

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

**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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Quirino Limited

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Steven Sanson - Bay of Islands Planning

Email:

Phone number:

Postal address:

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

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

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7. Details of property owner/s and occupier/s

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

Name/s:

Audrey Campbell Frear

Property address/
location:

8. Application site details

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

Name/s:

Quirino Limited

Site address/
location:

484 Kerikeri Road, Kerikeri

Postcode 0293

Legal description:

Part Lot 6 Deposited Plan 2590

Val Number:

Certificate of title:

NA93C/105

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.

Call applicant prior to 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.

Two lot subdivision to create one additional lot in the Rural Residential Zone.

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

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

☐ 2009 ☒ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Quirino Limited

Email:

Phone number:

Postal address:

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

Fees Information

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

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)

Audrey Campbell-Frear for Quirino Limited

Signature:

(signature of bill payer)

Date

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

Email – office@bayplan.co.nz **Website** - www.bayplan.co.nz

25 September 2026

To: Far North District Council

Matter: Application seeking consent for a subdivision of Part Lot 6 DP 25904 at 484 Kerikeri Road, Kerikeri.

Please find attached an application for a subdivision at 484 Kerikeri Road, Kerikeri. The site is legally described as Part Lot 6 DP 25904 (Record of Title NA93C/105).

The applicant, Quirino Ltd, seeks consent to subdivide the site into two allotments. The subdivision creates one additional allotment and certificate of title. The subdivision will create the following lots.

Proposed Lot 200: 3.4351 ha

Proposed Lot 7: 2,612 m² net (2,854 m² gross)

The site is wholly within the Rural Residential zone under the Proposed Far North District Plan. This is confirmed at Figure 3.

Proposed Lot 200 (3.4351 ha) exceeds the 4,000 m² Controlled activity minimum allotment size for the Rural Residential zone under Standard SUB-S1.

Proposed Lot 7 (2,612 m² net) does not meet that Controlled minimum, but it exceeds the 2,000 m² Discretionary activity minimum.

The subdivision is accordingly a **Discretionary Activity** under Rule SUB-R3, being subdivision creating a new allotment.

As set out in this report, Proposed Lot 7 is already fully developed and serviced, and the shortfall against SUB-S1 is well insulated from any adverse effect on the environment.

The application also triggers TRAN-R2, in respect of the shared private accessway serving Proposed Lot 7, bundled within the overall Discretionary Activity status.

The application is supported by the following information.

- **Appendix A** Record of Title (NA93C/105)
- **Appendix B** Scheme Plan (Cook Costello Ref 17503)
- **Appendix C** Engineering Report (Cook Costello, Job 17503, dated 24 September 2026)

Regards

Steven Sanson
Consultant Planner

1. Applicant & Property Details

Applicant	Quirino Ltd
Address for Service	Bay of Islands Planning Limited Kerikeri House, Suite 3, 88 Kerikeri Road, Kerikeri C/O Steven Sanson steve@bayplan.co.nz
Legal Description	Part Lot 6 DP 25904
Record of Title	NA93C/105
Physical Address	484 Kerikeri Road, Kerikeri
Site Area	3.7205 ha
Proposed District Plan Zone	Rural Residential Zone / Rural Production Zone / Horticulture Precinct (Part of Lot 200)
Overlays / Notations	Airport Protection Surfaces. The Kerikeri Road frontage (Proposed Lot 7) is mapped as containing versatile soils. The NPS-HPL does not apply because the site is zoned Rural Residential. This is addressed at Section 4.

2. Summary of Proposal

Proposal	A subdivision of Part Lot 6 DP 25904 (RT NA93C/105) at 484 Kerikeri Road, Kerikeri. The subdivision creates two allotments, Proposed Lot 200 (3.4351 ha) and Proposed Lot 7 (2,612 m ² net), from the existing single title.
Reason for Application	Proposed Lot 200 exceeds the 4,000 m ² Controlled activity minimum allotment size for the Rural Residential Zone under Standard SUB-S1. Proposed Lot 7 does not meet that minimum, but it exceeds the 2,000 m ² Discretionary minimum. The subdivision is accordingly a Discretionary Activity under Rule SUB-R3, being subdivision creating a new allotment. TRAN-R2 is also breached. T
Appendices	Appendix A - Record of Title Appendix B - Scheme Plan. Appendix C - Engineering Report.

3. Introduction

The applicant, Quirino Ltd, seeks resource consent to subdivide its property at 484 Kerikeri Road, Kerikeri. The property is legally described as Part Lot 6 DP 25904 (RT NA93C/105). The subdivision creates two allotments, Proposed Lot 200 (3.4351 ha) and Proposed Lot 7 (2,612 m² net, 2,854 m² gross), and creates one additional allotment and certificate of title.

The Record of Title is provided in **Appendix A**.

The adjoining property, Lot 1 DP 154181, is also owned by the applicant. It is not otherwise part of this application. It is referenced only because it adjoins Proposed Lot 200 and is burdened by, or benefits from, easements associated with this subdivision, addressed in Section 5. As both titles are held in common ownership, those easements can be readily granted and registered.

Proposed Lot 7 contains an existing dwelling and ancillary shed. It is serviced independently of Proposed Lot 200 by its own water supply, on-site wastewater disposal field, power and telecommunications connections, and an existing vehicle access from Kerikeri Road, shared with the adjoining Lot 1 DP 154181. This is addressed further at Section 4 and in the engineering report at Appendix C.

No new building work, services or access are proposed or required as part of this application, other than removal of a small portion of an existing shed on Proposed Lot 7, addressed at Section 4. The existing servicing and access arrangements are confirmed adequate to continue serving Proposed Lot 7 following subdivision in the engineering report prepared by Cook Costello, dated 24 September 2026, provided in Appendix C.

The proposal is shown on the Cook Costello Scheme Plan (Ref 17503) provided in **Appendix B** and reproduced at Figure 5.



Figure 1. Site Aerial showing Part Lot 6 DP 25904, the current application site. Source Far North Maps GIS, Parcel 5057886.

4. Description of the Site and Surrounds

The subject site is located approximately 2km southwest of the Kerikeri town centre and 1km northeast of State Highway 10. The site is an irregular shape as it wraps around Lot 1 DP 154181

The site occupies a position on the rural/prei-urban interface along Kerikeri Road. It is bordered by expanding residential settlement to the north, and by rural residential lifestyle properties and commercial tourism activities to the south, including The Old Packhouse Market and the Makana Chocolate Factory.

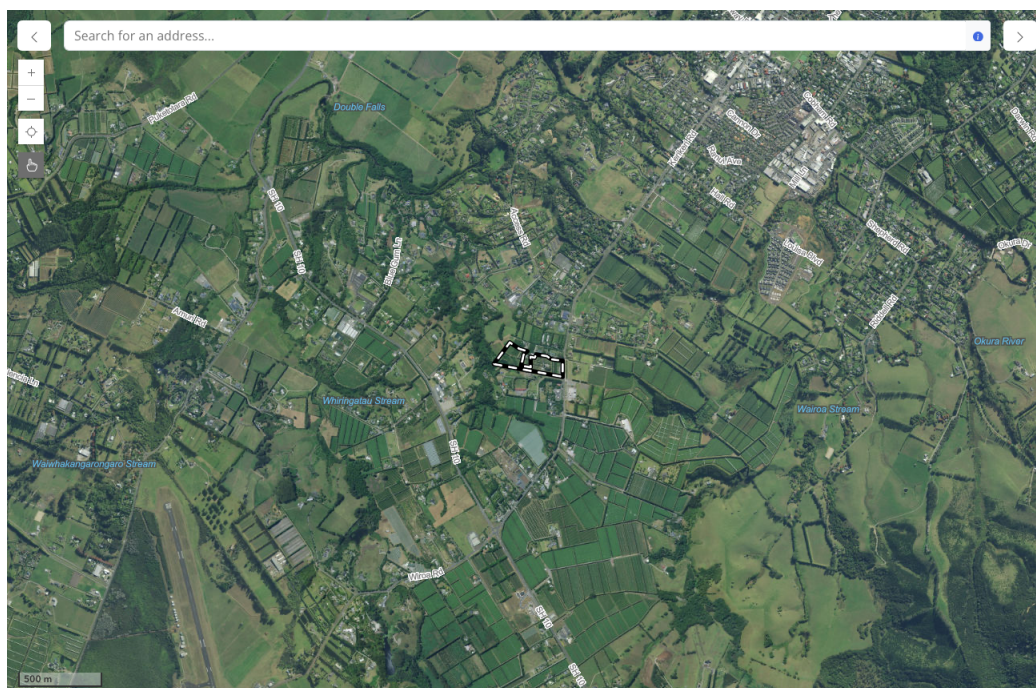


Figure 2. Site and Surrounds. Source Far North Maps.

Existing development, access and services

Proposed Lot 7 contains an existing, fully constructed 3 bedroom, 1 bathroom dwelling and ancillary shed. Vehicle access to Proposed Lot 7 is via an existing, gravel surfaced accessway from Kerikeri Road, shared with the adjoining Lot 1 DP 154181. The dwelling is serviced by a roof collected, tank stored potable water supply and an on site secondary treated wastewater disposal system, together with power and telecommunications connections, all independent of Proposed Lot 200. The septic disposal field, together with the dwelling itself, is confirmed to be wholly contained within the boundaries of Proposed Lot 7 as shown on the scheme plan. These servicing and access arrangements are assessed in detail in the engineering report prepared by Cook Costello, dated 24 September 2026, provided in Appendix C.

