

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:

Glen Bradbury

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Bradbury Trustee Limited

**Property Address/
Location:**

55 Sawyer Road

Mangonui

Postcode

0494

8. Application Site Details

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

Name/s:	Bradbury Trustee Limited		
Site Address/ Location:	55 Sawyer Road		
	Mangonui		
			Postcode 0494
Legal Description:	Lot 4 DP132831	Val Number:	00085-05701
Certificate of title:	NA78B/194		

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

Please contact applicant to organise site visit.

9. Description of the Proposal:

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

Proposal to subdivide the site to create one additional allotment within the Rural Production zone as a Restricted Discretionary Activity. Land use consent is also sought due to residential intensity breach. The combined application has been assessed as a Restricted Discretionary Activity.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

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)

Signature:

(signature of bill payer)

Date 22/10/25

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Glen Bradbury

Signature:

[Redacted Signature]

Date 22/10/25

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.

Combined Subdivision & Land Use Resource Consent Proposal

Glen Bradbury

55 Sawyer Road, Mangonui

Date: 25/09/2025

Please find attached:

- an application form for a Combined Subdivision & Land Use Resource Consent in the **Rural Production** under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision requires consent under the Operative District Plan as a **Restricted Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title – LINZ**
- 3. Scheme Plan – Von Sturmers Surveyors**
- 4. RC2200250 Approved Decision – FNDC**
- 5. RC2200250 Approved Plans – FNDC**
- 6. EBC-2024-1009 Approved Stamped Report - FNDC**



Assessment of Environment Effects Report

1.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

- 1.1 The proposal is to undertake a subdivision of Lot 4 DP132831 to create one additional allotment. The site is located within the Rural Production zone under the Operative District Plan (ODP).
- 1.2 The proposed lot sizes are as follows:
 - Proposed Lot 1 – 2.36ha – to contain existing shed
 - Proposed Lot 2 – 15.85ha – to contain the three existing dwellings on the site

Areas and measurements are subject to final survey.

- 1.3 Given the title date for the site is 1989, the subdivision component has been assessed as a **Restricted Discretionary Activity**.

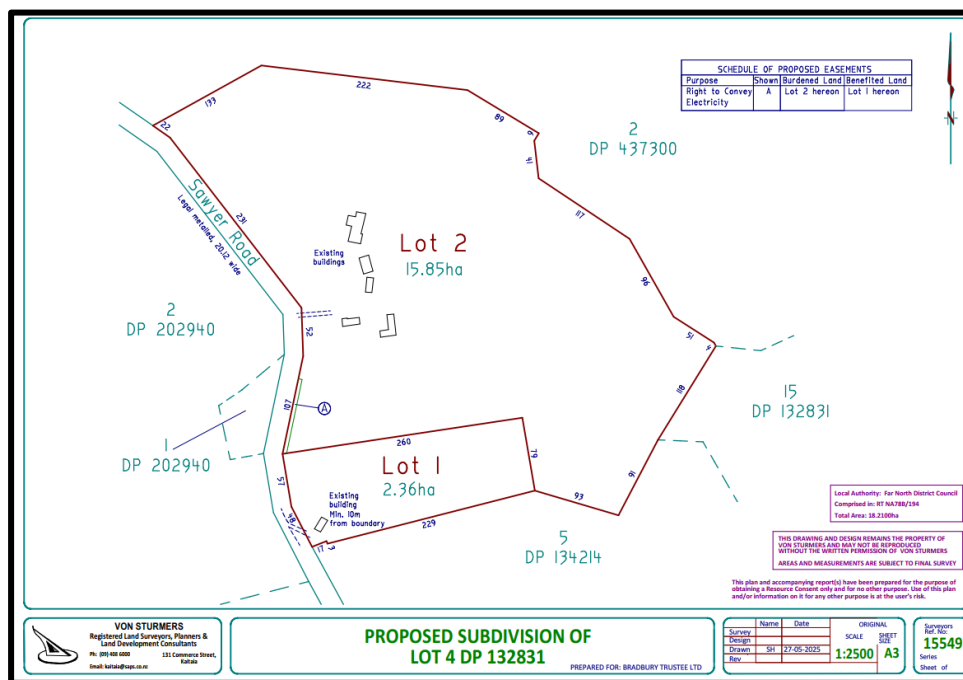


Figure 1: Proposed Scheme Plan.

Land Use

- 1.4 The site currently contains three existing consented dwellings, as will be discussed in the next section of this report. All three dwellings are to be contained within Proposed Lot 2, with Proposed Lot 1 containing the existing shed and ancillary buildings surrounding the shed. Although resource consent has already been obtained for the site to contain three dwellings, given that the lot size of the allotment which will hold the dwellings is decreasing, land use resource consent for residential intensity is sought for the change. This will ensure completeness for consented activities on the site.



- 1.5 The land area of Proposed Lot 2 is to be 15.85ha and will contain three existing consented dwellings. The Restricted Discretionary Rule 8.6.5.3.6 states that '*residential development shall be limited to one unit per 4ha of land*'. The proposal can comply with this. As such, the land use component is assessed as a **Restricted Discretionary Activity**.

Previous Consent History

- 1.6 The Property File for the site was ordered to determine the past consenting history for the site. Below is a list of the relevant previously approved building consents and resource consents for the site.

BC-2008-1972

- 1.7 Approval to construct vehicle crossing to the site. Approved on 7th March 2008. This vehicle crossing will service Proposed Lot 1.

EBC-2020-11042

- 1.8 Approval to build a 5 bedroom single storey residential dwelling with an on-site effluent disposal system and a 5-bay pole shed garage. The Form 5 was issued on 14th August 2019. This dwelling forms the principal dwelling on the site where the Applicant resides. This dwelling will be contained within Proposed Lot 2. The Approved Plan Set shows an existing cottage and studio on the site, which triggered the requirement for resource consent for the residential intensity breach. A subsequent resource consent was applied for as will be detailed below.

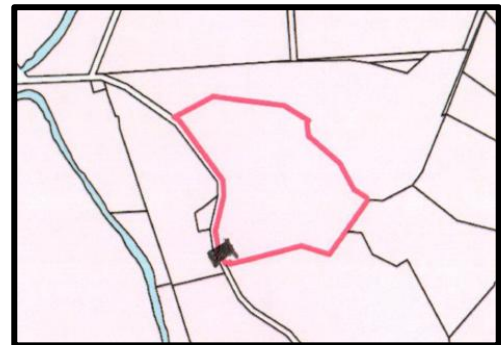


Figure 2: Approved Plan within BC-2008-1972 showing crossing location subject of the approval.

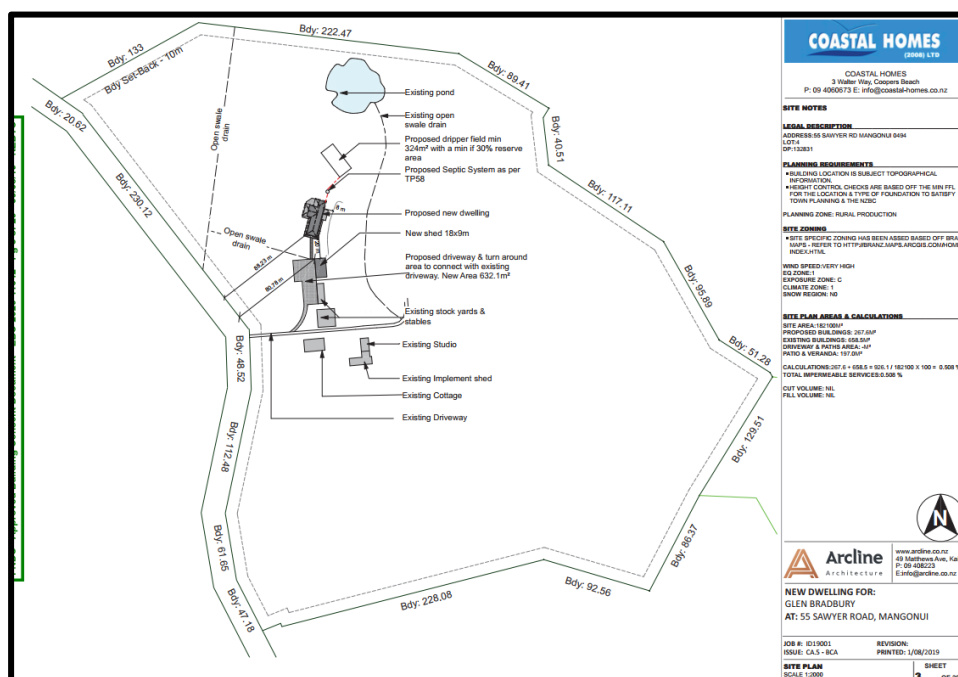


Figure 3: Approved site plan under EBC-2020-11042 showing three dwelling locations on the site.



1.9 Resource consent for a third residential dwelling as a result of EBC-2020-11042. The application was assessed as a Restricted Discretionary Activity and the decision was approved on 13th December 2019. Conditions included the activity being carried out in accordance with the approved plans and upgrading of the crossing which serviced the dwellings, to a double width entrance which complied with the Councils Engineering Standard FNDC/S/6 and 6B and section 3.3.17 of the Engineering Standard and NZA4404:2004.

1.10 As mentioned, although resource consent for three dwellings on the site has been granted under RC2200250, as the land area of which the dwellings will be situated on is decreasing by 2 hectares, it is considered that resource consent should be re-applied for to ensure the effects are not changing. The LUC component of this application is assessed as a Restricted Discretionary, similar to that under RC2200250.

1.11 Consent for a new onsite wastewater system was approved on 13th June 2024. This involved the installation of a new secondary treatment system with surface laid dripper lines for the 2 bedroom sleepout with a separate utility building, located near the existing shed within the south-western corner of the site. This system is to be held entirely within Proposed Lot 1. The Code of Compliance was issued on 29th November 2024. The septic system and sleepout units and shed will remain on this site.

Figure 4: Approved site plan under EBC-2024-1009 showing septic system location.



2.0 THE SITE AND SURROUNDING ENVIRONMENT

- 2.1 The site is located at 55 Sawyer Road, Mangonui. As mentioned, the site contains three existing dwellings as well as associated sheds, which will be contained within Proposed Lot 2. There is an existing shed, sleepout unit and a utility unit which will be contained within Proposed Lot 1.
- 2.2 The remainder of the site consists of pasture utilized for grazing of livestock such as sheep. The site increases in elevation within the eastern portion, where there is a large area of bush. Further east of this is an area of macadamia trees, which are separated from the remainder of the site by the existing bush. This is shown in the aerial image below. The macadamia trees will remain as part of the larger balance lot, Proposed Lot 2.
- 2.3 Access to the site is via Sawyer Road, which is a metalled road of good formation. There are two approved crossing places to the site, with each proposed allotment being serviced by one of the approved crossing places.
- 2.4 The surrounding environment consists of a mix of allotments, with most lots falling between 2 hectares to 10 hectares.



Figure 5: Aerial image of the subject site. Macadamia orchard is located within the southeastern portion of the site.

Site Visit

2.5 A site visit was completed in August 2025, with a compilation of the photos taken shown below:



Figure 6: Existing access to Proposed Lot 2.



Figure 7: Existing five bedroom dwelling and shed.



Figure 8: Existing cottage (second dwelling).





Figure 9: Existing shed, utility units and sleepout on Lot 1.

Figure 10: Internal access to existing studio (third dwelling). Existing cottage can just be seen to right of image.



Figure 11: Western paddock to be contained within Lot 1. Image orientated towards dwellings on Lot 2.



Figure 12: Existing water tank and septic system on Lot 1, located to north of buildings.



3. BACKGROUND

Title

- 3.1 Lot 4 DP132831 is held within Record of Title NA78B/194, which is dated 28th November 1989, with a legal area of 18.21ha. There are no existing consent notices or easements registered on the title.

Site Features

- 3.2 The site is located within the Rural Production zone within the Operative District Plan as well as being within the Rural Production zone under the Proposed District Plan.
- 3.3 Given the site's rural location there are no connections to reticulated services such as water supply, wastewater, and stormwater. The existing dwellings to be contained within Proposed Lot 2 have existing onsite provisions for wastewater, water supply and stormwater. There is also an existing onsite wastewater system within Proposed Lot 1 as well as existing water supply and stormwater management methods.
- 3.4 There is an area of macadamia trees located within the eastern portion of the site. This area will be contained within the balance lot, which already contains existing dwellings such that the 'piece of land' which contains the macadamia trees will not be taken out of productive use. An assessment of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) will be undertaken further in this report.



Figure 13: Existing access to Lot 1.



- 3.5 The western portion of the site is shown to have soils classified as LUC 3w1 (green shade), with the eastern portion having soils classified as 6e2 (yellow shade). LUC 3 soils are currently classified as highly versatile soils. As per the Land Implementation Guide for the National Policy Statement for Highly Productive Land (NPS-HPL), consideration on the productive capacity of the land is not provided for within the discretion for activities with Controlled or Restricted Discretionary Activity statuses. However, consideration of the effect of the activity on existing land use activities must be provided for.

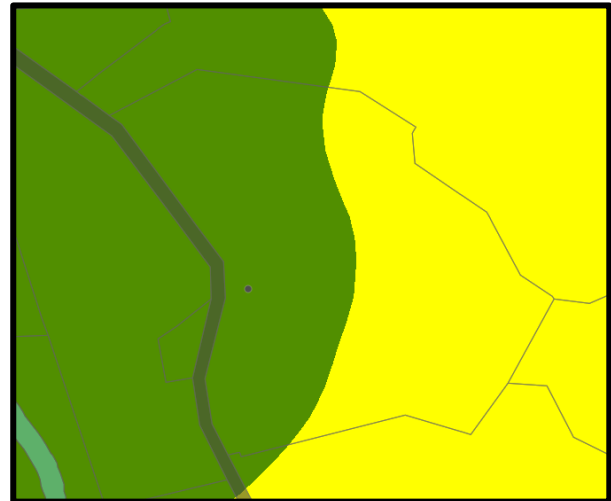


Figure 14: FNDC LUC Soils Maps.

- 3.6 The site is not shown to contain any areas of PNA or reserves. As mentioned, the site is grazed farmland. The site is located in an area where kiwi are noted as being present.
- 3.7 There are areas of the site subject to River Flood Hazard as per the Map in **Figure 15**. The River Flood Hazard is outside of the existing built development within Proposed Lots 1 & 2. There will be no physical changes to Lots 1 & 2 with no additional crossing places or built development proposed. There are existing septic systems and built development located well outside of the areas shown to be susceptible to river flood hazards.

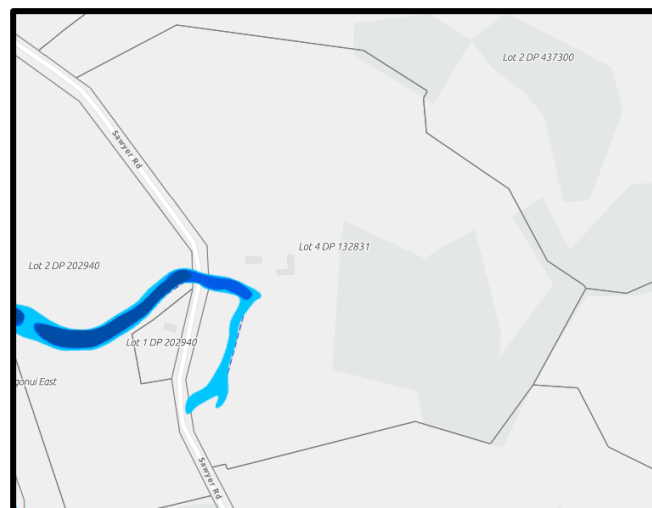


Figure 15: Flood susceptible areas within the site.

- 3.8 The site is not shown to contain any archaeological sites.
- 3.9 With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.



- 3.10 The site is not located within or near a Statutory Acknowledgement Area. The site is within the rohe of Ngatikahu ki Whangaroa.

4. ACTIVITY STATUS OF THE PROPOSAL

Weighting of Plans

- 4.1. Under the Proposed District Plan, the site is zoned as Rural Production.
- 4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

Operative District Plan

- 4.4. The site is zoned as Rural Production under the ODP, and therefore the site will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (i)	MINIMUM LOT SIZES	Restricted Discretionary Activity. The title date is 1989 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 4 of the RDA provisions. The proposal is therefore assessed as a Restricted Discretionary Activity.
13.7.2.2	ALLOTMENT DIMENSIONS	Complies Proposed Lots 1 & 2 will contain the existing built development and onsite servicing.
13.7.2.3 - 13.7.2.9	Not Applicable for this application.	



