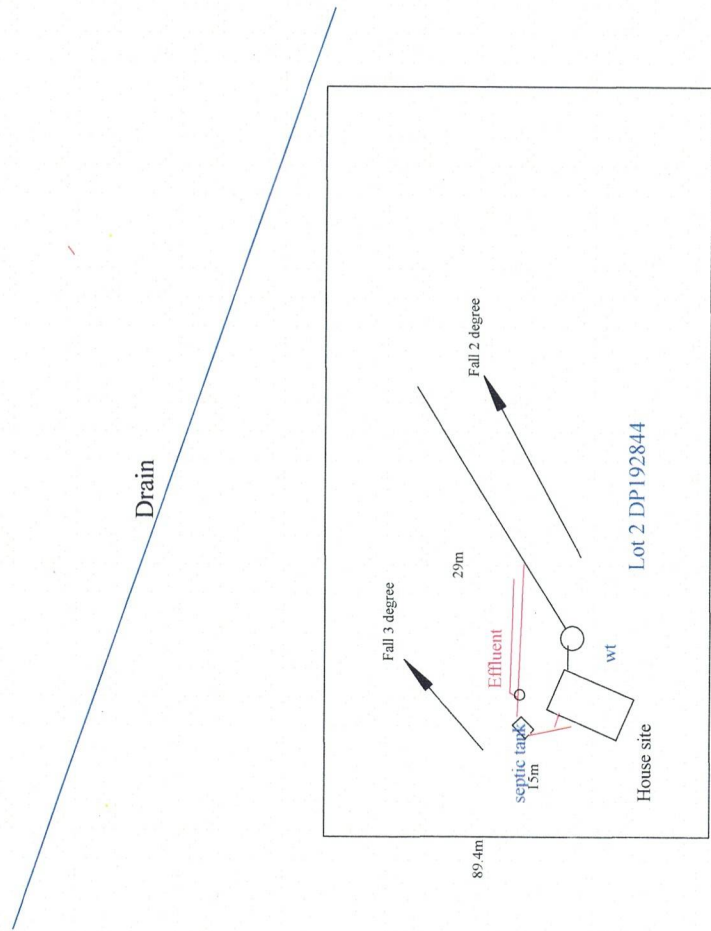
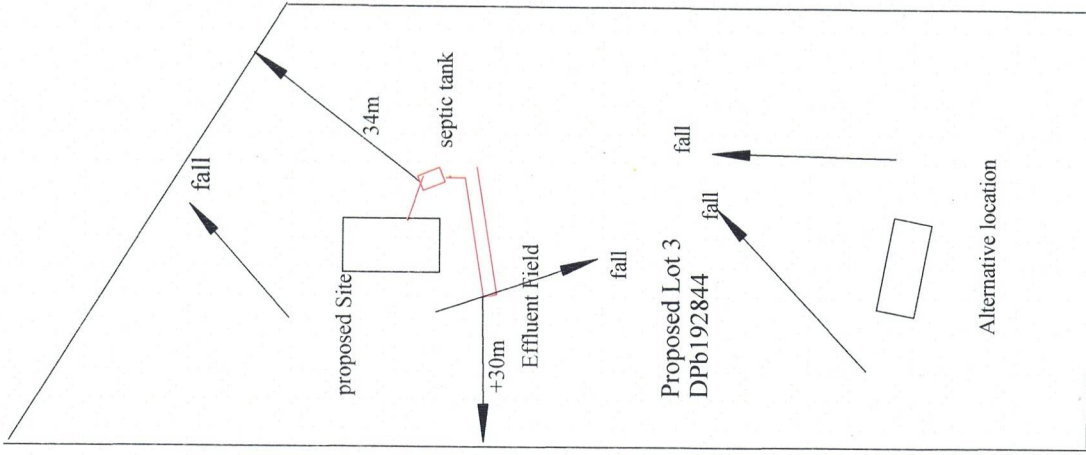
Catchment flow Qpat (cell MAX(P109:P130)
pre-development flow

Qpat max: 187.500
Qp (m³/3/sec): 0.1875
Qp (L/sec): 187.5
Qout max: 0.18928
Qout (L/Sec): 189.28
Vol. stored (m³): 24.927

