

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Pumanawa Farms Limited Partnership

Email:

b

Phone number:

v

Postal address:

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

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Pumanawa Farms Limited Partnership

**Property Address/
Location:**

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

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)

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.

☐ Yes ☐ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldsons Surveyors Ltd

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)

Micah Donaldson

Signature:

(signature of bill payer)

Date 14-Sep-2026

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

Date 14-Sep-2026

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

Checklist (please tick if information is provided)

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

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



DONALDSONS

REGISTERED LAND SURVEYORS

8535

14 September 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED SUBDIVISION

PUMANAWA FARMS LIMITED PARTNERSHIP
174 TAURANGA BAY ROAD, WHANGAROA

We hereby submit this application for Resource Consent to undertake a subdivision to adjust the boundaries of three lots located in the Rural Production Zone. The proposal is assessed as a Controlled Activity under the Transitional District Plan and the Proposed District Plan.

- Application Form & Deposit \$5000
- Planning Report
- Records of Title (x3)
- Wastewater assessment
- Geotechnical assessment
- Archaeological assessment
- Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc.NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

PUMANAWA FARMS LIMITED PARTNERSHIP

174 TAURANGA BAY ROAD, WHANGAROA

DATE: 14 SEPTEMBER 2026

REFERENCE: 8535



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INTRODUCTION

Pumanawa Farms Limited Partnership owns land at 174 Tauranga Bay Road, Whangaroa, and seeks resource consent for **boundary adjustments involving three existing titles**.

The proposed boundary adjustments will result in the following areas:

- **Lot 1 - 17.9 ha:** land to be amalgamated with **Pt Allotment 2 PSH of Mahinepua, Record of Title NA2038/66**.
- **Lot 2 - 4.4 ha:** the resulting adjusted area of **Lot 2 DP 25654, Record of Title NA665/254**.
- **Lot 3 - 3,100 m²:** the resulting adjusted area of **Pt Allotment 2 PSH of Mahinepua, Record of Title NA1590/12**.

The existing titles and their established land-use relationships are being reconfigured, with Lot 1 ultimately forming part of the larger adjoining rural property.

The subject land is located within the **Rural Production Zone** under both the Operative and Proposed Far North District Plans.

The boundary adjustment is considered a Controlled Activity.

The subdivision requires the cancellation of existing amalgamation condition and accordingly consent is requested pursuant to Section 241(2) RMA.

SITE DESCRIPTION

The subject site is located at 174 Tauranga Bay Road, Whangaroa, with access via a sealed road.

The site is currently accessed by existing metalled entrances, which will be upgraded to council engineering standards.

Lot 1 has an existing and independent metalled farm entrance.

Lot 2 has an existing and independent metalled entrance currently serving the farm, which will hereon be upgraded and used for Lot 2.

Lot 3 has an existing and independent metalled entrance serving the existing dwelling.

All lots have a similar site description with moderate contour along the road frontage that then rise steeply to the north defined as precipitous terrain that is predominantly in mature bush.

Parts of the bush are listed as PNA as detailed on the scheme plan. The significant areas of bush are to be protected, including areas outside the standard PNA overlay.

The soil includes:

Lower hillside is Marua brown clay loam (MRrH) with land use classification 6e9

Upper hillside is Huia stony silt loam steepland soils (HAIS) with land use classification 7e1.

The Northland Regional Maps define the area as Erosion Prone Land.

Flooding and storm surge effects along Tauranga Bay Stream occur on the western side of Tauranga Bay Road but are not recorded to affect the application site being much more elevated.

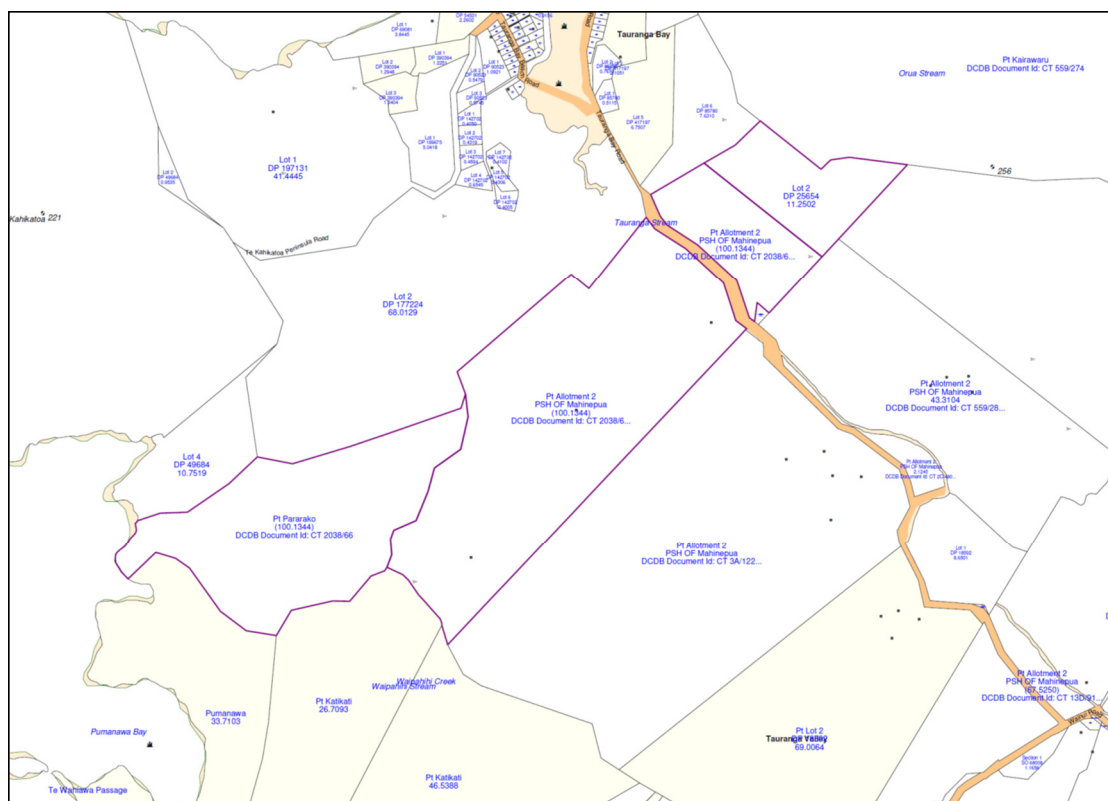
Estate	Title	Appellation	Area	Owner
Fee Simple	NA 2038/66	Pt Pararako Block & Part Allotment 2 Parish of Mahinepua	100.1344 ha (limited as to parcels)	Pumanawa Farms
Fee Simple	NA 665/254	Lot 2 DP 25654	11.2503 ha	Pumanawa Farms
Fee Simple	NA 1590/12	Part Allotment 2 Parish of Mahinepua	1593m ²	Pumanawa Farms

The surrounding locality comprises a diverse range of rural allotment sizes. Smaller rural residential and lifestyle properties, generally ranging from approximately 7,000 m² to 2 hectares, are clustered in the vicinity of Tauranga Bay Road, while larger rural properties exceeding 40 ha occur throughout the wider locality and are used for farming, conservation and lifestyle purposes.

Further north, the land transitions into a more structured rural residential environment, with allotments generally ranging from approximately 7,000 m² to 12 hectares. To the south and west, larger rural landholdings dominate the landscape and contribute to the open rural character of the area.

The subject land is therefore situated within an established rural environment comprising a mixture of larger rural holdings and smaller lifestyle properties. The proposed boundary adjustment responds to this established pattern without introducing a new area of development or extending the existing settlement pattern.

The nearby coastline at Tauranga Bay is a significant recreational and environmental feature of the locality and has contributed to the historical pattern of rural and lifestyle development in the area. The proposed boundary adjustment does not alter the established relationship between the subject properties and the surrounding coastal and rural environment.



RESOURCE MANAGEMENT ACT 1991

The proposed activity is a boundary adjustment involving three existing titles.

The application is assessed having regard to the actual and potential environmental effects of the boundary adjustment, together with the relevant matters under the Resource Management Act 1991 (RMA), including Part 2, section 104 and Schedule 4.

SCHEDULE 4

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

- (1)
The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2)
In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposed boundary adjustments are consistent with this purpose. The proposal does not introduce a new pattern of development or materially increasing the development potential of the locality. In other words the proposed areas are the same or similar to what already exists.

The resulting land configuration provides for the continued use of the land for rural purposes while recognising the existing physical characteristics of the site, including the steep upper terrain, mature indigenous vegetation and existing access arrangements.

The 17.9 ha Lot 1 will be amalgamated with the adjoining 100 ha property held in Record of Title NA2038/66, thereby maintaining a substantial rural holding rather than creating an additional independent allotment.

The proposal therefore enables the efficient and practical use of the existing landholdings while avoiding, remedying or mitigating potential adverse effects on the environment.

Matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The subdivision is possible without direct disturbance of wetlands, lakes or rivers, and the impact on coastal environment is negligible.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

According to the operative and proposed district plans, neither of the lots contains any outstanding natural features or landscapes.

(c) the protection of areas of significant indigenous wetland and significant habitats of indigenous fauna:

No concern.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal does not involve any vegetation clearance, and any earthworks associated with the proposal (upgrading entrances) will remain within permitted activity allowances, ensuring that the proposal will have minimal physical effects on the environment. The proposal does not affect fisheries or otherwise compromise the ability to undertake cultural practices or traditions.

The applicant commissioned an assessment by **Northern Archaeological Research Ltd** to clarify the recorded pā site shown on the LINZ NZ Topographic mapping within the subject property. The archaeologist considers that the pā symbol shown on the LINZ mapping, and consequently replicated on the FNDC GIS mapping, has been incorrectly located. The recorded pā site **P04/148 (formerly N8/118)** is in fact located south-east at 113 Tauranga Bay Road.

Accordingly, there is no identified archaeological or cultural heritage feature within the subject property that would be affected by the proposed boundary adjustment. The proposal is therefore not considered to adversely affect the relationship of Māori and their culture and traditions with ancestral lands, water, sites, waahi tapu or other taonga.

The applicant proposes the following consent notice on Lot 2, as a management strategy and reminder for future owners of Lot 2:

Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the

procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

The proposal is a boundary adjustment that does not provide for additional residential development, or a change in the established use of the land. No vegetation clearance or significant earthworks are proposed, and the subdivision will not alter the existing character or use of the land.

The proposal will consequently not result in inappropriate subdivision, use or development that would compromise the protection of historic heritage.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

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

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

The proposal involves a reconfiguration of existing property boundaries to better reflect the underlying landform, existing land use and established building development, rather than the creation of additional development opportunities. The revised boundaries provide a more logical and functional division of the land, while recognising the existing pattern of development and use. The proposal therefore supports the efficient and sustainable use of the land without increasing development pressure or compromising the productive, landscape or environmental values of the wider rural area.

Treaty of Waitangi

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)

Section 104**(1)(a)**

any actual and potential effects on the environment of allowing the activity; and

(ab)

any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b)

any relevant provisions of—

(i) a national environmental standard:

(ia) a wastewater environmental performance standard:

(ib) a stormwater environmental performance standard:

(ic) an infrastructure design solution:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c)

any other matter the consent authority considers relevant and reasonably necessary to determine the application.

(2)

When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

The relevant planning provisions and statutory instruments have been considered under their respective headings, including the Far North District Plan, Proposed District Plan, National Policy Statements, National Environmental Standards and relevant Regional Policy Statement provisions.

The permitted baseline has also been considered where relevant, having regard to effects that could lawfully arise from permitted activities and the extent to which those effects may be disregarded under section 104(2). Given that the proposal is a boundary adjustment between three existing lots, with no increase in the number of titles or additional development opportunities, the potential effects arising from the subdivision itself are limited. Any actual or potential adverse effects are considered **less than minor**.

(3)

A consent authority must not,—

(a) when considering an application, have regard to—

(i) trade competition or the effects of trade competition; or

(ii) any effect on a person who has given written approval to the application:

The activity is not associated with trade competition or trade competition effects. Given that the actual and potential adverse effects of the proposal are considered less than minor, there are no persons considered to be adversely affected by the proposal.

An application must also include an assessment of the activity's effects on the environment that -

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not expected to generate significant adverse effects and maintains consistency with the surrounding allotments. The subdivision has been designed to align with existing land use patterns, minimising disruption to rural character and environmental values. Given the site's defined area, and the presence of suitable development areas, there are limited practical alternatives for modifying the proposed boundary without compromising the efficient use of land. Furthermore, the proposal adheres to planning provisions and does not introduce effects that would warrant alternative locations or configurations.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

The proposed subdivision should be considered in the context of both the existing development of the site and the wider subdivision pattern of the Tauranga Bay locality. Viewed in this context, the proposal does not introduce a material change to the established character or intensity of development.

Lot 3 has already been developed, meaning the site is not an undeveloped or otherwise pristine part of the locality. The proposed subdivision therefore occurs within an established developed environment and would not result in a discernible change to the existing character of the site. In this respect, the proposal represents a continuation of the established development pattern rather than the introduction of a new or unexpected form of development.

The existing title arrangement is also relevant to this assessment, with a minimum lot area of approximately 1593 m² providing an established reference point for the scale and pattern of subdivision on the site. However, the character of the site should not be assessed in isolation. The wider environment around Tauranga Bay contains a range of residential-sized lots and varying patterns of development, including properties of a more compact scale in proximity to the subject site. This broader context demonstrates that smaller residential lots are already an established component of the locality and are not inconsistent with its prevailing character.

The proposed subdivision is therefore consistent with the existing development pattern and does not materially alter the established character of the site or its surroundings. The effects of the proposal are well understood and uphold sustainable outcomes.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of -*
(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects;*
and
(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

No concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

The wastewater assessment includes the installation of an appropriate onsite disposal system, which will be subject to routine maintenance.

Additional mitigation measures administered under consent notice will incorporate standard management techniques to be implemented during and after the building consent stage. These include, where appropriate, provisions for minimum firefighting water storage, and geotechnical assessment.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The effects of the subdivision are assessed within the context of the zone and the site's existing environmental tolerances. While a boundary adjustment is not classified as a 'permitted' activity, the resulting post-subdivision effects are comparable to those permitted under existing use rights and other planning mechanisms. As such, the "permitted baseline" establishes that any potential effects are considered '**less than minor.**' Consequently, no persons are deemed affected, and consultation is not required in this regard.

The site is relatively well-contained and visually isolated, with opportunities for development constrained by extensive areas of established bush cover, steep terrain, and areas susceptible to rockfall. These physical constraints, together with the proposed protection of existing bush, will limit the extent of future development and assist in maintaining the site's existing sense of privacy, natural character, and ecological values.

Overall, there are no affected parties.

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for*

the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) *An assessment of an activity's effects on the environment must address the following matters:*

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The proposal involves a reconfiguration of existing property boundaries to better reflect the underlying landform, existing land use and established building development. It does not create additional allotments or introduce a new pattern of development, and therefore does not result in increased development intensity or additional pressure on the surrounding rural environment.

The revised boundaries provide a more logical and functional arrangement of the existing properties, better aligning the cadastral boundaries with the physical characteristics of the land and the established use and location of existing buildings. The proposal will not alter the existing rural character, access arrangements or general pattern of land use within the locality.

Accordingly, the proposal is not expected to result in adverse social, economic or cultural effects on neighbouring properties or the wider community.

(b) *any physical effects on the locality, including any landscape, and visual effects.*

The site description illustrates a distinctly rural lifestyle setting in proximity to the coastal **residential environment**. The locality comprises an established pattern of rural and lifestyle land use, with existing buildings and associated development integrated within the surrounding landscape.

As a boundary adjustment, the proposal will have minimal physical effects on the surrounding area, as the revised boundaries largely reflect the existing pattern of land use and development. No significant change to the established rural character or landscape context is anticipated, and any actual or potential adverse effects are considered **less than minor**.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The subdivision does not inflict physical damage on vulnerable ecosystems. Instead, it focuses on enhancing the **protection of known habitats** and preserving existing bush.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan. The subdivision does not require any significant earthworks, as all necessary access formations are already in place and would simply be upgraded.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are no concerns regarding effluent treatment methods, as they have been assessed based on soil soakage results in compliance with TP-58 and the permitted standards of the Northland Regional Plan. Additionally, the subdivision activity does not involve the introduction of any contaminants.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

The subdivision activity does not introduce any hazardous substances or installations.

In summary, the proposal provides positive environmental and land management outcomes by enabling a more efficient use of natural and physical resources and establishing property boundaries that better respond to the underlying landform and existing development. The revised configuration also enables areas of land that are currently constrained by the existing boundaries to be effectively utilised.

Overall, the proposal achieves these outcomes without significant adverse effects, with any actual or potential adverse effects considered **less than minor**. The proposal is therefore consistent with the purpose and principles of the **Resource Management Act 1991**.

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

*(a) the **adverse effects** of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) **will be minor**; or*

The proposals adverse effects are considered to be less than minor.

*(b) the application is for an activity that will not be contrary to the objectives and policies of—
(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

The proposal upholds relevant objectives and policies, as described following.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous wetland and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or adverse impact on ecosystems. The applicant has committed to protection of areas with significant ecological value.

3.5 Enabling economic wellbeing

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

The proposal demonstrates that the subdivision supports economic well-being, and the council has a responsibility to facilitate this to ensure Northland remains an attractive region for investment.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The subdivision activity reflects good management practices and that is not contrary to regional policy statement.

In summary, the proposal calls for the local authority to provide support and streamline processes to the greatest extent possible.

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

Subdivision, use and development should be located, designed and built in a planned and coordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

(a) Demonstrate access to a secure supply of water;

The lots would utilise roof surface collection and storage in water tanks for potable supplies. These generally are a reliable source of water that meet the guideline intent. Additionally, firefighting supplies would be made available as part of the building consent process, administered under Section 221 RMA.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

Onsite effluent disposal presents no concern and the sites proves capable of providing a 100% backup area without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.
Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

The proposal includes bush protection covenants to suit.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle. All lots are open to the west for adequate solar gain.

(q) Be designed to allow adaptation to the projected effects;

Property owners can enhance their sites through personal landscaping efforts, pest and weed management, and better utilisation for lifestyle purposes. These measures contribute to mitigating any potential negative effects and ensure that the development remains adaptable to future changes and include climate conditions.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua maintain a deep connection to the land, waterways, and indigenous biodiversity, guided by principles of kaitiakitanga (guardianship) and whakapapa (ancestral relationships). Their values emphasise the protection and enhancement of natural ecosystems, ensuring the mauri (life force) of the environment is sustained for future generations.

The proposal is consistent with these values by avoiding adverse effects on sensitive ecological areas and maintaining the existing indigenous vegetation and habitat values, taonga, of the site. No vegetation clearance or ecological enhancement works are proposed as part of the boundary adjustment, and there is no change to the established use or development of the land that would give rise to additional ecological pressures.

Importantly, the nature and scale of the effects must be considered in the context of the proposal being a boundary adjustment between three existing lots. It does not create additional lots, increase development intensity or provide additional development opportunities. Accordingly, the potential effects associated with subdivision are correspondingly limited, and there are no identified ecological concerns arising from the proposed boundary adjustment.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

The proposal defines a rural lifestyle subdivision that offers both residential and business opportunities, serving as a crucial component of the rural community. Each lot provides

adequate space for their respective existing use including outdoor living and maintenance purposes.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;
Not applicable.

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

No concern with this boundary adjustment situation.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

No concern with this boundary adjustment situation.

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

No concern with this boundary adjustment situation.

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

The land is not primary production land and does not have versatile soils.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal preserves the existing sense of place of this environment, which already comprises a mix of residential and lifestyle activities. By aligning with the established character of the area, the subdivision reinforces the prevailing land use patterns rather than introducing incompatible development.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

In summary, the Regional Policy Statement (RPS) demonstrates a strong alignment with its intent to promote sustainable development practices. The proposal adheres to these principles by emphasising a responsible approach that balances development with the improved outcomes.

By prioritising bush protection, the development secures long-term benefits for future generations. This commitment to sustainability underscores the proposal's alignment with the broader goals of the RPS, ensuring that both environmental and community values are upheld for years to come.

PERMITTED BASELINE

The permitted baseline identifies the level of effects that could lawfully occur as a permitted activity and may, where appropriate, provide a basis for those effects to be disregarded when assessing a resource consent.

However, consideration of the permitted baseline is not necessary where the actual and potential adverse effects of the proposal are unambiguously **less than minor**. In this instance, the proposal is a boundary adjustment between three existing lots, with no additional allotments or development opportunities being created. The effects arising from the proposal are therefore inherently limited and are considered less than minor irrespective of the permitted baseline.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

Part 2

2.1 Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies

Policy 1

Highly productive land is seen as a resource with finite characteristics and long-term values for land based primary production.