An existing accessory shed on Proposed Lot 7 currently extends approximately 45 m² across the internal boundary with Proposed Lot 200 shown on the scheme plan. This encroaching portion of the shed will be removed prior to the issue of the section 224(c) certificate, so that the shed is wholly contained within, and complies with the standards applying to, Proposed Lot 7. This is addressed further at Section 7.4.

Proposed Lot 200 is largely in orchard production, save for the rural produce activity that fronts Kerikeri Road.

Topography, landform and geotechnical features

The eastern frontage is relatively flat for approximately 200 m before falling towards the west and southwest at gradients of between 1 in 3 and 1 in 5. The site is bisected by a south-westerly trending spur, and the western gully sector exhibits a more pronounced, enclosed character. The underlying geology consists of Late Miocene basalt of the Kerikeri Volcanic Group, overlain by weathered, clay rich Orthic Oxidic soils.

Hydrology, vegetation and ecological context

Proposed Lot 200 is defined by a shallow gully containing a spring fed stream, and an overland flow retention pond, which drains into a vegetated tributary of the Puketotara Stream adjoining the western boundary.

The productive portion of the site functions as an established orchard in citrus (mandarin and lemon), avocado and macadamia, enclosed by internal and boundary shelterbelts, and spread across both Proposed Lot 200 and Proposed Lot 7.

Scattered native riparian vegetation remains near the stream and pond margins. No indigenous vegetation clearance is proposed as part of this subdivision.

Zoning, overlays and highly productive land

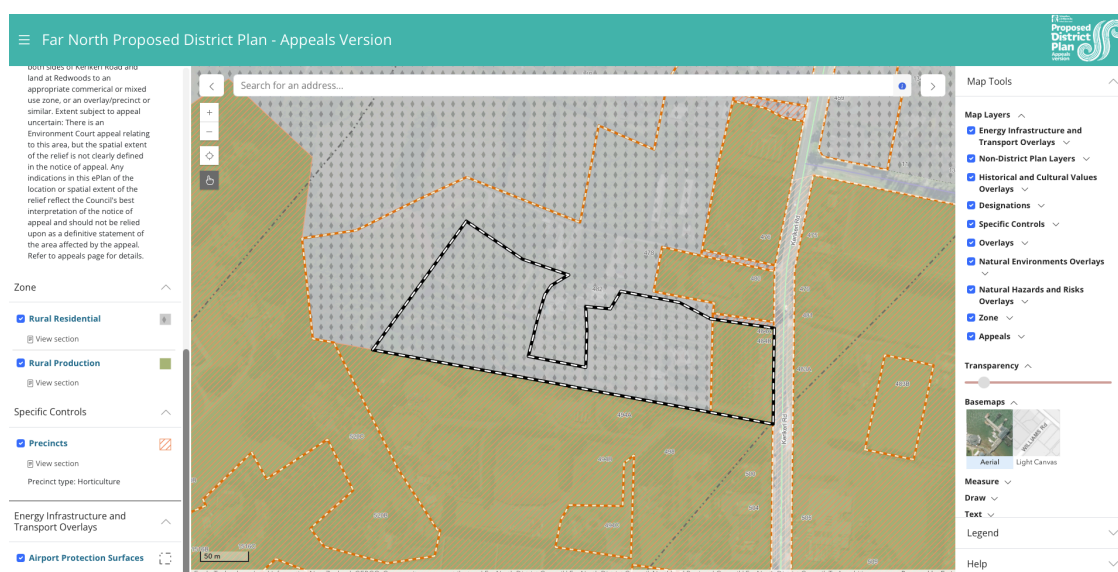


Figure 3. Zoning under the Proposed District Plan, Appeals Version. Source Far North Maps ePlan.

Figure 3 confirms that the large majority of the site is zoned Rural Residential in its entirety, with a small portion of Rural Production zone / Horticulture Precinct overlay applying to the Kerikeri Road frontage.

The site remains subject to an Airport Protection Surfaces notation. No heritage, outstanding landscape, natural feature, significant natural area, coastal or hazard overlay is identified on the site in the Proposed Plan.



Figure 4. Land Use Capability. Source Manaaki Whenua, Landcare Research LRIS Portal.

Figure 4 shows the majority of the site as LUC 2s1, versatile soils consistent with highly productive land. The balance of the site, Proposed Lot 200, is mapped LUC 4e2, non versatile, erosion prone hill country, and is not highly productive land.

Lot 7 is zoned Rural Residential, not General Rural or Rural Production. The NPS-HPL definition of highly productive land, at clause 3.4, is accordingly not met, and the NPS-HPL does not apply to this portion of the subdivision.

With respect to Lot 200, the proposal does not implicate or affect the productive capacity of the frontage land which is retained as Rural Production / Horticulture Precinct.

It relates to subdivision of land in the Rural Residential zone, creates no allotment within the Rural Production zone, and involves no vegetation clearance or earthworks. This is addressed further at Section 7.8.

5. Records of Title, Easements and Covenants

The Record of Title is provided in **Appendix A**. The title is subject to several registered encumbrances, easements and covenants, addressed below.

A historical fencing agreement (Transfer 286425) applies across the wider landholding, including the adjoining Lot 1 DP 154181.

The following easements are already registered:

Purpose	Shown	Burdened Land	Created By
Right of Way	I	Lot 1 DP 154181	C460756.3
Right to Convey Water & Right to Transmit Electricity	D	Lot 200 hereon	C487420.1
Right to Transmit Electricity	E, G	Lot 200 hereon	C487420.1

Purpose	Shown	Burdened Land	Created By
Right to Transmit Electricity	F	Lot 7 hereon	C487420.1

The subdivision will register the following new easements:

Purpose	Shown	Burdened Land	Benefited Land
Right of Way	I	Lot 1 DP 154181	Lot 7 hereon
Right to Transmit Electricity	G	Lot 200 hereon	Lot 7 hereon
Right to Convey Water	D, H	Lot 200 hereon	Lot 7 hereon

Lot 1 DP 154181 is owned by the applicant. As both that title and Part Lot 6 DP 25904 are held in common ownership, the easements over Lot 1 DP 154181 for the benefit of Proposed Lot 7 can be readily granted and registered as part of this subdivision.

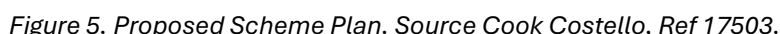
Building exclusion zones are secured by private covenants over areas marked A and B on the scheme plan, registered on DP 308182 and created by Deed of Covenant 5258406.1. These restrictive no build covenants are to be cancelled as part of the subdivision process. Council is not a party to these covenants.

6. Description of Proposal

The proposal provides for a subdivision of Part Lot 6 DP 25904, dividing the existing title into two fee simple lots.

Proposed Lot 200, 3.4351 ha. This is the western portion of the title, comprising the orchard blocks, the spring fed gully and stream, and the overland flow retention pond. Building exclusion covenant areas A and B are both located within this lot. This lot is largely undeveloped, save for development located in the Rural Production / Horticulture Precinct.

Proposed Lot 7, 2,612 m² net, 2,854 m² gross. This is the eastern, Kerikeri Road frontage portion of the title. This lot already contains a fully completed dwelling, independently serviced by its own roof collected water supply, on site wastewater disposal field, power and telecommunications, and accessed via an existing accessway from Kerikeri Road shared with Lot 1 DP 154181, all confirmed adequate in the engineering report at Appendix C.



The only physical change proposed as part of this subdivision is removal of an approximately 45 m² portion of an existing shed on Proposed Lot 7. This portion currently encroaches across the internal boundary with Proposed Lot 200 and will be removed prior to the issue of the section 224(c) certificate, so that the shed complies with the standards applying to Proposed Lot 7. This is addressed at Section 7.4. No other building work, and no new services or access, are proposed.

7. District Plan Assessment

7.1 Subdivision, activity status

Page 9

In the Rural Residential zone, SUB-R3 provides that subdivision is a Controlled Activity where CON-1 and CON-2 are met. Where CON-1 is not achieved, but CON-2 is met, the activity is Restricted Discretionary. Where CON-2 is not achieved, the applicable test becomes DIS-1. The activity is Discretionary if the Discretionary activity minimum lot size is met, or Non-complying if it is not. The tests are assessed below.

SUB-R3	Requirement	Assessment
CON-1	Compliance with SUB-S2, building platforms, SUB-S3, water supply, SUB-S4, stormwater, SUB-S5, wastewater, SUB-S6, telecommunications and power, and SUB-S7, easements.	Proposed Lot 7 already contains an established building platform, and is independently serviced by existing water supply, wastewater, power and telecommunications connections, confirmed adequate in the engineering report at Appendix C. This is addressed at Section 4. Proposed Lot 200 is undeveloped and capable of accommodating a compliant building platform for any future development. Easements are addressed at Section 5. Complies
CON-2	Compliance with SUB-S1, minimum allotment sizes, and SUB-S8, esplanades.	Proposed Lot 200, 3.4351 ha, exceeds the 4,000 m² Controlled minimum. Proposed Lot 7, 2,612 m² net, does not meet the 4,000 m² Controlled minimum. Neither lot adjoins MHWS, a qualifying river or a qualifying lake at the subdivided boundary, so SUB-S8 complies. Does not comply, SUB-S1, Lot 7
DIS-1	Where CON-2 is not met, is the Discretionary activity minimum allotment size of 2,000 m ² in the Rural Residential zone achieved?	Proposed Lot 7, 2,612 m² net, exceeds the 2,000 m² Discretionary minimum. Met
Outcome	SUB-R3	As CON-2 is not met and Proposed Lot 7 does not meet the Controlled activity minimum allotment size, the Controlled and Restricted Discretionary pathways do not apply. The applicable test is DIS-1. DIS-1 is met. Discretionary Activity

As set out at Section 7.6, TRAN-R2 is also not fully complied with, as the shared private accessway serving Proposed Lot 7 does not meet the carriageway width required by TRAN-Table 10, and the crossing is off an arterial road. This engages a Restricted Discretionary component in respect of the accessway. Because the subdivision itself is already a Discretionary Activity, this component is

bundled within, and does not alter, the overall Discretionary Activity status. The matters of discretion applicable to TRAN-R2 are nonetheless addressed at Section 8.