Dia check: 0.2142
Dia: 0.21397
Area: 0.0356

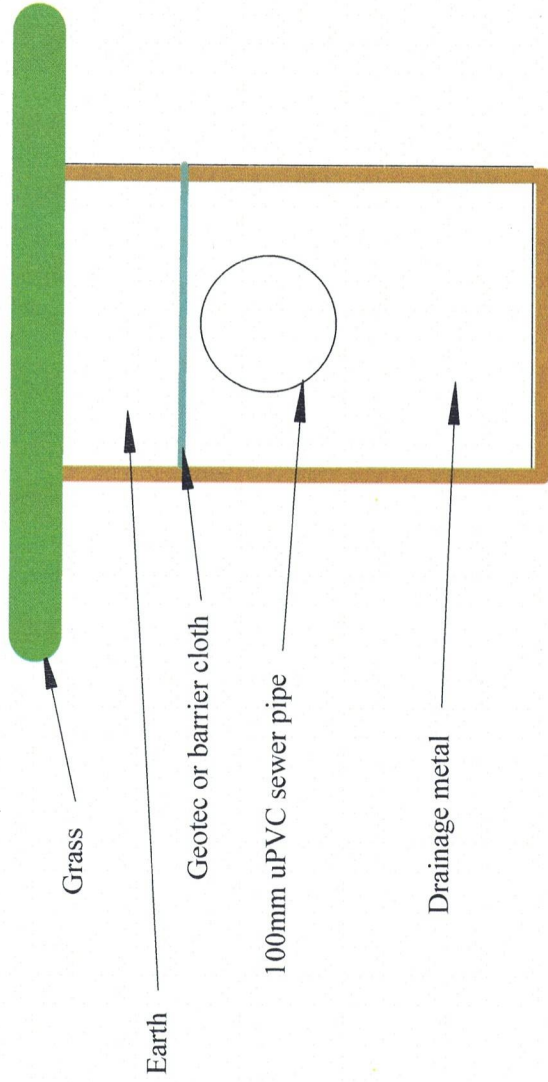
Use this orifice size for final design

Notes:
 All site details are indicative only
 Design of septic systems is as per TP58 -Refer to enclosed reports
 Design is based on 3 bedroom house/section
 All works to be carried out under ASNZS 3500
 All materials to comply with ASNZS 1260



Access

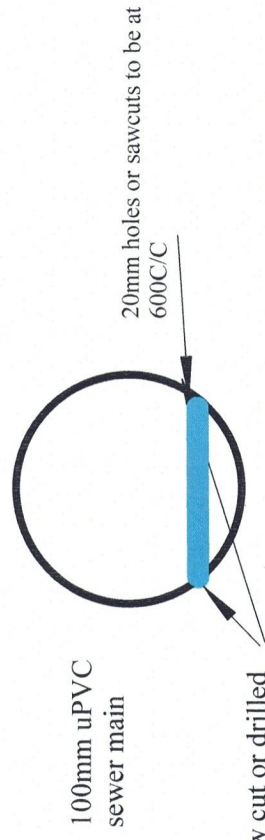
106.35



1.20m wide x .450 deep

E.J. Wagener Subdivision Trench Details

E. Wagener Certifying Registered Drainlayer 05877



Saw cut or drilled
so as to form a cup with water level as indicated
Wave action gives dose loading over total drain

Calculations:
 $3 \times \text{bed room} = 5 \times \text{person} @ 160$
 $= 800\text{L/D}$
 $800\text{L/D} / \text{ksat} 15 = 53.3\text{m}^2$
 $= 53/1.2 = 44\text{lm} = 2 \times 22$

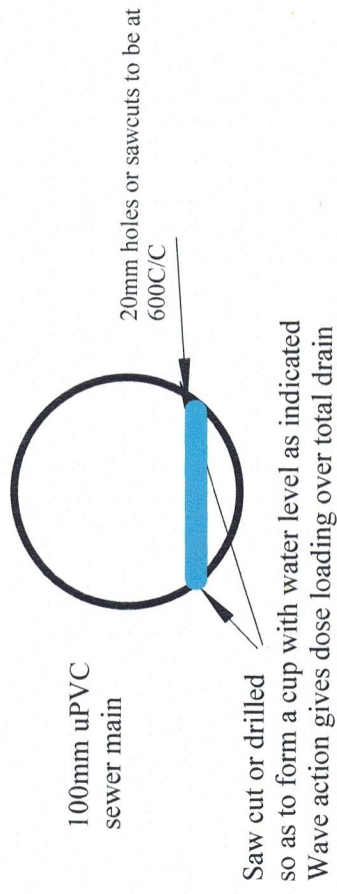
Note: Absorption testing was carried out
a few days after a 237mm downpour 1n 24hrs