Policy 4

Highly productive land for land-based primary production is prioritised and supported.

Policy 8

Highly productive land is protected from inappropriate use and development.

Part 3

Implementation

3.2 Integrated management

- (1) *Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:*
 - (a) *considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level*

- (b) providing co-ordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions*
- (c) taking a long term strategic approach to protecting and managing highly productive land for future generations.*

3.8 Avoiding subdivision of highly productive land

(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:

- (a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long-term*
- (b) (c) Not applicable.*

The subject area of lots are not classified as having class 3 soils, and overall is not "highly productive" land.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems*
- (b) second, the health needs of people (such as drinking water)*
- (c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.*

2.2

Policy 3

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4

Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6

There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9

The habitats of indigenous freshwater species are protected.

3.5 Integrated management

- (1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:*
 - (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.*

- (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
- (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
- (d) Encourage the co-ordination and sequencing of regional or urban growth.

The **National Policy Statement for Freshwater Management** emphasise the protection of wetlands and waterways by ensuring that activities avoid actual or potential adverse effects on these sensitive environments.

In relation to the proposed subdivision:

- The proposal falls well within the anticipated environmental impact thresholds.
- No known vulnerable wetlands are present on the site, and all subdivision-related earthworks are confined to crossing upgrades.

Given these factors, the proposal aligns with the regulatory framework.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is not considered applicable to the subject land to warrant a Preliminary site Investigation Report for potential soil contamination.

OPERATIVE (TRANSITIONAL) DISTRICT PLAN

The property is located in the **Rural Production zone**, and is not affected by any Resource Overlays under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the boundary adjustment is configured as a Controlled activity.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	
Rural Production	Restricted Discretionary – 5 x 2ha lots or 2 x 4000m² lots with balance area 4ha , and title date prior to 28April 2000.
Rural Production	Discretionary – Minimum lot size 4ha

- **Lot 1:** 17.9ha (to be amalgamated with Pt Allotment 2 PSH of Mahinepua & Pt Pararako Block)
- **Lot 2:** 4.4 ha
- **Lot 3:** 3100m²

Boundary Adjustments

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

(a)

There is no change in the number and location of any access to the lots involved;

The boundary adjustment does not increase the number of accesses to the site.

(b)

There is no increase in the number of lots;

There would remain 3 titles.

(c)

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

The minimum lot size is currently 1593m², and the proposal increase this to 3000m².

The proposal is not considered to reduce the level of non-compliance.

(d)

The area affected by the boundary adjustment is within or contiguous with the area of the original lots;

Lot 1 remains contiguous with current Pt Lot 2 Psh of Mahinepua (RT NA 2038/66)

Lot 2 remains contiguous with current Lot 2 DP 25654 (RT NA 665/254).

Lot 3 remains contiguous with current Pt Lot 2 Psh of Mahinepua (RT NA 1590/12).

Complies.

(e)

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

The adjusted boundary complies with all permitted land use rules.

(f)

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

The proposal complies.

ALLOTMENT DIMENSIONS

(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

The lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

SUBDIVISION ASSESSMENT

Allotment Sizes and Dimensions

The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking / manoeuvring, outdoor areas disposal of effluent and control of stormwater. The existing dwellings location to the proposed boundary complies with minimum setback standards.

Hazards

The site is not known to be susceptible to the following hazards:

- *Flooding events*
- *Inundation from anticipated sea level rise (Coastal zones 1 - 3)*
- *Tsunami*

The property does fall within recorded land instability, and this has been documented in the engineers assessment. This is not considered to compromise proposed Lots 2 & 3.

Water Supply

For Lot 2, potable water is provided through onsite roof-surface collection and storage in water tanks. Firefighting water supply requirements are proposed to be secured through a consent notice.

Lot 1 is different, as it is an existing developed site with established use rights. Imposing a new consent notice requirement for firefighting water supply as a consequence of the boundary adjustment would not be an appropriate or proportionate response where the proposal does not establish a new development opportunity or change the existing use of the land.

In addition, Lot 1 is to be held in conjunction with the adjoining title, which is already developed and operates as part of the established landholding. The practical circumstances of the property therefore differ from those applying to a newly created or undeveloped allotment where future development is anticipated. A consent notice applied to Lot 1 would have limited practical benefit and could unnecessarily impose an ongoing restriction on an existing use that is not being created or intensified by this proposal.

Stormwater

All lots are able to control stormwater onsite without concern. The upper catchment is steep with prominent gullies directing stormwater in a controlled manner before discharging under the stream.

Sewage

Lot 1 is being held with the adjoining farm, therefore is not applicable.

Lot 2 has suitable vacant area, appropriate grades, and free draining soil properties, to accommodate onsite wastewater disposal with 100% backup reserve area without concern.

Lot 3 has an existing wastewater disposal system with sufficient area for a 100% backup reserve. The system has been assessed by the engineer and was found to be in good order.

Energy Supplies & Telecommunications

Comments from Top Energy are attached and the electricity requirements are nil.

There are no new lead-ins required, therefore Chorus is not interested in subdivision activity.

There are no easements proposed.

Conditions of consent would include a consent notice stating that electricity and telecommunications were not a condition of the subdivision approval. [LOTS 2 & 3].

Easements, Covenants & Amalgamations

Easements

- There are no existing easements.
- There are two proposed easements as identified on the scheme plan.

Areas shown:

'A' provides Rights to Drain water over Lot 1 in favour of Lot 2.

'B' provides Rights of Way over Lot 2 in favour of Lot 3. This is a secondary access point used to get to the water tanks, so would rarely be used by Lot 3

Land covenants pursuant to Section 221 RMA

i

In conjunction with the construction of any new habitable building and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

[LOT 2]

ii

- Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Authorities must be contacted during Accidental discovery and works are to cease until their approval is obtained.

[LOT 2]

iii

- All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitability qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.

[LOT 2]

iv)

- Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

[LOT 2]**v)**

Permitted traffic movements from Lots 2 & 3 are restricted to **10 daily one-way movements**, while the sight visibilities do not comply with council engineering standards and guidelines.

Amalgamation Cancellation pursuant to Section 241(3) RMA

That Pt Allotment 2 Parrish of Mahinepua & Pt Allotment 2 Parrish of Mahinepua be held together and one record of title be issued to include both parcels (RT NA2038/66)

Proposed Amalgamation pursuant to Section 241(2) RMA

That Lot 1 hereon and Pt Allotment 2 PSH of Mahinepua be held together and one Record of Title be issued to include all parcels. (Bal RT NA2038/66)

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS**15.1.6A.2 PERMITTED ACTIVITIES****15.1.6A.2.1 TRAFFIC INTENSITY**

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

There are no existing land use activities to consider.

Future residential units on each lot are exempt from the traffic movement calculation.

15.1.6B PARKING**15.1.6B.1 PERMITTED ACTIVITIES****15.1.6B.1.1 ON-SITE CAR PARKING SPACES**

Where:

- (i) an activity establishes; or*
- (ii) the nature of an activity changes; or*
- (ii) buildings are altered to increase the number of persons provided for on the site;*

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is readily possible on all lots, with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

All lots are able to create onsite car parks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

As described Light Vehicles are able to manoeuvre for purpose of loading.

15.1.6C ACCESS**15.1.6C.1 PERMITTED ACTIVITIES****15.1.6C.1.1 Private accessways in all zones**

*(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with **Appendix 3B-1** in Part 4 of this Plan.*

Appendix 3B-1**Standards for private access**

Lot 3 has an existing independent entrance off Tauranga Bay Road, with a formed metalled driveway providing access to the dwelling. This entrance qualifies as an existing use under Section 10 of the RMA; however, upgrades are required to align, as far as practicable, with the Council Engineering Standards and Guidelines (May 2023).

Lot 2 has a 3.0 m-wide metalled access formation and entrance. The existing entrance is currently substandard and will therefore be upgraded as a condition of consent.

While the Lot 2 entrance is shared with Lot 3, it serves only as a secondary access point for Lot 3 maintenance purposes (to water tanks a sewer).

All entrance exits and have provided access to the existing titles since their inception, however none of the entrances comply with council engineering standards, in particular, sight distances, therefore a dispensation will be required to breach this standard because it proves impractical to achieve.

Lot 1 is served by an existing farm entrance, which is not proposed to be upgraded as part of the boundary adjustment. The lot remains held with the adjoining balance farm, which has established alternative access points. Lot 1 entrance in its current form is sufficient for tractors and quad bike access.

Appendix 3B-2*Standards for Roads to vest.*

There is no road vesting.

Appendix 3C*Parking spaces required.*

As described all lots comply.

Appendix 3D*Manoeuvring and parking space dimensions*

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E*Tracking curves*

Compliant.

15.1.6C.1.1

(a)

Access is able to comply with Appendix 3B1 (legal width, carriageway width, maximum gradients and stormwater discharge).

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

There are no shared accesses with more than 8 household equivalents.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

There are no shared accesses serving more than 9 or more sites.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

Not applicable.

(b) Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones

No passing bays necessary.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Crossings exist for Lots 2 & 3 and would be upgraded to council engineering standards and guidelines as far as reasonably practical.

Sight visibility is not achievable for the posted speed 100km/hr.

Tauranga Bay Road defines a collector route with sealed formation, however the observed vehicle speed is much less due to the windy nature and proximity to a one lane bridge.

Sight visibility from the existing entrance serving Lots 2 & 3 is approximately 60m.
As existing use situations, Lots 2 & 3 suit a **dispensation** to the standard 100km site visibility requirement.

Lot 1 has an existing entrance and this too suits a **dispensation** to remain as farm access.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

Existing and future driveways can suit ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Existing and future berms can be grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

Stormwater from access formations can displace to grassed berms, open drains, and vegetated gully encouraging natural soakage during a storm's inception.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

No concern.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

The road frontage is in good condition relative to the wider roading standard, and there are no road boundary encroachments.

Open drains are in good condition and no other improvements required.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

15.1.6C.4 ASSESSMENT CRITERIA

15.1.6C.4.1 PROPERTY ACCESS

(a) Adequacy of sight distances available at the access location.

Sight distances are not compliant, however this is an existing use situation.

(b) Any current traffic safety or congestion problems in the area.

There are none known.

(c) Any foreseeable future changes in traffic patterns in the area.

There are none. This is a no exit road and there are no known development plans to expand the residential community of Tauranga Bay.

(d) Possible measures or restrictions on vehicle movements in and out of the access.

To improve the current situation further, the applicant offers to restrict the number of traffic movements from each entrance to one house hold equivalent, and this could be registered on the title pursuant to Section 221 RMA. In other words, each title would not be permitted its 60 one-way movements, instead limited to 10 one-way movements.

(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.

The entrance would be widened substantially from their current size, making a safer entry and exit than what exists currently.

(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.

The entrances would suit all modes of transport.

(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

Existing stormwater controls are in place.

(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:

(i) the visual impact of hard surfaces and vehicles on the natural character;

(ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur;

(iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road; (iv) the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.

Not applicable.

(j) The provisions of the roading hierarchy, and any development plans of the roading network. The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.

Not applicable.

(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.

Not applicable.

(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).

Not applicable.

(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.

Not applicable.

The proposal is considered to uphold the transportation standards as a permitted activity, with exception to sight visibility from the existing entrances, and accordingly a **minor land use** consent is requested.

OTHER MATTERS

EFFECT OF EARTHWORKS AND UTILITIES

The subdivision requires earthworks to upgrade the existing access formation and both existing entrances.

Soil

The sites life supporting capacity of soil remains uncompromised.
The sites production capacity remains unchanged.

Access to water bodies

There are none to consider.

Land Use Incompatibility

As described the proposal is in keeping with the immediate environment with all surrounding land use depicting compatibility.
Mitigation measures are not considered necessary.

Proximity to Airports

No concern.

Natural Character of the coastal environment

The property does not have a direct coastal influence.

Energy Efficiency

The proposal is considered to adopt an acceptable level of energy efficiency with the lots orientated to the west achieving adequate solar gain.

NATURAL AND PHYSICAL RESOURCES

There are no adverse impacts on vulnerable natural and physical resources, being compliant with permitted activity standards.

All sites have open areas for building activity without needing vegetation clearance.

Department of Conservation were not consulted given the lots being created do not cause any adverse impact on ecology, instead the applicant offers positive outcomes through bush protection and kiwi predator restrictions. The site is located in a Kiwi zone and the required consent notice would be worded accordingly.

OBJECTIVES & POLICIES

(Objectives *Subdivision*)

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.

The proposal is consistent with Objective 13.3.2, which seeks to ensure that subdivision is undertaken in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that adverse effects arising from subdivision, including reverse sensitivity effects, are appropriately addressed.

In accordance with section 104(1)(a) of the RMA, the actual and potential effects of the proposal have been considered. In this case, the proposal is a boundary adjustment between three existing lots and does not increase the number of titles, create additional development opportunities or alter the established use of the land. There is no vegetation clearance proposed and no identified effect on the life-supporting capacity of air, water, soil or ecosystems. The proposal also does not introduce activities that would generate reverse sensitivity effects.

Given the nature and scale of the boundary adjustment, there are no identified adverse effects requiring further avoidance, remedy or mitigation beyond the measures proposed. The actual and potential adverse effects of the proposal are therefore considered less than minor, and the proposal is consistent with Objective 13.3.2.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

No concern.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.

The proposal satisfies these requirements as a rural situation without concern.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

The boundary adjustment achieves a more coherent relationship between the property boundaries and the established use of the site. The revised configuration responds to the natural lay of the land and the location of existing buildings, access and servicing infrastructure associated with the established residence, providing a practical arrangement for the continued use and management of the land.

This is consistent with the intent of the objective to encourage subdivision and land use outcomes that are better integrated than a conventional cadastral arrangement. While the proposal does not involve an innovative form of subdivision or the restoration of a particular environmental feature, it does provide a more appropriate and functional relationship between the land, its existing development and its boundaries.

RURAL ENVIRONMENT

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The Rural Production Zone is designed to accommodate a variety of land use activities, particularly those that align with the principles of sustainable management of natural and physical resources. The intent of the zone is to balance productive land use with environmental protection and ensuring flexibility where normal rural activities are not able to uphold a productive output.

In this context, the applicants seek to subdivide, ensuring a sustainable outcome that does not compromise the life-supporting capacity of the environment. The subdivision promotes efficient land use while maintaining compatibility with the broader rural landscape. By reinforcing the zone's purpose—supporting both economic viability and environmental sustainability—the proposal aligns with these policies without generating adverse effects that require further remediation.

8.6.3 OBJECTIVES

8.6.3.1 *To promote the sustainable management of natural and physical resources in the Rural Production Zone.*

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.*

8.6.3.4 *To promote the protection of significant natural values of the Rural Production Zone.*

8.6.4 POLICIES

8.6.4.1 *That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.*

The Rural Production Zone is intended to accommodate diverse land use activities while ensuring adverse effects are appropriately managed. However, the subject land is characterised by steep terrain, poor soil quality, and extensive bush cover, making it largely unsuitable for traditional rural production activities. In this context, subdivision for rural lifestyle purposes represents a more productive and sustainable land use. This outcome aligns with the intent of the policy by facilitating appropriate development while avoiding reverse sensitivity issues, as the site is near higher-density rural lifestyle blocks rather than intensive farming operations. Additionally, the proposal integrates environmental protection measures to ensure that ecological values are not compromised.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

No concern as a boundary adjustment.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

No concern.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the Proposed District Plan and is not influenced by any resource overlays.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the subdivision chapter).

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The zone context presents a sweep of goals to protect the rural production environment, particularly land with versatile soils, from further fragmentation, along with a level of urgency to protect natural habitats.

To the contrary, the zone is also classed dynamic, where lifestyle lots are a supported use of land when aligned to permanent habitat protection. If land does yield highly versatile soils, it should be encouraged that those soils are not fragmented and instead protected to ensure social and economic wellbeing is upheld.

Objectives

RPROZ-O1 *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations*

No concerns.

RPROZO3 *Land use and subdivision in the Rural Production zone:*

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

The subdivision upholds this intent.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

Lifestyle living with a production purpose is compatible with wider farming activity, and does not present any unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The existing environment is testament that rural activities and lifestyle living are compatible under the right conditions. The subdivision expands on this theme without concern or cause to incompatibility issues.

d. does not exacerbate any natural hazards;

There are no known hazards.

e. is able to be serviced by on-site infrastructure.

All onsite infrastructure service the site.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of this environment is undoubtedly lifestyle based, and the subdivision promotes this evident trend.

Policies

RPROZP5

Avoid land use that:

- a. *is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b. *does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- c. *would result in the loss of productive capacity of highly productive land;*
- d. *would exacerbate natural hazards; and*
- e. *cannot provide appropriate on-site infrastructure.*

RPROZP6

Avoid subdivision that:

- a. *results in the loss of highly productive land for use by farming activities;*

The proposal does not result in the loss of highly productive land.

- b. *fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*

1. *the type of farming proposed; and*

The proposed lots do not support rural farming.

2. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

Not applicable.

- c. *provides for rural lifestyle living unless there is an environmental benefit.*

The proposal does support an environmental benefit.

SUBDIVISION

SUB-S1 Minimum allotment sizes

Rural Production	40ha (Controlled)	8ha (discretionary)
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SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity

Table 1

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha - less than 10ha	1
Greater than 10ha - less than 20ha	2
Greater than 20ha	3

Total area of natural wetland to be legally protected on an individual Record of Title

Table 2

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha - less than 1ha	1
Greater than 1ha - less than 2ha	2
Greater than 2ha	3

The applicant does not present the application based on subdividing under the environmental benefit rule.

BOUNDARY ADJUSTMENTS

CON-2

the boundary adjustment does not alter

<i>the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;</i>	No change.
<i>the degree of non compliance with zone or district wide standards;</i>	There is no change to the degree of non-compliance with the zone or district wide standards.
<i>the number and location of any access</i>	There is no change in the number or location of any access.
<i>the number of certificates of title</i>	There is no increase in the number of titles.

CON-3

1. The boundary adjustments comply with standard:

In summary, the proposed boundary adjustments are considered to uphold the Controlled Activity standards of the proposed district plan.

DISTRICT WIDE – OTHER MATTERS

SUB-S3 Water supply

As described under the operative plan assessment there is no concern.

SUB-S4 Stormwater management

- *All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.*
- *The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge;*

- *The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property;*
- *The stormwater system will not connect or be able to overflow to the wastewater network.*
- *The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change.*
As described all impermeable surfaces are lawfully established under approved building consents, therefore no intervention by way of attenuation is necessary.
- *The stormwater system is designed and constructed for an asset life of at least 50 years.*

As described under the operative plan assessment there is no concern.

RLZ-R2 Impermeable surface coverage

PER-1

*The impermeable surface coverage of any site is no more than **12.5%** or 2,500m², whichever is lesser.*

Complies therefore the below assessment not required.

Matters of discretion under land use activities are restricted to:

- a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;*
- b. the effectiveness of the proposed method for controlling stormwater on site;*
- c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites; and*
- d. whether water sensitive design methods and use of green spaces can be used;*
- e. any cumulative effects on total catchment impermeability;*
- f. natural hazard mitigation and site constraints; and*
- g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.*

There are no new stormwater effects to trigger these matters.

Matters of discretion under subdivision activities are restricted to:

- *control of water-borne contaminants, litter and sediments;*
- *the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);*
- *the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including water sensitive design methods;*
- *the location, scale and construction of stormwater infrastructure; and*
- *measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area;*

- *adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of stormwater; and*
- *The ability of the stormwater system to ensure that the peak discharge flow rates from the site are not increased beyond the levels that exist prior to the proposed subdivision and future land uses (except in circumstances where that is not appropriate).*

There is no change to flow rates as a consequence of the subdivision. Nothing further required.

SUB-S5 Wastewater disposal

- *Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; and*
- *Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment.*

As described under the operative plan assessment there is no concern.

SUB-S6 Telecommunications and power supply

Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to:

- 1. A reticulated electricity supply system at the boundary of the new allotment; and*
- 2. Telecommunications services at the boundary of the new allotment, provided by:*

As described under the operative plan assessment there is no concern.

SUB-S7 Easements for any purpose

Easements are outlined on the scheme plan.

SUB-S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins MHWS or bank of river whose average width of 3m or more, or a lake greater than 8ha.

Not applicable.

TRANSPORTATION

The transport network is largely a physical resource, comprised of assets such as roads and rail corridors, but also walking and cycleways, parking facilities and public transport services. The predominant mode of transport across the district is the private motor vehicle as there is limited public transport available. This can create pressures on the transportation network, including increasing demand for car parking in the town centres.

Property Access

Lots 1 - 3 utilise existing lawfully established entrances.

TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

*The Traffic Intensity Factor for a site in this zone is **20 daily** one way movements.*

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt.