7.2 Subdivision standards, SUB-S1 to SUB-S8

Standard	Requirement	Assessment
SUB-S1	Minimum allotment sizes	Proposed Lot 200, 3.4351 ha, exceeds the 4,000 m² Controlled minimum for the Rural Residential zone. Proposed Lot 7, 2,612 m² net, does not meet the 4,000 m² Controlled minimum, but exceeds the 2,000 m² Discretionary minimum. Complies for Lot 200. Does not comply for Lot 7, addressed as Discretionary via DIS-1
SUB-S2	Building platforms for each allotment	Proposed Lot 7 already contains an established building platform occupied by the existing dwelling. Proposed Lot 200 is undeveloped and can readily accommodate a compliant building platform for any future development. Complies
SUB-S3	Water supply	Proposed Lot 7 is served by an existing roof collected, tank stored potable water supply, confirmed adequately sized and to be retained in its current configuration in the engineering report at Appendix C. Proposed Lot 200 is unaffected by the subdivision. Complies
SUB-S4	Stormwater management	No additional impervious area is created by the subdivision itself. Existing overland flow paths and the retention pond on Lot 200 are unaltered. Complies
SUB-S5	Wastewater disposal	Proposed Lot 7 is served by an existing on site, secondary treated wastewater disposal

Standard	Requirement	Assessment
		system, comprising a 4,500 L septic tank discharging to a 72 m² conventional trench disposal field, confirmed to be wholly contained within the lot and adequately sized for the existing three bedroom dwelling in the engineering report at Appendix C, assessed against AS/NZS 1547:2012. The engineering report confirms the disposal field is outside the applicable setback from the new internal boundary, subject to the field's as built position being confirmed as no closer than 1.5 m to that boundary. Complies
SUB-S6	Telecommunications and power supply	Existing connections serve Proposed Lot 7 independently of Proposed Lot 200, unaffected by the subdivision. Complies
SUB-S7	Easements for any purpose	Refer to the scheme plan and Section 5. Complies
SUB-S8	Esplanades	Not relevant. Neither lot adjoins a qualifying waterbody at the subdivided boundary. Complies

7.3 Subdivision rules

Rule	Subject	Assessment
SUB-R1	Boundary adjustments	Not applicable. The proposal creates an additional allotment and title. N/A
SUB-R2	Subdivision for public works, infrastructure, reserves or access	Not applicable, no such allotment is created. Complies
SUB-R3	Subdivision creating a new allotment	The proposal creates one additional allotment, Lot 7. CON-2 is not met, due to the SUB-S1 shortfall on Lot 7. DIS-1 is met.

Rule	Subject	Assessment
		Discretionary
SUB-R4	Subdivision creating a private accessway	Access to Proposed Lot 7 is via an existing, gravel surfaced accessway from Kerikeri Road, shared with Lot 1 DP 154181. No new private accessway is created under this rule. The standard of this existing, shared accessway is separately assessed against TRAN-R2 at Section 7.6. Complies
SUB-R5	Subdivision around an approved residential development	Not relevant. Complies
SUB-R6 / R7	Environmental benefit or management plan subdivision	Not relevant. Complies
SUB-R8	Land susceptible to instability	No land instability identified. Complies
SUB-R9 to R12	National Grid, critical electricity line, flood or coastal hazard	Not relevant. Complies
SUB-R13 to R15	Heritage area, scheduled heritage resource or SASM	Not relevant. Complies
SUB-R16	Mineral Extraction zone	Not relevant. Complies
SUB-R18 to R21	ONL, ONF, wetland, lake or river margins, coastal environment, ONCA	Not relevant. Complies
SUB-R22	Subdivision creating additional allotments containing highly productive land in the Rural Production zone	No additional allotment is proposed in the Rural Production Zone. Complies

Rule	Subject	Assessment
SUB-R23	Additional allotments within ONCA in the coastal environment	Not relevant. Complies

7.4 Rural Residential zone rules

Proposed Lot 200 and Proposed Lot 7 are largely within the Rural Residential zone. No new building is proposed as part of the subdivision. The only physical change is removal of a small portion of an existing shed on Proposed Lot 7, addressed at Section 4.

Proposed Lot 200 is largely undeveloped, save for the rural produce activities which are said to be permitted and comply with the relevant standards of the Rural Production Zone and Horticulture Precinct.

Rule	Subject	Assessment
RRZ-R1	New or altered buildings and structures	No new building or structure, and no extension or alteration to an existing building or structure, is proposed. Removal of the encroaching portion of the shed on Proposed Lot 7 is not new building work. N/A
RRZ-R2	Impermeable surface coverage	Proposed Lot 7 is already developed. The engineering report at Appendix C records the existing dwelling and shed as covering approximately 300 m ² and 94 m ² respectively, with the driveway covering approximately 454 m ² , a total impermeable surface of approximately 848 m ² . Against the reduced site area of Proposed Lot 7, this equates to approximately 30 per cent impermeable coverage, exceeding the permitted maximum of 12.5 per cent. The engineering report confirms this increase is a function of the site becoming smaller through subdivision, not of any additional impermeable surface being created, so that the existing rainfall runoff characteristics and peak flows are unchanged. As no new building or surface is proposed, RRZ-R2 is not a fresh land use consent trigger. The existing coverage is a relevant factor taken into account in the Discretionary Activity assessment of the subdivision at Section 8.

Rule	Subject	Assessment
		Existing coverage exceeds PER-1. Not a separate consent trigger, addressed at Section 8
RRZ-R3	Residential activity	Proposed Lot 7 already contains a lawfully established, existing residential unit. PER-1, requiring 4,000 m² per residential unit, is not a fresh matter for assessment, as no additional residential unit is proposed and the adequacy of the allotment is instead addressed through the subdivision consent itself at Section 7.1. Proposed Lot 200, 3.4351 ha, exceeds PER-1 for any future residential unit. N/A for Lot 7, existing dwelling, addressed via the subdivision consent. Complies for Lot 200
RRZ-R4 to R9	Visitor accommodation, home business, education, farming, conservation or rural produce retail	Not relevant. No such activity is proposed. N/A
RRZ-R10	Artificial crop protection or crop support structures	Not relevant. Complies
RRZ-R11	Vegetation within Airport Protection Surface area	Not relevant. Complies
RRZ-R12	Minor residential unit	Not relevant. Complies
RRZ-R13 to R25	Retirement village, community or recreation facility, industrial, rural industry, commercial, landfill, mineral extraction, composting, offensive trade and similar	Not relevant. Complies
RRZ-S1 to S3	Height, height in relation to boundary, and setback	The existing shed on Proposed Lot 7 currently encroaches approximately 45 m² across the internal boundary with Proposed Lot 200. This encroaching portion will be removed prior to the issue of the section 224(c) certificate, so that the shed's remaining footprint sits wholly

Rule	Subject	Assessment
		within Proposed Lot 7, clear of the 3 m setback from the internal boundary and within the applicable height in relation to boundary planes. Complies, following removal of the encroaching portion
RRZ-S4	Building or structure coverage	The engineering report at Appendix C records the existing dwelling and shed as covering approximately 300 m² and 94 m² respectively, a combined building footprint of approximately 394 m², including the approximately 45 m² portion of the shed that currently sits over the internal boundary. Once that portion is removed prior to the issue of the section 224(c) certificate, the building coverage wholly within Proposed Lot 7 reduces to approximately 349 m², against a permitted maximum of approximately 327 m², being 12.5 per cent of the site area. As the buildings are existing and no new building work is proposed beyond the shed reduction, RRZ-S4 is not a fresh land use consent trigger. The existing coverage is a relevant factor taken into account in the Discretionary Activity assessment of the subdivision at Section 8. Existing coverage exceeds PER-2. Not a separate consent trigger, addressed at Section 8
RRZ-S5 to S7	Sensitive activity setbacks from the Mineral Extraction zone, intensive primary production, and stock buildings	Not relevant. Complies

7.5 Horticulture Precinct and Rural Production zone rules

None of the activities listed in this chapter are proposed within the Horticulture Precinct portion of Proposed Lot 200. That portion remains undeveloped orchard land, and no building, structure or activity is created or altered there by this subdivision. Each rule is nonetheless addressed below for completeness.