1.20m wide x .450 deep

E.J. Wagener Subdivision Trench Details

E..Wagener Certifying Registered Drainlayer 05877



Calculations:

$$\begin{aligned}
 &3x \text{ bed room} = 5 \text{ x person @ } 160 \\
 &= 800L/D \text{ } 800L/d / \text{ksat} 15 = 53.3m^2 \\
 &= 53/1.2 = 44lm = 2 \text{ x } 22
 \end{aligned}$$

Note: Absorption testing was carried out a few days after a 237mm downpour 1n 24hrs

Assessment of environmental effects and mitigation measures:

Prepared for E.J. & JS Wagener
3778 Far North Road
Pukenui

Lot 3

Owners: As above

This evaluation of the potential impact is for, the proposed Lot 3. This will be accessed off State Highway 1F via , the creation of a ROW which will be common access to all the proposed Lots.

Risk Assessment:

All development has an effect, the key is to minimise and mitigate.. There are no ecological risks. No Hail issues have been identified with this area. The sewerage & effluent disposal system has been placed so that separation is achieved from any assessed risk area.

The treatment and effluent systems are located well away from buildings.

Impact on surface water:

Visual evaluation of the site showed that the effluent disposal area will not be affected by surface water. The effluent field has a buffer area from any areas of concern.

Impact on groundwater:

On site exploration and extensive testing has shown:

- Tests carried out on the site indicate that the soil falls into a category 4 . However the listed soil type falls within the moderate to poor drainage category and so a category 5 has been used for absorption potential calculation .
- The area chosen for disposal allows for even distribution of effluent on a wide trench structure.
- The soil loading rates used for stormwater were as a result of Ksat tests, those recommended in T.P58, and ASNZS 1547 standards.
- Having taken all of the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a buffer between the effluent site and any risk area.
- The natural overflow path is to a drainage system, to the North East.

Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore low effluent loading rates can assist in the mitigation of nitrogen leaching. Where most of the waste generated is of a urban/rural nature with a reliance on rainwater, the potential effect of human occupation are minimised, and the nitrogen effect to a degree mitigated.

It is a given that future development will require further evaluation.

The soil is classified as being Tangatiki sand This soil type is classed as being moderately well drained. The poorer drainage during winter is mitigated by the

effluent wide trench structure which is not entirely reliant on the parent soil for effluent treatment.

Storm Water:

Storm water overflow from impervious surfaces is calculated by assuming that the 3 bedroom dwelling, is the main effect. The flow charts for determining whether there is a requirement for attenuation use the impervious to land mass ratio of >2%. The ratio here is less than that. The property due to location will have no effect on FNDC infrastructure.

Design mitigation measures:

The system designed for waste disposal has been planned so as to maximise the potential for mitigating effects.

The separation distance of wastewater distribution from potential groundwater aquifers, minimises the opportunity for any aquifer contamination. Stormwater and storm water treatment is managed so that there will be no impact on effluent disposal, or community assets

Past Use

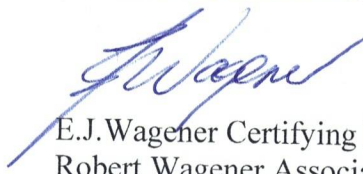
While the Lot is part of a past Orchard, the land has been retired from this use for over twelve years. The then orchard was run on semi organic principles.

Amenity Values:

An in-depth study of the immediate areas of impact indicates that this proposal will have little more impact on the surrounding land users or occupiers than that currently existing.

Conclusion:

The summary of factors taken into consideration leads to the conclusion that there are few environmental effects which are not mitigated by careful design.



E.J. Wagener Certifying Registered Drainlayer 05877
Robert Wagener Associate Engineer

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

7//04/2026

EJ & JS Wagener

Subdivision Lot 2

3778 Far North Road

Report on Storm Water Attenuation

Purpose

To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

Considerations

It needs to be accepted that the impact is greater in densely populated areas and less in rural.