Traffic occurs from single residential units and therefore all are exempt.

TRAN-R1 PARKING

As described no concern.

PER-1

With the exception of PER-2, parking spaces and loading spaces are located on site and they shall not be located over any footpaths, access, manoeuvring, or outdoor living areas.

Complies.

PER-2

Stacked parking is permitted for one of two spaces associated with a specific residential unit, and may include a parking space on the access in front of a garage or carport.

Complies.

PER-3

Parking spaces and loading spaces are permanently marked or delineated, except when they are:

- associated with a residential unit which is not a multi-unit development; or
- associated with the fuel refill and pumps at service stations.

Complies.

PER-4

All parking and loading spaces comply with: TRAN-S1 Requirements for parking.

Complies.

TRAN-S1 Requirements for parkingAll zones

1) The minimum number of on-site bicycle spaces are provided for each activity in accordance with TRAN-Table 1 - Minimum number of bicycle parking spaces

No concern.

2) The minimum number of accessible car parking spaces must be provided in accordance with TRAN-Table 2 - Minimum number of accessible car parking spaces and TRAN-Table 3 - Theoretical parking demand factor;

Residential unit 1 per unit
Complies.

3) Loading spaces for commercial activities, offices, industrial activities, commercial service activities, hospital activities, and educational facilities are provided on site in accordance with TRAN-Table 4 - Minimum on-site loading bay requirements;

Not applicable.

4) End-of-trip facilities for commercial activities, offices, industrial activities, commercial service activities, hospital activities and educational facilities are provided for staff use in accordance with TRAN-Table 5 - End of trip facility requirements;

Not applicable.

5) All on-site car parking and manoeuvring areas are provided in accordance with TRAN-Table 6 - Parking and manoeuvring dimensions; and

Complies.

6) If any activity is not represented within TRAN-Table 1 - Minimum number of bicycle parking spaces then the activity closest in nature to the proposed activity shall apply, provided that where there are two or more similar activities in the table, the activity with the higher bicycle parking rate shall apply.

No concern.

7) Short stay bicycle parking spaces required under TRAN-Table 1 shall:

Be clearly visible or signposted.

Be located within 30m of public entrances to the activity.

Consist of stands that are securely attached to an immovable object such as a wall or the ground.

Not applicable.

8) Long stay bicycle parking spaces required under TRAN-Table 1 shall be undercover and secure from theft.

Not applicable

ACCESS

TRAN-R2

New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)

NOTE:

Altered includes, but is not limited to, any widening, narrowing, gradient changing, redesigning, change in use, and relocating of a vehicle crossing or accessway, but excludes resurfacing.

Where:

PER-1

A private accessway serves a maximum of 8 allotments.

Complies.

PER-2

Where access is required for 9 or more allotments, access shall be by public road.

Not applicable.

PER-3

The vehicle crossing is not off a road classified arterial as shown on the Transport Network Hierarchy layer.

Not applicable.

PER-4

Any vehicle crossings that are no longer required must be reinstated to match the existing footpath and kerbing, or the shoulder and berm are reinstated where there is no footpath or kerbing, with all works to be undertaken as per any required traffic management plan and corridor access request.

All crossings are required.

PER-5

Private accessways shall be designed and constructed in accordance with TRAN-Table 10 - Requirements for private accessways.

Accessways are not a requirement for this subdivision.

PER-6

Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 - Sealing requirements for vehicle crossings and private accessways.

This would be subject to consent conditions.

PER-7

The vehicle crossing, access, or private accessway complies with standards:

TRAN-S2 Requirements for vehicle crossings; and

TRAN-S2 Requirements for vehicle crossings

TRAN-S2 Requirement for Vehicle Crossing

1) No more than the maximum number of vehicle crossings shall be provided per frontage in accordance with TRAN-Table 7 - Maximum number of vehicle crossings per frontage;

All lots have 1 vehicle crossing.

2) New vehicle crossings shall be located at least 8m from a dedicated pedestrian crossing facility;

There are no new crossings.

3) Where a site has frontage to more than one road, the vehicle crossing(s) shall be provided onto the road that has the lower road classification;

Not applicable.

4) New vehicle crossings shall meet the minimum separation distance requirements from intersections as set out in TRAN-Table 8 - Minimum distance of vehicle crossings from intersections; and

There are no new crossings.

No concern.

5) New vehicle crossings shall be located to meet the minimum sight distance requirements as set out in TRAN-Table 9 - Minimum sight distances for vehicle crossings.

There are no new crossings.

The crossings exist.

Sight visibilities (Table 9) are not achieved to the posted speed.

If required, consent to breach this standard is requested.

Assessment:

a) The use, location, design, and number of vehicle crossings;

The crossings serving Lots 2 & 3 are for single residential units, being 10 one-way traffic movements. The crossing serving Lot 1 is only for normal farm access.

b) the ability to obtain alternative access;

There are no other alternative access options

c) any adverse effects on the safe, efficient, and effective operation of the state highway;

There is no state highway to consider.

d) whether the vehicle crossing has sufficient sight distances;

Sight visibility from Lots 2 & 3 to the north is restricted by the bend along Tauranga Bay Road. Approximate visibility is 60m. To the south visibility is improved, however all fail to comply with council engineering standards and guidelines for posted speed 100 km/hr.

The observed vehicle speed is 50 - 60km/hr. The observed speeds are restricted by a one-lane bridge in proximity and the windy nature of the road.

With respect to mitigation, roadside bank trimming is not practical due to the steep grades, and vegetation clearance alongside the bank is also not practical as it will cause bank instability.

A condition of consent to restrict volumes to **10 one-way movements** from each site is proposed pursuant to Section 221 RMA.

e) whether there are sufficient separation distances from other vehicle crossings and intersections;

There are no intersections.

There is another crossing nearby that serves the applicants other property, which Lot 1 is to amalgamate with. This is located on the opposite side of the road. There is approximately 90m separation distance between the crossings.

f) the design and construction is sufficient to allow appropriate manoeuvring, acceleration or deceleration due to the volume and speed of vehicles on the road; and

The entrances have operated without incident for many years.

Vehicle speeds are unlikely to increase while the road remains in a windy state with a single lane bridge. Tauranga Bay Road is a no exit road therefore less likely to be subject to traffic increases.

g) the types of vehicles serving the site, their intensity, the time of day the site is frequented and likely trip.

As described traffic from a standard residence is set at about 10 oneway movements. Heavy vehicle traffic is not anticipated.

Traffic movements restrictions could be implemented under consent notice to strengthen the management of traffic.

TRAN-S3 Requirements for passing bays.

Not applicable.

NOTE:

Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.

No concern.

TRAN-R3 Design and location of pedestrian access for allotments where vehicle access is not provided**All zones****PER-1**

Where the pedestrian access serves one allotment and no vehicle access is provided, pedestrian access must be provided that:

- *Has a surface treatment that is firm, stable and slip-resistant in any weather conditions; and*
- *Provides direct and continuous access to the buildings from a public footpath.*

Not applicable.

PER-2

Where 2 or more allotments require shared access and no vehicle access is provided, pedestrian access must be provided that:

- *Meets the requirements in PER-1;*
- *Has a minimum formed width of 1.8m along its full length;*
- *Is free from permanent obstructions and have a clear height of at least 2.1m and a clear width of at least 3m.*

Not applicable.

TRAN-R4 - TRAN-R13

Not applicable.

CONCLUSION

The proposal involves a boundary adjustment between three existing lots, with no increase in the number of titles or additional development opportunities. The revised boundaries better reflect the underlying landform, existing land use and established building development, while enabling land currently constrained by the existing configuration to be more effectively utilised.

The proposal has been assessed against the relevant provisions of the Operative (Transitional) District Plan, the Proposed District Plan and the matters under sections 6, 7, 8 and 104 of the Resource Management Act 1991.

The assessment confirms that the proposal will not result in adverse effects on the rural character, landscape, ecological, cultural or historic heritage values of the locality. The archaeological assessment has also confirmed that the pā site shown on LINZ mapping is incorrectly located and is not situated on the subject property, and accordingly council should update their database.

The boundary adjustment complies with the applicable Operative District Plan boundary adjustment standards, including access, lot configuration, servicing and land-use requirements. Any actual or potential adverse effects arising from the proposal are considered **less than minor**.

A minor Land Use consent is requested to breach the transportation standards TRAN-S2 Requirement for Vehicle Crossings for Lots 1 - 3.

Amalgamation cancellation Section 241(2) RMA, and proposed amalgamations 220 RMA are requested.

Overall, the proposal represents an appropriate adjustment to the existing landholdings and is consistent with the purpose and principles of the RMA 1991. Resource consent can therefore appropriately be granted, subject to appropriate conditions.

Micah Donaldson
MNZIS - Assoc.NZPI



GRIP TITLE INFORMATION PREVIEW



[Show Historical View](#)

Freehold
Limited as to Parcels

Identifier NA2038/66
Land Registration District North Auckland
Date Issued 22 November 1961

Prior References

[NA1590/13](#) [NA1876/74](#)

Estate Fee Simple
Area: 100.1344 hectares more or less
Legal Description Part Allotment 2 Parish of Mahinepua and
Part Pararako Block

Registered Owners

Pumanawa Farms Limited Partnership

Interests

Subject to a right (in gross) to convey water over part marked D on DP 186123 in favour of the Far North District Council created by Transfer D304064.1 - 21.8.1998 at 10.41 am (affects part Allotment 2)

Subject to a right of way over part of Part Allotment 2 Parish of Mahinepua marked A on DP 545784 created by Easement Instrument 12022498.7 - 2.3.2021 at 4:52 pm

The easements created by Easement Instrument 12022498.7 are subject to Section 243 (a) Resource Management Act 1991

Disclaimer: This preview provides an indication of the likely content of Record of Title NA2038/66, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of NA2038/66 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 04/09/2026

GRIP TITLE INFORMATION
PREVIEW
Freehold



[Show Historical View](#)

Identifier	NA665/254
Land Registration District	North Auckland
Date Issued	28 July 1935

Prior References

[NA119/242](#)

Estate	Fee Simple
Area:	11.2503 hectares more or less
Legal Description	Lot 2 Deposited Plan 25654

Registered Owners

Pumanawa Farms Limited Partnership

Interests

Disclaimer: This preview provides an indication of the likely content of Record of Title NA665/254, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of NA665/254 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 04/09/2026

[Show Historical View](#)

GRIP TITLE INFORMATION PREVIEW



Freehold
Limited as to Parcels

Identifier	NA1590/12
Land Registration District	North Auckland
Date Issued	07 July 1958

Prior References

[NA559/275](#)

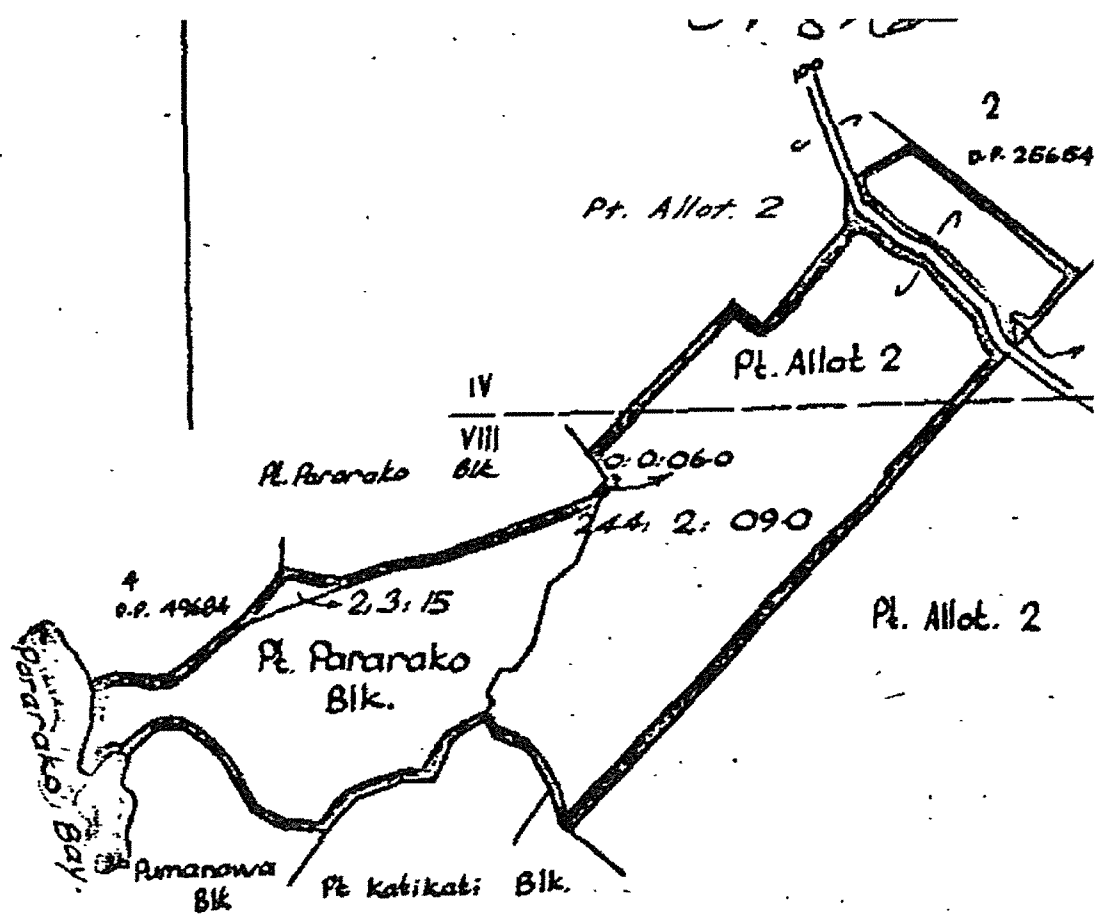
Estate	Fee Simple
Area:	1593 square metres more or less
Legal Description	Part Allotment 2 Parish of Mahinepua

Registered Owners

Pumanawa Farms Limited Partnership

Interests

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FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
NORTH AUCKLAND LAND DISTRICT.
WHANGAROA COUNTY
BLK. IV WHANGAROA S. D.

7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 00

LAND TRANSFER OFFICE
RECEIVED: M. A. DRAUGHTSMAN, INC.
TITLE REF: E.P. 17/10/22

REFERRED TO DRAUGHTSMAN, L.T. DRAUGHTSMAN, L.T.
EXAMINED: J. W. DRAUGHTSMAN, L.T.
TRAV. RECD: VOL. 10, PAGE 57-60
DRAFT: No. 10, REPORT No. 10
REF. PLANS: 50, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00

FILE: 17/10/22

For subd. lot 1 see S.P. 6662
with K63728 together with
a building line restriction

6. Allotment

2119 - Def. 11/15/15
given in public

hanging inverses have been determined, two independent measurements of

parish

**Plan of Subdivision of Section 1
Blk IV Whangaroa S. D.**

Comprised in C.T. 119/242
Surveyed by J.H. Vivian, Registered Surveyor, December, 1934

DECLARATION:

1. John Hira Vigor of Auckland,
 us, and that both plan and survey are correct, and have been made in accordance with
 And I make this solemn declaration conscientiously, believing the same to be true
 Declared at Auckland this 1st day of April 1901

8041E: Four chains to an inch.
I solemnly and sincerely declare that this plan has been made from surveys executed by
the Yeast Act, 1937.
J. H. Livingstone
Medland Surveyor

Approved,

1260 Chs. N. Joseph Hall

A. R. P.
Total Area:- 45:2:33

670 28027 11/17/11 11/17/11

Applicant [or Registered Owner]...

1936.

...Universal Declaration (or Declaration, or Statement),

Unlabeled Server:

References

100

Geotechnical and Wastewater Assessment Report
Proposed Subdivision at 174 Tauranga Bay Road, Kaeo
Pt Allotment 2 PARO Mahinepua and Lot 2 DP 25654
for
Pumanawa Bay Farms LP

*Supporting report for Applications to Far North District Council
Haigh Workman reference 26 103*

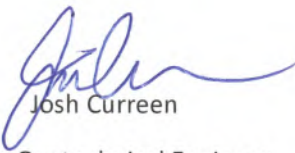
September 2026



Revision History

Revision N ^o	Issued By	Description	Date
A	Josh Curreen	First Issue	September 2026

Prepared By


Josh Curreen
Senior Geotechnical Engineer
MEngNZ

Reviewed & Approved By

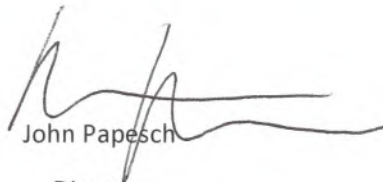

John Papesch
Director
CPEng, CEngNZ

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Executive Summary

Haigh Workman Ltd (Haigh Workman) has been engaged by Pumanawa Bay Farms LP to undertake a geotechnical investigation for the proposed subdivision at 174 Tauranga Bay Road, Kaeo. The purpose of the investigation was to assess subsoil conditions, analyse site stability and provide recommendations for satisfactory development of the property. A wastewater assessment has also been carried out to demonstrate that onsite wastewater disposal is achieved on the proposed lots.

The natural ground conditions were generally consistent between all test locations, comprising fine grained soils of the Ruatangata Sandstone. The soils encountered were generally silty clay in the upper 0.8 m to 1.7 m, typically yellow brown in colour, underlain by light grey and light orange brown silt and clayey silt. Vane shear strength results indicate very stiff to hard soils with recorded vane shear strengths ranging from 120 kPa to 223 kPa+.

Based on the results of the analyses, a suitable stable building platform is available in the area shown on the attached site plan.

Sufficient area is available on proposed lot 2 for a disposal field and 100% reserve area to service a 3 bedroom house. The recommended wastewater system involves land application of secondary treated effluent by way of dripper lines. The dripper field for the existing dwelling on lot 3 is currently within the bounds of proposed lot 2 and will required relocating as part of the subdivision.

Future geotechnical investigation is recommended for lot 2 at building consent stage to confirm the subsoil conditions, confirm the soil expansivity, and provide site specific geotechnical assessment for foundation design within each lot. This report is not intended to be used for foundation design, other than provide general framework for building platform suitability.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) has been commissioned by Pumanawa Bay Farms LP to undertake a geotechnical investigation at 174 Tauranga Bay Road, Kaeo for the proposed subdivision of Pt Allotment 2 Parrish of Mahinepua and Lot 2 DP 25654. This report presents the information gathered during the site investigation, interpretation of data obtained, site-specific geotechnical recommendations relevant to the site. A wastewater assessment has also been carried out to demonstrate that onsite wastewater disposal is achieved on the proposed lots.

The scope of this report encompasses the geotechnical suitability in the context of the proposed development as defined in our short form agreement variation dated 10th August 2026. This appraisal has been designed to assess the subsoil conditions and identify geotechnical constraints for the proposed development.

This report provides the following:

- A summary of the published geology with reference to the geotechnical investigations undertaken;
- Analysis of the data obtained from site investigations, providing a geotechnical ground model;
- Foundation recommendations;
- Slope stability analysis; and
- Identification of any additional geotechnical risks and/or hazards.
- Wastewater assessment.

This report summarises our findings and recommendations and may be used to support resource consent applications to Far North District Council and Northland Regional Council.

The principal objectives of the investigation are to develop geotechnical models of the site so that geotechnical constraints to the proposed development can be identified and to provide assurance to Council that a stable building platform is available or can be made available to support the proposed development.

2 Site Description and Proposed Development

2.1 General

Site Address: 174 Tauranga Bay Road, Kaeo

Legal Description: Pt Allotment 2 Parrish of Mahinepua and Lot 2 DP 25654

Overall Site Area: 22.61 ha (approx.)

The subject site is located on the north-eastern side of Tauranga Bay Road. The subject comprises Lot 2 DP 25654 and a portion of Pt Allotment 2 Parrish of Mahinepua, which also includes a large portion of the farm on the south-western side of Tauranga Bay Road.

The focus of this assessment is the southern portion of the proposed development area. This area contains an existing single-storey, four-bedroom dwelling accessed via a metalled driveway from Tauranga Bay Road, which will be contained within proposed Lot 3. The proposed building site for Lot 2 is located approximately 75 m east of the existing dwelling and is currently accessed via a grassed farm track extending from the southern corner of the development area. The remainder of the site (proposed Lot 1) will be retained with the adjoining farmland on the south-western side of Tauranga Bay Road.

The existing dwelling and proposed Lot 2 building platform are situated near the base of a spur ridgeline that slopes moderately towards the south-west. Ground gradients across the proposed building site are typically around 15°, increasing to up to 25° on the slopes immediately to the north-east. Two small benched areas, formed by historical cut-and-fill earthworks, are present on the southern side of the proposed building platform. The effluent disposal field servicing the existing dwelling comprises dripper lines installed within the vicinity of these benches.