- 4.5. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

- 4.6. Proposed Lot 2 is to contain the existing dwellings and sheds as well as the existing internal accessway which services the dwellings. Proposed Lot 1 will contain an existing shed and ancillary buildings as detailed earlier in this report.
- 4.7. As such, assessment of the proposal against the rules contained within 8.6.5.1 of the ODP has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Restricted Discretionary Proposed Lot 2 will contain the three existing dwellings. As mentioned, resource consent for three dwellings on the site was granted under RC2200250. However, given that the land size will be decreasing from 18ha to 15ha, re-assessment of the effects of these three dwellings being contained within the same allotment is considered necessary. As such LUC will be sought under this rule as part of this application. Proposed Lot 1 will contain an existing shed, sleepout and ancillary units which are not considered to meet the definition of a residential dwelling.
8.6.5.1.2	SUNLIGHT	Permitted The existing structures within Lots 1 & 2 are located over 10 metres from the new proposed dividing boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted Given the proposed sizes of the lots and the existing built development, it is considered that this will account for less than 15% of the total site area for each lot (less than 3540m² for Lot 1 and less than 2.37ha for Lot 2).
8.6.5.1.4	SETBACK FROM BOUNDARIES	Permitted. The existing structures within Lots 1 & 2 are set back in excess of 10 metres from the new dividing boundaries.



8.6.5.1.5	TRANSPORTATION	A full assessment has been undertaken in the table below.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	No new buildings sought.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage within Lots 1 & 2 are well within 12.5% of the total site area for the lot.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

- 4.8. As such, it is considered that the proposal triggers consent under *Rule 8.6.5.1.1 Residential Activity*. This application will include a land use component to cover this infringement.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The subject site does not contain any outstanding landscape areas.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The proposal will not result in removal of any indigenous flora or fauna given that the development is existing.
12.3	SOILS AND MINERALS	Permitted. No excavation works are proposed as part of this application.
12.4	NATURAL HAZARDS	Permitted. The site is not shown to be susceptible to coastal hazards and there are no new dwellings proposed which would trigger assessment under the fire risk rule.
12.5	HERITAGE	Permitted. The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	AIR	Deleted chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. The proposal is not known to be in proximity to any lakes, rivers, wetlands or the coastline.
12.8	HAZARDOUS SUBSTANCES	Permitted. The site does not contain any known hazardous substances.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Permitted. No renewable energy is proposed.



Chapter 15 – Transportation		
15.1.6A	TRAFFIC	Permitted Activity The first residential unit on a site and farming activities are exempt from this rule. Proposed Lot 1 does not contain any existing residential dwellings. Proposed Lot 2 will contain three existing dwellings. Each dwelling has an associated TIF of 10 one-way daily movements. Given the first dwelling is exempt, this equates to 20 one way daily movements. The permitted TIF for the zone is 60 if not accessed from a State Highway. As such, the proposal can comply with this section.
15.1.6B	PARKING	Permitted Activity Proposed Lot 2 will contain the existing residential units which have existing parking areas that will remain unchanged as part of this proposal. Proposed Lot 1 does not contain a residential dwelling. There is ample area for future parking requirements.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Not applicable. No private accessways are proposed. The internal driveway servicing the existing dwellings on Lot 2 will remain unchanged as part of this proposal.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Not applicable. No new private accessways are proposed nor any additional users.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Permitted Activity. (a) Proposed Lots 1 & 2 will each utilise an existing authorised crossing place as detailed earlier in this application. It is anticipated that the crossing place to Lot 1 will need to be upgraded in accordance with Council's Engineering standards, which is anticipated to be imposed as a condition of consent. Proposed Lot 2 will utilise an existing crossing place which was upgraded as part of RC2200250. Therefore, given this was completed less than 5 years ago, and there is no increase in the number of traffic movements across the crossing place, it is anticipated that no upgrading of this crossing place will be required. (b) Sawyer Road is a metalled road. (c) The vehicle crossing to Lot 1 will not service two or more properties. The vehicle crossing to Lot 2 is existing and no additional users on the crossing place are created as a result of the proposal.



15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) The vehicle manoeuvring within Lot 2 will remain unchanged. (b) Not applicable. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	(a) The site is accessed from Sawyer Road, which is considered to meet the legal road width standards. (b) Sawyer Road is considered to be constructed to the required standards. (c) Not applicable. (d) There are no known encroachments of the carriageway into the proposed lots.
15.1.6C.1.9 – 15.1.6C.1.11 are not applicable to this application		

4.9. It is therefore determined that the proposal does not result in any breaches of the District Wide Rules.

Overall status of the proposal under the Operative District Plan

4.10. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone as per the requirements within 13.7.2.1(i).

4.11. The land use component is able to meet the **Restricted Discretionary** provisions as per Rule 8.6.5.3.

4.12. The proposal will be a combined **Restricted Discretionary Activity** with the relevant sections of 8.6.5.3, 13.8.1 and 13.7.3 being assessed as part of this application process.

Proposed District Plan

4.13. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.	Not applicable. The site does not contain any hazardous substances to which these rules would apply.



Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13	Permitted. Any earthworks will proceed under the guidance of an ADP and will be in accordance with



	The following standards have immediate legal effect: EW-S3, EW-S5 As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.	the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

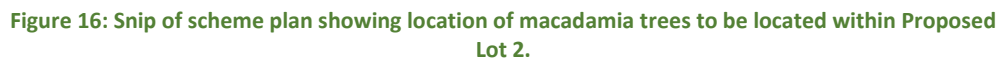
- 4.14. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 4.15. As mentioned, there is an existing area of the site which contains macadamia trees. This is located within the eastern portion of the site and is separated from the remainder of the site by a vegetated area, as can be seen in the aerial image below. The remainder of the site is occupied by built development or utilised for grazing of livestock, such as sheep.





- 4.16. Given that the macadamia trees are contained to one portion of the site, it is considered that the area which contains the macadamia trees is considered to be the ‘piece of land’ which contains a potential activity listed on the HAIL. The macadamia orchard will be contained within the larger balance lot, Proposed Lot 2, which already contains three existing dwellings, such that there will be no change in land use activity on this site. Proposed Lot 1 will also contain existing built development and onsite servicing, such that any future development will be located outside of the ‘piece of land’ given that the ‘piece of land’ will not in fact be contained within the allotment.
- 4.17. As per the Guide for the NESCS, the NES applies to the resulting land parcels that contain a ‘piece of land’ where the land use of that resulting land parcel could change. Given that the location of the macadamia trees will be located within the balance lot, which already contains three existing dwellings and it is not intended for the area containing the macadamia trees to be used for a new residence or garden area, the NES is not considered to apply to the activity.
- 4.18. As such, the application has been considered **Permitted** in terms of this regulation.

4.19. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

- 4.20. There are no known wetland areas near the proposed allotments which would trigger the requirement for consent under the NES-F. The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish.
- 4.21. As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

- 4.22. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

5. STATUTORY ASSESSMENT

Section 104C of the Act

- 5.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in national environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the Act

- 5.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

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

(b) Any relevant provisions of –

(i) A national environmental standard

(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 reasonable necessary to determine the application.’

- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal is considered to have actual and potential effects that are acceptable. The proposal is to subdivide the site to create



one additional allotment. The proposal will result in allotments where some form of rural productive use can still be undertaken on each site, as well as residential development to enable future owners to reside on and live off the land. The proposal will provide a 2.36 hectare allotment, with existing built development and onsite servicing, which are highly sought after in this area.

- 5.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes 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'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Production zone.
- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.
- 5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

6. ENVIRONMENTAL EFFECTS ASSESSMENT

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

- 6.2. The proposal is considered to be a Restricted Discretionary activity as per rules 13.8.1. In considering whether to impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision within the Rural Production Zone

- 6.3. As per Section 13.8.1 of the District Plan, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:
 - *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*



- *effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
- *the mitigation of fire hazards for health and safety of residents.*

6.4. The subject site is not located within the Coastal Environment.

6.5. The site is not located within 500 metres of land administered by DOC.

6.6. The proposal is not considered to have any effects on areas of significant indigenous flora or habitats of indigenous fauna. The proposal will create lots which can adequately manage effects within the proposed lot boundaries.

6.7. The proposal is not considered to exacerbate fire hazards for the health and safety of residents given the use of the land will remain unchanged.

Subdivision

6.8. In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.

PROPERTY ACCESS

6.8.1. Proposed Lot 2 will contain the existing three dwellings and associated sheds. Access to the site will be via the existing crossing place which was recently upgraded as a condition of RC2200250. The site is accessed via Sawyer Road, which is a metalled road of good formation. There is no existing roadside drain or culvert at the crossing point location to Lot 2. The crossing place has good sight lines in both directions. As mentioned, there will be no additional users of the crossing place created as a result of this proposal and therefore, it is considered that no upgrading or changes to the crossing place are required.

6.8.2. Proposed Lot 1 will also be accessed via an existing approved crossing place, as detailed earlier in this report. It is anticipated that upgrading of this crossing place will be imposed as a condition of consent on the decision document.

6.8.3. An assessment of Chapter 15 was made in Section 4 of this report, which found that the proposal meets the permitted standards.





Figure 17: Existing crossing place to Lot 2.



Figure 18: Existing crossing place to Lot 1.

NATURAL AND OTHER HAZARDS

6.8.4. There is a small portion of the site shown to be susceptible to river flood hazards. The existing built development on the lots and associated onsite servicing systems are located outside of the areas shown to be susceptible to river flood hazards. Therefore, it is considered that the river flood hazards are not considered to adversely affect the site for the purpose of subdivision. No other hazards are considered applicable to the site.

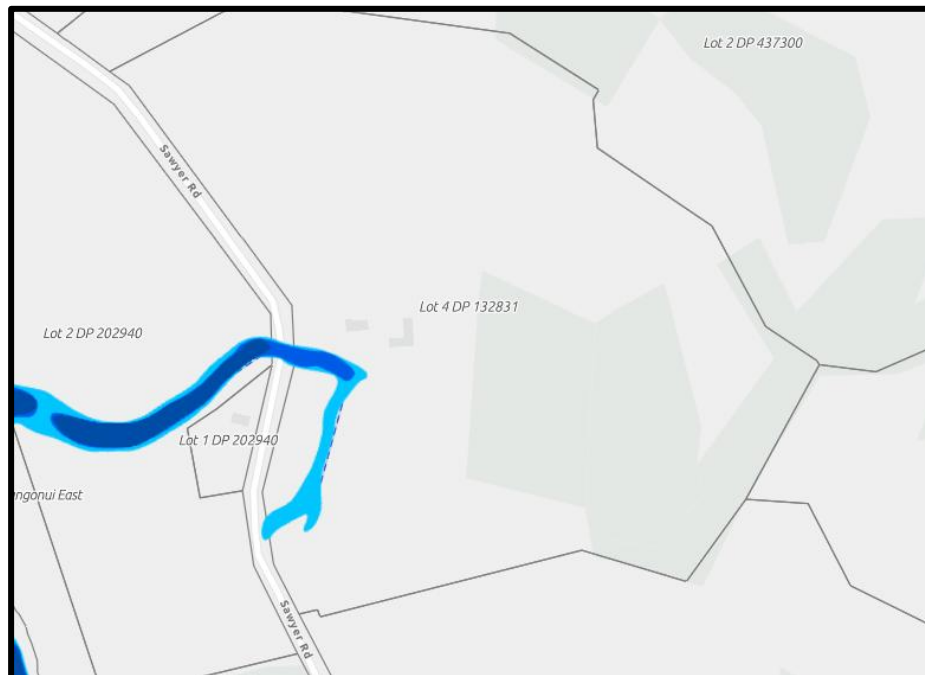


Figure 19: Flood susceptible area as it affects the subject site.



- 6.8.5. In terms of section 106 of the Act, the likelihood of natural hazards occurring is low. No material damage is expected, and the proposal is not considered to accelerate or worsen natural hazards, given that both lots contain existing development outside of the flood prone areas. It is therefore considered that there are no matters under s106 of the Act which would cause the Council to refuse the subdivision consent.

WATER SUPPLY

- 6.8.6. Proposed Lot 2 contains the existing dwellings which have existing provision for water supply by way of collection of rainwater into water tanks onsite.
- 6.8.7. Proposed Lot 1 contains an existing shed and ancillary units. There is an existing water tank on site to service these buildings and capture roof runoff, however it is anticipated that the standard consent notice condition will apply for any future dwelling constructed on the site.

STORMWATER DISPOSAL

- 6.8.8. Lots 1 & 2 contain existing impermeable surfaces which are anticipated to be less than 15% of the total site area for each allotment. It is anticipated that the existing stormwater measures will remain as part of this proposal.
- 6.8.9. Given the area of the lots exceeds 2 hectares, it is considered that stormwater can be adequately managed within the site boundaries. At the time of development of Lot 1 with a dwelling, stormwater management can be designed to ensure effects of runoff from the dwelling are managed.
- 6.8.10. It is therefore considered that the proposed allotments can manage stormwater runoff within the lot boundaries, without creating adverse effects on the surrounding environment or adjoining sites.

SANITARY SEWAGE DISPOSAL

- 6.8.11. Council's infrastructure is not available to this rural site.
- 6.8.12. Proposed Lot 2 contains the existing dwellings, which are each serviced by an existing wastewater system. The existing septic tanks and trenches are located near each of the existing dwellings which are located a sufficient distance from the proposed new boundaries to comply with the required rules. The applicant has advised that the tanks have been serviced regularly.
- 6.8.13. An approved septic system also exists within the boundaries of Proposed Lot 1, as detailed within approved EBC-2024-1009. The system has been designed for four person occupancy as detailed within the Approved Stamped Report within EBC-2024-1009 and is located a sufficient distance from the proposed dividing boundaries.
- 6.8.14. Overall, it is considered that the proposal does not result in adverse effects in terms of wastewater disposal and all effects can be managed within the new lot boundaries. Given that



each allotment contains existing provisions for onsite wastewater disposal, it is considered that no conditions of consent will be imposed in relation to this.

ENERGY SUPPLY & TELECOMMUNICATIONS

6.8.15. The provision for power supply and telecommunications is not a requirement for the Rural Production zone. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

6.8.16. There is existing power supply provided to both Lots 1 & 2. An easement is proposed over Lot 2 to cover the existing power supply line which runs to Lot 1. This is shown on the scheme plan.

EASEMENTS FOR ANY PURPOSE

6.8.17. There are no existing easements registered on the title. As mentioned above, an easement to provide rights to Lot 1 over Lot 2 to cover the existing power supply line is proposed.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

6.8.18. The subject site does not contain any notable trees, historic sites, building or objects. The site is not known to contain any sites of historical or cultural significance. The site is not shown as containing an Outstanding Natural Feature or Landscape Feature. There are no archaeological sites listed on the property. The site is not shown to contain any areas of PNA or protected indigenous vegetation.

6.8.19. The site is shown to be within an area where kiwi may be present. It is considered that an Advice Note advising the Applicant of this, is suitable in this instance.

6.8.20. It is therefore considered that the proposed subdivision does not have any adverse effects on any indigenous vegetation or fauna habitats, heritage resources or landscapes.

ACCESS TO RESERVES AND WATERWAYS

6.8.21. The site does not have any access to public reserves, waterways or esplanade reserves. It is therefore considered that the provision for public access is not applicable to this proposal.

LAND USE COMPATIBILITY

6.8.22. The site and surrounding allotments are zoned Rural Production. The lot sizes in the area are predominantly rural lifestyle allotments of 2 to 10 hectares. The typical land use is productive lots which contain a residential dwelling, or vacant lots utilised for productive activities. The proposal will see one additional allotment created which is of similar size to lots in the surrounding environment. Proposed Lot 1 will contain the existing sheds and ancillary units along with an existing onsite wastewater system. Proposed Lot 2 will contain the existing three dwellings and associated sheds. Although the land area of Lot 2 will be decreasing, the area surrounding the existing dwellings will remain unchanged, such that no effects on the existing



dwellingings are anticipated to arise. Lot 2 will be over 15 hectares in area, with the existing use of the site considered to remain unchanged.

- 6.8.23. It is anticipated that any future residential development on Lot 1 will occur near to the existing structures on the site, which would enable any residential dwelling to take advantage of the existing onsite septic system within the lot. Given there is already built development within this portion of the site, it has already been removed from productive use and as such is not considered to create any incompatible land use activities.
- 6.8.24. Given that the proposal will create lots similar to those in the surrounding environment, it is considered that the proposal is not objectionable with the surrounding environment nor will any reverse sensitivity effects be created given the large size of the lots and ample area for future residential development within Lot 1.
- 6.8.25. It is therefore considered that the proposal is not objectionable with lots in the surrounding environment and does not set a precedence given it is an application enabled as a Restricted Discretionary activity within the plan and lots of similar size and land use activities are already present in the surrounding environment.

PROXIMITY TO AIRPORTS

- 6.8.26. The subject site is not located in close proximity to any airport boundaries.