Rule	Subject	Assessment
PREC2-R1	Residential activity	Not relevant. No residential unit exists or is proposed within the Horticulture Precinct portion of Lot 200. Complies
PREC2-R2 to R5	Rural produce manufacturing, garden centres ancillary to horticulture, plant and food research, artificial crop protection and crop support structures	Not relevant. None of these activities is proposed within the precinct portion of Lot 200. Complies
PREC2-R6 to R20	Visitor accommodation, educational facility, rural industry, rural tourism activity, papakāinga housing, mineral prospecting and exploration, emergency service facility, cemeteries and urupā, catteries and dog boarding kennels, recreation activity, community facility, industrial activity, intensive indoor and outdoor primary production, commercial composting, mineral extraction activity	Not relevant. None of these activities is proposed within the precinct portion of Lot 200. Complies
PREC2-S1	Building or structure coverage. The building or structure coverage of the site area is no more than 12.5 per cent. This standard prevails over RPROZ-S4 within the precinct.	Not relevant. No building or structure is proposed within the Horticulture Precinct portion of Lot 200. Complies

7.6 Transport rules

Access to Proposed Lot 7 is via an existing accessway and crossing from Kerikeri Road, shared with Lot 1 DP 154181. Proposed Lot 200 is accessed via the existing right of way and internal arrangements described in Section 5. Kerikeri Road is classified by NZTA's One Road Classification Network as an Arterial road, with an estimated average daily traffic volume of 11,814 vehicles per day, of which 12 per cent is heavy vehicles. No new crossing onto Kerikeri Road is proposed, and as the underlying activities are unchanged, there is no material change in trip generation. However, because the subdivision formalises the existing driveway as a shared private accessway serving three allotments, TRAN-R2 is triggered. The engineering report at Appendix C confirms that sight distance at the accessway, 275 m to the north and 335 m to the south, exceeds the 120 m required by FNDC Engineering Standard 2023 for a 50 km/h road, but that the carriageway width of the shared portion, varying between 3.7 m and 4.5 m,

does not consistently meet the 4.0 m carriageway required by TRAN-Table 10 for a private accessway serving 3 to 5 allotments, and that the crossing is off an arterial road. TRAN-R2 is accordingly not fully complied with, resulting in a Restricted Discretionary component to this application, bundled within the overall Discretionary Activity status addressed at Section 7.1. A dispensation from the width standard is recommended in the engineering report, given the existing gravel surface and adequate width for emergency vehicle access, and this is further addressed at Section 8.

Rule / Standard	Subject	Assessment
TRAN-R1 / S1	Parking	Existing parking arrangements serve Proposed Lot 7. Each lot can provide compliant parking for its permitted use. Complies
TRAN-R2 / S2	New or altered vehicle crossings and access, including private accessways	No new or altered vehicle crossing onto Kerikeri Road is proposed. However, TRAN-R2 also applies to private accessways, and the subdivision engages this rule by formalising the existing driveway as a shared private accessway serving three allotments, Proposed Lot 200, Proposed Lot 7 and Lot 1 DP 154181. PER-3 is not met, as Kerikeri Road is classified Arterial on the Transport Network Hierarchy layer. PER-5 is not met, as the engineering report at Appendix C confirms the shared portion of the accessway, with a carriageway width varying between 3.7 m and 4.5 m, does not consistently meet the 4.0 m carriageway and 6.0 m legal width required by TRAN-Table 10 for a private accessway serving 3 to 5 allotments. A dispensation is recommended in the engineering report, given the existing gravel surface and adequate width for emergency vehicle access. Does not comply with PER-3 or PER-5. Restricted Discretionary in respect of this rule, bundled within the overall Discretionary Activity status for the subdivision, addressed further at Section 7.1 and Section 8
TRAN-R3	Pedestrian access where vehicle access not provided	Vehicle access is provided to each lot. Not applicable. Complies

Rule / Standard	Subject	Assessment
TRAN-R4 / R5	Vehicle crossings, and buildings near railway level crossings	Not relevant. Complies
TRAN-R9	Trip generation	No high trip generating activity is created. Complies
TRAN-R13	Crossings from a State Highway or Limited Access Road	Access is from Kerikeri Road, not a State Highway or Limited Access Road. Not applicable. Complies

None of the activities listed in this chapter are proposed within the Rural Production zoned portion of Proposed Lot 200, other than the continuation of the existing farming activity. Each rule is addressed below for completeness.

Rule	Subject	Assessment
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	Not relevant. No new building or structure is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-R2	Impermeable surface coverage. Permitted where the impermeable surface coverage of any site is no more than 10 per cent.	Not relevant. No additional impermeable surface is created within the Rural Production zoned portion of Lot 200. Complies
RPROZ-R3	Residential activity	Not relevant. No residential unit exists or is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-R4 to R6	Visitor accommodation, home business, educational facility	Not relevant. None of these activities is proposed within the Rural Production zoned portion of Lot 200.

Rule	Subject	Assessment
		Complies
RPROZ-R7	Farming activity	The existing farming activity within the Rural Production zoned portion of Lot 200 continues as a permitted activity, unaffected by this subdivision. Complies
RPROZ-R8	Conservation activity	Not relevant. Complies
RPROZ-R9	Recreation activity	Not relevant. Complies
RPROZ-R10 / R11	Rural produce retail, rural produce manufacturing	Not relevant. Neither activity is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-R12	Farm quarry	Not relevant. Complies
RPROZ-R13	Catteries and dog boarding kennels	Not relevant. Complies
RPROZ-R14	Cemeteries and urupā	Not relevant. Complies
RPROZ-R15	Forestry activity not regulated by the NES for Commercial Forestry	Not relevant. Complies
RPROZ-R16	Additions or alterations to an existing community facility	Not relevant. There is no existing community facility within the Rural Production zoned portion of Lot 200. Complies

Rule	Subject	Assessment
RPROZ-R17	Emergency service facility	Not relevant. Complies
RPROZ-R18	Mineral prospecting and exploration	Not relevant. Complies
RPROZ-R19	Rural airstrip	Not relevant. Complies
RPROZ-R20	Artificial crop protection structures and crop support structures	Not relevant. Complies
RPROZ-R21	Seasonal worker accommodation	Not relevant. Complies
RPROZ-R22	Vegetation within airport protection surface area	Not relevant. No vegetation change is proposed within the Rural Production zoned portion of Lot 200, and no vegetation there penetrates the airport protection surfaces. Complies
RPROZ-R23	Papakāinga housing	Not relevant. Complies
RPROZ-R24	Expansion of existing mineral extraction activity	Not relevant. Complies
RPROZ-R25	Rural tourism activity	Not relevant. Complies
RPROZ-R26	Intensive indoor and outdoor primary production	Not relevant. Complies
RPROZ-R27	Rural industry	Not relevant.

Rule	Subject	Assessment
		Complies
RPROZ-R28	Camping grounds	Not relevant. Complies
RPROZ-R29	Community facility	Not relevant. Complies
RPROZ-R30 / R31	Extension of existing commercial activity, extension of existing industrial activity	Not relevant. Complies
RPROZ-R32	Commercial composting	Not relevant. Complies
RPROZ-R33	New mineral extraction activity	Not relevant. Complies
RPROZ-R34	Waste management facility	Not relevant. Complies
RPROZ-R35	Activities not otherwise listed in the chapter	Not relevant. Complies
RPROZ-R36	Industrial activity	Not relevant. Complies
RPROZ-R37	Commercial activities not otherwise provided for	Not relevant. Complies
RPROZ-R38	Landfill, including managed fill	Not relevant. Complies
RPROZ-R39	Community corrections activity	Not relevant. Complies

Rule	Subject	Assessment
RPROZ-R40	Retirement village	Not relevant. Complies
RPROZ-R41	Offensive trade	Not relevant. Complies
RPROZ-S1	Maximum height. No more than 12 m above ground level.	Not relevant. No building is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-S2	Height in relation to boundary	Not relevant. Complies
RPROZ-S3	Setback. New buildings must be setback at least 10 m from all site boundaries, subject to exceptions for smaller accessory buildings and habitable buildings near unsealed roads or commercial forests.	Not relevant. No building is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-S4	Building or structure coverage. No more than 15 per cent, except that PREC2-S1 prevails within the Horticulture Precinct.	Not relevant. No building is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-S5	Buildings or structures used to house, milk or feed stock, setbacks	Not relevant. Complies
RPROZ-S6 to S9	Sensitive activities setback from the Mineral Extraction zone, intensive primary production, stock buildings, and the Heavy Industrial zone	Not relevant. No sensitive activity is proposed within the Rural Production zoned portion of Lot 200. Complies
RPROZ-S10	Sensitive activities setback from the boundary of the Horticulture Precinct. At least 20 m.	Not relevant. No sensitive activity is proposed. Complies

7.7 Other district wide matters

Chapter	Subject	Assessment
Earthworks	Earthworks	No earthworks are required to give effect to the subdivision. Complies
Natural Hazards	Natural hazards	The site is not within a mapped flood, coastal or land instability hazard overlay. No increase in hazard exposure. Complies
Heritage	Historic heritage, heritage areas, significance to Māori, notable trees	None identified on the site. Complies
Ecology	Ecosystems and indigenous biodiversity, activities on the surface of water	No vegetation clearance and no works to any waterbody are proposed. Complies
Hazardous Substances	Hazardous substances	Not proposed. Complies
Other	Signs, lighting, temporary activities, genetically modified organisms	Not relevant to this subdivision. Complies

No rule with legal effect requires a consent beyond the subdivision itself, which is assessed as a Discretionary Activity under SUB-R3 as set out in Section 7.1.

7.8 Highly productive land

The site is largely mapped as having LUC 2s1 versatile soils, consistent with highly productive land, as shown at Figure 4. The balance of the site is mapped LUC 4e2, non-versatile, erosion prone hill country, and is not highly productive land.

Lot 7 is zoned Rural Residential, not General Rural or Rural Production. The NPS-HPL definition of highly productive land, at clause 3.4, is accordingly not met, and the NPS-HPL does not apply to this proposal.

With respect to Lot 200, that part of the subdivision is in effect a Controlled Activity due to the size of the site following subdivision. In addition, no activities or a subdivision itself is proposed along the Rural Production / Horticulture Precinct frontage to Kerikeri Road. For these reasons the NPS-HPL is not considered relevant and even if it were to be considered somewhat relevant, the proposal avoids the subdivision of highly productive land as shown in Appendix B. This ensures its protection for the long term.