At the time of the investigation, the proposed building site and surrounding area were grassed. The steeper slopes to the north and north-east were predominantly covered in native bush. There is also a large tree stump beneath the proposed Lot 2 building platform.

2.2 Proposed Development

We have been supplied with subdivision scheme plan prepared by Donaldsons Surveyors, reference 8535, dated July 2026, titled 'Proposed Subdivision of Part Allotment 2 Parrish of Mahinepua, Part Allotment 2 Parrish of Mahinepua and Lot 2 DP 25654. Based on this information and discussions with our client, we understand that the proposed development will comprise:

- Subdivision of the subject site into 3 lots.
- Proposed Lot 1 will be held together with adjacent farmland on the south-western side of Tauranga Bay Road. Accordingly, no building platform is proposed or required on this lot.
- Proposed Lot 2 will have an area of 4.4 ha and contain a future building platform
- Proposed Lot 3 will have an area of 3,100 m² and contain the existing dwelling.
- Proposed Lots 1 and 2 are to be subject to bush covenants as shown on the Donaldsons scheme plan.

The indicative location of the proposed development area is shown in Figure 1 below.

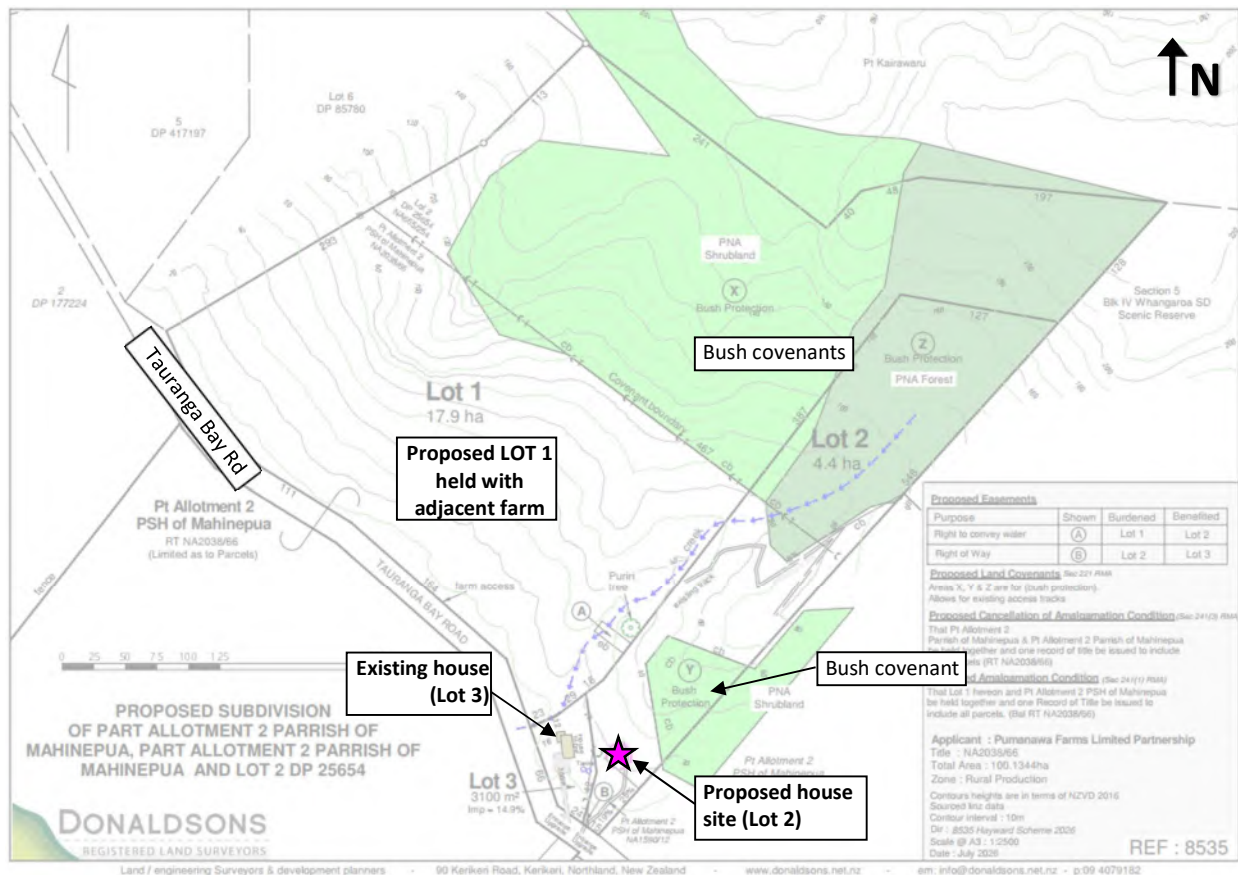


Figure 1: Scheme Plan by Donaldsons Surveyors

3 Geology

3.1 Published Geology

- Institute of Geological & Nuclear Sciences, 1:250,000 Scale, 2009: "Geology of the Whangarei area";
- NZMS 290 Sheet P 04/05, 1: 100,000 scale map, Edition 1, 1980: "Whangaroa-Kaikohē" (Soil Types);
- NZMS 290 Sheet P 04/05, 1: 100,000 scale map, Edition 1, 1982: "Whangaroa-Kaikohē" (Rock Types).

The site is within the bounds of the GNS Geological Map 2 "Geology of the Whangarei area" 1:250,000 scale. The published geological map indicates the site is underlain by Ruatangata Sandstone (Etr), described as

* Edbrooke, S.W; Brook, F.J. (compilers) 2009. Geology of the Whangarei area. Institute of Geological and Nuclear Sciences 1:250 000 geological Map 2. 1 sheet + 68 p. Lower Hutt, New Zealand: Institute of GNS Science.

calcareous, muddy fine to medium grained sandstone. An extract of the geological map is shown in Figure 2. below, with geological units presented in Table 1.

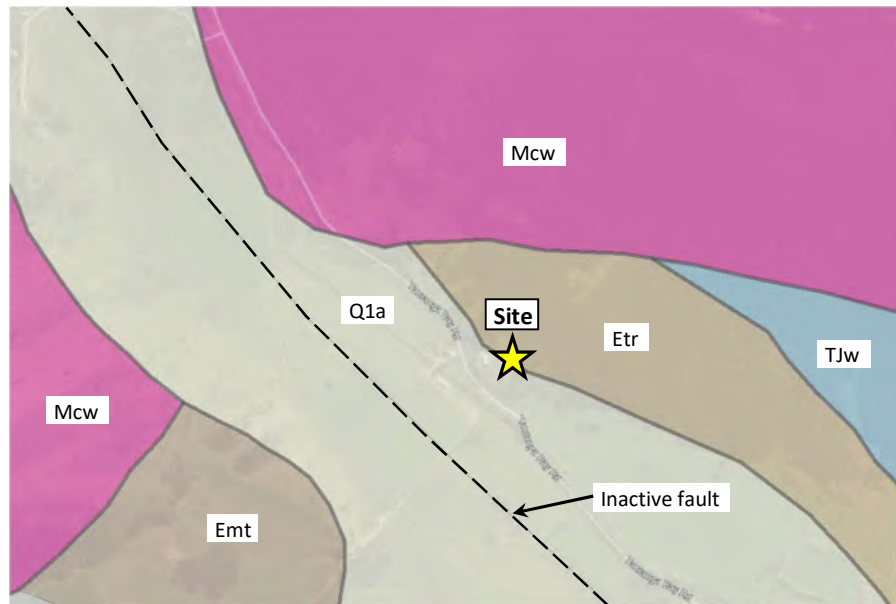


Figure 2: Published geology map (1:250,000)

Table 1: Geological Legend

Symbol	Group Name	Description
Q1a	Tauranga Group	Unconsolidated to poorly consolidated mud, sand, gravel, and peat deposits of estuarine, lacustrine, swamp, alluvial and colluvial origins. Holocene age.
Mcw	Wairakau Volcanic Centre (Coromandel Group)	Weakly bedded, lahatic andesitic tuff breccia with minor andesite flows and intercalated volcanoclastic sandstone and mudstone. Early Miocene age.
Etr	Ruatangata Sandstone (Te Kuiti Group)	Greenish grey to dark green, calcareous, glauconitic, muddy, fine to medium-grained sandstone; minor conglomerate. Late Eocene age.
Emt	Taipa Mudstone (Motatau Complex)	Weakly to moderately indurated grey to blue-grey calcareous mudstone, commonly with redeposited glauconitic sandstone beds. Early to late Eocene age.
TJw	Waipapa Group	Massive to thin bedded, lithic volcanoclastic sandstone and argillite (TJw) with minor conglomerate (TJg) and tectonically enclosed basalt (TJv), chert and red and green siliceous argillite (TJc). Permian to Jurassic age.

Further reference to the geological map shows that the site is situated approximately 100 m north-east of an inactive concealed fault line which runs approximately along the centre of the gully, from Wainui Road, through to the Tauranga Bay coastline.

The published New Zealand land inventory maps (Whangaroa-Kaikohē), indicates the site is underlain by 'soils of the rolling and hill land, well to moderately to well drained *Huia steep land soils, stony silt loam (HAIS) and Bream clay loam (BMH)*'. The underlying rock comprises micaceous sandstone, weathering to soft, brown silty clay to depths of 10 m.

3.2 Geomorphology

The surrounding geomorphology comprises a series of spur ridges and incised gullies that descend towards Tauranga Bay Road. The proposed development area is located near the base of a spur ridge, which slopes at approximately 25° from the ridgeline crest toward the proposed building platform, reducing to around 15° across the building site before continuing downslope toward Tauranga Bay Road.

The flanks of the ridge are relatively steep, with slopes of up to 30-35°, and exhibit numerous historic scarp features indicative of past slope movement. No obvious signs of instability were observed immediately upslope of, or adjacent to, the proposed Lot 2 building platform. Two small terraces are present downslope of the proposed building platform and are inferred to be associated with the effluent disposal field serving the existing dwelling.

Historic slip scarp features have been mapped using LINZ LiDAR data and QGIS. Refer to Figure 3.

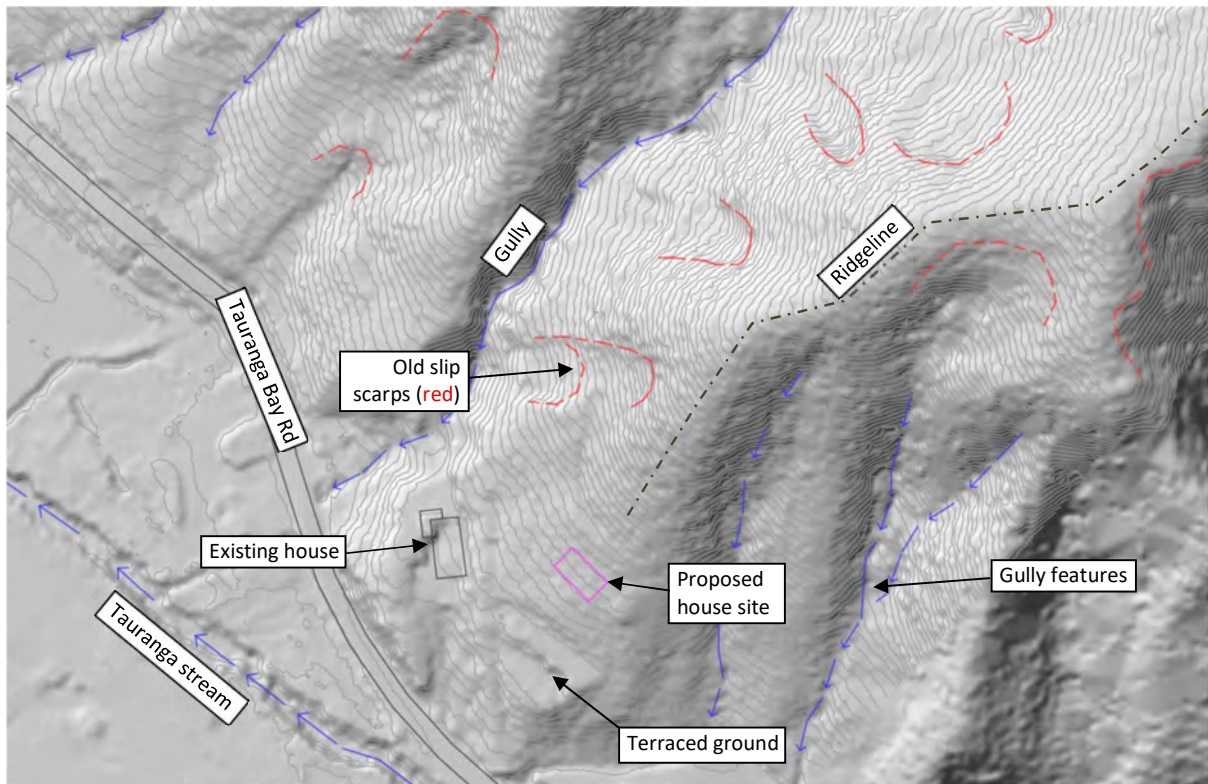


Figure 3: QGIS Model (Site Features)

4 Geotechnical Investigations

4.1 Subsurface Investigations

Haigh Workman undertook geotechnical investigations on 25th August 2026. The investigations comprised the drilling of two hand auger boreholes (HA01 and HA02) beneath the building platform to depths between 2.2

and 3.0 metres below ground level (mbgl). Two 1.0 m deep hand auger boreholes were also drilled in the area of the potential wastewater field (HA03 and HA04).

Investigations were logged in accordance with The New Zealand Geotechnical Society, “Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes” (2005). Investigation locations are shown on the drawings in Appendix A and investigation hand auger logs are included in Appendix B.

4.2 Ground Conditions

Based on the results of the geotechnical investigation conducted by Haigh Workman and review of published geological maps, it is considered that the natural soils underlying the proposed development site comprise residual soils weathered from the Ruatangata Sandstone. For the purposes of this report, subsoil conditions on the site have been interpolated between the boreholes and some variation between borehole positions are likely. Detailed logs are presented within Appendix B. Table 2 below summarises the materials encountered, with depth to base of each unit provided.

Table 2: Summary of Borehole Results

Borehole Number	Topsoil	Residual Soils (Ruatangata Sandstone)	Groundwater Observations
HA01	0.0 – 0.2 m	0.2 – 3.0 m	Moist to wet at 1.7mbgl. Groundwater not encountered
HA02	0.0 – 0.1 m	0.15 – 2.2 m**	Moist throughout. Groundwater not encountered
HA03 (WW)	0.0 – 0.2 m	0.2 – 1.0 m	Moist throughout. Groundwater not encountered
HA04 (WW)	0.0 – 0.2 m	0.2 – 1.0 m	Moist throughout. Groundwater not encountered

**Depths shown are metres below existing ground level.*

***HA02 obtained refusal on hard residual soils at 2.2 mbgl*

4.2.1 Topsoil

A thin veneer of natural topsoil was encountered in all boreholes to between 150 and 200 mm depth. The topsoil comprised a silt with minor clay, described as dark grey brown, moist, and friable.

4.2.2 Ruatangata Sandstone

Residual soils of the Ruatangata Sandstone encountered within all boreholes and were generally consistent within all auger holes. The soils encountered were generally silty clay in the upper 0.8 m to 1.7 m, typically yellow brown in colour, underlain by light grey and light orange brown silt and clayey silt. The soils were moist throughout and exhibited high plasticity in the upper clayey soils and low plasticity in the deeper silty soils. Vane shear strength results indicate very stiff to hard soils with recorded vane shear strengths ranging from 120 kPa to 223 kPa+.

4.2.3 Groundwater

Groundwater was not encountered in any of the boreholes during our site investigations. This deeper water level may not be representative of typical groundwater conditions beneath the site. Groundwater levels can and do fluctuate and higher groundwater levels may be encountered following periods of prolonged or heavy rainfall and/or during wetter winter conditions.

5 Geotechnical Assessment

5.1 Geotechnical Design Parameters

Geotechnical design parameters recommended in this report are based on in-situ test results, empirical relationships, and back analysis. The back-analysis was undertaken using an existing slip scarp located on the flank of a ridgeline approximately 60 m north of the proposed building platform. Sensitivity analyses was carried out on the very stiff residual soil layer using an inferred pre-failure ground profile, with soil parameters adjusted to achieve a factor of safety marginally below 1.0 under worst-case groundwater conditions. This slip surface generally aligns with the existing ground line through the slip. Refer to Table 3 below for soil parameters adopted within this report.

Table 3: Geotechnical Design Parameters

Geological Unit	Peak Undrained Shear Strength S_u (kPa)	Bulk Unit Weight, γ (kN/m ³)	Effective Cohesion c' (kPa)	Effective Friction Angle ϕ' (degrees)
Very stiff Residual Soils	100	18	7	32

Groundwater has been modelled using a pore pressure coefficient (R_u), adopting $R_u=0.15$ for static conditions and $R_u=0.25$ for elevated groundwater conditions.

5.2 Seismic Hazard and Liquefaction Potential

Anticipated peak ground acceleration has been taken from Module 1: Overview of the guidelines – Earthquake geotechnical engineering practice, adopting the mean hazard value of 0.13 g as the principal parameter for pseudo-static analysis (500-year return period). Step-change behaviour response has been assessed adopting the 'lower-bound' value of 0.19 g.

Liquefaction potential has been assessed as negligible due to the fine-grained (clayey) nature of the residual soils and age of the deposits.

5.3 Slope Stability Assessment

5.3.1 Visual Assessment

The proposed dwelling on lot 2 will be situated near the bottom of a spur ridgeline. No obvious signs of instability were observed immediately surrounding the proposed development area however, numerous old slip features have been mapped across the steeper ridgeline flanks. Due to the steepness of the surrounding slopes and observed instability features, slope stability analyses have been carried out to assess the stability of the site.

5.3.2 Geological Ground Model

Geological ground models have been developed based on the investigation data, refer Appendix A. The ground surface has been drawn using LINZ Data Service LiDAR information. Stability outputs for all scenarios are included within Appendix C. The criteria adopted for assessing the global stability is outlined in Table 4 below.

5.3.3 Modelling Philosophy

Slope stability analyses were undertaken along our cross sections A-A, measured through the site using computer software by Rocscience, Slide (Version 9.034). A cross section was taken through an old slip feature (approximately 60 m north of the proposed building platform) to obtain the geotechnical design parameters presented in Table 3. The purpose of developing the geological ground model was to assess the overall global stability of the steep slopes around the proposed development area, including normal groundwater conditions where encountered, worst credible groundwater and during a ULS seismic event. Selected outputs are presented in Appendix C. The criteria adopted for assessing the global stability is outlined in below. A surcharge of 10 kPa vertical surcharge to the ground surface has been applied to represent the proposed building load.

Table 4: Design Factors of Safety (FOS)

Load Case	Design Factor of Safety
Static conditions	≥ 1.5
Worst credible/elevated groundwater conditions	≥ 1.3
Seismic conditions (Pseudo-static ULS, 0.13g)	≥ 1.0

5.3.4 Analyses Results

The stability analyses carried out for all scenarios are outlined in Table 5 below.

Table 5: Analyses Results

Section I.D.	Scenario	F.O.S Required	F.O.S (At dwelling)	Outcome
	Back Analyses	1.0	N/A	Back analyses to obtain geotechnical design parameters.
A-A'	Static conditions	1.5	1.50	Target F.O.S achieved.
	Elevated groundwater	1.3	1.32	Target F.O.S achieved.
	Seismic conditions (0.13g)	1.0	1.15	Target F.O.S achieved.

The stability analyses summary sheets for all scenarios are included in Appendix D. Based on the results of the stability analyses, the proposed Lot 2 building platform is considered to be stable and suitable for construction of the proposed new dwelling.

With respect to Section 71 of the Building Act, and subject to the recommendations in this report, including stormwater, foundation and earthworks design recommendations being followed, we consider that the proposed works are not likely to accelerate, worsen, or result in slippage on the site or any other property.

5.4 Shrink Swell Soil Characteristics

In lieu of site-specific laboratory test data, the residual soils of the Ruatangata Sandstone and are considered as being reactive under seasonal variations of water content. For the purpose of design, the site may be designated as highly reactive (Class H) in accordance with B1/AS1. Foundations for the future dwelling will be piled below the zone susceptible to shrink/swell effects.

6 Development Recommendations

6.1 Earthworks

At the time of writing, no earthworks plans were available for the proposed development. Due to the sloping nature of the site, the proposed dwelling will likely be built over the existing topography, with only minor earthworks being undertaken.

No earthworks involving unsupported cuts in excess of 0.6 m should take place unless endorsed by a suitable design undertaken by a Chartered Professional Engineer with suitable geotechnical experience familiar with the contents of this report and responsible for design of structural elements. Cuts less than 0.6 m depth should be battered at angle no steeper than 1V:2H (i.e. 26°).