The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.

The infiltration factor k_{sat} assessment, assists in mitigating runoff impact.

Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.

The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

Site Description

The property is located off State Highway 1F.

This is a large section predominantly covered in grass with pine shelter belt trees. The Lot, having an elevated part to the West and gently slopes to the middle of the section from where it rises gently to the Northeast, and then falls to the drain.

There is an open drain along the entire length of the North-eastern boundary line. This drain ultimately discharges into Houhora Harbour.

Natural surface water is directed away from a new building via the contours of the land.

The soil type is listed as Tangatiki sand over sandstone. However the North western hill area is predominately Houhora sand in a small parabolic dune. The Soil maps class Tangatiki sand as moderately to poorly drained.

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

Design Criteria

Soakage devices must be 3m from dwellings.

The Far North District Council aligns storm water attenuation requirements with other authorities.

The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.

The Auckland Regional Council prepared TP10 as a reference on a similar basis and ASNZS 1547 is also structured in the same manner.

The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC stormwater Engineer.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

Therefore, attenuation is only required when the ratio of impermeable surfaces to total property area exceeds 2%. However other factors can influence the requirement to attenuate.

Design Calculations

All calculations submitted are via Stormwater calculation spread sheet. It is a given that new calculations may be required should future alternative development take place.

Run off from impervious surfaces on a total land area of 108950² is of marginal concern. The estimated additional impermeable surfaces have been calculated as: New residential 140m², driveway 66m², Tanks 28.5 m² This is a combined total of 234..5 m² out of an overall 10895m².

The ratio of impermeable surfaces to overall area is 2.1%.

In line with the design criteria above, the property, with a ratio of 2.1%, should require attenuation. However, given that there is a large open drain along the North-eastern boundary that drains into the Houhora Harbour over sand it is unlikely that the new development will have a negative effect on council infrastructure.

Design Proposal

Any development has some adverse effects however in relation to the major area the effects are small, with stormwater having no immediate effect on any regional infrastructure.

Effluential DrainLayers Ltd

3778 Main North Road

R.D.4

Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

The principle being used in this case is that stormwater generated by the building roof area is discharged via 100mm uPVC stormwater pipe and spreader to the surrounding environment. The cumulative effects from this sized development will be minor, in relation to the whole.

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this proposed development.

This combination of circumstance lessens the impact on the downstream environment while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

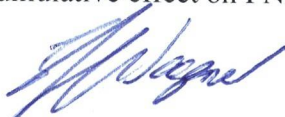
Regional Plan:

The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore, this proposal is in accordance with NRC Rule C6.4.2.

Conclusion:

Any stormwater overflow from this proposed building will be discharged via a spreader bar to the surrounding environment at the south-east of the building site. There will be no cumulative effect on FNDC infrastructure.



Eric Wagener Certifying Registered Drainlayer 05877

Robert Wagener (Engineer) Effluential Drainlayers Associate

E.J.Wagener proposed LOT 2

Rational method

48hr

Pre – Development water flow									
(Original water flow)									
Total area.	Area (m ²)	Roof & decks (m ²)	Concrete & smooth seal (m ²)	Metalled area Or rough seal (m ²)	Other Impervious (m ²)	Vegetation (m ²)	Bush (m ²)		
	7055.00	1	2	3	4	5	6		
Runoff coefficient									
Use "C" values from FNDC TR55 chart									
Generally do not use slope adjustment Ci factor if using TR55									
Rainfall intensity									
Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100									
Use an appropriate event for the situation									
Flow rate of surface water									
Pre – development flow of developed area									
	Qp (m ³ /sec)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)		
	0.0035	0.96	0.96	0.96	0.96	0.96	0.96		
	Qc (m ³ /sec)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)		
	0.0000	2.99	2.99	2.99	2.99	2.99	2.99		
	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)		
	0.0000	0.0000	0.0000	0.0000	0.0000	0.0003	0.0000		
	Qp (L/sec)								
	3.46								