Land Use

- 6.9. As detailed earlier in this report, the proposal triggers land use consent due to a breach of Rule 8.6.5.1.1 *Residential Intensity*. Although the site has existing approved consent for three dwellingings, given that the proposal will see the land area which contains the dwellingings, slightly decrease, re-assessment is considered needed for completeness.
- 6.10. The proposal can comply with the RDA provisions given there will be one unit per 4 hectares of land, with the total site area being just over 15ha. An assessment of the criteria within Rule 8.6.5.3.6 will therefore be undertaken below:

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (a) effects on the natural character of the coastal environment for proposed residential units which are in the coastal environment;*
- (b) for residential units within 500m of land administered by the Department of Conservation, effects upon the ability of the Department to manage and administer its land;*
- (c) effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*



6.10.1. The site is not located within the coastal environment nor within 500m of land administered by the Department of Conservation. There are no known areas of significant indigenous flora or fauna which would be affected by the proposal, given the development is existing.

(d) the mitigation of fire hazards for health and safety of residents.

6.10.2. Each dwelling has its own water supply. The dwellings are existing, and it is considered that the existing provisions are adequate to assist with mitigation of fire hazards.

(e) the character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated;

(f) the siting of the building(s), decks and outdoor areas relative to adjacent dwellings and properties (including the road boundary) in order to avoid visual domination and loss of privacy and sunlight to those adjacent dwellings and properties;

(g) the size, location and design of open space associated with each residential unit, and the extent to which trees and garden plantings are utilised for mitigating adverse effects;

6.10.3. All three dwellings are existing. The character and appearance is consistent with dwellings in the surrounding environment. Given that consent was already granted for the three dwellings to remain onsite under RC2200250, it is considered that character and appearance of the dwellings was not considered to create any adverse effects, and the proposal will not alter this. The siting of the buildings will remain unchanged as well as the outdoor areas relative to adjacent dwellings. Visual effects are considered to remain unchanged, with Proposed Lot 1 being over 150 metres to the south, with open paddocks and shelterbelts obscuring the existing dwellings from the new lot. Open space for each dwelling will remain unchanged as to what was approved under RC2200250.

(h) the ability of the immediate environment to cope with the effects of additional vehicular and pedestrian traffic;

6.10.4. The dwellings are existing and therefore it is considered that the vehicular traffic has been easily absorbed into the existing environment.

(i) any servicing requirements and/or constraints of the site;

(j) the ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s);

(k) the extent of visual and aural privacy between residential units on the site and their associated outdoor spaces;

6.10.5. Onsite servicing is existing and will remain unchanged. There is ample area on site for any landscaping or buildings requirements for outdoor activities. The dwellings have sufficient screening to ensure privacy is had between each residential unit.

(l) The extent to which the location of the building could create reverse sensitivity effects on adjacent rural production activities.



6.10.6. No reverse sensitivity effects are anticipated given the dwellings are located in the middle of the 15 hectare site. There is existing adequate screening onsite and the large distances from all boundaries mitigates reverse sensitivity effects to a less than minor degree.

Summary

6.11. It is considered that the slight decrease in land area which will contain the three dwellings, will not create any adverse effects. The land which is to be subdivided off is located within the southern portion of the site, furthest from the existing dwellings and is not utilised by the dwellings for any such purpose. There are considered to be no changes to what is currently in existence with each dwelling operating as they currently are.

7. POLICY DOCUMENTS

7.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCO)

7.2. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as detailed within Section 4 of this report.

Other National Environmental Standards

7.3. No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.
- National Policy Statement on Electricity Transmission.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat

7.5. There only applicable NPS document specific to this proposal is the NPS-HPL which will be assessed below.

National Policy Statement for Highly Productive Land 2022

7.6. As per the Land Guide to Implementation for the National Policy Statement for Highly Productive Land (NPS-HPL), consideration on the productive capacity of the land is not provided for within the discretion for activities with Controlled or Restricted Discretionary



Activity statuses. However, consideration of the effect of the activity on existing land use activities must be provided for.

- 7.7. As has been discussed within this report, no reverse sensitivity or incompatible land uses are anticipated. The proposal will result in allotments which can accommodate a residential dwelling as well as productive activities within each lot. This is consistent with lots in the surrounding environment and the Rural Production zone in general. The lots are also capable of managing wastewater and stormwater within each of the lot boundaries such that no downstream effects are anticipated. The proposal is not considered to create any reverse sensitivity effects as detailed within this report.
- 7.8. As such, it is considered that the proposal will not create any reverse sensitivity effects or incompatible land uses and is consistent with the productive intent for the zone.

Other National Environmental Standards

- 7.9. It is considered that there are no National Policy Statements applicable to this proposal.

Regional Policy Statement

- 7.10. The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.
- 7.11. The proposal will result in one additional allotment, whilst enabling productive use of both proposed allotments. No effects on ecosystems and biodiversity are anticipated as has been discussed throughout this report.
- 7.12. It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.

Far North Operative District Plan

Relevant objectives and policies

- 7.13. The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan.
- 7.14. The below assessment will cover the relevant objectives and policies within the FNDC ODP.



Assessment of the objectives and policies within the Subdivision Chapter

- 7.15. The following assessment is based upon the objectives and policies contained within Sections 13.3 and 13.4 of the District Plan.

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

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

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

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.

13.3.7 To ensure the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

- 7.15.1. The subdivision will be consistent with the purpose of the Rural Production zone as the allotments can comply with the allotment sizes for a Restricted Discretionary Activity. The proposed new allotments will enable *small scale farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other.* The subdivision is not considered to compromise the life supporting capacity of air, water, soil or ecosystems as the proposal will create allotments where all



effects can be managed within the site boundaries. No reverse sensitivity effects are anticipated as has been discussed in detail within this report. The proposal is not considered to create or accelerate natural hazards, as built development and onsite servicing are existing on both lots and outside of flood susceptible areas. The site is not located within the coastal environment. There are no known heritage resources within the site or in close proximity. Onsite water storage is existing for Lots 1 & 2 and will remain unchanged. Water storage for Lot 1 will also be accommodated for any future dwelling on Lot 1. The proposal will result in a superior outcome as the proposal will see one additional allotment created which is consistent with lot sizes in the surrounding environment. The relationship of Māori and their ancestral lands are not anticipated to be affected. Electricity supply has not been a consideration of this application. Access to the sites will be via existing approved crossing places. The site is not within the National Grid.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- *natural character, particularly of the coastal environment;*
- *ecological values;*
- *landscape values;*
- *amenity values;*
- *cultural values;*
- *heritage values; and*
- *existing land uses.*

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or*
- (b) result in increased demand for esplanade areas; or*
- (c) involve adverse effects on riparian areas; or*
- (d) depend on the assimilative capacity of the environment external to the site.*



13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:



- (a) development of energy efficient buildings and structures;*
- (b) reduced travel distances and private car usage;*
- (c) encouragement of pedestrian and cycle use;*
- (d) access to alternative transport facilities;*
- (e) domestic or community renewable electricity generation and renewable energy use.*

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

- 7.15.2. The proposed subdivision will not have any adverse impacts on the character, ecological, landscape, amenity, cultural, heritage or existing land uses. Vehicular access to the existing dwellings will remain unchanged, with Lot 1 utilising a separate approved crossing place. Natural hazards have been discussed within this report, with no adverse effects anticipated. Connection to utility services is not a requirement of the Rural Production zone. No adverse effects are anticipated on neighbouring property, public roads and the natural and physical resources of the site. No vegetation removal is proposed as part of this application. The site is not known to contain any heritage resources, significant indigenous vegetation or habitats of fauna. The site is not located within the Coastal Environment, nor does it contain any riparian margins or areas of outstanding landscapes and features. Financial contribution is not considered necessary in this case. Water storage is existing for Lot 2 and also provided for Lot 1. Bonus development and recipient areas are not considered relevant. The site is not located within the conservation area. The proposal is not considered to affect the relationship of Māori and their culture and traditions. NZAA maps do not show any archaeological sites within the subject site. The proposal is not considered to be an intensive subdivision, and a management plan is not considered relevant.
- 7.15.3. In regard to Policy 13.4.13, the proposal can comply with the RDA provisions for the zone. No effects on natural character or its elements are anticipated. No vegetation clearance is proposed as part of this application. No new built development is anticipated given the nature of the proposal. The site does not adjoin foreshore areas or esplanade areas. The relationship of Māori with their culture, traditions and taonga are not anticipated to be affected. No planting of indigenous vegetation is proposed due to the existing use of the lots and the fact that this will not enhance any links. The site is not known to contain any areas of historic heritage. Natural hazards are not anticipated to be exacerbated as has been discussed throughout this report.
- 7.15.4. The objectives and policies of the Rural Production Environment will be undertaken below. Due to the proposal meeting the RDA provisions for the zone, it is considered consistent with the intent of the zone. No additional built development is anticipated at this point in time however Lot 1 is of ample area to accommodate future dwelling. The proposal is not located within the National Grid.



Assessment of the objectives and policies within the Rural Environment

- 7.16. The following assessment is based upon the objectives and policies contained within sections 8.3 and 8.4.

Objectives

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.*
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna*
- 8.3.5 To protect outstanding natural features and landscapes.*
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.*
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.*
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

- 7.16.1. The proposal will promote the sustainable management of natural and physical resources as only one additional allotment will be created where the lots are of a size which can cater for residential use as well as some form of productive use. The life supporting capacity of soils is not considered to be compromised as has been discussed within this report. No adverse or cumulative effects are anticipated. The site does not contain any areas of significant vegetation nor any areas of Outstanding Natural Features or Landscapes. Conflicts between land use activities are not anticipated as the surrounding environment already contains allotments which are utilised for similar activities. The maintenance and enhancement of the amenity values of the zone will be promoted as the proposal can comply with the RDA provisions for the zone and is therefore considered to be anticipated within the zone. Management plans are not considered applicable to this low-density development. Rural production activities can continue within the site and surrounding environment. Amenity values will be maintained.

Policies

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a*



result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

- 7.16.2. The proposal promotes the sustainable management of natural and physical resources by utilizing the land in a more efficient way. The proposal is not considered to create any adverse effects. Onsite infrastructure is existing for both lots. The site does not contain any Outstanding Landscapes or Features. Amenity values will be maintained. No incompatible land uses are anticipated nor any reverse sensitivity effects, as has been discussed in detail within this report. The site is not known to contain any areas of significant indigenous vegetation or fauna. The additional traffic movements are considered to be easily absorbed into the roading network. The intensity, scale and type of the proposal is considered to be consistent with other lots in the area and no adverse effects are anticipated. The proposal is considered to have a functional need as it will maintain the productive capacity of the balance lot whilst enabling an additional lot which are highly sought after in this economic climate. No cumulative effects are anticipated.

Assessment of the objectives and policies within the Rural Production Zone

- 7.17. The following assessment is based upon the objectives and policies contained within sections 8.6.3 and 8.6.4

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.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.

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

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

- 7.17.1. The proposal will promote the sustainable management of natural and physical resources by providing lots which are of sufficient area to provide for residential development as well as enable some form of productive activity to occur on the site. Social, economic and cultural well-being will be promoted by providing lots which can provide productive use to the owners whilst still being able to be easily maintained. Amenity values will be maintained. Significant natural values will be maintained. The site is not located along Kerikeri Road. No potential conflicts between land use activities are anticipated given the anticipated land use is existing within the surrounding environment. No incompatible use or development is anticipated. No establishment or operation of activities or services is anticipated given what is in existence will remain. Rural production activities will continue to be undertaken.

Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

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.

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

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.



8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

- 7.17.2. Farming and productive activities will be maintained and enhanced. No off-site effects are anticipated. No adverse effects are anticipated. Amenity values will be maintained and enhanced. Physical and natural resources have been taken into account. The site is not located along Kerikeri Road. No conflicting land use activities are proposed. No reverse sensitivity effects are anticipated.

Proposed District Plan

- 7.18. Under the Proposed District Plan, the site is zoned Rural Production, and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Rural Production Zone

- 7.19. An assessment on the relevant objectives and policies within the Rural Production Zone has been addressed below.

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.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - 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;

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

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

(d) does not exacerbate any natural hazards; and

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

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.



- 7.19.1. The proposal will create one additional allotment, with Proposed Lot 2 being of a size that can contain the existing productive activities. The proposal therefore ensures the long term protection for current and future generations. The proposed lots are considered to have a functional need to be located in the rural environment as the proposal will ensure that the balance lot remains of a size where productive activities occur, whilst enabling an additional lot which can be utilised for rural-lifestyle use. The proposal is considered to protect the land from sterilisation as it is of low density and will enable a larger balance lot to continue the existing productive activities. No reverse sensitivity effects are anticipated. Natural hazards will not be exacerbated. Onsite infrastructure is existing on both lots. The character and amenity of the rural amenity will be maintained.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - 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.*

RPROZ-P6 - Avoid subdivision that:

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



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

(c) provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

(a) whether the proposal will increase production potential in the zone;

(b) whether the activity relies on the productive nature of the soil;

(c) consistency with the scale and character of the rural environment;

(d) location, scale and design of buildings or structures;

(e) for subdivision or non-primary production activities:

i. scale and compatibility with rural activities;

ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;

iii. the potential for loss of highly productive land, land sterilisation or fragmentation

(f) at zone interfaces:

i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

(g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

(h) the adequacy of roading infrastructure to service the proposed activity;

(i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

(j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

7.19.2. The proposal is considered to enable some form of productive activities within Lot 2. No adverse effects are anticipated. Proposed Lot 1 will be for rural-lifestyle use, which is not uncommon in the surrounding environment. The rural character is considered to be maintained as the proposal is of low density. Proposed Lot 2 can continue with the existing productive activities which consist of grazing of livestock and an area of macadamia trees.

7.19.3. The proposal is considered to enable land use activities which are compatible with the existing environment. Productive capacity of the site is not considered applicable to this Restricted Discretionary subdivision as it is not a discretion provided for within the plan. Natural hazards will not be exacerbated, and each site can cater for onsite infrastructure.

7.19.4. As mentioned, the productive capacity of the lots is not a consideration of this Restricted Discretionary subdivision as it is not a discretion of the plan. Therefore, assessment of the loss of highly productive land within RPROZ-P6 is not considered applicable.



- 7.19.5. No adverse effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated.

Summary

- 7.20. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. SECTION 125 – LAPSING OF CONSENT

- 8.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five-year provision be applied in this case.

9. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 9.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]



(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv)[Repealed]

(6)[Repealed]

- 9.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the Rural Environment where one additional lot will be created which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 9.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 9.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified.

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—



(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 9.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 9.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

- 9.2.3. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.



9.2.4. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on, and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal is not considered to create any reverse sensitivity effects.
- RC2200250 was approved in 2019 to enable three dwellings on the site and the proposal will not alter the location of these dwellings or the associated land area with each dwelling, given the RDA status will remain.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.5. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.6. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

9.2.7. The proposal is to subdivide the site to create one additional allotment whilst maintaining a larger lot around the existing dwellings. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

9.2.8. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

9.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.



10. PART 2 ASSESSMENT

- 10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.
- 10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

11. CONCLUSION

- 11.1. The proposal is to undertake a subdivision as a Restricted Discretionary Activity, where one additional allotment will be created. Lot 2 will contain the existing dwellings and be of 15.85ha. Given that the lot size will be changing which contains the three consented dwellings, land use consent has been triggered and assessed as part of this application. Given the land area around the existing dwellings will not be changing nor the location or appearance of the dwellings, it



is considered that no adverse effects are created. Lot 1 will contain the existing shed and ancillary buildings and will be 2.36ha in area. The proposal will not create any reverse sensitivity effects on existing land use activities in the area.

- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NA78B/194**
Land Registration District **North Auckland**
Date Issued 28 November 1989

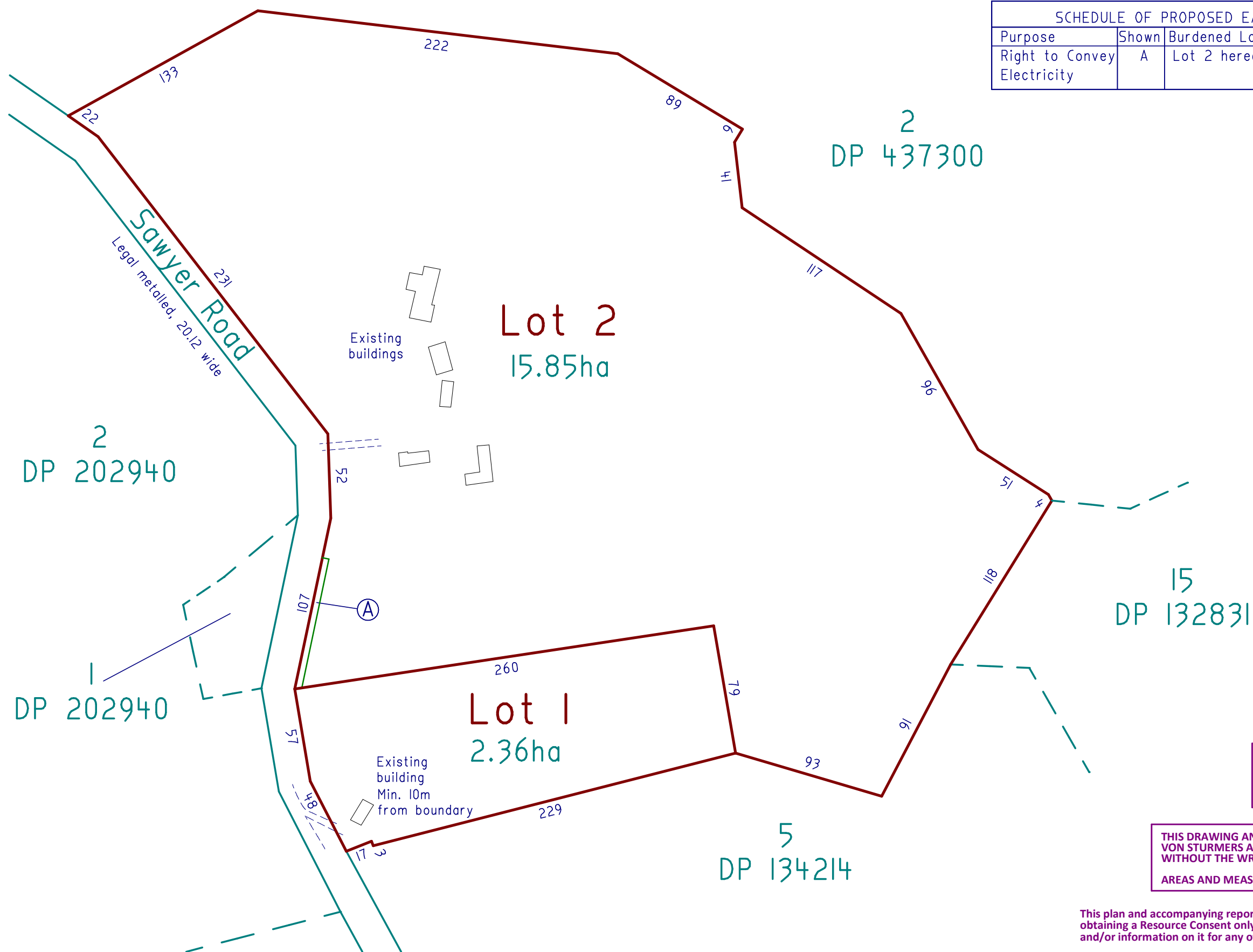
Prior References
NA1030/67

Estate Fee Simple
Area 18.2100 hectares more or less
Legal Description Lot 4 Deposited Plan 132831
Registered Owners
Bradbury Trustee Limited

Interests
11510641.4 Mortgage to ANZ Bank New Zealand Limited - 5.8.2019 at 8:46 am



SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity	A	Lot 2 hereon	Lot 1 hereon



Local Authority: Far North District Council
Comprised in: RT NA78B/194
Total Area: 18.2100ha

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

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



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

**PROPOSED SUBDIVISION OF
LOT 4 DP 132831**

PREPARED FOR: BRADBURY TRUSTEE LTD

	Name	Date	ORIGINAL	SHEET SIZE A3
Survey			SCALE	
Design			1:2500	
Drawn	SH	27-05-2025		
Rev				

Surveyors
Ref. No:
15549
Series
Sheet of

**FAR NORTH DISTRICT COUNCIL
FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2200250-RMALUC

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Glen Bradbury

To construct a third residential dwelling and shed breaching Residential Intensity rule in the Rural Production zone.

Subject Site Details

Address: 55 Sawyer Road, Mangonui
Legal Description: LOT 4 DP 132831
Certificate of Title reference: NA-78B/194

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Coastal Homes, referenced *Proposed Residential Dwelling*, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Drawing	Drawing number	Date
Site Setup & Services	2	4.07.2019
Site Plan	3	1.08.2019
Floor Plan	4	4.07.2019
Elevations 1 & 2	5	4.07.2019
Elevations 3 & 4	6	4.07.2019

And approved plans prepared by Mitek NZ Ltd referenced, Plan and Elevations dated, 29.03.2019, and attached to this consent with Council's "Approved Stamp" affixed to them.

2. Upgrade the existing entrance to the lot to provide a double width entrance which complies with the Council's Engineering Standard FNDC/S/6 and 6B, and section 3.3.17 of the Engineering Standard and NZS4404:2004.

Advice Notes

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

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matter are:
 - a. The assessment criteria contained in provisions 8.6.5.1.1 Residential Intensity
3. In accordance with an assessment under s104(1)(b) of the Act the proposal is consistent with the relevant statutory documents.
 - a) The Northland Regional Policy Statement 2018
 - b) Regional plans (including proposed)
4. In accordance with an assessment under s104(1)(c) of the Act
5. No other non – statutory documents were considered relevant in making this decision.
6. No other matters considered relevant in making this decision.
7. Part 2 Matters-The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

Approval

This resource consent has been prepared by Lynka May, Consents Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Louise Wilson
Team Leader Resource Consents

Date: 13 December 2019

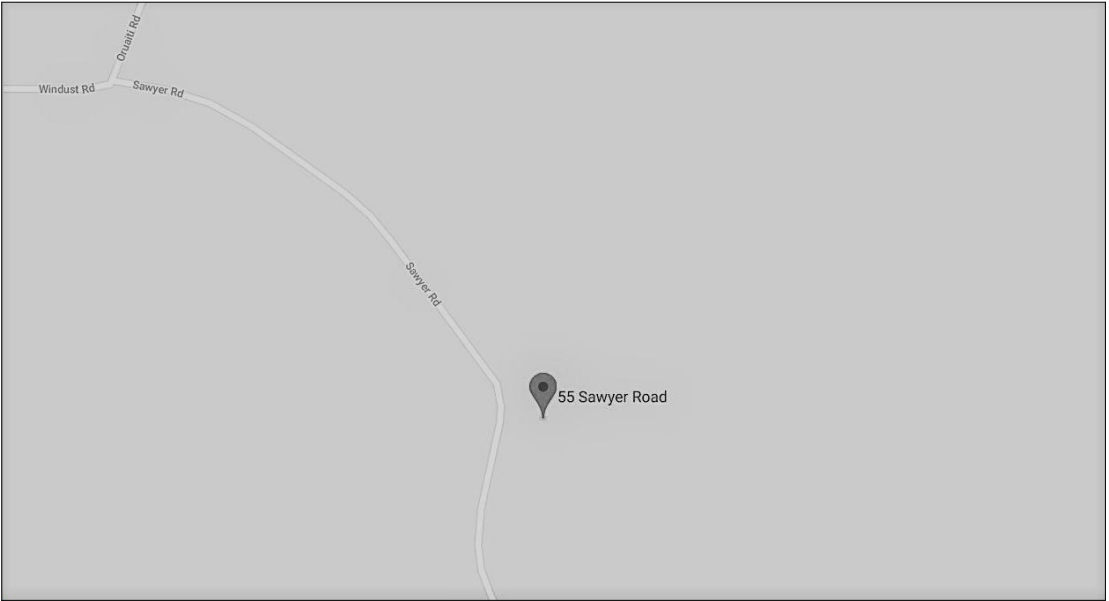
Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or an application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.



**GENERAL DIRECTIONS
FROM MANGONUI**

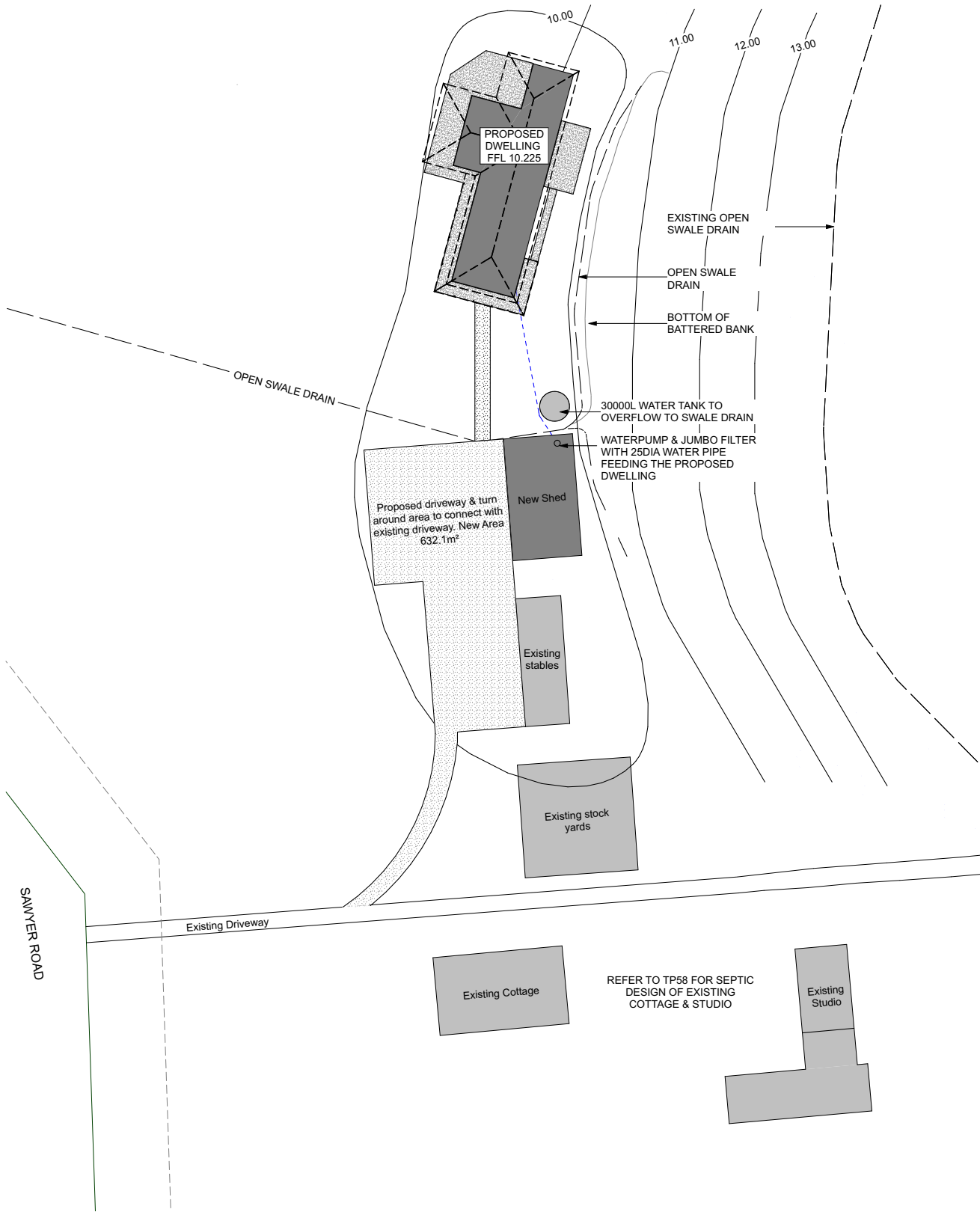
HEAD SOUTHEAST ON STATE HIGHWAY
10 TOWARD KARAMEA RD FOR
APPROXIMATELY 8.7KM

TURN RIGHT ONTO ORUAITI RD & FOLLOW
FOR 1KM

TURN LEFT ON TO SAWYER ROAD & FOLLOW
FOR 600M YOUR DESTINATION WILL BE ON
THE LEFT

APPROVED PLAN

Planner: Imay
RC: 2200250
Date: 16/12/2019



COASTAL HOMES
3 Walter Way, Coopers Beach
P: 09 4060673 E: info@coastal-homes.co.nz

SERVICES & SITE SETUP

SITE SECURITY

- SITE BARRIERS AND HOARDINGS AS PER F5/AS,1 IF SPECIFIC HAZARDS EXIST

ACCESS ROUTES

- ADEQUATE SLIP RESISTANCE FOR WALKING SURFACES AS PER D1/AS1 TABLE 2

DATUM FLOOR LEVELS & SETOUT

- CONTRACTOR TO LOCATE AND CONFIRM DATUM & FINISHED FLOOR LEVELS.
- ENSURE FINAL BUILDING PLATFORM & FINISHED GROUND MAINTAIN A EVEN FALL AWAY FROM BUILDING TO ENSURE WATER CAN NOT ACCUMULATE IN BUILDINGS SUBFLOOR.
- CONFIRM SITE BOUNDARY BEARINGS, LENGTHS & PEG LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF WORK, TO ENSURE BUILDING POSITION IS CORRECT.
- WHERE SETOUT IS CRITICAL TO TOWN PLANNING REGULATIONS OR EASEMENTS LIAISE WITH A REGISTERED SURVEYOR TO ENSURE SETOUT & REGULATIONS ARE ACHIEVED.

SERVICE LOCATIONS

- CONTRACTOR TO LOCATE ALL SERVICE CONNECTIONS POINTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- CONFIRM PLUMBING ROUTE, INVERT LEVELS AT CONNECTIONS AND FIXTURE POSITIONS ON SITE ARE CORRECT PRIOR TO COMMENCEMENT OF WORKS.

SEDIMENT CONTROL

- SEDIMENT AND RUNOFF CONTROL SHALL BE INSTALLED PRIOR TO OR DURING THE EARTHWORKS FOR THE PROJECT. THE SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGIONAL COUNCIL'S EROSION AND SEDIMENT CONTROL GUIDELINES FOR SMALL SITES -

www.arcline.co.nz
49 Matthews Ave, Kaitaia
P: 09 408223
E: info@arcline.co.nz

NEW DWELLING FOR:
GLEN BRADBURY
AT: 55 SAWYER ROAD, MANGONUI

JOB #: ID19001
ISSUE: CA.5 - BCA
REVISION:
PRINTED: 4/07/2019

SITE SETUP & SERVICES
SCALE 1:500
SHEET
2 OF 29



COASTAL HOMES
3 Walter Way, Coopers Beach
P: 09 4060673 E: info@coastal-homes.co.nz

FLOOR PLAN NOTES

DIMENSIONING

- ALL DIMENSIONING AS SHOWN TO WALL FRAME.
- IF ANY DISCREPANCIES ARE FOUND IN THESE DRAWINGS THE CONTRACTOR MUST CONTACT THE DESIGNER BEFORE PROCEEDING WITH ANY FURTHER WORKS.
- ALWAYS CROSS REFERENCE THE FOUNDATION PLAN WITH THE FLOOR PLAN PRIOR TO SETTING OUT.
- SITE MEASURE AND CONFIRM ALL JOINERY SIZES. INFORM DESIGNER ANY CHANGES PRIOR TO ORDERING JOINERY.
- WINDOW AND DOOR OPENINGS SIZES SHOWN ARE BOX SIZES & ARE PRELIMINARY ONLY.
- ALL OPENINGS AT EXTERIOR WALLS TO BE CENTERED IN ROOM OR LOCATED AS DIMENSIONED.

FOOD PREPARATION AND HYGIENE

- ALL FOOD PREPARATION AREA'S & BATHROOMS TO BE FINISHED WITH SEMI-GLOSS PAINT FOR EASE OF CLEANING.