Filling for the proposed building platform should be avoided as this may be detrimental to the overall site stability. Any cut material from the building platform should be placed well away from the proposed building platform and any steep slopes.

There is also a large tree stump in the vicinity of the proposed building platform that will need to be removed. Excavations for stump and root removal should be squared off and backfilled with certified granular fill material (e.g. GAP40 or 65).

6.2 Foundations

6.2.1 General

The subsoils beneath the subject site were found to comprise very stiff natural residual soils. The soils have adequate bearing capacity and are of low compressibility, however, fall outside the definition of 'good ground' as contained in NZS3604:2011 due to the presence of expansive soils.

Shallow foundations may be adopted if the building platform can be formed entirely in cut (which will need supporting by an engineered retaining wall). Otherwise, if the dwelling follows the existing topography, pile foundations will be required due to the sloping nature of the ground.

Site specific geotechnical investigations will be required at Building Consent stage to provide foundation recommendations.

6.2.2 Shallow Foundations

For foundation construction on level ground (which will require excavation and construction of retaining walls), conventional shallow piles or footings should be founded within very stiff natural soils at a minimum embedment depth of 1.0 m. The following geotechnical design parameters are considered appropriate for foundation design:

Table 6: Shallow Foundation Design Parameters

Design Case	Design values
Ultimate End Bearing Capacity*	300 kPa
Geotechnical Strength factor	0.50
Design Bearing Capacity	150 kPa
Expansive soil class	Class H
Minimum foundation embedment ** (below finished ground level)	1.0 m

*Bearing capacity values included in this report are for vertical loads only and do not consider horizontal shear or moment or sloping ground effects.

**For flat sites only. Deeper piled foundations will be required for sites on, or near sloping ground.

6.2.3 Pile Foundations

Due to the steep nature of the site and potential for soil creep, if the dwelling is to be construction on the existing topography, we recommend that deeper bored pile foundations be provided for all foundations.

We recommend that all foundations are founded a minimum 2.5 m below existing ground level (measured from the leading edge of the pile hole). The minimum required depth is subject to change when concept plans are available, and the site-specific geotechnical report is prepared.

Piles should also be designed to resist lateral loading over the uppermost 1.0 m below ground surface. The magnitude of the lateral load acting on the piles should be determined over an area given by a depth of 1.0 m using a width of 3 times the pile diameter ($3 \times B$, where B = the bored pile hole). Lateral loads acting over the upper 1.0 mbgl should be calculated using at-rest (K_0) conditions, adopting a K_0 of 0.6 for piles located on sloping ground (based on slope angle of 15° and soil internal angle of friction of 32°). The minimum embedment length of 2.5 m takes into consideration the earth pressures at the upper 1.0 mbgl and the sloping ground conditions.

Parameters for the design for piled foundations are presented in Table 7 below. Skin friction should be ignored over the upper 1.0 m of pile shaft due to sloping ground effects and to mitigate the effects of seasonal movement.

Table 7: Timber Pole Foundation Design Parameters

Design Case	End bearing	Skin friction*
Ultimate Capacity	900 kPa	30 kPa
Geotechnical Strength factor	0.45	0.45
Design Capacity	400 kPa	13.5 kPa

6.3 Retaining Walls

The New Zealand Building Act (Schedule 1) states that a retaining wall is exempt from consent when the retained height is less than 1.5 m and it does not support any surcharge load or any load additional to the load of that ground (for example, the load of vehicles or sloping ground above and below the wall). Further guidance is provided on this exemption by MBIE which states the exemption does not apply to retaining walls supporting vehicle driveways, parking spaces, swimming pools, buildings, other retaining walls (e.g. tiered walls), or sloping ground above or below the wall. Given the nature of the site, it is recommended that any future retaining walls be designed by a Chartered Professional Engineer (CPEng Geotechnical).

Retaining walls can be designed using the geotechnical design parameters are provided in Table 3. Earth pressure coefficients (K_p or K_a) needs to account for the sloping ground at the toe of the wall and can be estimated using the charts after NAVAC (DM7, 1971).

6.4 Erosion and Sediment Control

Prior to commencing earthworks, a sediment control system needs to be constructed to ensure the Territorial and Regional Authority requirements are met. Typical details can be found in the Auckland Council publication GD05. Erosion and sediment control should be undertaken as early as possible before soil particles become dislodged and mobilised. The use of contour drains, mulching and earth bunds to control erosion during the construction phase is recommended, as is maintaining vegetation cover where possible to reduce erosion potential.

6.5 Stormwater Control

Concentrated stormwater flows should not be allowed to discharge onto or into the ground close to the dwelling or on sloping ground as this would be detrimental to foundation conditions and site stability. Stormwater from paved areas, roofs, tank overflows and all other sources should be collected in sealed pipes and discharged to a safe disposal point away from the development area with an energy dissipater (i.e. A 'T-Bar' spreader pipe) fitted at its outlet.

6.6 Construction Monitoring

A Chartered Professional Engineer familiar with the findings of this report should be engaged to carry out construction monitoring for any subdivision enabling works (i.e. earthwork and/or retaining) to confirm soil conditions are consistent with those adopted within this report.

The recommendations given in this report are based on limited site data from discrete locations. Variations in ground conditions could exist across the site. It is in the interests of all parties that a Chartered Professional Engineer inspect excavations and foundation conditions exposed during construction, so that ground conditions can be compared with those assumed in formulating this report. In any event, we should be notified of any variations in ground conditions from those described or assumed to exist.

6.7 Further Investigation

Future geotechnical investigation is recommended at building consent stage (once the final building location is known) to confirm the subsoil conditions, confirm the soil expansivity, and provide site specific geotechnical assessment for foundation design. This report is not intended to be used for foundation design, other than provide general framework for building platform suitability.

7 Wastewater Assessment

7.1 Summary of Regulatory Framework

7.1.1 District Plan

The Far North District Plan contains an additional rule relating to wastewater discharges to land. District Plan Rule 12.7.6.1.4 specifies that effluent fields shall be located no closer than 30 m from any river, lake, wetland or the Coastal Marine Area.

7.1.2 Regional Plan

The discharge of sewage effluent on to land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan also specifies exclusion areas and set-back distances.

Table 8: Regulatory requirements

Criterion	Comment
1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and	We have designed in general accordance with this standard.
2) The volume of wastewater discharged does not exceed two cubic metres per day, and	Complies
3) The discharge is not via a spray irrigation system or deep soakage system, and	Complies (drip irrigation proposed)
4) The slope of the disposal area is not greater than 25 degrees, and	Complies
5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via: a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard On-Site Domestic Wastewater Management (AS/NZS 1547:2012); or b) an irrigation line system that is dose loaded and covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	Complies. The irrigation system will be dose limited. The dripperlines will be subsurface

6) for the discharge of wastewater <u>onto the surface of slopes greater than 10 degrees:</u> a) the wastewater, excluding greywater, has received at least secondary treatment, and b) the irrigation lines are firmly attached to the disposal area, and c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and	Slopes are greater than 10 degrees. Wastewater will be subject to secondary treatment. Dripper lines to covered with / buried into at least 100mm of topsoil / mulch.
7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and	Surface water setbacks are complied with
8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	NA
9) the following reserve disposal areas are available at all times: a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or b) thirty percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	100% Reserve area provided
10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	Proposed per Maintenance recommendations
11) the discharge does not contaminate any groundwater water supply or surface water, and	Will comply given provided design parameters
12) there is no surface runoff or ponding of wastewater, and	Will comply given provided design parameters
13) there is no offensive or objectionable odour beyond the property boundary.	Will comply given provided design parameters

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

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

7.2 Proposed Lot 2 Wastewater Assessment

7.2.1 Soil Category

The boreholes from the site investigation indicated the upper soil layers to comprise silty clay with a topsoil depth between 150 to 200 mm. Based on the soil conditions observed on site, we consider the natural soils as AS/NZS1547:2012 Category 5: Light clays, which can sustain a daily loading rate (DLR) of 3 mm/day for disposal via drip irrigation.

The recommended wastewater management systems involve application of secondary treated effluent to ground via dripper lines.

7.2.2 Wastewater Generation

The water supply will be roof water collection with standard water saving fixtures, to be installed in the new dwelling. Design wastewater flows are calculated using the guidelines in table H3 of AS/NZS1547:2012. For the proposed development, we have allowed for a three-bedroom dwelling having a design occupancy of up to 5 people.

Table H3 indicates daily wastewater flows of 145 litres/person/day for households with standard reduction fixtures[†]. The design household wastewater flow is therefore $5 \times 145 = 725$ litres/day.

7.2.3 Treatment System

A secondary treatment system should be utilised. The treatment plant is to meet the quality output of AS/NZS 1546.3:2003 and be capable of producing effluent having less than 20 g/m³ of BOD5 and 30 g/m³ TSS.

The treatment system shall be accessible for regular maintenance and servicing and be set back more than 3.0 m from buildings and 1.5 m from boundaries. A summary of regulatory requirements is included in Table 8.

7.2.4 Disposal System

AS/NZS1547:2012 recommends a design irrigation rate (DIR) of 3 mm/day for a category 5 soil. Given the sloping ground conditions (averaging ~15°), the DIR has been reduced by 30%, and a DIR of 2 mm/day has been adopted. The required land application area is therefore $725/2 = 362$ m². A minimum 100 % reserve area (362 m²) is also available onsite as indicated on the appended site plan.

Pressure-compensating drip lines are to be laid across the slope at spacings of 1.0 m in the location shown on the attached site plan. For surface dripper irrigation on this site, the dripper lines shall be covered in a minimum 100 mm of mulch or topsoil and planted.

7.3 Proposed Lots 1 and 3 Wastewater

Lot 1 remain undeveloped as part of the farm.

The effluent disposal field for the existing dwelling on Lot 3 comprises sub-surface dripper lines that are located within proposed Lot 2. During our site investigation, some dripper lines were exposed in numerous places on the downslope side of the proposed Lot 2 building platform. The indicative location of the existing wastewater field is shown on the attached drawing G02. Consequently, the existing effluent disposal field will require relocating within the Lot 3 boundaries.

The existing dwelling has four bedrooms, having a design occupancy of up to 6 people. Using a flow allowance of 145 L/person/day, the daily flow allowance is 870 L/day. Adopting a DIR of 2 mm/day the required land application area is therefore $870/2 = 435$ m².

We recommend that the dripper irrigation field for the existing dwelling be relocated to the area south/downslope of the water tanks and adjacent to the existing driveway. Refer to a drawing G04. Some of the dripper lines will need to be located on the western side of the driveway (~80 m² of the area). The dripper lines shall be covered in a minimum 100 mm of mulch or topsoil and planted (if not already).

A minimum 100 % reserve area (435 m²) is also available onsite as indicated on the appended site plan.

[†] Standard water reduction fixtures include dual flush water closets, shower-flow restrictors, aerator faucets (taps), and water-conserving automatic washing machines

8 Conclusion

Geotechnical investigations indicate that there is a stable building platform on proposed Lot 2 subject to the recommendations herein and the subsoil properties are appropriate for residential development. The extent of the geotechnical investigations are outlined within this report. The development will need to be undertaken in accordance with current best engineering practice and the following guidelines are applicable to the site:

- The natural ground within the specified Lot 2 building platform area is considered generally suitable for residential development of residential buildings, subject to the following conditions:
 - Shallow foundations may be adopted if the building platform can be formed entirely in cut (which will need supporting by an engineered retaining wall). Otherwise, if the dwelling follows the existing topography, pile foundations will be required due to the sloping nature of the ground.
 - Shallow foundations for lightweight timber framed dwellings should be designed for highly expansive (Class H) soils with a minimum depth of 1.0 mbgl.
 - Pile foundations should be founded minimum 2.5 m below existing ground level. Piles should also be designed to resist lateral earth pressures over the upper 1.0 mbgl.
- Slope stability analyses indicates that the building platform, as shown on the attached drawings, is stable under static, elevated groundwater and seismic conditions. Site-specific investigation and design will be required at building consent stage detailed drawings are available.
- Cuts less than 0.6 m depth should be battered at angle no steeper than 1V:2H (i.e. 26°). Any cuts greater than 0.6 m depth should be supported by engineered retaining walls.
- Filling for the proposed building platform should be avoided as this may be detrimental to the overall site stability.
- Our assessment is based on interpolation between borehole positions and site observations. Local variations in ground conditions may occur. Unfavourable ground conditions may be encountered during earthworks. It is important that we are contacted in this eventuality or in the event that any variation in subsoil conditions from this described in this report are found. Design assistance is available as required to accommodate any unforeseen ground conditions present.
- The effluent disposal field for the existing dwelling on Lot 3 comprises sub-surface dripper lines that are located within proposed Lot 2. The existing effluent disposal field will require relocating within the proposed Lot 3 boundaries. Drawing G04 shows there is sufficient area available for the relocated disposal field.
- There is sufficient area on proposed Lot 2 for onsite effluent disposal.

Provided the recommendations provided in this report are followed, the subject site is capable of being developed as proposed. All works should be carried under the guidance of a Chartered Professional Engineer familiar with the contents of this report.

This report is not intended to be used for foundation design, other than provide general framework for building platform suitability. Future specific geotechnical investigations are recommended to confirm the subsoil conditions, confirm the soil expansivity, and provide site specific geotechnical assessment for the subject site.

9 Limitations

This report has been prepared for the use of Pumanawa Bay Farms LP with respect to the particular brief outlined to us. This letter report is to be used by our Client and their Consultants only and may be relied upon when considering geotechnical advice.

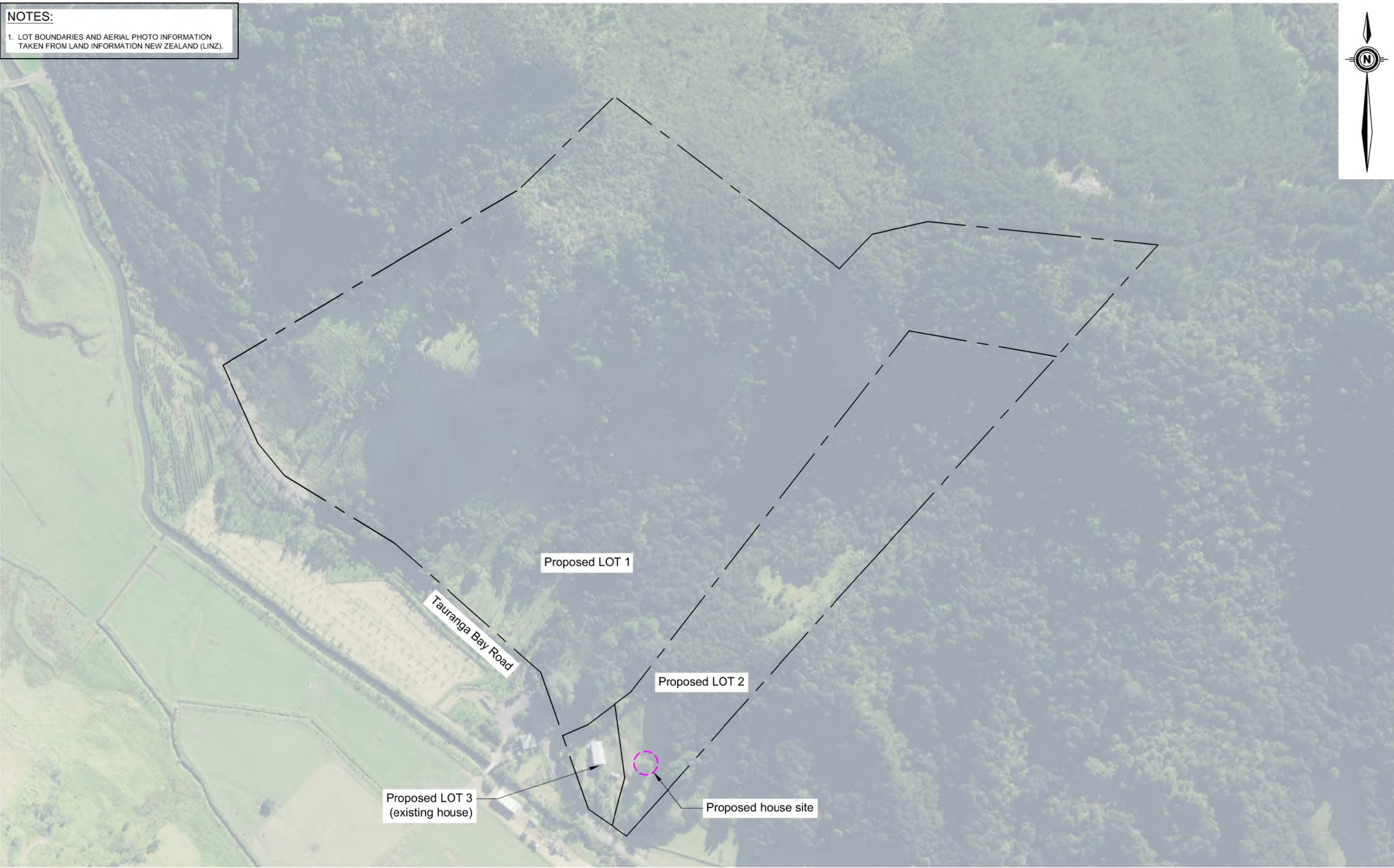
The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

The recommendations given in this report are based on site data from discrete locations. Inferences about the subsoil conditions away from the test locations have been made but cannot be guaranteed. We have inferred an appropriate geotechnical model that can be applied for our analyses. However, variations in ground conditions from those described in this report could exist across the site. Should conditions encountered differ to those outlined in this report we ask that we be given the opportunity to review the continued applicability of our recommendations. Furthermore, should any changes be made, we must be allowed to review the new development proposal to ensure that the recommendations of this report remain valid.

Appendix A – Drawings

Drawing No.	Title
G01	Site Location Plan
G02	Site Investigation Plan
G03	Geological Section A-A'
G04	Wastewater Location Plan

NOTES:
1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION
TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).



Issue	Date	Revision
A	10/08/2024	FIRST ISSUE

DWG			
SITE LOCATION PLAN			
Scale 1:3000 @A3		Date SEP 2026	
Drawn JMC	Checked JP	Approved JP	
File T:\CLIENTS\PUMANAWA FARMS LP\JOBS\26 103 - PUMANAWA FARMS LP\JOBS\ENGINEERING\SUBDIVISION 2026\DRAWINGS\25 132 GEO PLANS-SEP 2026.DWG			



6 Fairway Drive
Kerikeri, BOI

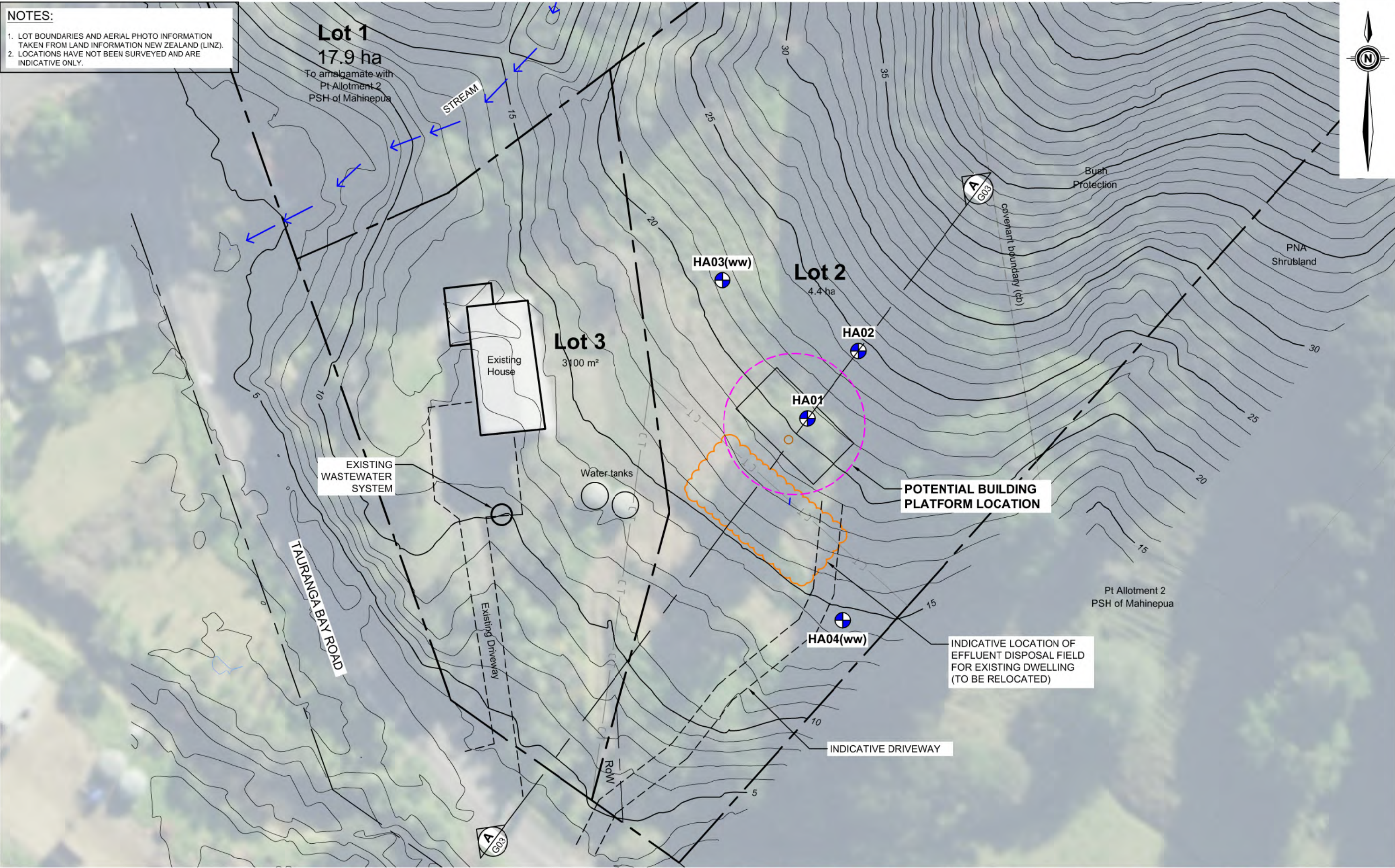
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Project	GEOTECHNICAL INVESTIGATION	
Client	PUMANAWA BAY FARMS LP	
Project No.	26 103	RC no. N/A

DWG No.	G01
Sheet No.	
	1 of 4

NOTES:
1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION
TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).
2. LOCATIONS HAVE NOT BEEN SURVEYED AND ARE
INDICATIVE ONLY.