Post – Development water flow									
(Original water flow)									
Total area.	Area (m ²)	Roof & decks (m ²)	Concrete & smooth seal (m ²)	Metalled area Or rough seal (m ²)	Other Impervious (m ²)	Vegetation (m ²)	Bush (m ²)		
	7055.00	140	28.5	66	6820.5	4	0		
Runoff coefficient									
Use "C" values from FNDC TR55 chart									
Generally do not use slope adjustment Ci factor if using TR55									
Rainfall intensity rate									
Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100									
Use an appropriate event for the situation									
Flow rate of surface water									
Pre – development flow of developed area									
	Qp (m ³ /sec)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)		
	0.96	0.96	0.96	0.90	0.99	0.99	0.3		
	Qc (m ³ /sec)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)		
	3.33	3.33	3.33	3.33	3.33	2.99	2.99		
	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)		
	0.0000	0.0000	0.0000	0.004	0.004	0.0000	0.0000		
	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)		
	0.12	0.03	0.05	3.72	3.72	0.00	0.00		
	Qa (m ³ /sec)								
	0.0000								
	Qa (L/sec)								
	0.47								
Post – Pre development flow									
	Qlpp (m ³ /sec)								
	0.0005								
	Qlpp (L/sec)								
	0.47								
Total post development flow									
Developed flow + undeveloped flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								
0 to 10min									

Total included in attenuation system calc's									
post – development flow									
	Qa (m ³ /sec)								
	0.0000								
	Qa (L/sec)								
	0.47								
Post – Pre development flow									
	Qlpp (m ³ /sec)								
	0.0005								
	Qlpp (L/sec)								
	0.47								
Total post development flow									
Developed flow + undeveloped flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								
0 to 10min									

Rational method

48hr

Total catchment pre-development flow									
Pre – development flow									
	Qp (m ³ /sec)								
	0.0035								
	Qp (L/sec)								
	3.46								
Post – development flow									
	Qd (m ³ /sec)								
	0.96								
	Qd (L/sec)								
	3.33								
Total post development flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								

1b

Total catchment pre-development flow									
Pre – development flow									
	Qp (m ³ /sec)								
	0.0035								
	Qp (L/sec)								
	3.46								
Post – development flow									
	Qd (m ³ /sec)								
	0.96								
	Qd (L/sec)								
	3.33								
Total post development flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								

Total included in attenuation system calc's									
post – development flow									
	Qa (m ³ /sec)								
	0.0000								
	Qa (L/sec)								
	0.47								
Post – Pre development flow									
	Qlpp (m ³ /sec)								
	0.0005								
	Qlpp (L/sec)								
	0.47								
Total post development flow									
Developed flow + undeveloped flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								
0 to 10min									

Total catchment pre-development flow									
Pre – development flow									
	Qp (m ³ /sec)								
	0.0035								
	Qp (L/sec)								
	3.46								
Post – development flow									
	Qd (m ³ /sec)								
	0.96								
	Qd (L/sec)								
	3.33								
Total post development flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								

Total included in attenuation system calc's									
post – development flow									
	Qa (m ³ /sec)								
	0.0000								
	Qa (L/sec)								
	0.47								
Post – Pre development flow									
	Qlpp (m ³ /sec)								
	0.0005								
	Qlpp (L/sec)								
	0.47								
Total post development flow									
Developed flow + undeveloped flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								
0 to 10min									

Total catchment pre-development flow									
Pre – development flow									
	Qp (m ³ /sec)								
	0.0035								
	Qp (L/sec)								
	3.46								
Post – development flow									
	Qd (m ³ /sec)								
	0.96								
	Qd (L/sec)								
	3.33								
Total post development flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								

Total included in attenuation system calc's									
post – development flow									
	Qa (m ³ /sec)								
	0.0000								
	Qa (L/sec)								
	0.47								
Post – Pre development flow									
	Qlpp (m ³ /sec)								
	0.0005								
	Qlpp (L/sec)								
	0.47								
Total post development flow									
Developed flow + undeveloped flow									
	Qatt (m ³ /sec)								
	0.0039								
	Qatt (L/sec)								
	3.93								
0 to 10min									

Total catchment pre-development flow									
Pre – development flow									
	Qp (m ³ /sec)								
	0.0035								
	Qp (L/sec)								
	3.46								
Post – development flow									
	Qd (m ³ /sec)								
	0.96								
	Qd (L/sec)								
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Total post development flow									
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	3.93								