8. Statutory Considerations

As the subdivision is a Discretionary Activity, addressed at Section 7.1, section 104B of the RMA applies. The consent authority may grant or refuse consent, and if granted, may impose conditions under section 108 as if it were considering an application for any activity.

Section 104 requires that, subject to Part 2, the consent authority have regard to any actual and potential effects on the environment, the relevant provisions of national and regional instruments, and the relevant plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary. Those matters are addressed below.

Section 104(1)(a), assessment of effects on the environment

Minimum lot size

Proposed Lot 200 at 3.4351 ha, exceeds the 4,000 m² Controlled activity minimum allotment size for the Rural Residential zone. Proposed Lot 7, 2,612 m² net, does not, though it exceeds the 2,000 m² Discretionary minimum. Proposed Lot 7 already contains a fully established, existing dwelling with independent services. The shortfall does not result in any additional building, servicing or access effect beyond what already exists on the ground. No new dwelling, building platform or infrastructure is enabled by the subdivision. Proposed Lot 7 is accordingly well insulated from any adverse effect arising from its size, and the shortfall against SUB-S1 is not considered to give rise to any adverse effect on the environment.

The building and impermeable surface coverage of Proposed Lot 7, addressed at Section 7.4, numerically exceeds the RRZ-S4 and RRZ-R2 permitted thresholds. This reflects existing, already established development that is unaffected by the subdivision itself. No new building or impervious surface is proposed. The engineering report at Appendix C confirms that, because no additional development, earthworks or changes to ground levels are proposed, the physical rainfall runoff characteristics of the site remain unchanged and the subdivision will not increase stormwater contribution to the downstream catchment or require additional attenuation or treatment infrastructure. This is a matter properly weighed as part of this Discretionary Activity assessment rather than an effect created by this application. The matters of discretion under RRZ-S4 and RRZ-R2, being character and amenity, landscaping and screening, stormwater management, and visual dominance, are unaffected, as the existing built environment is not changing.

Rural character and amenity effects

The subdivision does not introduce any new building, activity or land use. The existing orchard, shelterbelt and residential pattern remains unchanged, save for removal of the small encroaching

portion of the shed on Proposed Lot 7. Any adverse effect on visual character and amenity arising from the subdivision itself is less than minor.

Reverse sensitivity

The Rural Production zone and Horticulture Precinct land are in close proximity to Lot 7, however the subdivision creates an additional Rural Residential title, but does not itself enable any new sensitive activity. Effects are less than minor.

Access and traffic

Access to Proposed Lot 7 is via an existing accessway, shared with Lot 1 DP 154181. No new crossing onto the road network is created, and as the underlying activities are unchanged, there is no material change in traffic generation. As addressed at Section 7.6, TRAN-R2 is engaged because the subdivision formalises this accessway as a shared private accessway, and is not fully complied with, as the carriageway width of the shared portion does not consistently meet TRAN-Table 10 and the crossing is off an arterial road. This engages the matters of discretion under TRAN-R2, addressed in turn. The use, location, design and number of vehicle crossings are unchanged, being an existing arrangement with no new crossing proposed. Alternative access is not readily available, as the accessway is the only existing means of reaching Proposed Lot 7 and Lot 1 DP 154181 from Kerikeri Road. The engineering report at Appendix C confirms sight distance at the accessway, 275 m to the north and 335 m to the south, exceeds the 120 m required, and that the gravel surface and available width are considered adequate for emergency vehicle access notwithstanding the carriageway width shortfall. Separation distances from other crossings are unaffected, as no new crossing is proposed. The volume and type of vehicles using the accessway, and the frequency of use, are unchanged by the subdivision. On this basis, and subject to the dispensation recommended in the engineering report, effects on the safety and efficiency of the transport network are less than minor.

Servicing, easements and infrastructure

Proposed Lot 7 is fully and independently serviced by its own existing water supply, wastewater disposal field, power and telecommunications connections, none of which are affected by the subdivision. Proposed Lot 200 is serviced via the existing and new easements described in Section 5. Servicing effects arising from this subdivision are less than minor.

Fire fighting water supply

The engineering report at Appendix C notes that the existing dwelling will likely fall within the FW2 firefighting water supply category under SNZ PAS 4509:2008, and that, other than the potable water tank, there is no known dedicated firefighting water supply on Proposed Lot 7 at present. As no new dwelling or building is proposed as part of this subdivision, this is an existing condition rather than an effect of the subdivision itself. It is nonetheless recommended that provision of a compliant firefighting water supply for Proposed Lot 7 be confirmed, whether from the existing tank or a dedicated supply, and secured by way of a condition of consent if not already in place.

Natural hazards

The site is not identified within any flood, coastal or land instability hazard overlay in the Proposed Plan. The subdivision does not increase exposure to natural hazards, and no earthworks or new built development are proposed. Section 106 of the RMA is satisfied.

Ecology, heritage and landscape

No indigenous vegetation clearance is proposed and the riparian margins of the stream and pond on Proposed Lot 200 are unaffected. The site contains no scheduled heritage resource, site or area of significance to Māori, outstanding landscape or natural feature, and is not within the coastal environment. There are accordingly no adverse effects on these values.

Airport Protection Surfaces

The site is subject to an Airport Protection Surfaces notation. No structures or vegetation that would penetrate the protection surfaces are proposed. The subdivision is consistent with the notation. The site is well removed from the airport zone and any effect on the airport operator is less than minor.

Section 104(1)(ab), measures to achieve positive effects

The subdivision rationalises the title pattern of Part Lot 6 DP 25904 into two allotments that reflect the established, existing use of the land, an occupied residential allotment, an undeveloped orchard allotment to the west, and existing uses to the east, fronting Kerikeri Road. This is an efficient use of the land resource consistent with the purpose of the RMA.

Section 104(1)(b), national and regional instruments

The National Policy Statement for Highly Productive Land is addressed at Section 7.8. As Lot 7 is zoned Rural Residential, it does not meet the NPS-HPL definition of highly productive land, and the NPS-HPL does not apply to this subdivision. The design of the subdivision does not promote activities or a subdivision with the land zoned as Rural Production / Horticulture Precinct and for this reason, there are no resulting effects to the soil resource.

No soil disturbance or change of use of a piece of land that is or was subject to a HAIL activity is proposed by the subdivision. Lot 7 is clearly in residential use and the subdivision merely formalises this activity around an appropriate curtilage containing enough area to meet statutory requirements.

The stream and pond on Proposed Lot 200 are retained and unaltered. No works within or affecting a natural wetland or watercourse are proposed. The NES-FW is not engaged.

The site is not within the coastal environment. The New Zealand Coastal Policy Statement is not relevant.

The proposal is consistent with the Regional Policy Statement in that it does not generate reverse sensitivity or sterilisation effects and is already serviced on site. No regional consent is required.

Section 104(1)(b)(vi), objectives and policies of the Proposed Plan

The relevant objectives and policies of the Subdivision and Rural Residential chapters are assessed in the tables below.

Ref	Objective / Policy	Assessment
SUB-O1	Efficient use of land achieving zone objectives, local character,	The subdivision makes efficient use of the land by creating allotments that reflect the existing, established use of the land and the

Ref	Objective / Policy	Assessment
	and avoiding reverse sensitivity and hazard risk.	Rural Residential zone outcomes. It introduces no reverse sensitivity risk and no hazard. Consistent
SUB-O2	Recognises and provides for protection of highly productive land and identified natural and heritage values.	No natural or heritage value is affected. The highly productive land position is addressed at Section 7.8. Consistent
SUB-O3	Infrastructure planned to service the subdivision.	Both lots are already adequately serviced by existing infrastructure. Consistent
SUB-O4	Subdivision accessible, connected and integrated.	Both lots have existing, adequate access, addressed at Section 7.6. Consistent
SUB-O5	Protects long term availability and productive capacity of highly productive land.	The subdivision does not reduce the availability or productive capacity of highly productive land. No Rural Production zoned or Horticulture Precinct land is subject to this application, as shown at Figure 3. Consistent
SUB-P1	Enable boundary adjustments that do not alter the degree of non-compliance, the number or location of access, or the number of titles.	Not directly applicable. This proposal is a subdivision creating a new allotment rather than a boundary adjustment. N/A
SUB-P3	Provide for subdivision resulting in allotments consistent with the planned environment, of adequate size and shape with a building platform and legal and physical access.	Proposed Lot 200 exceeds the zone minimum allotment size. Proposed Lot 7, although below the Controlled minimum, is consistent with the broader surrounding rural residential lot pattern along Kerikeri Road, and already has an established building platform and legal and physical access. Consistent

Ref	Objective / Policy	Assessment
SUB-P6	Infrastructure provided in an integrated and comprehensive manner.	Both allotments are already adequately served. This is addressed at Section 7.2. Consistent
SUB-P8 / RPROZ-P6	Avoid subdivision that fragments highly productive land or reduces its productive capacity.	No highly productive land is fragmented. No allotment is created within the Rural Production zone. Consistent
SUB-P11	Matters to consider, being reverse sensitivity, scale, density and character, infrastructure, hazards, heritage and natural values, and tangata whenua associations.	None of these matters is adversely affected by the subdivision. Consistent

Ref	Objective / Policy	Assessment
RRZ-O1	Zone used predominantly for rural residential and small scale farming compatible with rural character.	Existing use continues and the subdivision supports a rural residential title pattern. Consistent
RRZ-O2	Predominant character and amenity maintained, being peri urban scale and smaller lot sizes than the Rural Production or Rural Lifestyle zones.	Proposed Lot 7 and Proposed Lot 200 are peri urban scale allotments consistent with the zone's smaller lot sizes and the established local pattern. Consistent
RRZ-O3	Helps meet growth demand around urban centres without compromising future rezoning.	The subdivision does not compromise future rezoning. Consistent
RRZ-O4	Land use and subdivision maintains character and amenity, supports rural residential and small scale farming, and manages reverse sensitivity.	Character and amenity are unchanged and reverse sensitivity is not increased. Consistent
RRZ-P1	Enable activities that do not compromise the role, function,	No new activities are proposed by the subdivision itself.