Issue	Date	Revision
A	10/08/2024	FIRST ISSUE

DWG			SITE INVESTIGATION PLAN		
Scale		1:500 @A3	Date		SEP 2026
Drawn	JMC	Checked	JP	Approved	JP
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Civil & Structural Engineers

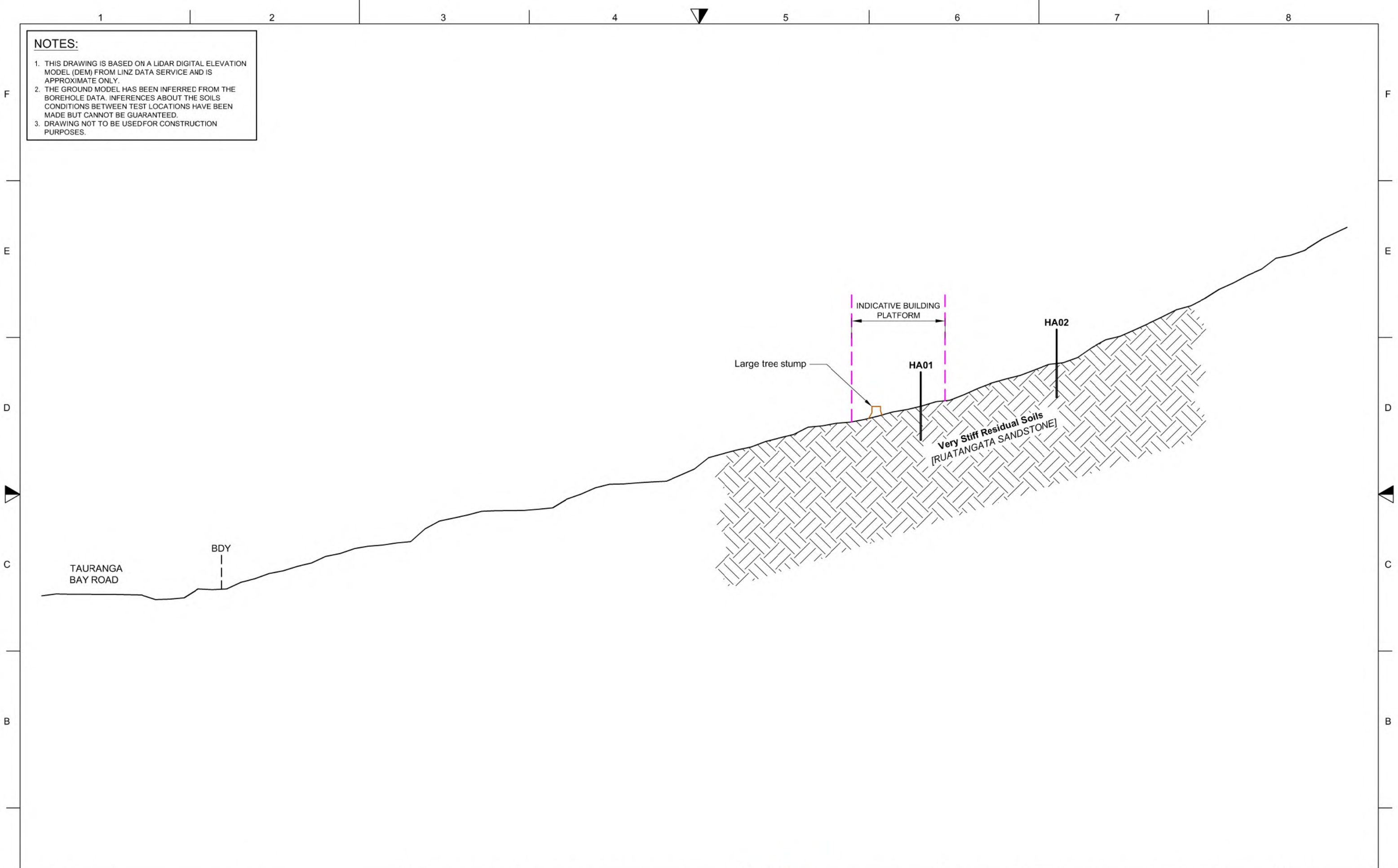
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Client	PUMANAWA BAY FARMS LP	
Project No.	26 103	RC no. N/A

DWG No.	G02
Sheet No.	2 of 4



NOTES:

1. THIS DRAWING IS BASED ON A LIDAR DIGITAL ELEVATION MODEL (DEM) FROM LINZ DATA SERVICE AND IS APPROXIMATE ONLY.
2. THE GROUND MODEL HAS BEEN INFERRED FROM THE BOREHOLE DATA. INFERENCES ABOUT THE SOILS CONDITIONS BETWEEN TEST LOCATIONS HAVE BEEN MADE BUT CANNOT BE GUARANTEED.
3. DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Issue	Date	Revision
A	10/08/2024	FIRST ISSUE

DWG

GEOLOGICAL CROSS SECTION A-A'

Scale	1:300	@A3			Date	SEP 2026
Drawn	JMC	Checked	JP	Approved	JP	
File	T:\CLIENTS\PUMANAWA FARMS LP\JOBS\26 103 - PUMANAWA FARMS LP\JOBS\ENGINEERING\SUBDIVISION 2020\DRAWINGS\25 132 GEO PLANS-SEP 2026.DWG					



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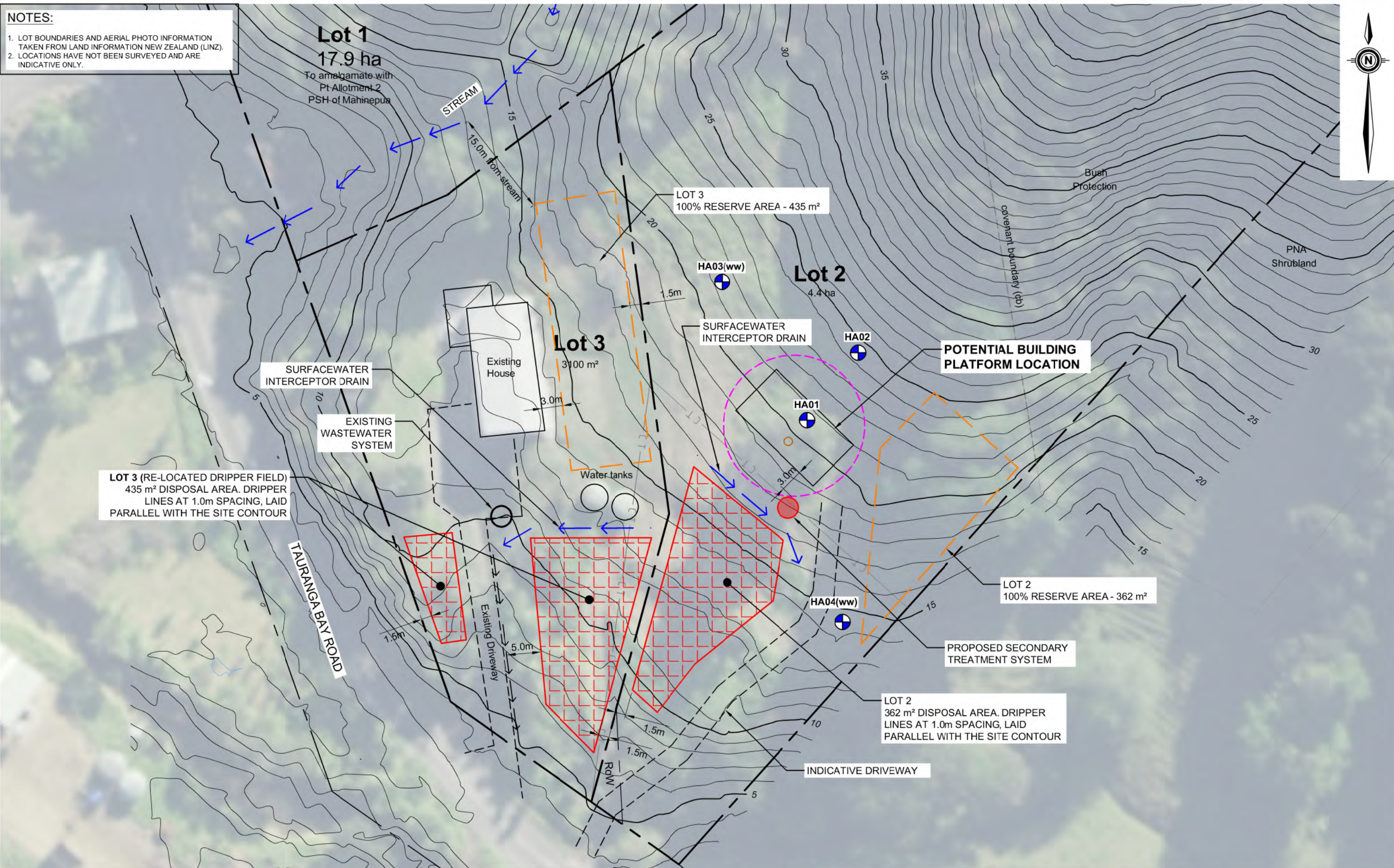
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Project GEOTECHNICAL INVESTIGATION 174 TAURANGA BAY ROAD, KAE0 - PROPOSED SUBDIVISION	
Client PUMANAWA BAY FARMS LP	
Project No. 26 103	RC no. N/A

DWG No. G03
Sheet No. 3 of 4

NOTES:

1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).
2. LOCATIONS HAVE NOT BEEN SURVEYED AND ARE INDICATIVE ONLY.



Issue	Date	Revision
A	10/08/2024	FIRST ISSUE

DWG		WASTEWATER LOCATION PLAN	
Scale	1:500 @A3	Date	SEP 2026
Drawn	JMC	Checked	JP
Approved	JP		
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Project	GEOTECHNICAL INVESTIGATION	
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Client	PUMANAWA BAY FARMS LP	
Project No.	26 103	RC no. N/A

DWG No.	G04
Sheet No.	4 of 4

Appendix B – Hand Auger Logs

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New Zealand

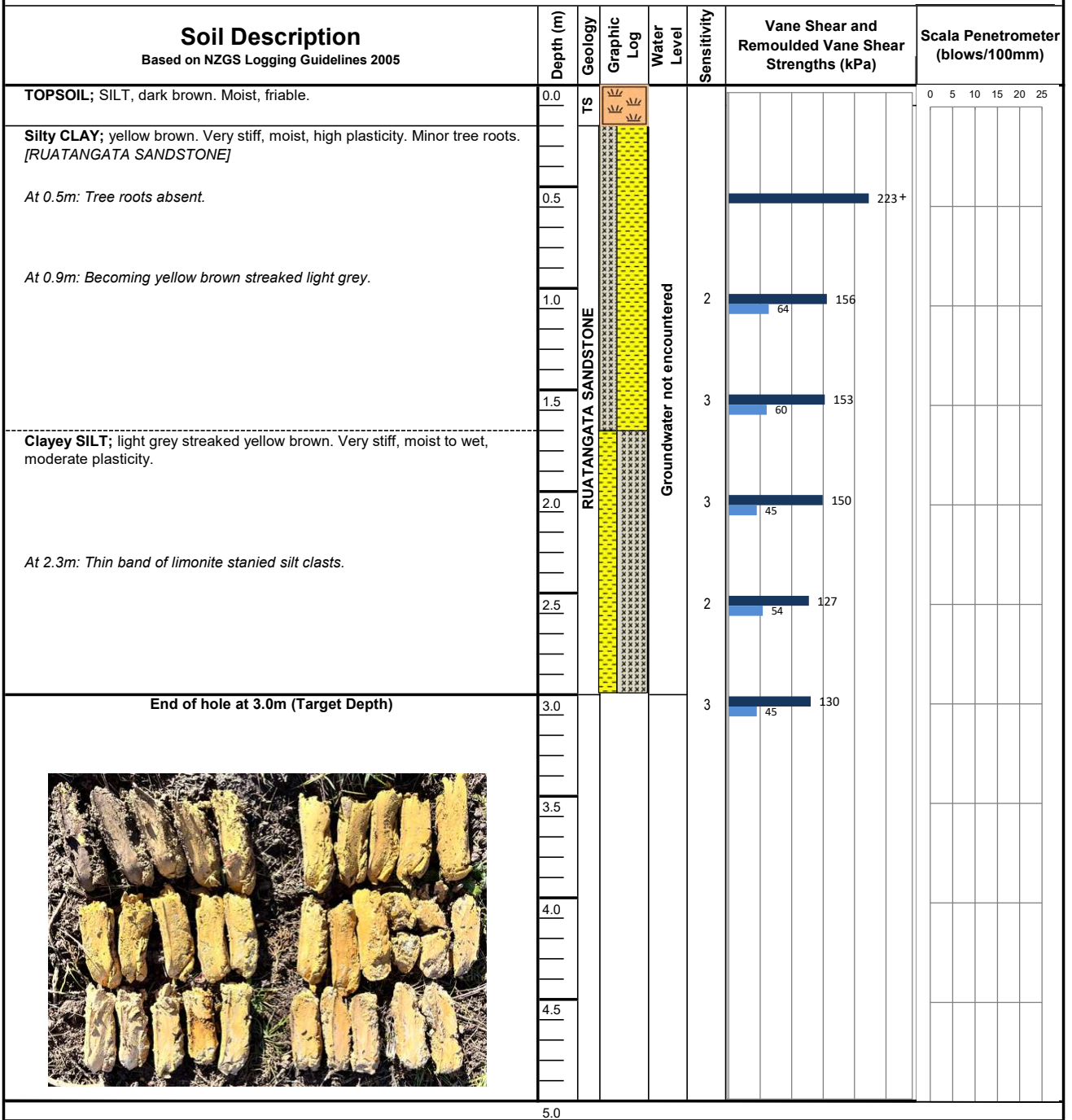
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www.haighworkman.co.nz
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Borehole Log - HA01

Hole Location: Refer to Site Plan

JOB No. 26 103

CLIENT: Pumanawa Bay Farms LP **SITE:** 174 Tauranga Bay Road, Kaeo - Proposed Subdivision
Date Started: 25/08/2026 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JMC
Date Completed: 25/08/2026 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** WT



LEGEND

TOPSOIL **CLAY** **SILT** **SAND** **GRAVEL** **FILL**

Note: UTP = Unable to penetrate. TS = Topsoil.
Hand Held Shear Vane S/N: DR 1617
Groundwater not encountered.

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

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New Zealand

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Borehole Log - HA02

Hole Location: Refer to Site Plan

JOB No. 26 103

CLIENT: Pumanawa Bay Farms LP **SITE:** 174 Tauranga Bay Road, Kao - Proposed Subdivision
Date Started: 25/08/2026 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JMC
Date Completed: 25/08/2026 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** WT

Soil Description Based on NZGS Logging Guidelines 2005	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL; SILT, minor clay, dark dark brown. Wet, low plasticity.	0.0	TS					0 5 10 15 20 25
Silty CLAY; yellow brown. Very stiff. Moist, high plasticity. [RUATANGATA SANDSTONE]	0.5	RUATANGATA SANDSTONE			3	48 127	
Clayey SILT; light orange brown and grey. Hard, moist, low plasticity.	1.0	RUATANGATA SANDSTONE			UTP		
SILT; trace clay, light orange brown streaked light grey. Hard, moist, low plasticity. At 1.3m: Becoming light orange brown.	1.5	RUATANGATA SANDSTONE				223+	
End of hole at 2.2m (Unable to Penetrate)	2.0	RUATANGATA SANDSTONE			UTP		
	2.5				UTP		
	3.0						
	3.5						
	4.0						
	4.5						
	5.0						



LEGEND

 **TOPSOIL**  **CLAY**  **SILT**  **SAND**  **GRAVEL**  **FILL**

Note: UTP = Unable to penetrate. TS = Topsoil.
Hand Held Shear Vane S/N: DR 1617
Groundwater not encountered.

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

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New Zealand



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Borehole Log - HA03 (WW)

Hole Location: Refer to Site Plan

JOB No. 26 103

CLIENT: Pumanawa Bay Farms LP SITE: 174 Tauranga Bay Road, Kaeo - Proposed Subdivision
Date Started: 25/08/2026 DRILLING METHOD: Hand Auger LOGGED BY: JMC
Date Completed: 25/08/2026 HOLE DIAMETER (mm) 50mm CHECKED BY: WT

Soil Description Based on NZGS Logging Guidelines 2005	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL; SILT minor clay, dark grey brown. Wet, minor rootlets	0.0	TS					0 5 10 15 20 25
Clayey SILT; grey brown and light orange brown. Stiff, moist, low plasticity. [RUATANGATA SANDSTONE]		Ruatangata Sandstone		Groundwater not encountered			
Silty CLAY; light orange brown, minor grey brown streaks. Stiff, moist, high plasticity.	0.5						
End of hole at 1.0m (Target Depth)	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						
	5.0						

LEGEND

TOPSOIL CLAY SILT SAND GRAVEL FILL

Note: TS = Topsoil.
Groundwater not encountered.