ACCESS ROUTES & FLOOR COVERINGS

- ADEQUATE SLIP RESISTANCE FOR WALKING SURFACES AS PER D1/AS1 TABLE 2 TO IMPLEMENT SAFETY FROM FALLING

FLOOR COVERINGS KEY

CARPET ON UNDERLAY

SLIP RESISTANT VINYL PLANK FLOORING

PLAIN CONCRETE

FLOOR PLAN AREAS

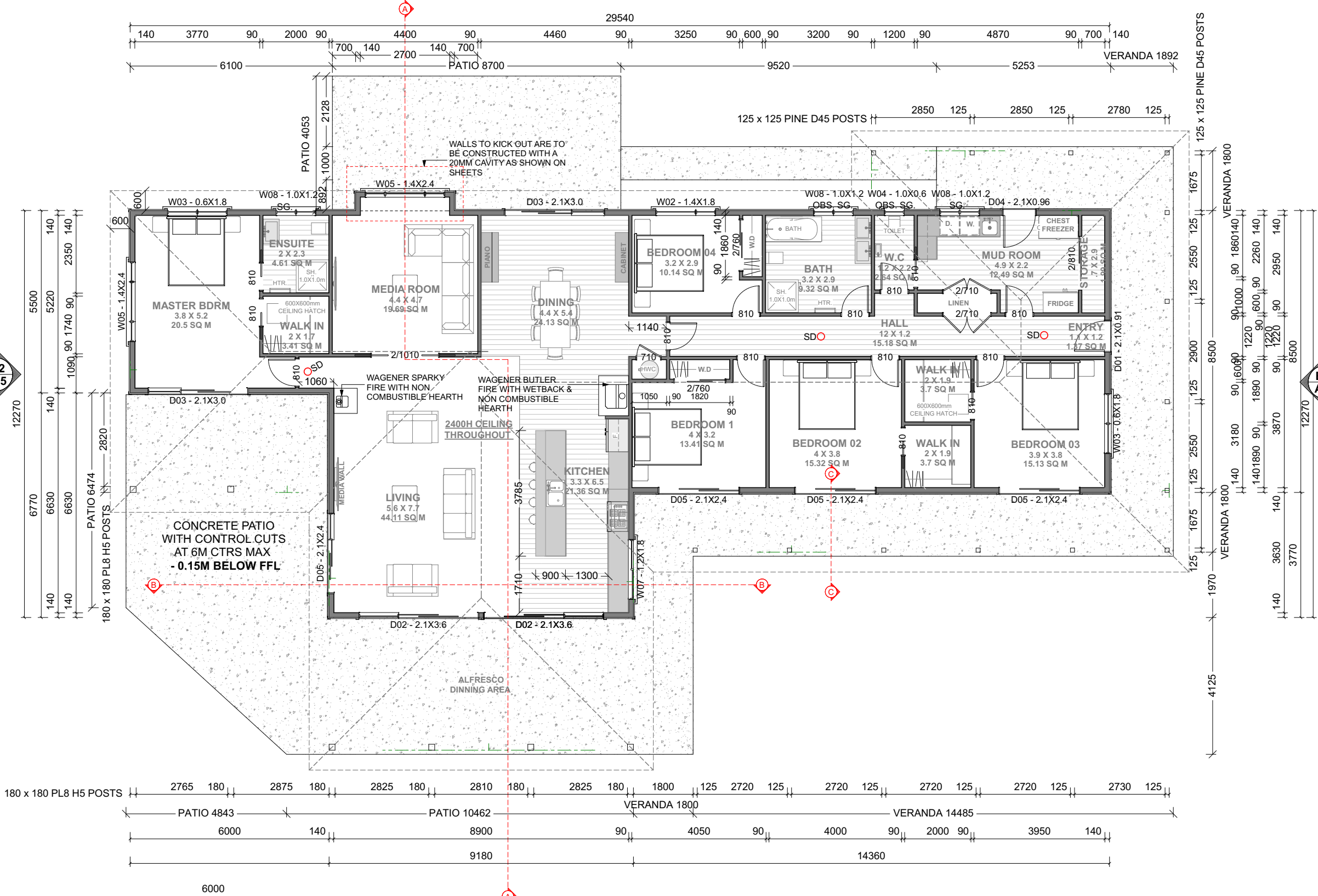
FOOTPRINT OVER FOUNDATION: 267.6M2
PERIMETER OVER FRAME: 83.6M2
FOOTPRINT OVER CLADDING: 272.1M2
PATIO TOTAL (CONCRETE AREA): 197.0M2



NEW DWELLING FOR:
GLEN BRADBURY
AT: 55 SAWYER ROAD, MANGONUI

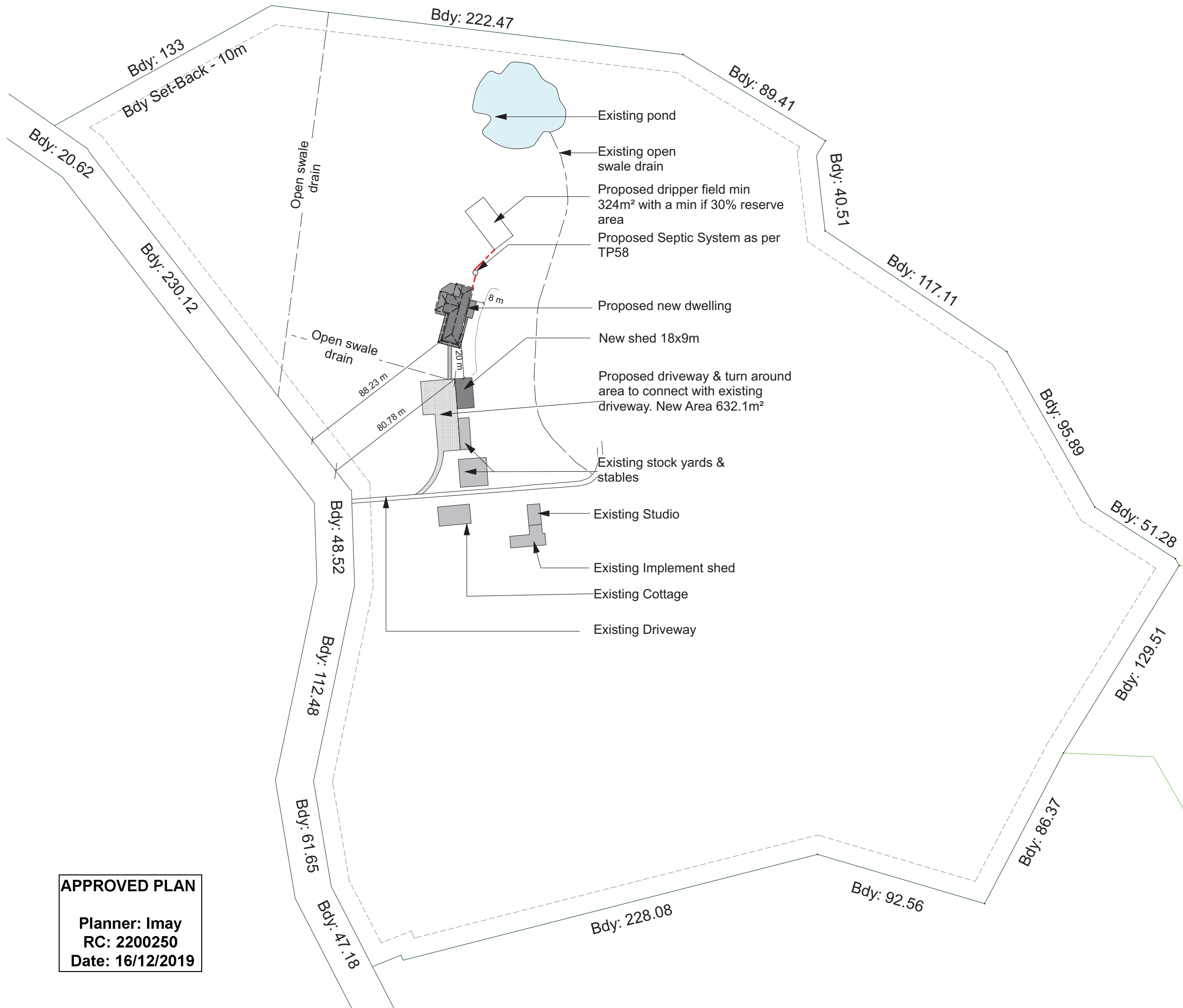
JOB #: ID19001
ISSUE: CA.5 - BCA
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PRINTED: 4/07/2019

FLOOR PLAN
SCALE 1:125
SHEET
4 OF 29



APPROVED PLAN
Planner: Imay
RC: 2200250
Date: 16/12/2019





APPROVED PLAN

Planner: Imay
RC: 2200250
Date: 16/12/2019



COASTAL HOMES
3 Walter Way, Coopers Beach
P: 09 4060673 E: info@coastal-homes.co.nz

SITE NOTES

LEGAL DESCRIPTION

ADDRESS:55 SAWYER RD MANGONUI 0494
LOT:4
DP:132831

PLANNING REQUIREMENTS

- BUILDING LOCATION IS SUBJECT TOPOGRAPHICAL INFORMATION.
- HEIGHT CONTROL CHECKS ARE BASED OFF THE MIN FFL FOR THE LOCATION & TYPE OF FOUNDATION TO SATISFY TOWN PLANNING & THE NZBC

PLANNING ZONE: RURAL PRODUCTION

SITE ZONING

- SITE SPECIFIC ZONING HAS BEEN ASSESSED BASED OFF BRANZ MAPS - REFER TO [HTTP://BRANZ.MAPS.ARCGIS.COM/HOME/INDEX.HTML](http://brnz.maps.arcgis.com/home/index.html)

WIND SPEED:VERY HIGH
EQ ZONE:1
EXPOSURE ZONE: C
CLIMATE ZONE: 1
SNOW REGION: N0

SITE PLAN AREAS & CALCULATIONS

BUILDING COVERAGE

SITE AREA	(182100m ²)	
PROPOSED HOUSE	(267.6m ²)	
PROPOSED SHED	(162m ²)	
EXISTING BUILDINGS	(658.5m ²)	
TOTAL COVERAGE	(1088.1m ²)	(0.6%)

IMPERMEABLE SURFACES

SITE AREA	(182100m ²)	
PROPOSED ROOF	(281.3m ²)	
EXISTING ROOF	(658.5m ²)	
PROPOSED DRIVEWAY	(632.1m ²)	
EXISTING DRIVEWAY	(455m ²)	
PATIO / VERANDA	(197m ²)	
TOTAL COVERAGE	(2224m ²)	(1.22%)

CUT VOLUME: NIL
FILL VOLUME: NIL



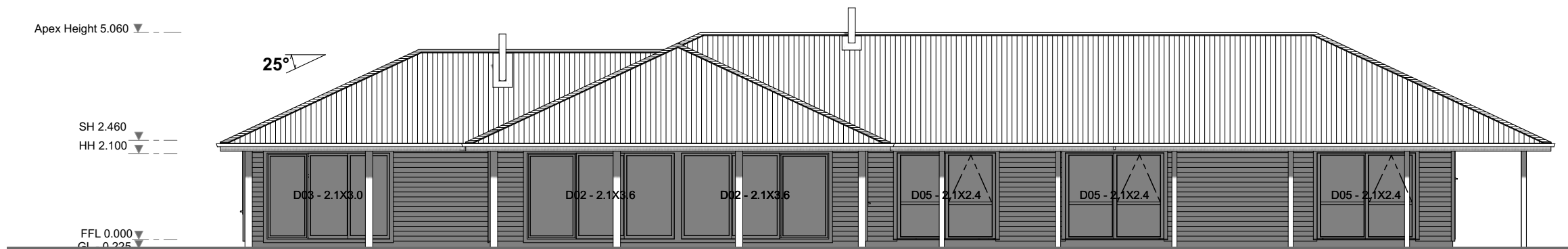
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E:info@arcline.co.nz

NEW DWELLING FOR:
GLEN BRADBURY
AT: 55 SAWYER ROAD, MANGONUI

JOB #: ID19001
ISSUE: CA.5 - BCA
REVISION:
PRINTED: 1/08/2019

SITE PLAN
SCALE 1:2000

SHEET
3 OF 29



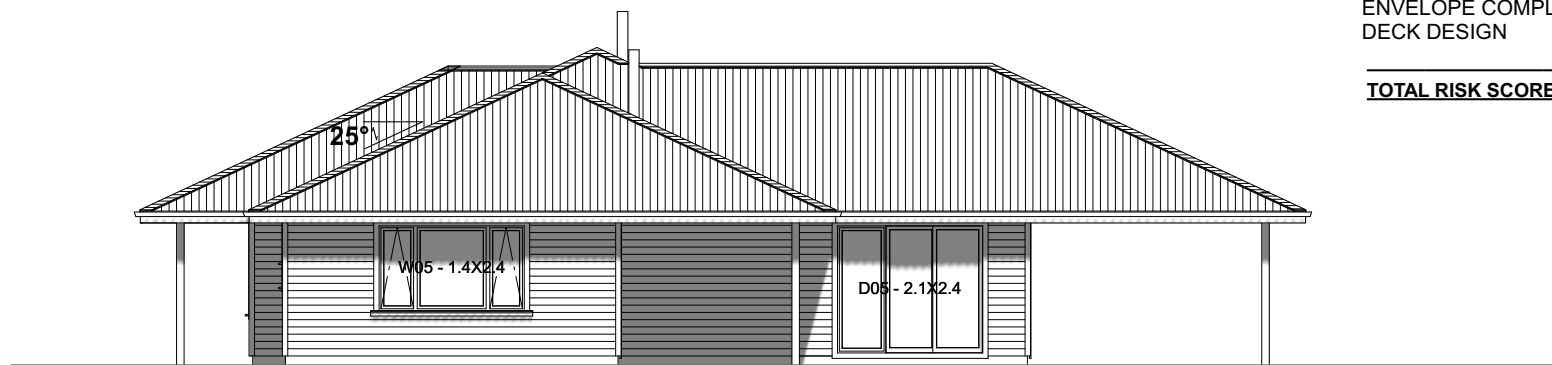
E-1 ELEVATION 1

Scale - 1:125 / A3

ELEVATION 1 WEATHERTIGHTNESS CALCULATIONS

RISK FACTOR	RISK SEVERITY	RISK SCORE
WINDZONE	VERY HIGH RISK	2
NUMBER OF STOREYS	LOW RISK	0
ROOF & WALL INTERSECTION	LOW RISK	0
EAVES WIDTH	LOW RISK	0
ENVELOPE COMPLEXITY	LOW RISK	0
DECK DESIGN	LOW RISK	0

TOTAL RISK SCORE: 2



E-2 ELEVATION 2

Scale - 1:125 / A3

ELEVATION 2 WEATHERTIGHTNESS CALCULATIONS

RISK FACTOR	RISK SEVERITY	RISK SCORE
WINDZONE	VERY HIGH RISK	2
NUMBER OF STOREYS	LOW RISK	0
ROOF & WALL INTERSECTION	LOW RISK	0
EAVES WIDTH	LOW RISK	0
ENVELOPE COMPLEXITY	LOW RISK	0
DECK DESIGN	LOW RISK	0

TOTAL RISK SCORE: 2

APPROVED PLAN

Planner: Imay
RC: 2200250
Date: 16/12/2019



COASTAL HOMES
3 Walter Way, Coopers Beach
P: 09 4060673 E: info@coastal-homes.co.nz

ELEVATION NOTES

FLOOR & FOUNDATION

- RIBRAFT FOUNDATIONS AS PER ENGINEERED DESIGN

PLANNING REQUIREMENTS

- BUILDING LOCATION IS SUBJECT TOPOGRAPHICAL INFORMATION.
 - HEIGHT CONTROL CHECKS ARE BASED OFF THE MIN FFL FOR THE LOCATION & TYPE OF FOUNDATION TO SATISFY TOWN PLANNING & THE NZBC
- TERRITORIAL AUTHORITY:-
PLANNING ZONE: RURAL PRODUCTION

EXTERNAL JOINERY & GLAZING

- ALUMINIUM WITH DOUBLE GLAZING
- GRADE A SAFETY GLASS TO BE FITTED TO LAUNDRY WINDOW.
- ALL VISION RAILS SHALL BE A HEIGHT OF 800MM.
- SITE MEASURE AND CONFIRM SIZES AND DETAILS PRIOR TO FABRICATING ANY JOINERY.
- NO ALLOWANCE HAS BEEN MADE TO OVERALL HEIGHT OF RANCH SLIDERS DUE TO REBATE. WINDOW MANUFACTURE TO CONFIRM REBATE DEPTH
- WINDOW AND DOOR MANUFACTURER TO TO SHOW COMPLIANCE WITH ALL RELEVANT STANDARDS AND PROVIDE WARRANTY.