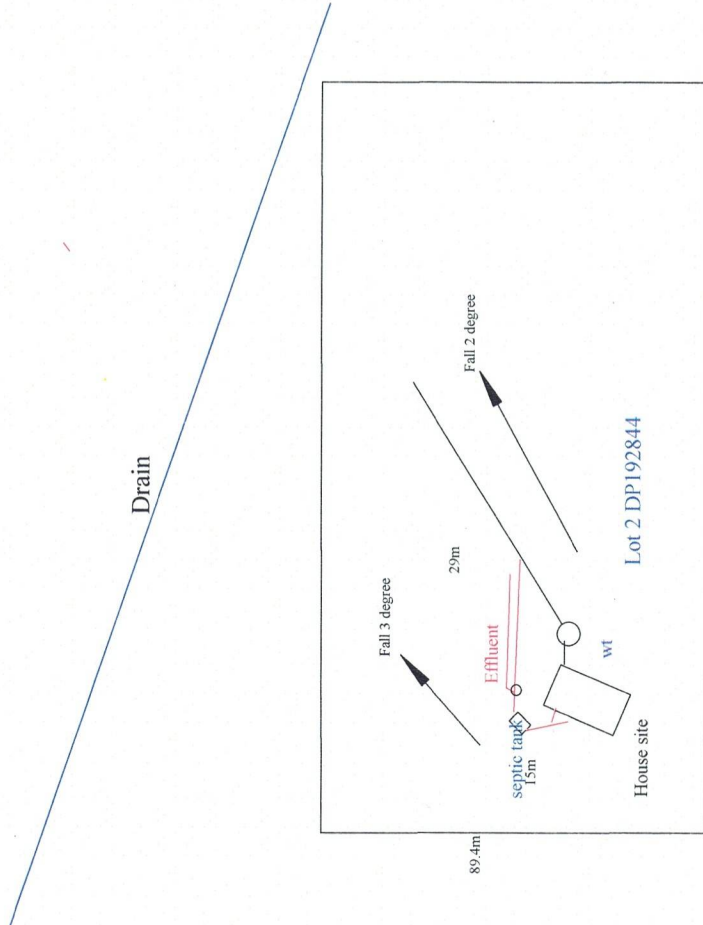
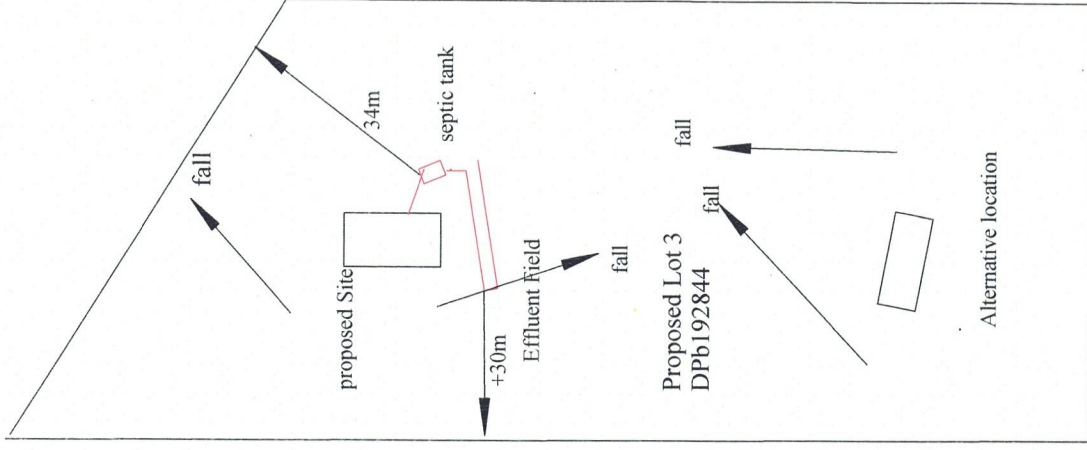
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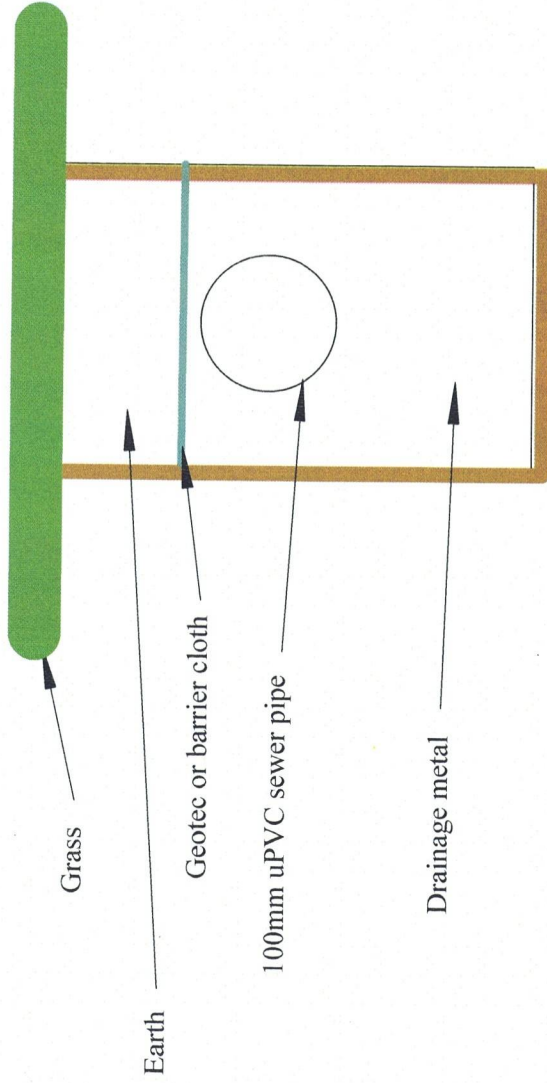
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	0.96								
	Qd (L/sec)								