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

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Borehole Log - HA04 (WW)

Hole Location: Refer to Site Plan

JOB No. 26 103

CLIENT: Pumanawa Bay Farms LP SITE: 174 Tauranga Bay Road, Kaeo - Proposed Subdivision
Date Started: 25/08/2026 DRILLING METHOD: Hand Auger LOGGED BY: JMC
Date Completed: 25/08/2026 HOLE DIAMETER (mm) 50mm CHECKED BY: WT

Soil Description Based on NZGS Logging Guidelines 2005	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
TOPSOIL; SILT, dark grey brown. Moist, friable.	0.0	TS					0 5 10 15 20 25
Silty CLAY; yellow brown streaked light grey brown. Very stiff, moist, high plasticity. [RUATANGATA SANDSTONE]	0.5	Ruatangata Sandstone		Groundwater not encountered			
End of hole at 1.0m (Target Depth)	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						
	5.0						

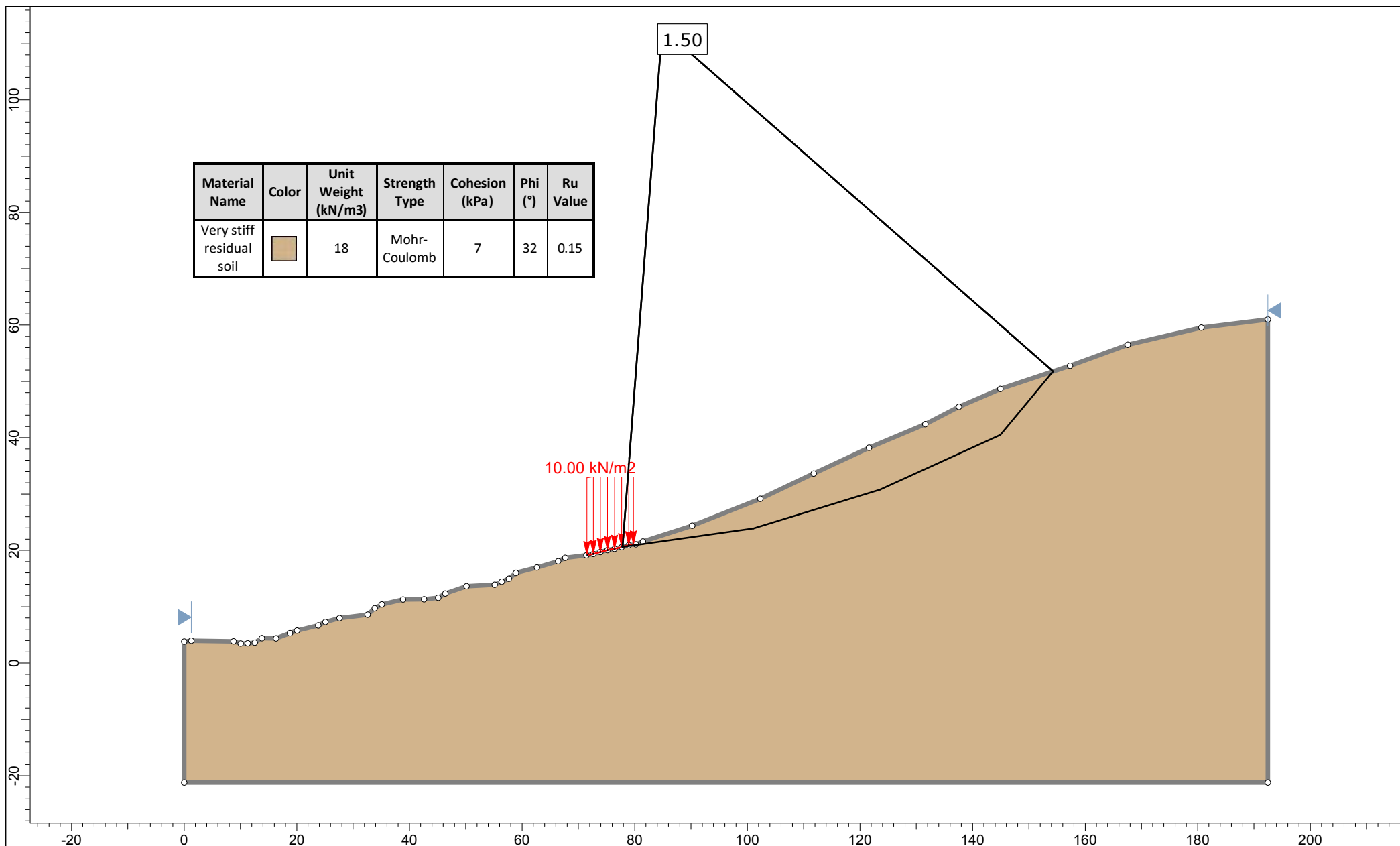
LEGEND

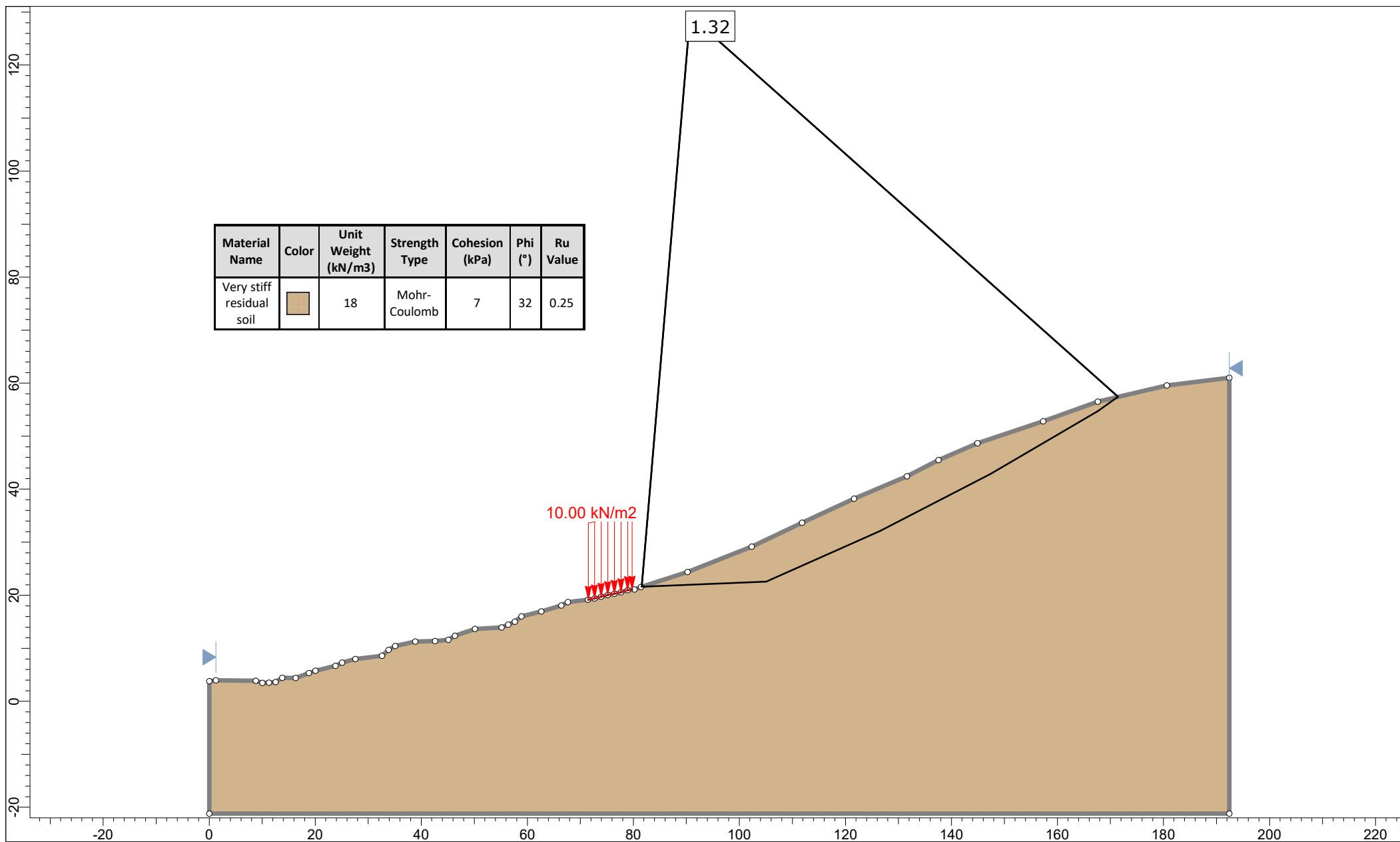
TOPSOIL CLAY SILT SAND GRAVEL FILL

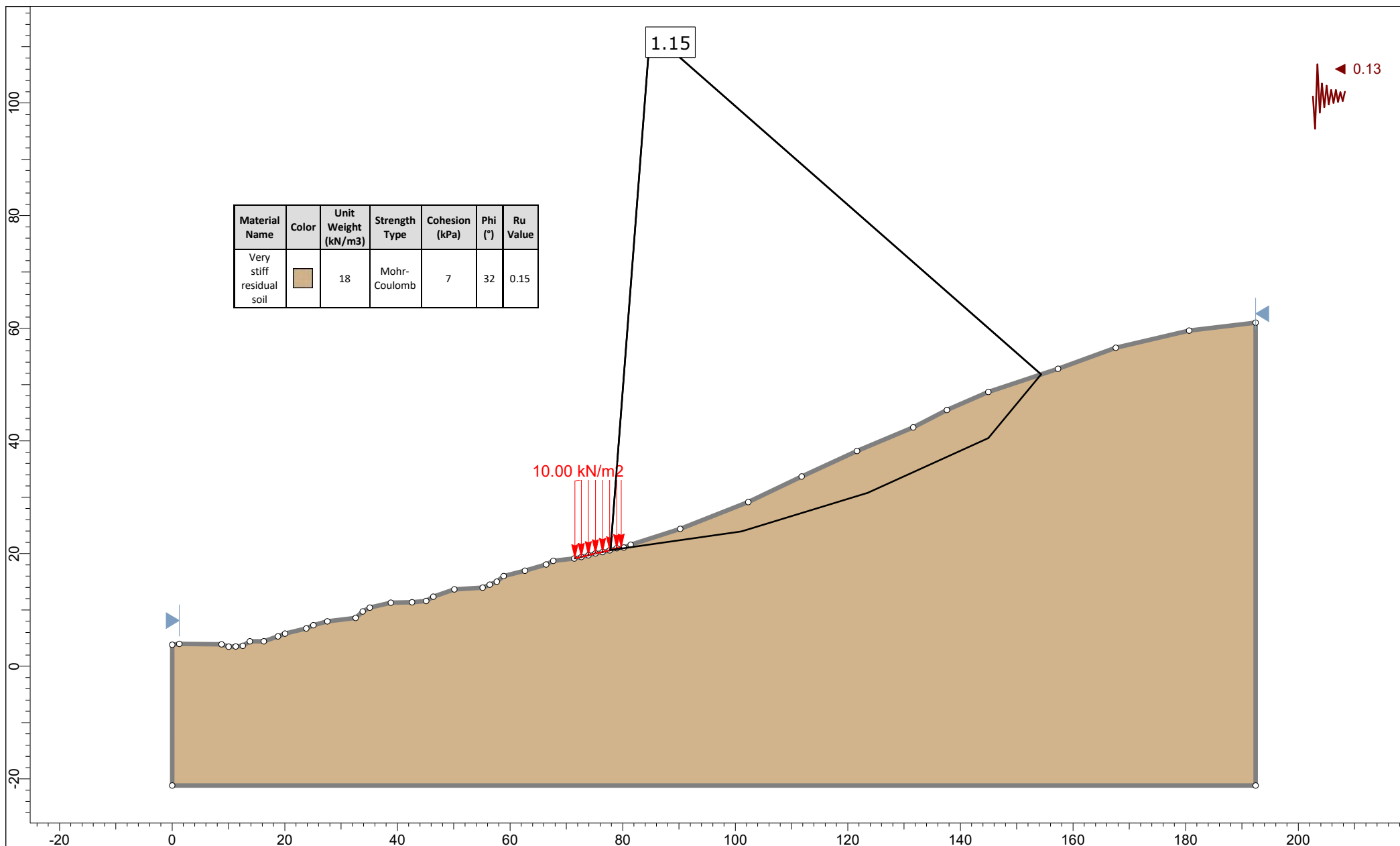
Note: TS = Topsoil.
Groundwater not encountered.

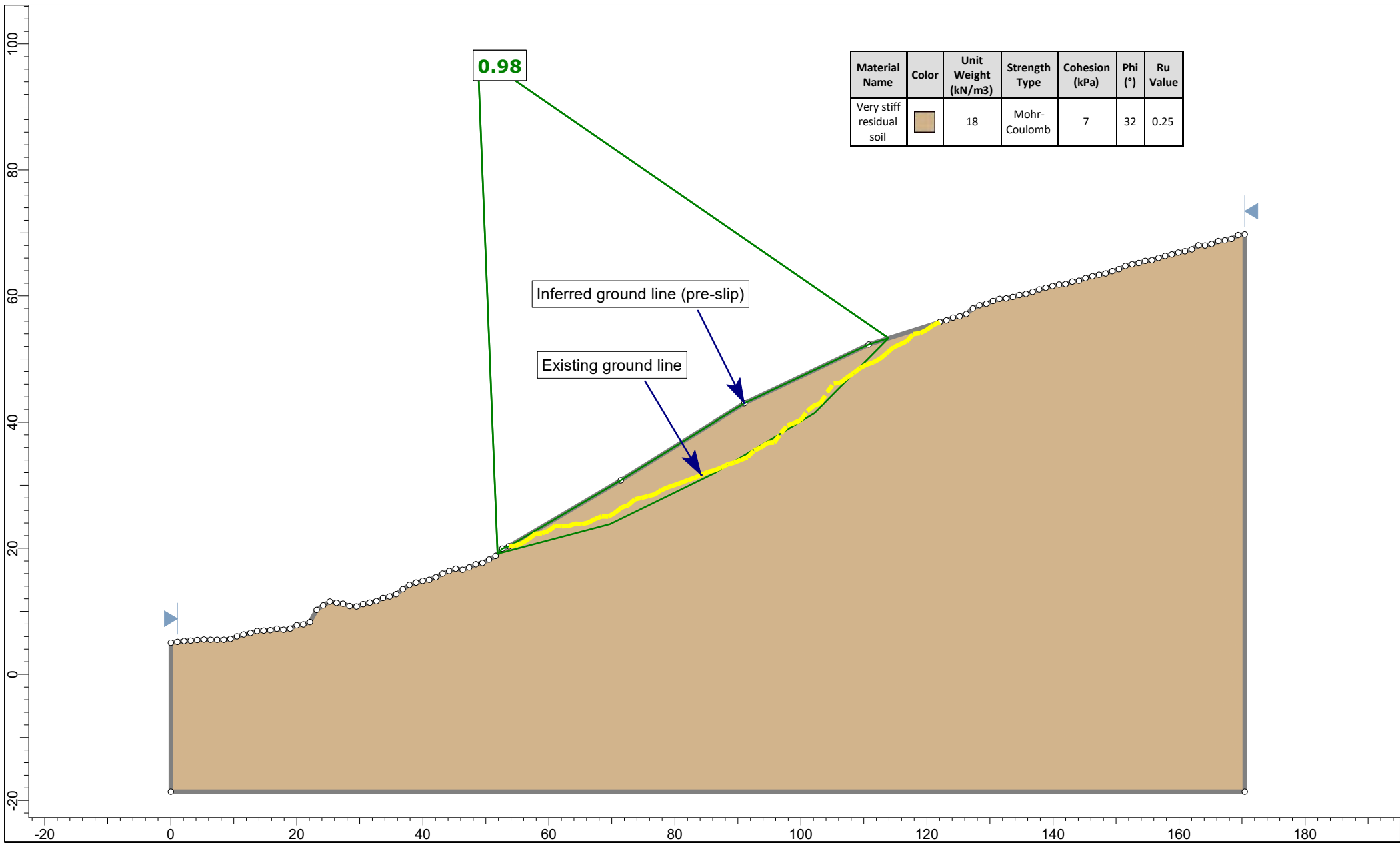
Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Appendix C – Slope Stability Outputs



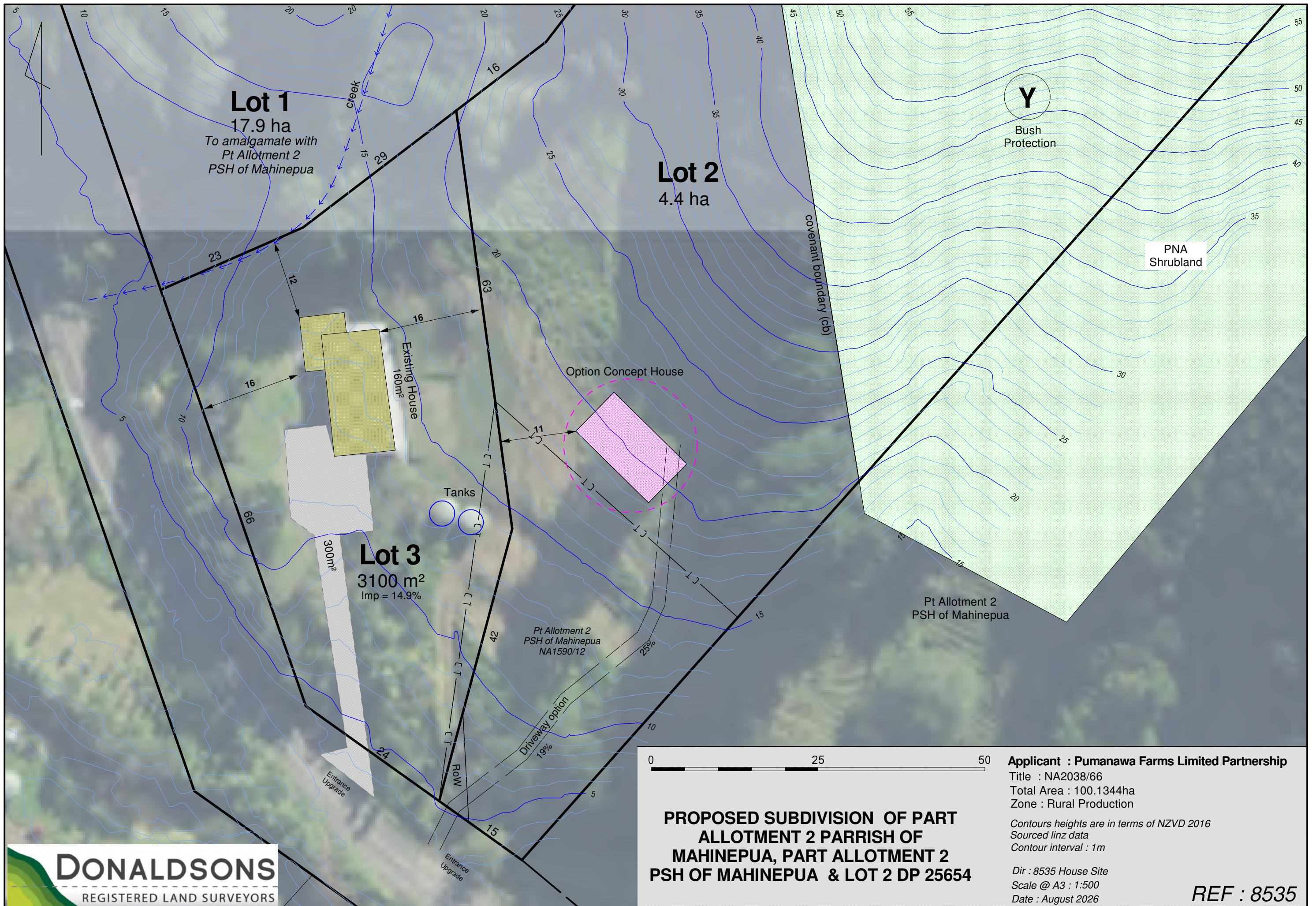






Appendix D – Scheme Plans





NORTHERN ARCHAEOLOGICAL RESEARCH LTD

Archaeological Consultants

24th July 2026

To who it may concern,

RE: RECORDING OF A PA ON THE LINZ NZ TOPO

Northern Archaeological Research Ltd have been asked to comment on the recording of a Pa site shown on the LINZ topographic map, on a property at 174 Tauranga Bay Road (Legal Description: Part Allot 2 Parish of Mahinepua). To date, no archaeological sites (including a Pa) have been recorded on the property; and none is shown on the NZ Archaeological Association (NZAA) database *Archsite*.

Unfortunately, the Pa shown in at 174 Tauranga Bay Road on the NZ Topo has been picked up by the FNDC Far North Maps (Far North Atlas) GIS system from the LINZ NZ Topo, and has been listed on the Cultural Heritage map (under the tabs “Pa sites” and “Historical and Cultural Values”, appearing as small red circles). The information on the LINZ topographic map is incorrect and needs to be amended; as does the FNDC (Far North Atlas) Maps.

Having reviewed the NZ Topo plan and the *Archsite* database, it appears that it is archaeological site P04/148 (formally N8/118-Pa) which has been incorrectly located on the LINZ Topo plan. The actual location of P04/148 is shown correctly on the NZAA *Archsite* database-which is on the property to the south-east (at 113 Tauranga Bay Road, Part Allot 2 Parish of Mahinepua) (Figure 3)-however no corresponding Pa is shown on the NZ LINZ Topo. This error needs to be rectified on the LINZ Topo plan and the FNDC GIS database.

The original archaeological fieldwork and recording for the archaeological sites in question-all Pa (P04/142 (formally N8/112), P04/143 (N8/113) and P04/148 (N8/118), was undertaken in February 1976. The location of the property at 174 Tauranga Bay Road, was surveyed by two archaeologists Stretton & Cassels. Having reviewed the report produced at the time (Stretton & Cassels 1976), including the location sketch map of the sites recorded in the vicinity, it would appear that no Pa were recorded in Part Allot 2 Parish of Mahinepua (174 Tauranga Bay Road). P04/142 (N8/122) is located on the summit of the ridgeline bounding Lot 6 DP 85780 and Part Kairawaru Block; and extends east downslope into Part Kaiwaru Block. This was confirmed by survey fieldwork in 2006 by ourselves (Northern Archaeological Research Ltd) and by Chris Williams of Williams and King (Kerikeri).

A further Pa (P04/143) was also located on (former Lot 6) by CINZAS, which was also located in the incorrect location on *Archsite*. That Pa is located downslope on a spur to the south in the north/east area of Lot 2 DP 25654 (Figure 3), as discussed in the NAR Ltd report dated 2006 (Johnson & Callaghan 2006).