WALL CLADDING

WC1: 7.5MM JAMES HARDIE WEATHERBOARD 180MM COVER DIRECT FIXED WITH 90MM BOXED CORNERS & WINDOW FACINGS. 75X50MM MOCK SILLS. GALV FIXINGS
WC2: 7.5MM JAMES HARDIE WEATHERBOARD 180MM COVER CAVITY FIXED WITH 90MM BOXED CORNERS & WINDOW FACINGS. 75X50MM MOCK SILLS. GALV FIXINGS

ROOF CLADDING

- 0.40 BMT CORRUGATED COLOURSTEEL ENDURA
- ROOF PITCH: 25°
EAVE OVERHANG: 600MM

FASCIA & SPOUTING SYSTEM

- 200X40MM H3.1 TIMBER FASCIA
- PVC SPOUTING & DOWN PIPES. MARLEY FLOWLINE



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NEW DWELLING FOR:

GLEN BRADBURY

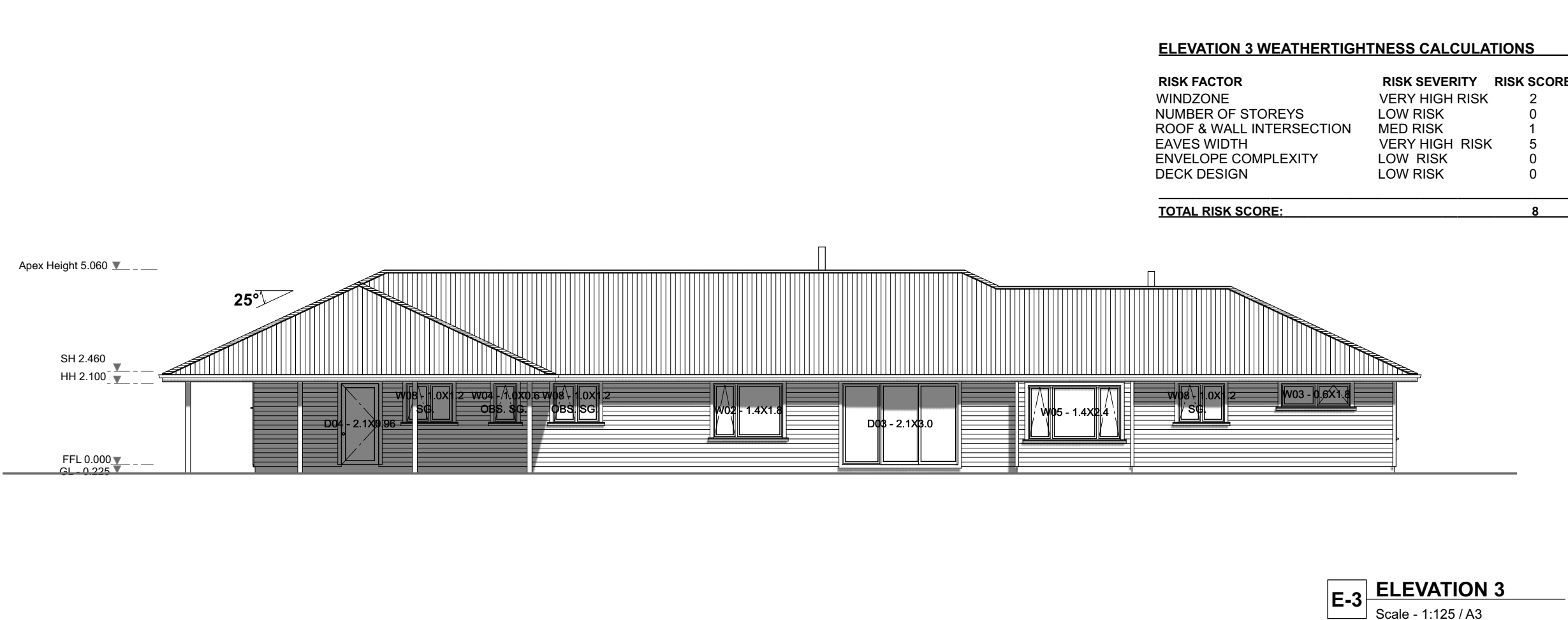
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REVISION:
PRINTED: 4/07/2019

ELEVATIONS 1 & 2
SCALE 1:100

SHEET
5 OF 29



ELEVATION 3 WEATHERTIGHTNESS CALCULATIONS

RISK FACTOR	RISK SEVERITY	RISK SCORE
WINDZONE	VERY HIGH RISK	2
NUMBER OF STOREYS	LOW RISK	0
ROOF & WALL INTERSECTION	MED RISK	1
EAVES WIDTH	VERY HIGH RISK	5
ENVELOPE COMPLEXITY	LOW RISK	0
DECK DESIGN	LOW RISK	0

TOTAL RISK SCORE: 8



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ELEVATION NOTES

FLOOR & FOUNDATION

- RIBRAFT FOUNDATIONS AS PER ENGINEERED DESIGN

PLANNING REQUIREMENTS

- BUILDING LOCATION IS SUBJECT TOPOGRAPHICAL INFORMATION.
 - HEIGHT CONTROL CHECKS ARE BASED OFF THE MIN FFL FOR THE LOCATION & TYPE OF FOUNDATION TO SATISFY TOWN PLANNING & THE NZBC
- TERRITORIAL AUTHORITY:-
PLANNING ZONE: RURAL PRODUCTION

EXTERNAL JOINERY & GLAZING

- ALUMINIUM WITH DOUBLE GLAZING
- GRADE A SAFETY GLASS TO BE FITTED TO LAUNDRY WINDOW.
- ALL VISION RAILS SHALL BE A HEIGHT OF 800MM.
- SITE MEASURE AND CONFIRM SIZES AND DETAILS PRIOR TO FABRICATING ANY JOINERY.
- NO ALLOWANCE HAS BEEN MADE TO OVERALL HEIGHT OF RANCH SLIDERS DUE TO REBATE. WINDOW MANUFACTURE TO CONFIRM REBATE DEPTH
- WINDOW AND DOOR MANUFACTURER TO TO SHOW COMPLIANCE WITH ALL RELEVANT STANDARDS AND PROVIDE WARRANTY.

WALL CLADDING

- WC1:** 7.5MM JAMES HARDIE WEATHERBOARD 180MM COVER DIRECT FIXED WITH 90MM BOXED CORNERS & WINDOW FACINGS. 75X50MM MOCK SILLS. GALV FIXINGS
- WC2:** 7.5MM JAMES HARDIE WEATHERBOARD 180MM COVER CAVITY FIXED WITH 90MM BOXED CORNERS & WINDOW FACINGS. 75X50MM MOCK SILLS. GALV FIXINGS

ROOF CLADDING

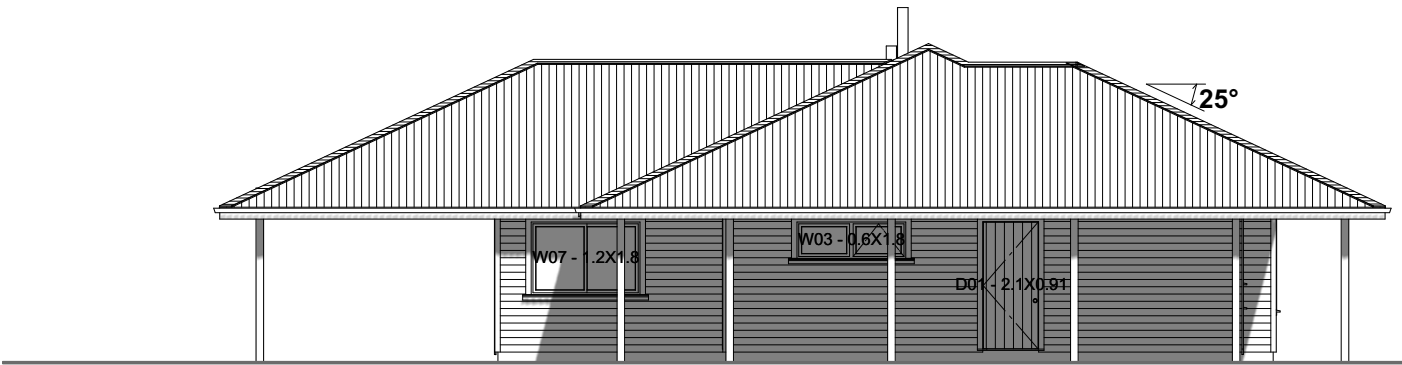
- 0.40 BMT CORRUGATED COLOURSTEEL ENDURA
- ROOF PITCH: 25°
EAVE OVERHANG: 600MM

FASCIA & SPOUTING SYSTEM

- 200X40MM H3.1 TIMBER FASCIA
- PVC SPOUTING & DOWN PIPES. MARLEY FLOWLINE

APPROVED PLAN

Planner: Imay
RC: 2200250
Date: 16/12/2019



ELEVATION 4 WEATHERTIGHTNESS CALCULATIONS

RISK FACTOR	RISK SEVERITY	RISK SCORE
WINDZONE	VERY HIGH RISK	2
NUMBER OF STOREYS	LOW RISK	0
ROOF & WALL INTERSECTION	LOW RISK	0
EAVES WIDTH	LOW RISK	0
ENVELOPE COMPLEXITY	LOW RISK	0
DECK DESIGN	LOW RISK	0

TOTAL RISK SCORE: 2

E-3 ELEVATION 3

Scale - 1:125 / A3

E-4 ELEVATION 4

Scale - 1:125 / A3



NEW DWELLING FOR:
GLEN BRADBURY
AT: 55 SAWYER ROAD, MANGONUI

JOB #: ID19001
ISSUE: CA.5 - BCA
REVISION:
PRINTED: 4/07/2019

ELEVATIONS 3 & 4
SCALE 1:100
SHEET
6 OF 29

Building Information:

Roof Pitch: 4.1 deg.
 Wind Load: Very High
 Snow Load: $S_g = 0$ kPa
 Earthquake Zone: 2
 Timber Grade: See Design Information
 Bay Spacing: See Plans
 Purlin Size: See plans
 Purlin Centres: 983mm
 Girt Size: 140x45, SG8 140x45 (Rear)
 Girt Centres: 1100mm
 Wind Pole Size: 150 SED
 Pole Size: See plans
 Pole Embedment: See plans
 Rafter Size: See plans
 Rafter Span: 4500mm
 Props Required: NA
 Max Pole Height: 3200mm
 Low Pole Height: 2550mm
 Floor Type: Earth
 Front Overhang: 600mm Add-on
 Rear Overhang: None

Key:

- = Clad Walls
- = Column
- = Pole
- X = Single Row of Tensioned Multibrace

Notes:

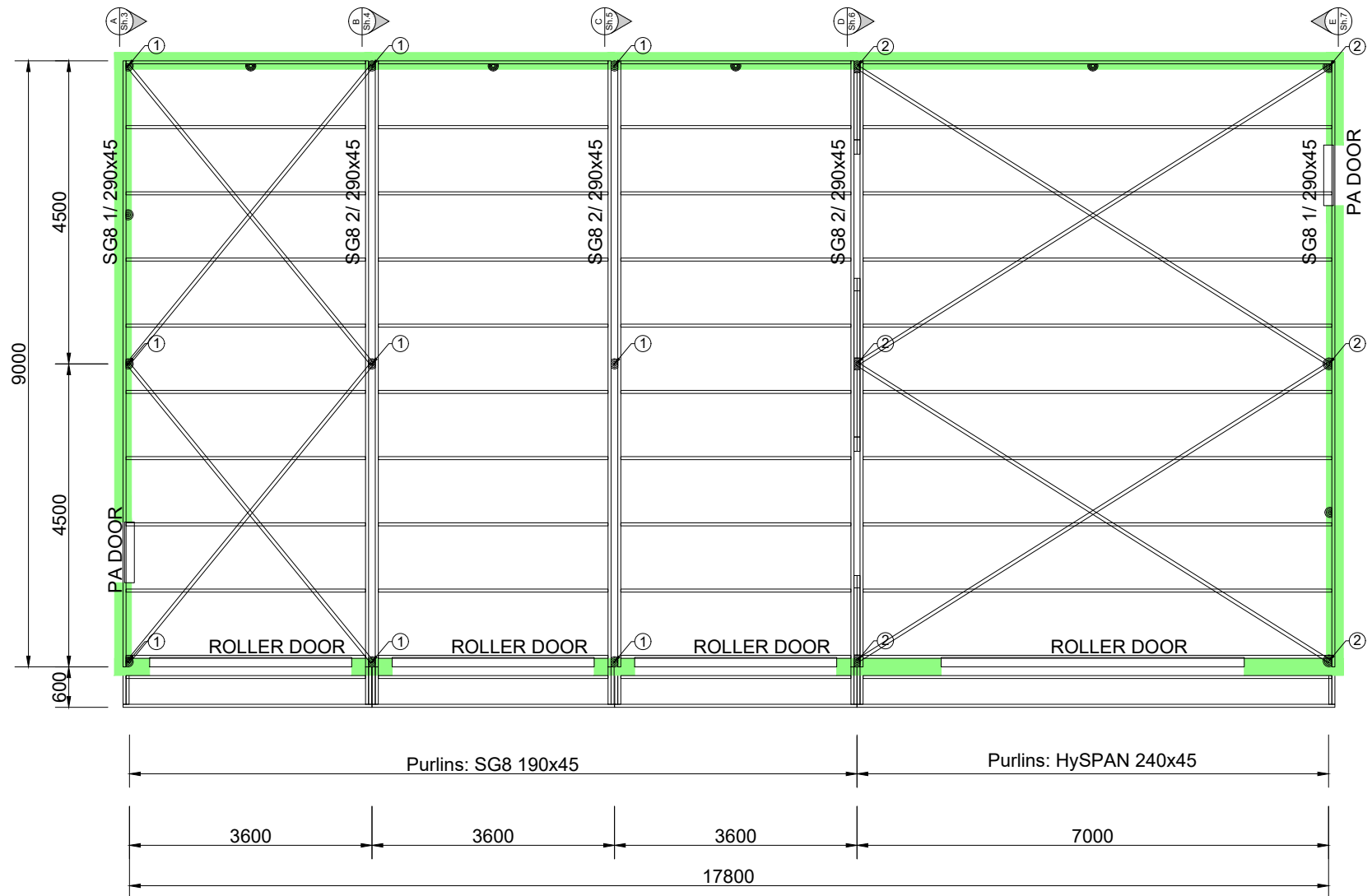
Regarding any future alterations to this shed,
 If at any time the cladding (internal or external)
 needs to be removed from a wall along a rafter,
 rafter props must be added.
 If this is the case please contact MiTek Farm
 Buildings for further information.

Pole Sizes & Embedments:

1=150 SED,1000ED
 2=175 SED,1200ED

APPROVED PLAN

Planner: Imay
RC: 2200250
Date: 16/12/2019

**MiTek New Zealand Ltd.**

CHRISTCHURCH
 Phone: (03) 348 8691
 Fax: (03) 348 0314

AUCKLAND
 Phone: (09) 274 7109
 Fax: (09) 274 7100

www.mitek.nz.co.nz
 Emails to: farm.buildings@miteknz.co.nz

MITEK® LUMBERLOK® BOWMAC®

Job Name: Glen Bradbury

Job Site: 55 Sawyer Road, Mangonui

Client Name:
 Jimmy Thomas

Drawn by:
 Hester Huang

Date:
 29 / 03 / 19

Scale:
 drawings to scale

Drawing Number:

FB56393

Sheet Number:

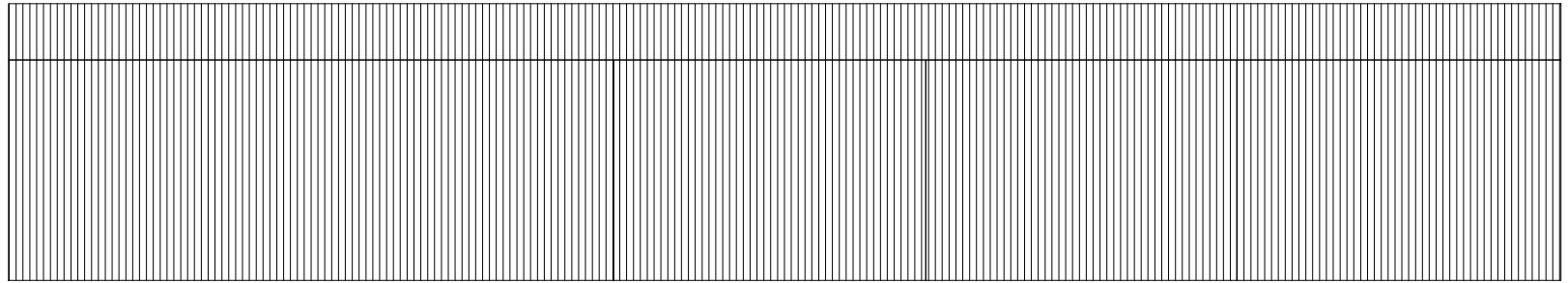
1

Plan

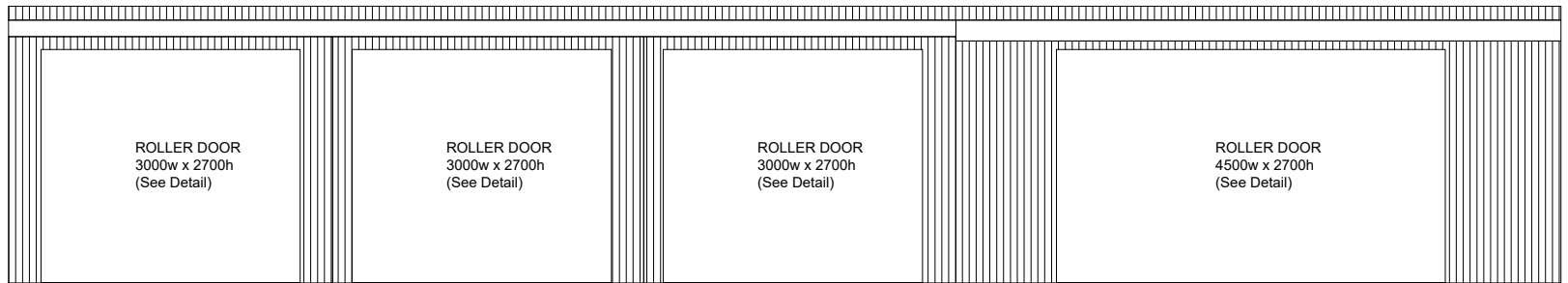
Notes:

APPROVED PLAN

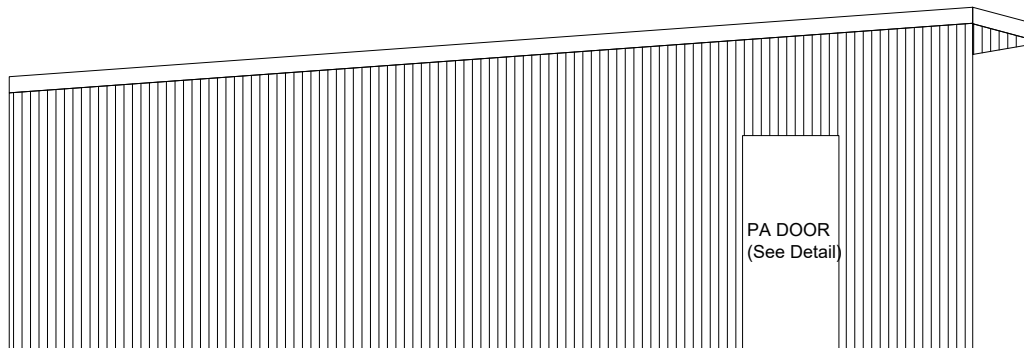
Planner: Imay
RC: 2200250
Date: 16/12/2019



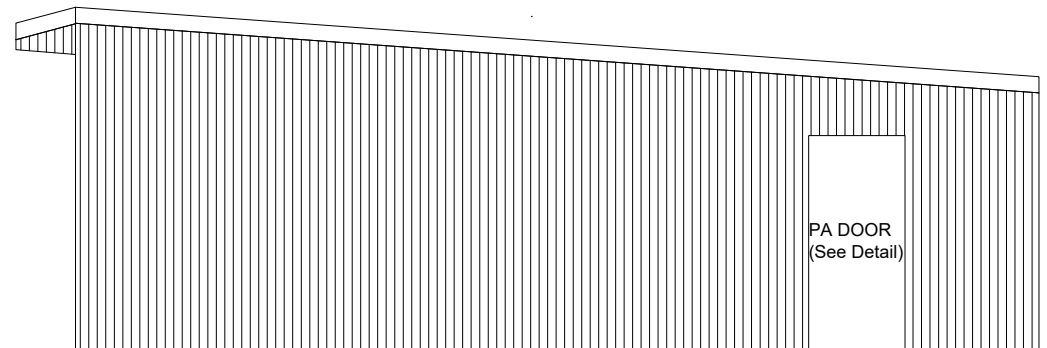
REAR ELEVATION



FRONT ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION



MiTek New Zealand Ltd.

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drawings to scale

Drawing Number:

FB56393

Sheet Number:

2

Onsite Wastewater Report (TP58)

Glen Bradbury
55 Sawyer Road
Mangonui
Far North District
Lot 4 DP 132831

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

Rev: A
Date: 25th April 2024
Job No: 2949

Ph: (09) 407 5208 | Mob: 027 407 5208

E-mail: martin@obrienconsulting.co.nz

E-mail: nicola@obrienconsulting.co.nz

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Onsite Wastewater Disposal Design

Assessment of Environmental Effects

Executive Summary

Lot 4 DP 132831 is a 182,100m², rural property located at 55 Sawyer Road, Mangonui. A 2-bedroom sleepout with a separate kitchen and utility building are to be located next to a shed in the southwest corner of the property. The kitchen and utility building with bathroom will have plumbing and will be connected to a secondary treatment system with surface laid dripper lines. A secondary treatment system with surface laid dripper lines is recommended due to steeply sloping topography and category 6 soils with slow draining characteristics.

Recommendations:

- A secondary treatment system with surface laid dripper lines is proposed.
- Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.
- The proposed wastewater disposal field shall consist of approximately 240m of surface laid dripper line spaced at 1m. 240m² area in total. Dripper lines are to be surface laid through existing mature trees. Mulch is not required provided an 80% canopy cover is available.
- A 10m planted buffer zone downslope of the last dripper line is required due to the slope being greater than 10 degrees. The field is to be laid on slopes less than 25 degrees.
- There is adequate area to support a 100% reserve wastewater disposal field.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manual Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including setback distances from surface water, groundwater, and soil type. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A secondary treatment system with surface laid dripper lines is proposed to service 2 buildings, a kitchen, and a separate building with a bathroom. These buildings will service a 2-bedroom sleepout with bedrooms only.

1.3 Site Visit

The site investigation was undertaken on 17th March 2024 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Kaitaia - Rawene Soil Map, Google Earth, Certificate of Title, and Consent Notices. No Consent Notices are listed on the title.

2.0 Site Evaluation

2.1 Site Description

Lot 4 DP 132831 is located off 55 Sawyer Road, Mangonui and is zoned Rural Production in the Far North District Plan. Access to the property is gained via Sawyer Road, a metal road, which runs along the western property boundary. Lot 4 is an 18.2100 ha, slight to steeply sloping, rural property with grassland and trees. A dwelling and buildings are located roughly centrally on the property. A fenced, area with a shed and water tank are located in the southwest corner. A 2-bedroom sleepout and 2 buildings including a bathroom and kitchen are proposed to the northeast of the existing shed. Refer to the Northland Regional Council (NRC) Property Map, Section 2.2, showing Lot 4 DP 132831 and the surrounding area. The map does not show the shed in the southwest corner or additional buildings central to the property. These can be seen on Google Earth. The Site Plan, Section 8 shows the location of the existing shed and proposed buildings along with the wastewater design.

The proposed wastewater disposal field is to be located amongst mature trees on steeply sloping topography (~22 degrees). As the slope is greater than 10 degrees a 10m planted buffer zone is required downslope of the last dripper line to capture potential run off. Existing trees act as a buffer zone. The field is north-westerly facing with grassland below it. Photograph 1 and the Site Plan, Section 8 show the proposed location of the disposal field.

No surface water bodies were noted in the near vicinity of the proposed wastewater disposal field and reserve (30m radius) meeting the 15m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b).

Oruaiti River is the closest water body. The river is located across the road on neighbouring Lot 2 DP 202940 at least 200m from the proposed wastewater field.

The wastewater disposal field, buffer zone and reserve are to be setback a minimum of 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. A 5m minimum setback from an overland flow path to the northwest of the existing shed is required. The proposed field, buffer and reserve are upslope of and well away from the flow path (over 40m).

A 1.5m setback from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system from buildings is recommended. A 3m minimum setback from a retaining wall is required. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements. The Site Plan, Section 8 shows the location of the proposed field and reserve along with setback requirements.

According to Northland Regional Council Hazard maps the overland flow path to the northwest is prone to flooding in 10-year, 50 year and 100-year flood events (River Flood Hazard Zone). NRC Maps show 'Recent Soils 1, Flood Susceptible Land' to the west of the property. The proposed wastewater disposal field is located on elevated hillside well away from the overland flow path with potential flooding.



Photograph 1: Showing the approximate location of the proposed wastewater disposal field within mature trees on steeply sloping hillside with grassland beneath.

2.2 Northland Regional Council Map



2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 6 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Autumn, 17th March 2024.

An active freshwater bore is noted on NRC Water Resources map. The bore is located near the dwelling and shed to the north. The bore is well away from the development in the southwest corner (over 150m) easily meeting the 20m minimum setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

2.4 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet P 04/05 describes the soils over the property as Rangiuru clay (RUH) with well to moderately well drained soils of the rolling and hilly land.

The borehole log showed soils to be category 6 clay with slow draining characteristics. Refer to the Borehole Log, Section 7 and Photograph 2 showing soil layers.



Photograph 2: Borehole showing 200mm of category 4, slightly moist, brown topsoil followed by category 6, slightly moist, orangey brown, silty clay to a depth of 1000mm. From 1000-1200mm soils became category 6, slightly moist, yellowish white, silty clay. The soils became siltier in the final 200mm.

3.0 On-site Effluent Disposal Design

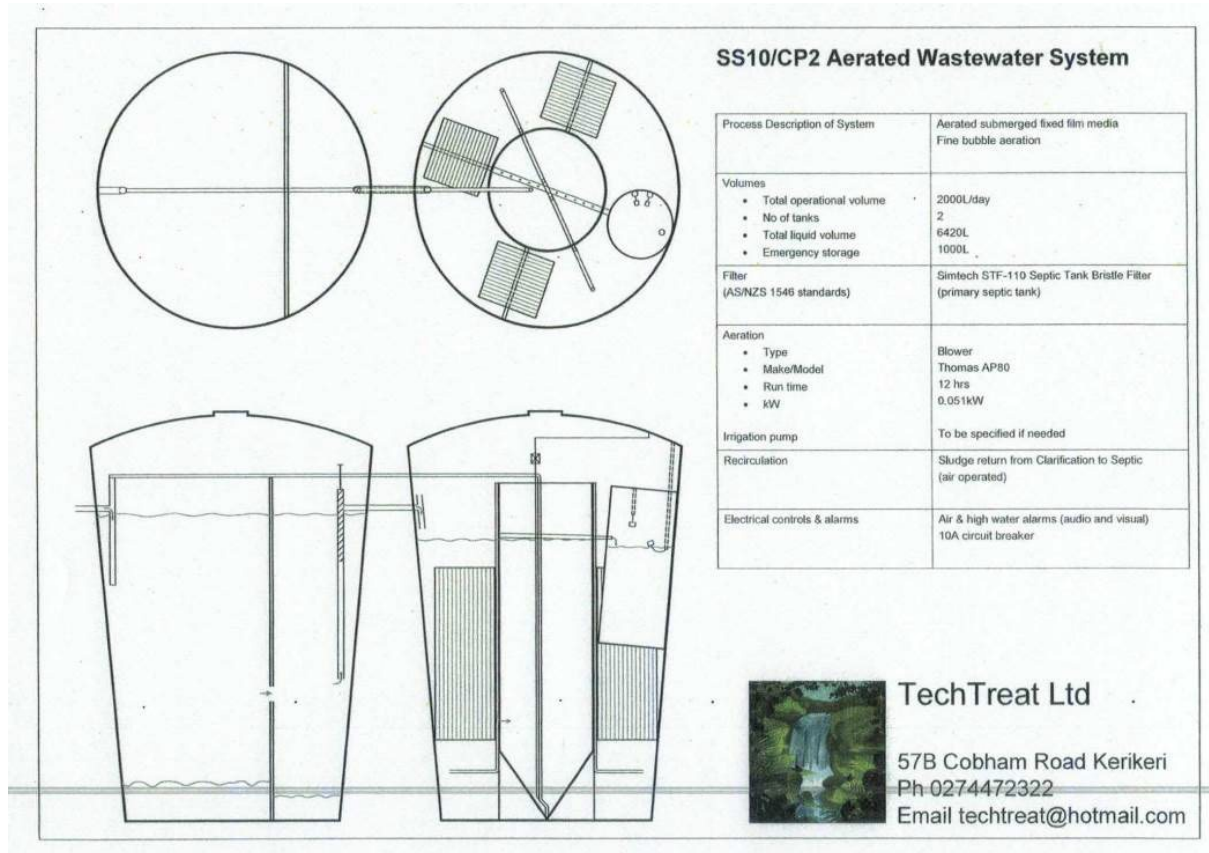
3.1 System Requirements

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

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

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 8, 9 and 10.

Proposed system: Tech Treat SS10/ CP2 Wastewater Treatment System



3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling x litres per person per day / loading rate = area of wastewater field

$$4 \times 180 \text{ litres} / 3 = 240\text{m}^2$$

Occupancy is taken from TP58 (2004), Table 6.1, p.51. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned due to category 6 soils with slow draining characteristics in line with TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 240m length of surface laid dripper line spaced at 1m in a 240m² area. Dripper lines are to be surface laid, on level ground, through existing mature trees. As 80% canopy cover is present mulch is not required as per Northland Regional Plan, (2019), Section C.6.1.3, 6e. Refer to the attached Site Plan, Section 8.

To meet permitted activity status dripper lines are to be laid on slopes less than 25° (Regional Plan for Northland, 2019, C.6.1.3, 4).

As the slope is greater than 10° a 10m planted buffer zone, downslope of the last dripper line is required (Regional Plan for Northland, 2019, C.6.1.3, 6d). Existing mature trees will act as a planted buffer zone.

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

Installation and maintenance notes can be in Section 8, 9 and 10.

3.3 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, greater than the 30% minimum required by the Northland Regional Plan (2019). The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve disposal field must be protected from any development that would prevent its use in the future.

3.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the buildings will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

Excess stormwater, following heavy rain events, will follow the topography and flow over hillside with mature trees then grassland. The flow is to the northwest.

It is too difficult to install a cut off drain amongst the mature trees. The buffer zone will capture potential run off. Grassed farmland is located below the buffer zone. The buffer zone is over 40m from the closest flow path.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. This is a requirement by the Far North District Council for all new Building Consents.

4.2 Earthworks

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanual.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 4 DP 132831.

5.0 Summary

A secondary treatment system with 240m² of surface laid dripper lines and a 10m buffer zone is required due to category 6 soils with a slope greater than 10 degrees. A 100% reserve area is available.

Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Glen Bradbury
Company Name:	
Property Owner Name:	Bradbury Trustee Limited
Nature of Applicant	Owner

2. **Consultant / Site Evaluator Details:**

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 4075208
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

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

No

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

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	55 Sawyer Road		
	Mangonui		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: v	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m ²)	182,100m ²		

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

Lot No.	Lot 4	DP No.	DP 132831	CT No.	NA78B/194
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	v	Yes	
-------------	----	---	-----	--

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

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

Please tick	No	✓	Yes	
-------------	----	---	-----	--

If No, state why?

The slope in the area of the proposed wastewater disposal field is steep at ~22°. The area showed no signs of slippage or instability. The field has a planted buffer zone then grassland below and is deliberately located away from buildings.

If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

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

2. Site Characteristics:

Provide descriptive details below:
<u>Performance of Adjacent Systems:</u>
Unconfirmed.
<u>Estimated Rainfall and Seasonal Variation:</u>
Information available from N.I.W.A MET RESEARCH
<i>Northland = 112.6mm average per month during 1981-2010</i>
<u>Vegetation / Tree Cover:</u>
Mature trees.
<u>Slope Shape: (Please provide diagrams)</u>
Linear Planar.
<u>Slope Angle:</u>
~22°
<u>Surface Water Drainage Characteristics:</u>
Refer to Section 3.4
<u>Flooding Potential: YES/NO</u>
Yes, Refer to Section 2.1. The proposed wastewater field, buffer and reserve are to be set outside of and well away from an overland flow path with potential flooding. The proposed location is over 40m from the flow path.
<u>Surface Water Separation:</u>
Refer to Section 2.1 and the Site Plan, Section 8.

3. **Site Geology**

Rangiuru clay (RUH) with well to moderately well drained soils of the rolling and hilly land.

Geological Map Reference Number	NZMS 290 Sheet O 04/05
---------------------------------	------------------------

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

North		West	
Northwest	√	Southwest	
Northeast		Southeast	
East		South	

5. **Site clearances**

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimum
Stormwater flow paths e.g. drains	5m minimum	5m minimum
Surface water	15m minimum	15m minimum
Groundwater	-	0.9m minimum
Stands of trees/shrubs	Outside tree canopy	Within or outside tree canopy
Wells & potable water bores	20m minimum	20m minimum
Lakes, rivers, wetland & the coastline	30m minimum	30m minimum
Buildings	3m minimum	1.5m minimum
Flood area	Ensure sealed unit no setback	Outside the 100yr ARI flood event
Other:		

PART D: Site Assessment - Subsoil Investigation

1. **Please identify the soil profile determination method:**

Borehole	Hand Augured	1200mm deep	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil			

Soil Report attached?

Please Tick	Yes	√	No	
-------------	-----	---	----	--

2. **Was fill material intercepted during the subsoil investigation?**

Please Tick	Yes		No	√
-------------	-----	--	----	---

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

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

Not required				
Test Report Attached?	Yes		No	✓

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	✓
A cut off drain is too difficult to install amongst the mature trees. The buffer zone and grassland below will capture potential run off.				

4a. Are subsurface drains required?