Ref	Objective / Policy	Assessment
	character and amenity of the zone.	Consistent
RRZ-P2	Avoid activities incompatible with the zone.	No incompatible activity is created. Consistent
RRZ-P3	Avoid or mitigate reverse sensitivity on primary production in adjacent Rural Production zones or Horticulture Precincts.	No new sensitive activity is created. Consistent
RRZ-P4	Encourage reticulated services to the boundary.	Each lot is already served by existing, independent services. Consistent
RRZ-P5	Matters to consider, being scale and character, buildings, interface treatment, on-site infrastructure, roading, hazards, and natural and heritage values.	None adversely affected. Consistent

Ref	Objective / Policy	Assessment
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.	The small portion of Rural Production zoned land within Lot 200 is not divided by this subdivision and no allotment is created within it. Its availability for primary production is unaffected. Consistent
RPROZ-O2	The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities, and other compatible activities that have a functional need to be in a rural environment.	No new activity is introduced within the Rural Production zoned portion of Lot 200. Its existing primary production use continues unaffected. Consistent
RPROZ-O3	Land use and subdivision in the Rural Production zone protects highly productive land from sterilisation,	No new activity or allotment is created within the Rural Production zoned portion of Lot 200. There is no

Ref	Objective / Policy	Assessment
	enables and prioritises it for farming and forestry, protects primary production from reverse sensitivity, does not compromise productive use, avoids natural hazards, and is able to be serviced by on site infrastructure.	sterilisation, no reverse sensitivity, no hazard, and the land remains serviceable as before. Consistent
RPROZ-O4	The rural character and amenity values associated with a rural working environment are maintained.	The character and amenity of the Rural Production zoned portion of Lot 200 is unchanged by the subdivision. This objective also applies within the Horticulture Precinct. Consistent
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.	The existing primary production use of the Rural Production zoned portion of Lot 200 continues unaffected by this subdivision. Consistent
RPROZ-P2	Ensure the Rural Production zone provides for activities that require a rural location, by enabling primary production as the predominant land use, enabling a range of compatible supporting activities, and enabling the maintenance, operation or upgrade of lawfully established existing activities provided any loss of highly productive land is minimised.	No new activity is proposed within the Rural Production zoned portion of Lot 200 and no highly productive land is lost. Consistent
RPROZ-P3	Manage the establishment, design and location of new sensitive activities and other non productive activities in the Rural Production zone to avoid, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly from rural lifestyle development on highly productive land.	No new sensitive activity or rural lifestyle development is proposed within the Rural Production zoned portion of Lot 200. Consistent
RPROZ-P4	Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, including a predominance of primary production activities and low density	The rural character and amenity of the Rural Production zoned portion of Lot 200 is maintained. This policy also applies within the Horticulture Precinct.

Ref	Objective / Policy	Assessment
	development with generally low site coverage.	Consistent
RPROZ-P5	Avoid land use that is incompatible with the purpose, character and amenity of the Rural Production zone, lacks a functional need for a rural location, would result in the loss of availability or productive capacity of highly productive land, would exacerbate natural hazards, or cannot provide appropriate on site infrastructure.	No land use change is proposed within the Rural Production zoned portion of Lot 200. Consistent
RPROZ-P6	Avoid subdivision that results in cumulative loss of the availability or productive capacity of highly productive land, cannot demonstrate retention of overall productive capacity over the long term, fragments land into parcel sizes no longer able to support farming or forestry, or provides for rural lifestyle living other than around an existing residential unit or with an environmental benefit.	The Rural Production zoned land within Lot 200 is not divided by this subdivision and its productive capacity is not reduced. Consistent
RPROZ-P7	Consider the following matters where relevant when assessing land use and subdivision in the Rural Production zone, including whether the proposal increases production potential, reliance on the productive nature of the soil, consistency with rural scale and character, and, for subdivision, the potential for loss of highly productive land, land sterilisation or fragmentation, effects at zone interfaces, servicing capacity, roading adequacy, and effects on heritage, cultural and tangata whenua values.	This subdivision does not increase or decrease production potential, does not fragment or sterilise the Rural Production zoned portion of Lot 200, and does not affect any heritage, cultural or tangata whenua value. This policy also applies within the Horticulture Precinct. Consistent

Ref	Objective / Policy	Assessment
PREC2-O1	The Horticulture precinct is managed to ensure its current and long term protection and availability for horticultural activities, by enabling and prioritising horticultural, farming and ancillary activities over other activities that do not	The Horticulture Precinct land within Lot 200 is not divided by this subdivision and no allotment is created within it. Its availability for horticultural activity is unaffected. Consistent

Ref	Objective / Policy	Assessment
	have a functional need to locate in the precinct.	
PREC2-O2	Land use and subdivision in the Horticulture precinct avoids land sterilisation or fragmentation, avoids reverse sensitivity effects on horticulture or farming, does not exacerbate natural hazards, is able to be serviced by on site infrastructure, and only enables maintenance, operation or upgrade of existing activities if the loss of highly productive land is minimised.	No new allotment or activity is created within the precinct. There is no sterilisation, no fragmentation, no reverse sensitivity, and no hazard. Consistent
PREC2-P1	Identify a Horticulture precinct in the Kerikeri and Waipapa area on the basis that the land has suitable soil and climate characteristics, access to a water source, and supporting infrastructure, or that the land provides an effective buffer to manage reverse sensitivity effects on horticultural activities.	Not directly engaged. This policy concerns the identification of the precinct rather than the assessment of activities or subdivision within it. The extent of the precinct is unaffected by this subdivision. N/A
PREC2-P2	Avoid land use that is incompatible with the purpose, function and character of the Horticulture precinct, results in the loss of productive capacity or compromises horticultural or farming use, lacks a functional need to be located in the precinct, or does not minimise the loss of highly productive land when maintaining, operating or upgrading an existing activity.	No land use change is proposed within the precinct. Consistent
PREC2-P3	Enable horticulture, farming and associated ancillary activities that support the function of the Horticulture precinct, where adverse effects are contained on site to the extent practicable and they are able to be serviced by onsite infrastructure.	The existing horticultural use of the precinct land within Lot 200 continues unaffected by this subdivision. Consistent
PREC2-P4	Ensure sensitive activities are designed and located to avoid reverse sensitivity effects on horticulture and farming activities, including adverse effects associated with dust, noise, spray drift and potable water collection.	No new sensitive activity is created by this subdivision. Consistent

Ref	Objective / Policy	Assessment
PREC2-P5	Avoid subdivision in the Horticulture precinct that fragments land into parcel sizes no longer able to support horticulture or other farming, fails to enable a suitable building platform for a future residential unit, causes reverse sensitivity effects on existing horticultural or farming activities, or does not provide appropriate onsite infrastructure.	This subdivision does not divide or fragment the precinct land within Lot 200. Consistent
PREC2-P6	Encourage the amalgamation or boundary adjustments of land in the Horticulture precinct where this assists horticultural activities to be more viable on the land.	Not applicable. This subdivision is not for that purpose, and does not detract from horticultural viability in the precinct. N/A

Ref	Objective / Policy	Assessment
TRAN-O3 / O4	Parking, loading and access support land use. The network provides for safe and efficient movement.	Access is via the existing accessway. Parking is retained. Subject to the accessway width dispensation recommended in Appendix C, safety and efficiency are unaffected. Consistent
TRAN-P3	Ensure safe, efficient, well connected operation through management of crossings, sightlines and access design.	No new crossings are proposed. Sight distance at the existing crossing complies. Carriageway width of the shared accessway does not consistently comply with TRAN-Table 10, addressed at Sections 7.6 and 8, and a dispensation is recommended. Generally consistent
TRAN-P7	Matters to consider when assessing transport effects, being road classification, access design and connectivity.	No adverse transport effect arises from the subdivision. Consistent

For the reasons above, the proposal is considered to be consistent with the objectives and policies of the Proposed Plan as they apply to the subdivision now proposed.

Section 104(1)(b), weighting of the relevant planning instruments

The chapters relied upon are the current Appeals Version, 20 August 2026, chapters of the Proposed Far North District Plan.

Two categories of appeal status must be distinguished. First, each chapter lists certain new provisions sought by appeal, being additional provisions not included in the decisions, which the Proposed Plan records as having no legal effect.

Second, a number of the decisions version provisions themselves remain subject to appeal. In the ePlan these are shown with an orange border.

Provisions in the first category attract little or no weight. Provisions in the second category are the operative expression of the Council's decision but, being under appeal, attract reduced weight relative to a settled provision.

Provisions that are neither, that is the confirmed decisions version provisions not under appeal, attract full weight and are effectively operative. The weighting exercise below identifies, chapter by chapter, which provisions relevant to this application fall into each category.