The misidentification of the location of P04/142 and P04/143 on the NZAA database *Archsite* is being addressed separately from P04/148 by the NZAA *Archsite* Co-ordinator in Wellington.

Notwithstanding, the location of P04/148 is already in the correct location on the NZAA database *Archsite*. It is the location of the site on the LINZ Topo which is incorrect. The symbol of the Pa needs to be moved on the LINZ Topo map to align with the location of P04/148 as shown on the NZ Archaeological Association database *Archsite*.

Regards



Leigh Johnson.
Senior Archaeologist/Director

References

- Johnson, L. 1996. Archaeological Survey and Assessment of House Sites and Accessway LOT 6 DP85780, Tauranga Bay Road, Whangaroa, Northland. *Unpublished Report*. Auckland: Northern Archaeological Research Ltd.
- Stretton, J. and Cassells, R. 1976. Archaeological Survey, near Whangaroa Harbour, Northland Area: From Te Ngaire to Tauranga Bay. *Unpublished Report*. Auckland: NZHPT.

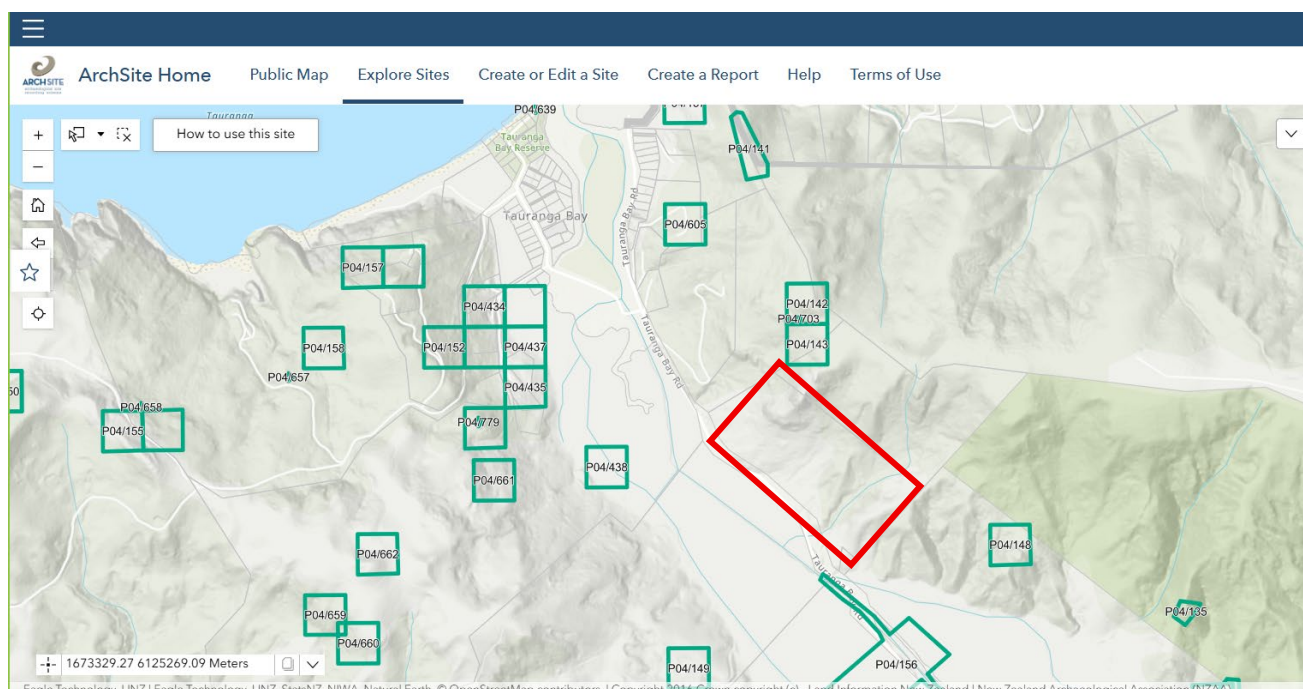


FIGURE 1. SCREENSHOT SHOWING THE LOCATION OF RECORDED ARCHAEOLOGICAL SITES USING THE VECTOR RELIEF BASE PLAN SHOWING NO PA IN THE VICINITY OF THE PROPERTY IN QUESTION (Red Rectangle) (Courtesy of NZ Archaeological Database Archsite 24.07.26)

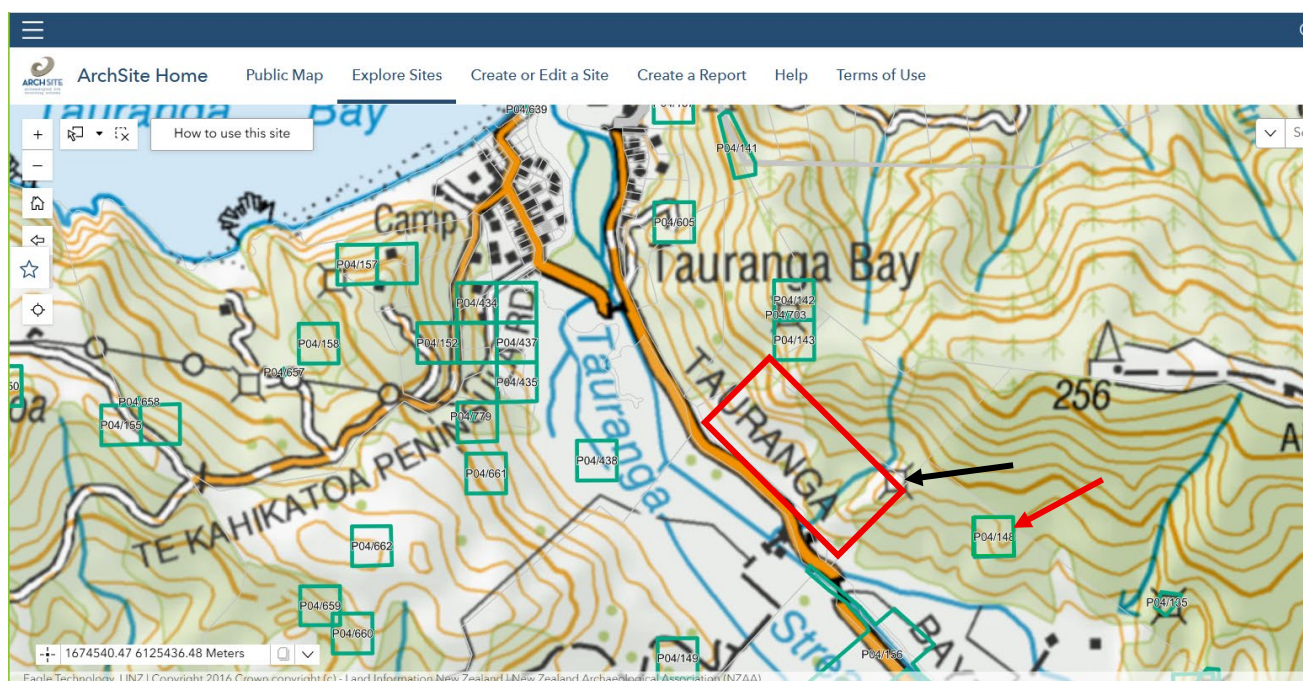


FIGURE 2. THE SAME LOCATION (WITH THE LINZ TOPO BASE PLAN) WHICH SHOWS A PA IN THE AREA OF THE PROPERTY IN QUESTION; AND THE CORRECT LOCATION OF P04/148 IDENTIFIED BY GREEN SQUARE AND RED ARROW (Courtesy of NZ Archaeological Database Archsite 24.07.26)

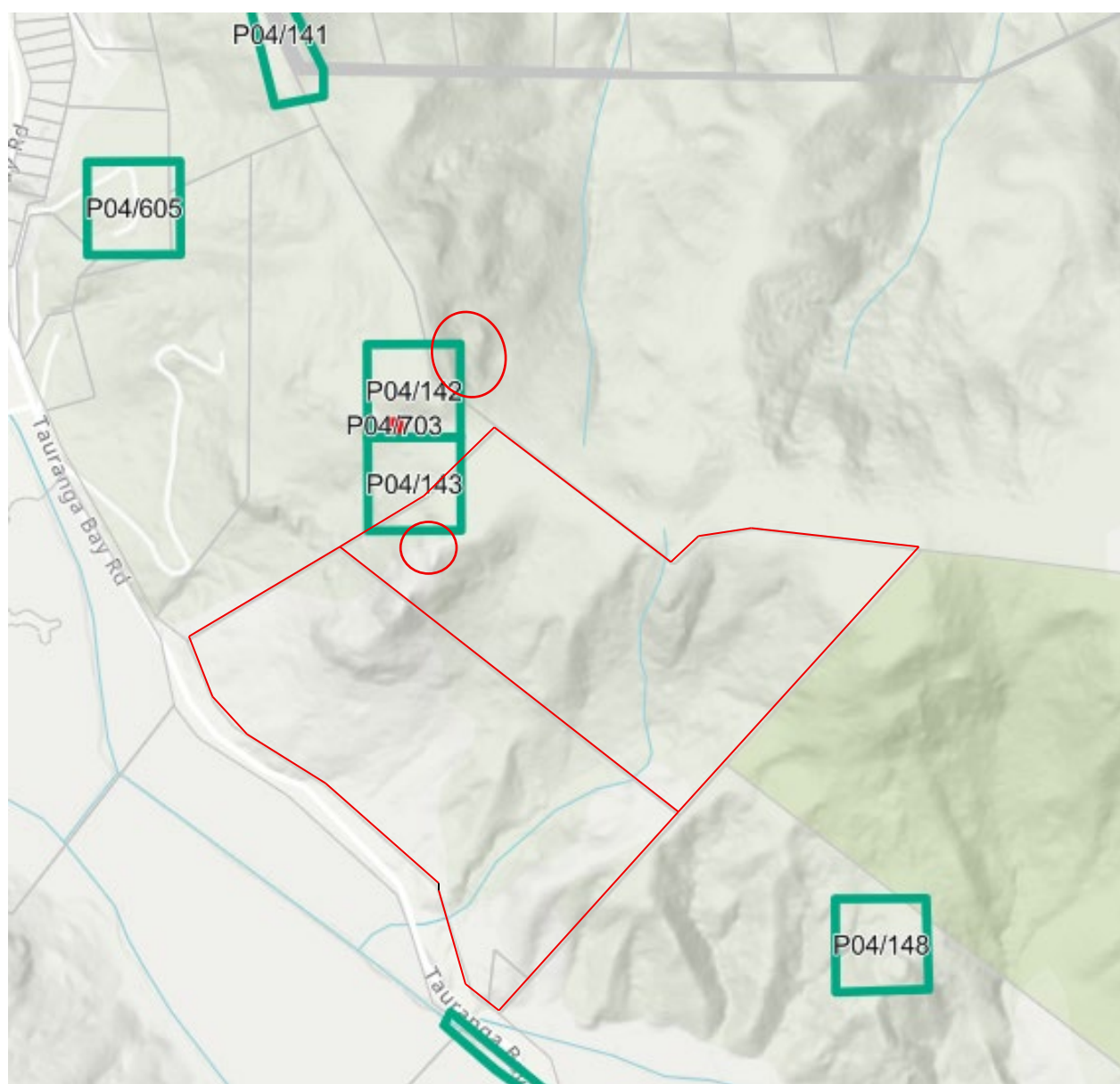
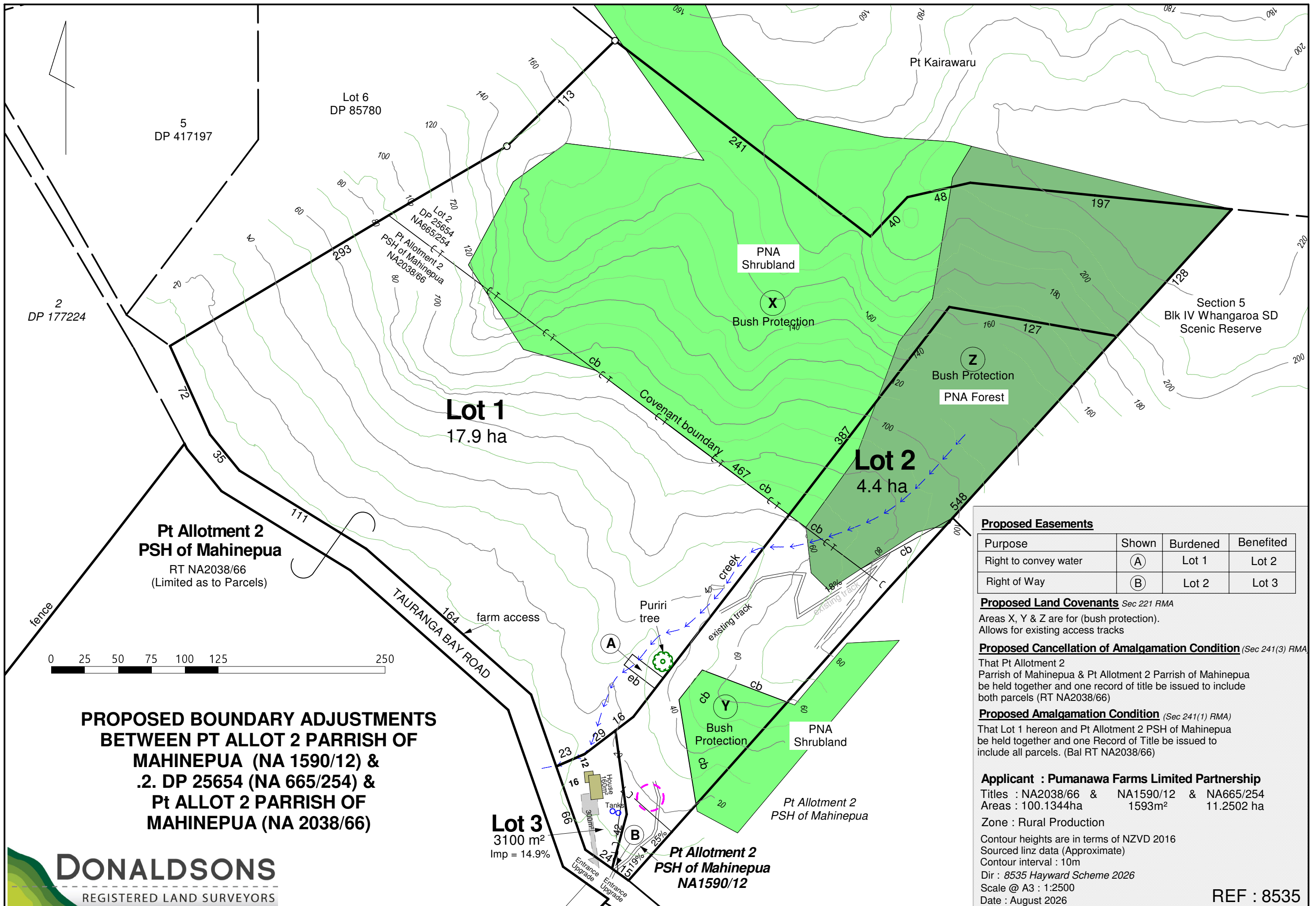
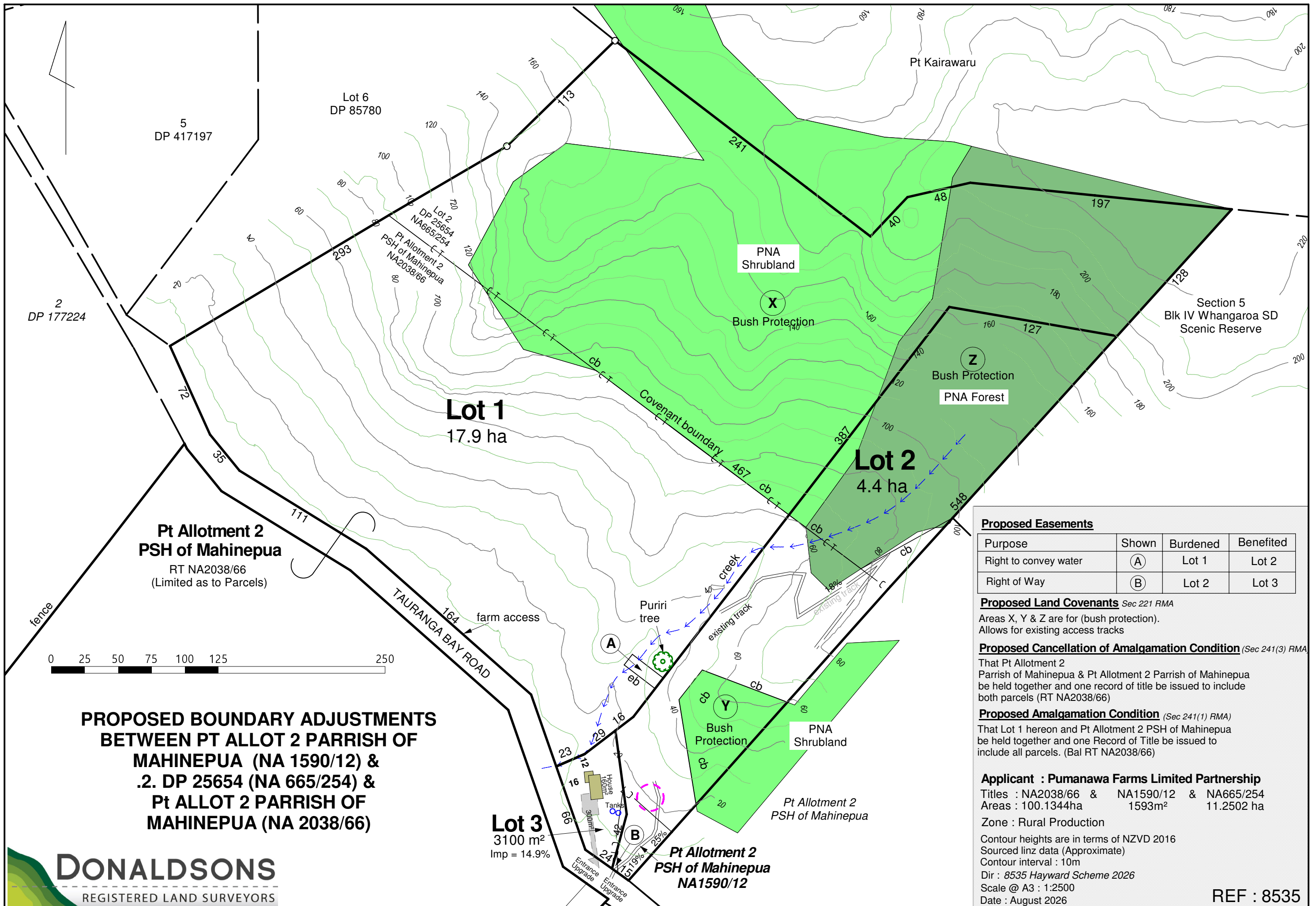


FIGURE 3. THE CORRECT LOCATION OF RECORDED ARCHAEOLOGICAL SITE P04/148 AS PER ARCHSITE RECORDING; AND THE CORRECT LOCATION FOR P04/142 AND P04/143 (RED CIRCLES) BASED ON FIELDWORK IN 1976 (STRETTON & CASSELS) AND 2006 (JOHNSON & CALLAGHAN). (Note: Approximate boundaries of Part Allot 2 Parish of Mahinepua and Lot 2 DP 25654 shown in relation to identified archaeological sites).





Proposed Easements

Purpose	Shown	Burdened	Benefited
Right to convey water	(A)	Lot 1	Lot 2
Right of Way	(B)	Lot 2	Lot 3

Proposed Land Covenants Sec 221 RMA

Areas X, Y & Z are for (bush protection).
Allows for existing access tracks

Proposed Cancellation of Amalgamation Condition (Sec 241(3) RMA)

That Pt Allotment 2
Parrish of Mahinepua & Pt Allotment 2 Parrish of Mahinepua
be held together and one record of title be issued to include
both parcels (RT NA2038/66)

Proposed Amalgamation Condition (Sec 241(1) RMA)

That Lot 1 hereon and Pt Allotment 2 PSH of Mahinepua
be held together and one Record of Title be issued to
include all parcels. (Bal RT NA2038/66)

Applicant : Pumanawa Farms Limited Partnership

Titles : NA2038/66 & NA1590/12 & NA665/254
Areas : 100.1344ha 1593m² 11.2502 ha

Zone : Rural Production

Contour heights are in terms of NZVD 2016

Sourced linz data (Approximate)

Contour interval : 10m

Dir : 8535 Hayward Scheme 2026

Scale @ A3 : 1:2500

Date : August 2026

REF : 8535