Please tick	Yes		No	✓
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5. Please state the depth of the seasonal water table:

Winter	>1200 mm	Measured		Estimated	✓
Spring	>1200 mm	Measured		Estimated	✓
Summer	>1200 mm	Measured		Estimated	✓
Autumn	>1200 mm	Measured	✓	Estimated	

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

Please Tick	Yes	✓	No	
Flow path to the northwest directs stormwater intermittently. The flow path is well away from the field, buffer and reserve (over 40m)				

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	200mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	✓
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 200mm of category 4, slightly moist, brown topsoil followed by category 6, slightly moist, orangey brown, silty clay to a depth of 1000mm. From 1000-1200mm soils became category 6, slightly moist, yellowish white, silty clay. More silt was present in the final 200mm.	
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PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	☒
Bore/well	☐
Public supply	☐

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

Number of Bedrooms – sleepout	2	
Design Occupancy	4	(Potential number of people)
Per capita Wastewater Production	180	(Litres per person per day)
Total Daily Wastewater Production	720	(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes ☐	No ☒	(Please tick)
b) Water Recycling - what %?	0% ☐		(Please tick)

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

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

Please tick	Yes ☐	No ☒
-------------	------------------------------	--

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

PART G: Secondary and Tertiary Treatment

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

Secondary Treatment		Refer to Section 3.1
Home aeration plant	☒	
Tertiary Treatment		
Ultraviolet disinfection		
Other		Specify

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

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

Please tick	Yes	√	No	
If not to be installed, explain why:				

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

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

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

Surface Dripper Irrigation	√	As Per Attached Plan
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		

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

Loading Rate	3	(Litres/m ² /day)
Disposal Area	Design (m ²)	240
	Reserve (m ²)	240

For driplines spaced at 1m
For driplines spaced at 1m

Explanation (Refer TP58 Sections 9 and 10)

Loading rate of 3 due to category 6 soils with slow draining characteristics in line with TP58 (2004), Table 9.2, p.150.

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

Reserve Disposal Area (m ²)	240	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	100%	

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

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.				
Plan Attached?	Yes	√	No	(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

Please tick	Yes		No	✓
-------------	-----	--	----	---

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

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application? (Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	✓	No	
-------------	-----	---	----	--

PART K: Is Your Application Complete?

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

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

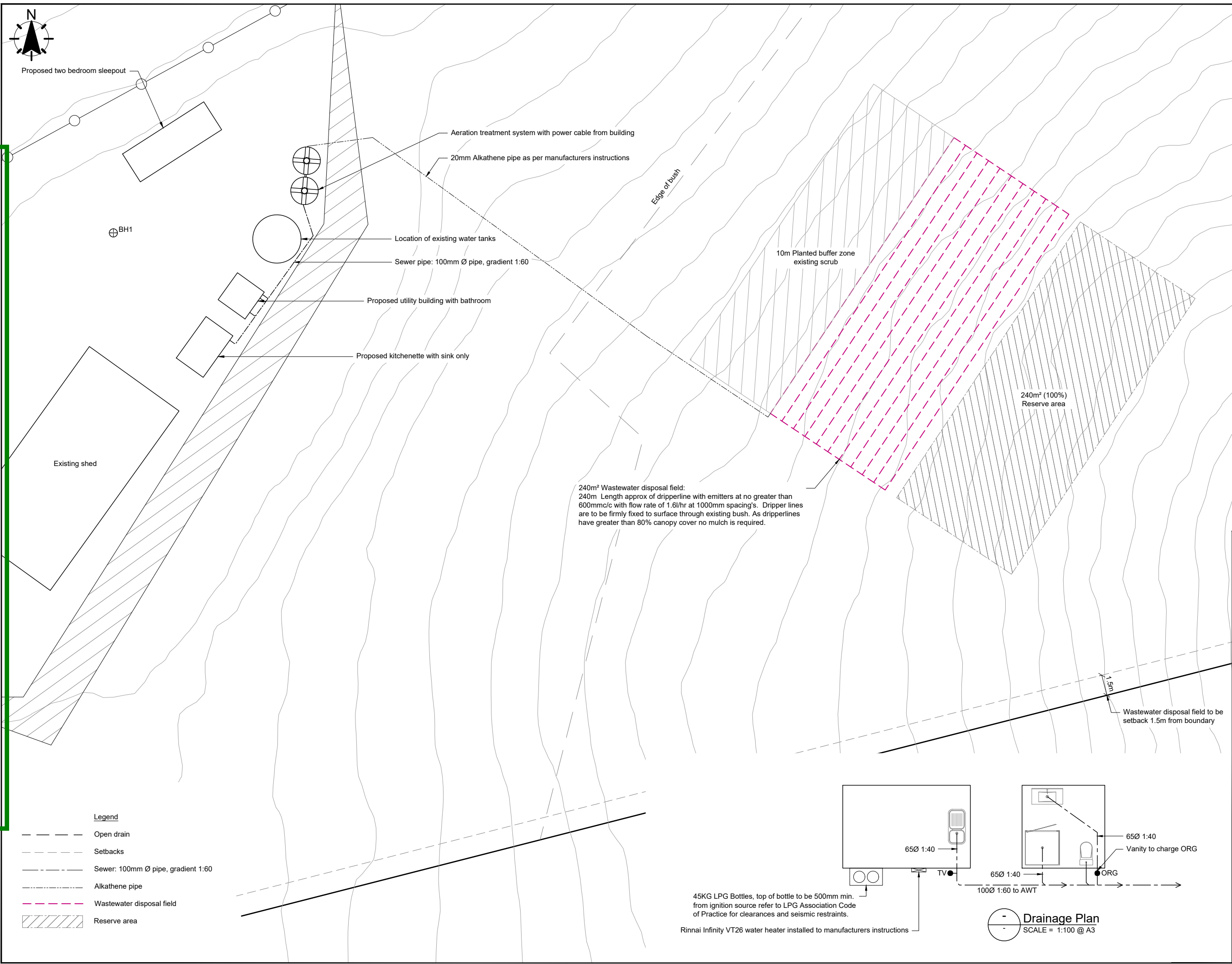
2. Declaration

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

Name: Martin O'Brien	Signature	
Position: Director	Date	25 th April 2024

Note:

Any alteration to the site plan or design after approval will result in noncompliance.
Building consent must be approved before work commences.



- NOTES**
- Contour lines at 1m increments, sourced from NRC .
 - All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
 - Length of dripper lines to be no more than 100m between feed points.
 - Dripper lines to follow contour lines
 - Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 - Field to be laid on slopes less than 25 degrees
 - Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
 - Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
 - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
 - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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

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

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O'BRIEN DESIGN CONSULTING

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

Project Title
Glen Bradbury
55 Sawyer Road
Mangonui
Lot 4 DP 132831

Sheet Title
Wastewater Site Plan

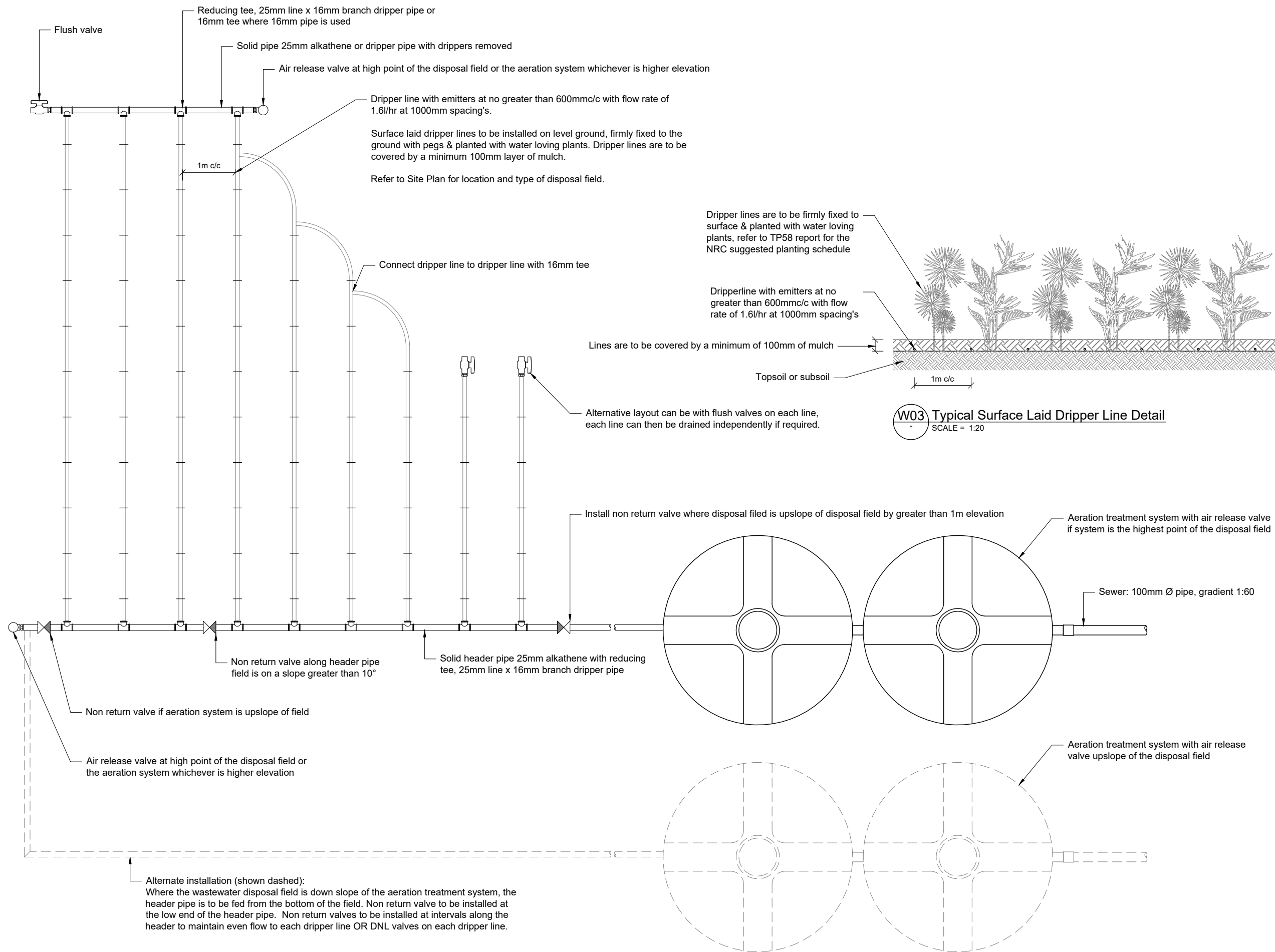
Drawn 9 April 2024

Project No 2949

Rev A **Sheet** A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Driller lines to follow contour lines.
4. Driller lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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

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

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Project Title
Glen Bradbury
55 Sawyer Road
Mangonui
Lot 4 DP 132831

Sheet Title
Wastewater Details

Drawn 9 April 2024

Project No 2949

Rev	Sheet
A	A02

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m

7.0 Borehole Log



BOREHOLE LOG 1



Client	Glen Bradbury	Job No.	2949
Project	Installation of onsite wastewater	Date Drilled	17/03/2024
Site Address	55 Sawyer Road, Mangonui	Drilled By	Martin O'Brien
Legal Description	Lot 4 DP 132831	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Rangiuru clay (RUH)		Slightly moist dark brown topsoil	4
200					
300					
400					
500					
600				Slightly moist orangey brown silty CLAY	6
700					
800					
900					
1000					
1100				Slightly moist yellowish white silty CLAY	
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay



Silt

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

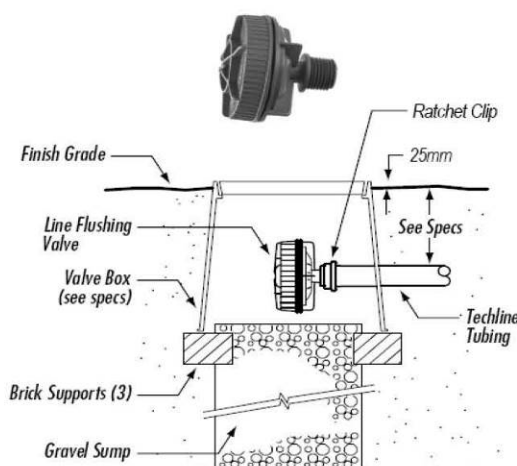
9.0 On Site Wastewater Installation Guide for the Installer

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:

Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump (valve box).
- The dumping of water (*additional flow*) allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

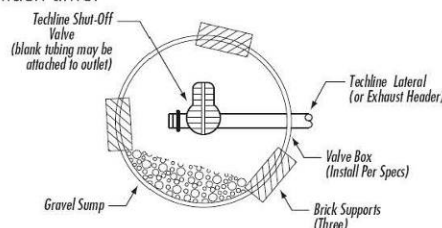


AUTOMATIC LINE FLUSHING VALVE:

- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

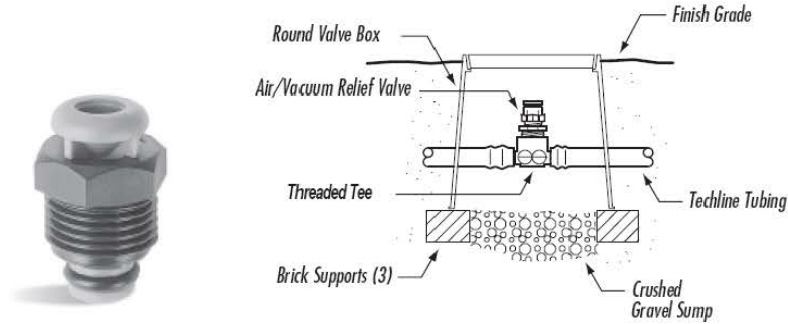
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



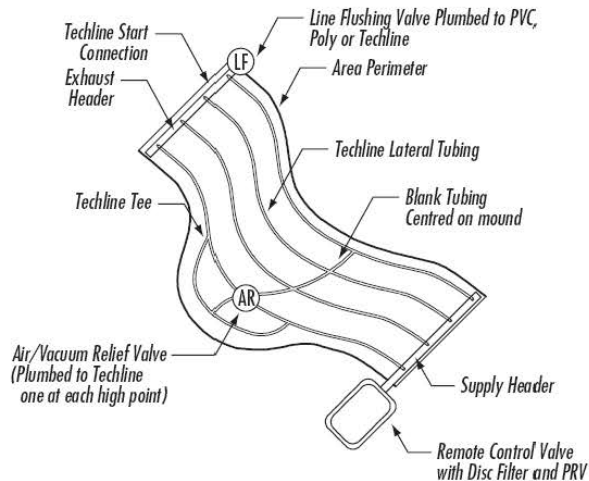
TECHLINE ASTM DESIGN GUIDE

AIR/VACUUM RELIEF VALVES:

Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.



Note: Larger Air Release valves are available for large projects.

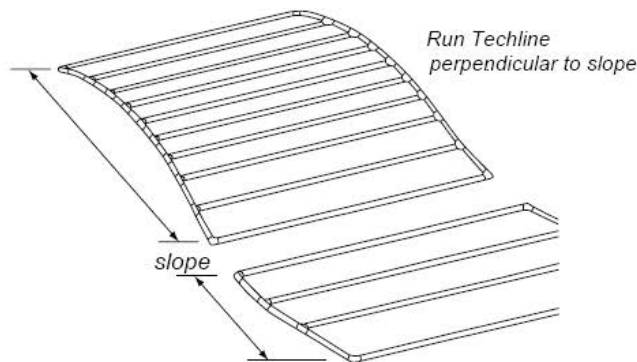
TECHLINE AS™ DESIGN GUIDE

SLOPES AND MOUNDS:

Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip system's shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to (across) slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage (DNL) device which will hold back water inside the dripperline laterals and manifolds.



NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
 - the top of the floating scum is 75mm or less from the bottom of the outlet
 - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

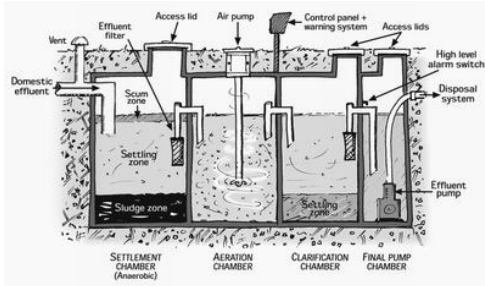
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying.
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Designs may differ with different brands.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does and therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less likely to be harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing, which helps prevent them becoming clogged, and there should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants. Lines are to be mulched with a minimum of 100mm of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the disposal field.

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving native plants are recommended for the wastewater disposal field. The list below is taken from the Northland Regional Council website <https://www.nrc.govt.nz/Resource-Library-Summary/Publications/Waste/Septic-tanks-and-sewerage-systems/Suitable-plants-for-effluent-disposal-areas/>.

Your local garden centre will be able to recommend additional plants. Let them know that the plants are for a wastewater field, the soil type (e.g., heavy, slow draining clay) and amount of topsoil present.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Puriri (large tree)
Vitex lucens

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclarii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses



11.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.
2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.
3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
4. Any alteration to the site plan or design will result in noncompliance.
5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.
6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.
7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.
8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.
9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: <https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6>. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.
10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.
11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.
12. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

12.0 Producer Statement



DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien.....(approved qualified design professional)

TO: Glen Bradbury.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 55 Sawyer Road, Mangonui, Lot 4 DP 132831

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

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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

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

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

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

Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)

BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri

Phone Number: 09 407 5208, 027 407 5208

Date: 25th April 2024

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