Chapter	Relevant provisions relied on or engaged, and their appeal status	Weighting
Subdivision	Full weight, not under appeal. Rule SUB-R3, subdivision creating a new allotment, and its CON-1, CON-2 and DIS-1 tests, standards SUB-S2 to SUB-S8, and objectives SUB-O1, O3 and O4, and policies SUB-P3 and P6. Under appeal, shown with an orange border. Standard SUB-S1, minimum allotment sizes, the determinative standard for this application given the Lot 7 shortfall, objectives SUB-O2, O5 and O6, policies SUB-P8 and P11, and Rule SUB-R22, additional allotments containing highly productive land, not engaged. New provisions sought by appeal, no legal effect. Provisions relating to energy and infrastructure capacity, an electricity network reverse sensitivity setback policy, and managed rural growth and highly productive land protection policies.	The rule that determines the activity, SUB-R3, carries full weight. SUB-S1 is under appeal and therefore attracts somewhat reduced weight. In any event, Proposed Lot 7's existing, well established and appropriately insulated development means the shortfall does not weigh against the grant of consent. The highly productive land and anti fragmentation provisions carry reduced weight and are, in any event, not engaged by this proposal.
Rural Residential	Full weight, not under appeal. Objectives RRZ-O1 to O4 and policies RRZ-P1 to P5, all assessed in Table 9, and the Rural Residential minimum lot size framework as it appears in the zone, being 2,000 to 4,000 m ² . New provisions sought by appeal, no legal effect. Provisions relating to energy and infrastructure capacity, climate and	The entire Rural Residential objective and policy framework against which the proposal is assessed is confirmed and not under appeal, and therefore carries full weight. Only additional provisions with no

Chapter	Relevant provisions relied on or engaged, and their appeal status	Weighting
	rainfall infrastructure, and community wellbeing, amenity, ecology and anti fragmentation provisions.	legal effect are outstanding, and none is relied on.
Horticulture Precinct / Rural Production	Entire area subject to appeal in relation to the site. Refer Section 7.5.	Limited to nil weight.
Transport	Full weight, not under appeal. Objectives TRAN-O1 to O5 and policies TRAN-P1 to P7, including TRAN-O3, O4, P3 and P7 relied on in Table 10, and rules TRAN-R1, R2, R9 and R13. TRAN-R2 is engaged and not fully complied with, addressed at Sections 7.6 and 8.	All Transport provisions relevant to access, crossings, parking and trip generation carry full weight. TRAN-R2 carries full weight, but the Restricted Discretionary component it engages is bundled within, and does not alter, the overall Discretionary Activity status.

Overall weighting

The provisions that determine this application carry full weight and are not under appeal. Chief among them is Rule SUB-R3, which sets the activity status for subdivision creating a new allotment, together with its CON-1, CON-2 and DIS-1 tests. The Rural Residential objectives and policies, RRZ-O1 to O4 and RRZ-P1 to P5, and the relevant Transport provisions are likewise confirmed and not under appeal, and the proposal is consistent with all of these.

Standard SUB-S1 is under appeal. Irrespective of its precise weighting, Proposed Lot 7's existing, well-established development and independent servicing mean the shortfall against it is well insulated from adverse effect and does not weigh against the grant of consent.

No operative Far North District Plan provision is more directly relevant to, or more restrictive of, the proposal than the Proposed Plan provisions assessed above. On balance the Proposed Plan provisions support the grant of consent.

Section 104(1)(c), other matters

There are no other matters considered relevant to the determination of this application.

9. Notification

Section 95A of the RMA sets out the steps for determining public notification, as follows.

Public notification is not mandatory, at Step 1, and is not precluded, at Step 2.

At Step 3, the application is not subject to a rule or national environmental standard requiring public notification, and this assessment concludes that any adverse effects on the environment would be less than minor.

At Step 4, there are no unusual or exceptional circumstances that would warrant public notification. The application can be processed without public notification.

Section 95B of the RMA addresses limited notification, as follows.

There are no affected customary rights or marine title groups, and no statutory acknowledgement is engaged, at Step 1. Limited notification is not precluded, at Step 2.

At Step 3, no person is considered to be affected in terms of section 95E. The subdivision introduces no new building or intensity. Existing uses continue unchanged. Proposed Lot 7 is already fully and independently serviced. The only affected adjoining title, Lot 1 DP 154181, is held by the applicant itself. Adverse effects on any person are accordingly less than minor.

No special circumstances arise, at Step 4.

This assessment concludes that potential adverse effects arising from the proposal would be less than minor, and the application can proceed on a non-notified basis.

10. Part 2 of the RMA

Purpose, section 5.

The proposal promotes the sustainable management of natural and physical resources. It creates a title pattern that reflects the existing, established use of the land and enables the applicant to provide for its economic wellbeing. There are no obvious environmental effects arising.

Matters of national importance, section 6.

The site is not subject to any matter of national importance. There are no scheduled heritage resources, sites of significance to Māori, outstanding landscapes or areas of significant indigenous vegetation on or adjacent to the site.

Other matters, sections 7 and 8.

The proposal maintains the amenity values and quality of the environment under section 7, and raises no matter engaging the principles of the Treaty of Waitangi under section 8.

The proposal is consistent with Part 2.

11. Overall Conclusion

This application seeks resource consent for a subdivision of Part Lot 6 DP 25904 at 484 Kerikeri Road, Kerikeri, creating Proposed Lot 200, 3.4351 ha, and Proposed Lot 7, 2,612 m² net, from the existing title.

Proposed Lot 200 exceeds the 4,000 m² Controlled activity minimum allotment size for the Rural Residential zone. Proposed Lot 7 does not, but it exceeds the 2,000 m² Discretionary minimum, and the subdivision is accordingly assessed as a Discretionary Activity under Rule SUB-R3. Proposed Lot 7 is

already fully developed and independently serviced, as confirmed in the engineering report prepared by Cook Costello at Appendix C, such that the shortfall against SUB-S1 is well insulated from any adverse effect on the environment. TRAN-R2 is also engaged and not fully complied with, in respect of the shared private accessway serving Proposed Lot 7, but this is bundled within, and does not alter, the overall Discretionary Activity status, as addressed at Sections 7.1, 7.6 and 8.

Based on the assessment above, the potential adverse effects on the environment of the subdivision proposed would be less than minor and can be managed through appropriate conditions. The proposal is also considered to be consistent with relevant higher order statutory provisions.

On this basis, it is considered that the application can be processed on a non-notified basis and granted subject to conditions.

Please do not hesitate to contact me should you require any additional information.

Kind regards

Steven Sanson
Consultant Planner



**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 **NA93C/105**
Land Registration District **North Auckland**
Date Issued 06 July 1993

Prior References
NA689/128

Estate Fee Simple
Area 3.7205 hectares more or less
Legal Description Part Lot 6 Deposited Plan 25904
Registered Owners
Quirino Limited

Interests

Fencing Agreement in Transfer 286425

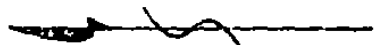
Subject to a right to convey water over part marked B and a right to transmit electricity over parts marked B and D on Plan 154181 created by Transfer C487420.1

The easements created by Transfer C487420.1 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a of way and a right to convey water specified in Easement Certificate C460756.3

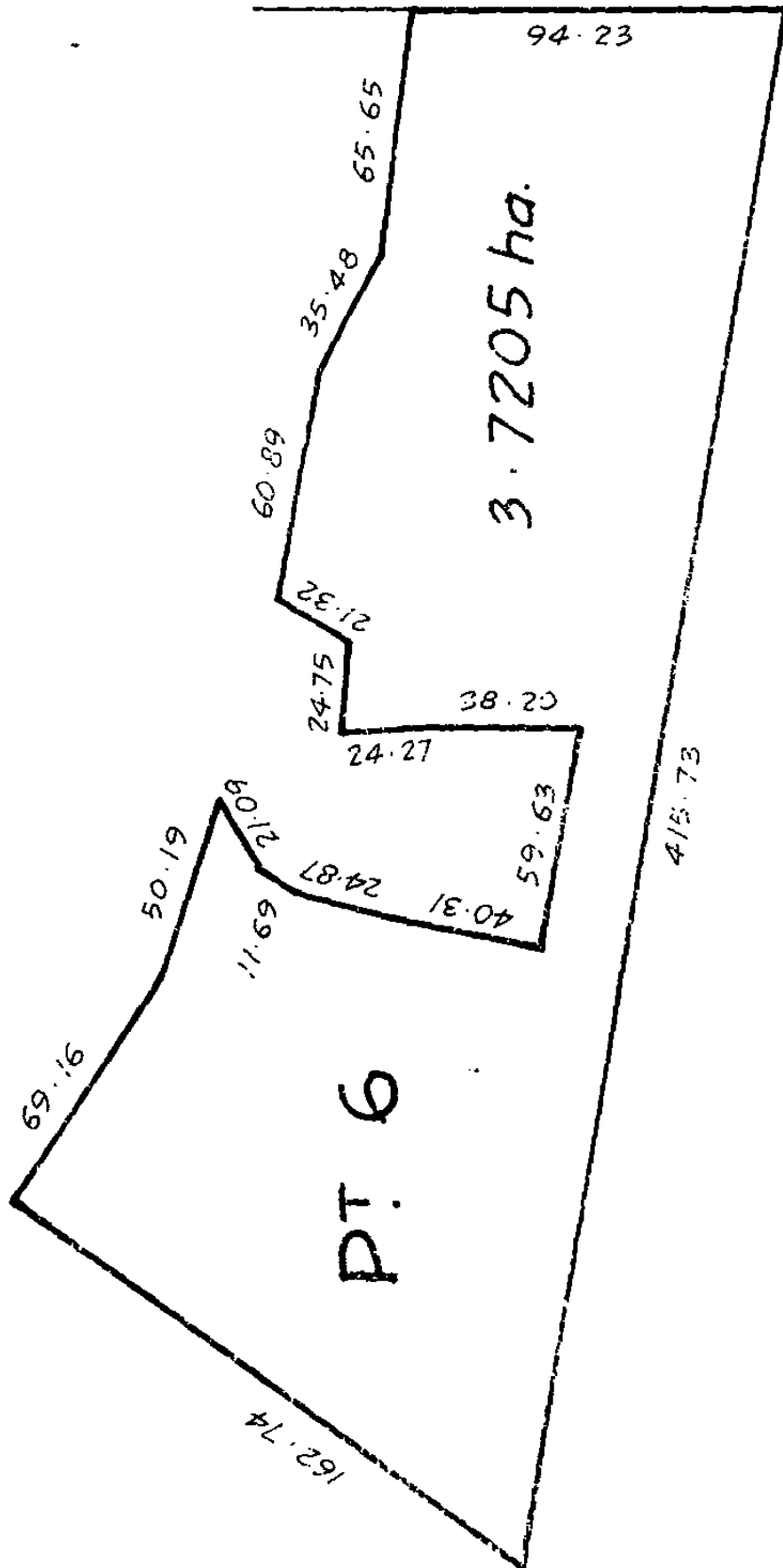
Land Covenant in Deed 5258406.1 - 19.6.2002 at 2:35 pm

13141833.4 Mortgage to ASB Bank Limited - 31.10.2024 at 2:03 pm



FAR NORTH DISTRICT

KERIKERI ROAD



DP 25904

M.T. Exd.