Notes:
 All site details are indicative only
 Design of septic systems is as per TP58 -Refer to enclosed reports
 Design is based on 3 bedroom house/section
 All works to be carried out under ASNZS 3500
 All materials to comply with ASNZS 1260



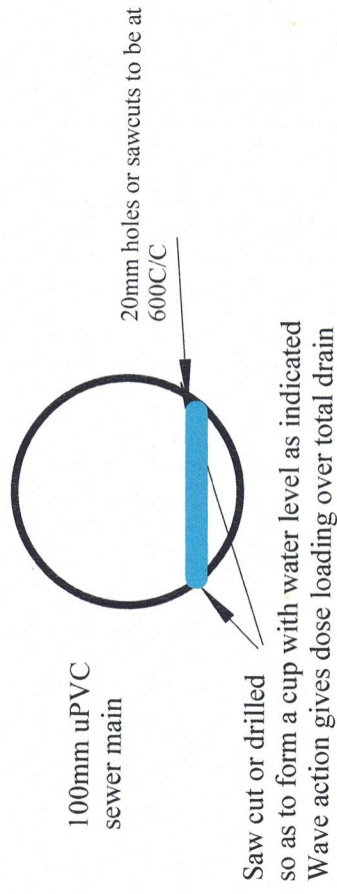
106.35 Access



1.20m wide x .450 deep

E.J. Wagener Subdivision Trench Details

E..Wagener Certifying Registered Drainlayer 05877



Calculations:
 $3 \times \text{bed room} = 5 \times \text{person @ } 160$
 $= 800\text{L/D } 800\text{L/d/ksat}15 = 53.3\text{m}^2$
 $= 53/1.2 = 44\text{lm} = 2 \times 22$

Note: Absorption testing was carried out a few days after a 237mm downpour 1n 24hrs

Proposed Sub Division of Lot 1 DP192844

To create two new residential Lots

3778 Far North Road.

Consultation with Iwi (Ngati Kuri)

I/We have seen the proposal, have been informed of the need to be consulted as potentially affected parties, have had discussion on the reason for the sub division and agree / ~~disagree~~ that the proposal will have no affect on our current lifestyle or enjoyment.

Signed



Shane Van Der Sluis

Proposed Sub Division of Lot 1 DP192844

To create two new residential Lots

3778 Far North Road.

I/We have seen the proposal, have been informed of the need to be consulted as potentially affected parties, have had discussion on the reason for the sub division and agree / ~~disagree~~ that the proposal will have no affect on our current lifestyle or enjoyment.



Alan Norman



Helen Norman.

Proposed Sub Division of Lot 1 DP192844

To create two new residential Lots

3778 Far North Road.

Consultation with Iwi (Ngati Kuri)

I/We have seen the proposal, have been informed of the need to be consulted as potentially affected parties, have had discussion on the reason for the sub division and agree / disagree that the proposal will have no affect on our current lifestyle or enjoyment.

Signed

Denis Musson 30 Houhoro heads Rd



21-05-2026

Proposed Sub Division of Lot 1 DP192844

To create two new residential Lots

3778 Far North Road.

Consultation with Iwi (Ngati Kuri)

I/We have seen the proposal, have been informed of the need to be consulted as potentially affected parties, have had discussion on the reason for the sub division and agree / ~~disagree~~ that the proposal will have no affect on our current lifestyle or enjoyment.

Signed

A handwritten signature in blue ink, appearing to read 'M. Embel', is written over the word 'Signed'.



19 April 1999

File Ref: 8/1/4/4
Code:rcm300.doc

Far North Herefords
Main Road North
R.D. 4
Kaitaia

Attn: E Wagener

Dear Eric,

RE: SUBDIVISION FOR WAGENER AND WAGENER & OTHERS. STATE HIGHWAY 1E, MOTUTANGI.

Thank you for your letter of 9 April 1999 regarding the above consent applications.

Our engineers have now visited the affected sites and can confirm that Transit New Zealand's conditions have been complied with. That is two crossing places have been closed and the remaining upgraded to Transit New Zealand's satisfaction. The applicant has also fulfilled the site distance requirements by completing site benching.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "R. Millar", is written over the typed name.

Rachel Millar
Resource Planner
For Regional State Highway Manager

cc. Far North District Council
Opus Whangarei

G:\RACHELM\rcm300.doc

Auckland Office

Level 9, 148 Quay Street PO Box 1459, Auckland, New Zealand
Phone: (09) 377-7092 Fax: (09) 307-6843

FAR NORTH
DISTRICT COUNCIL



Our reference RC 1990102

All replies should be addressed to the District Secretary

4 August 1998

N Z Historic Places Trust
P O Box 105-291
C M Centre
AUCKLAND 1

Dear Sir/Madam,

RE: RC 1990102 - SUBDIVISION APPLICATION BY - Eric Wagener, Houhora

Your agency may have an interest in the attached application.

Could you please advise us of any requirements or comments you may have within 10 working days. If no reply is received within this period it will be assumed that the Historic Places Trust has no interest in this application.

Thank you for your assistance.

Yours faithfully,

ENVIRONMENTAL SERVICES ADMINISTRATOR



14 July 1998

Our Ref: 8/1/4/4 (21)
Your Ref: 938
Code: jrc2243.let

D.B Von Sturmer & Associates
PO Box 128
KAITAIA

Attn: P.G.S Wild

Dear Sir

**RE: PROPOSED SUBDIVISION OF PT SECTION 31 BLK XV HOUHORA EAST SD
E WAGENER - SH 1F HOUHORA**

I refer to your undated letter received on 13th July 1998 seeking Transits comments on an amended proposal for the above. Thank you for taking our comments into consideration in your new plan.

I can confirm that we have no objection to this revised proposal providing:

- The schedule of proposed easements in amended to reflect the proposed access situation - ie that proposed Lot 1 will have access via ROW A along with proposed Lot 2. The Servient Tenement is now Proposed Lot 3.
- The entrance at ROW A is to be formed and sealed to our Diagram C standards to the satisfaction of the Regional State Highway Manager, Transit New Zealand (as per my letter of 16 June 1997).
- The two existing crossing places either side of ROW A are to be fenced off to our satisfaction.

With regard to the inadequate sight distance to the south of ROW A I can confirm that Transit will be cutting back the bank to improve this within the next couple of months.

Please note that Transits comments relate only to the effect of this proposal on the adjoining State highway.

Yours faithfully

Robyn Challenger
for Regional State Highway Manager

cc Opus International Consultants - Whangarei

Auckland Office

Level 9, 148 Quay Street PO Box 1459, Auckland, New Zealand
Phone: (09) 377-7092 Fax: (09) 307-6843