MEMORANDUM



Cook Costello
2 Norfolk Street
Whangarei 0110
P: 09 438 9529
E: ccl@coco.co.nz
W: www.coco.co.nz

To	Far North District Council
Date	24 September 2026
Attention	Quirino LTD.
From	Cook Costello
Date	24 September 2026
Project	Orangefields
Job number	17503
Subject	Pt Lot 6 DP 25904

1. Purpose

This memorandum has been prepared to support the proposed subdivision of 484A Kerikeri Road, Kerikeri. The purpose of this memo is to confirm that the existing services currently serving the dwelling located within Pt Lot 6 DP 25904 are adequate to continue servicing the property following subdivision.

The assessment is limited to the existing dwelling, its outbuildings, and its associated on-site services. The subdivision is not expected to alter the existing dwelling's potable water supply, wastewater provisions, or stormwater drainage characteristics at the dwelling location.

2. Site description and proposal

The property at 484A Kerikeri Road, Kerikeri, has the legal description of Pt Lot 6 DP 25904. The property contains an existing 3-bedroom, 1-bathroom dwelling and is serviced by existing on-site infrastructure. The current intent is for the dwelling and its servicing arrangements to remain unchanged following the future subdivision.

The address is currently mapped as a rural residential zone as per the FNDC District Plan.

This memo has been prepared on the basis that the existing serviced building remains in its current location and that no additional demand is proposed on the existing services as part of the subdivision for this retained dwelling.

The property is currently served by:

- a roof-collected, tank-stored potable water supply;
- an on-site effluent treatment and disposal system, with the disposal field located immediately south of the dwelling;
and
- an aggregate-surfaced accessway.

There is no reticulated potable water or wastewater service available to the property.

2.1 Proposal

The proposed development intends to subdivide the existing property at 484A Kerikeri Road. The subdivision will establish separate titles for the proposed residential lots and provide the necessary access and servicing arrangements to support the development.

As part of the proposed subdivision, the existing dwelling situated within Pt Lot 6 DP 25904 is to be retained. The subdivision will establish a new boundary around the existing dwelling, resulting in the creation of proposed Lot 7 within the wider development.

The existing dwelling will remain unchanged, with no alterations to the building, site layout or established use of the property proposed as part of the subdivision. The existing shed/garage outbuilding is also located within the proposed Lot 7 boundary; however, a portion of the western side of the building currently extends beyond the required setback from the proposed new boundary. As part of the subdivision, the western section of the outbuilding is proposed to be removed, reducing the overall footprint of the building and ensuring the retained structure is located within the required legal setback.

The existing servicing arrangements for the dwelling, including the water supply, wastewater and stormwater infrastructure, will otherwise be retained in their current configuration. No additional development, earthworks, changes to ground levels, or modifications to the existing infrastructure are proposed within Lot 7.

The subdivision of this lot primarily serves to formalise the existing development through the creation of a new lot boundary around the dwelling and its associated services, with only minor modification to the existing outbuilding required to accommodate the new boundary. The engineering assessment for Lot 7 is focused on confirming that the existing development and servicing arrangements can be appropriately retained within the proposed lot configuration.

There is no change proposed to:

- the dwelling, its footprint, or the number of bedrooms and therefore the design occupancy;
- the impervious area or land cover within the property;
- the water supply, treatment or storage arrangements; or
- the wastewater treatment and disposal arrangements.

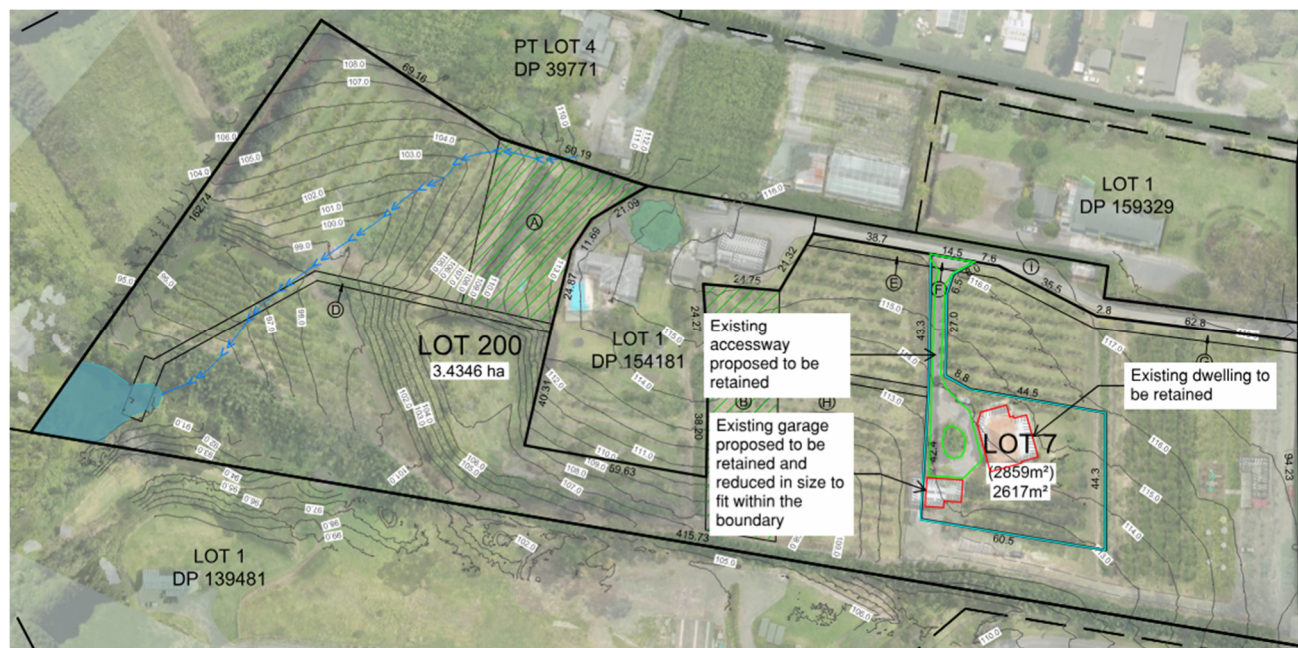


Figure 1: Subdivision of Lot 7 with the existing dwelling

3. Potable water supply

3.1 Observations

There is currently no reticulated potable water supply available to the property. Surrounding residents with no reticulated water supply obtain potable water via on-site rainwater capture. Roof-collected rainwater supply is the conventional and accepted means of potable supply for properties in rural areas where no reticulated supply is available where the supply is entirely self-contained within the property.

The property is currently serviced by a roof-collected, tank-stored potable water supply connected to the existing dwelling. The size of the existing tank is unknown; however, it is understood that the existing potable water supply tank is of adequate sizing and is to be retained as part of the proposed subdivision.

The existing water tank overflow outlets discharge towards the natural overland flow path located along the southern boundary of the parent lot. This flow path provides a suitable location for overflow from the existing tank, allowing excess water to follow the existing drainage pattern.

The discharge location is also situated outside the applicable setback required for onsite services and structures. The existing arrangement can be retained within proposed Lot 7 without encroaching on the required setback areas or requiring additional stormwater infrastructure.

3.2 Fire Supply

On-site storage for fire-fighting water supplies is required as there will be no reticulated water supply on the property. The existing dwelling will likely meet the FW2 water supply category as defined by SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice).

A constant water source will need to be stored within 90 m of the dwelling in order to provide adequate firefighting service to the dwelling. To comply with SNZ PAS 4509:2008, a dwelling with a fire water classification FW2 should have a minimum water storage capacity of 45 m³, however this can be reduced to 10m³ as per Fire and Emergency Northland's allowances

Other than the potable water tank, there is no known firefighting supply on the lot currently.

4. Stormwater

4.1 Observations

As stormwater is caught within the property, it travels to the southern boundary of the development via non-concentrated overland flow and stormwater flow paths, where it then travels along the southern boundary of the property into a natural pond in the southwestern corner of the lot. This pond feeds the stormwater northwest through a series of ephemeral streams and natural watercourses where it outlets into the Puketotara Stream that connects to the Kerikeri River and then discharges into the Pickmere Channel.

There are two ephemeral stormwater concentration points on the proposed development which can be seen in Figure 2. The first stormwater flow path is located on the southern boundary of the lot, where stormwater from the road and roadside food shop areas flows onto the southern neighbour's property and follows the southern boundary until it crosses the boundary line and discharges into the natural pond on the southwestern corner of the property.

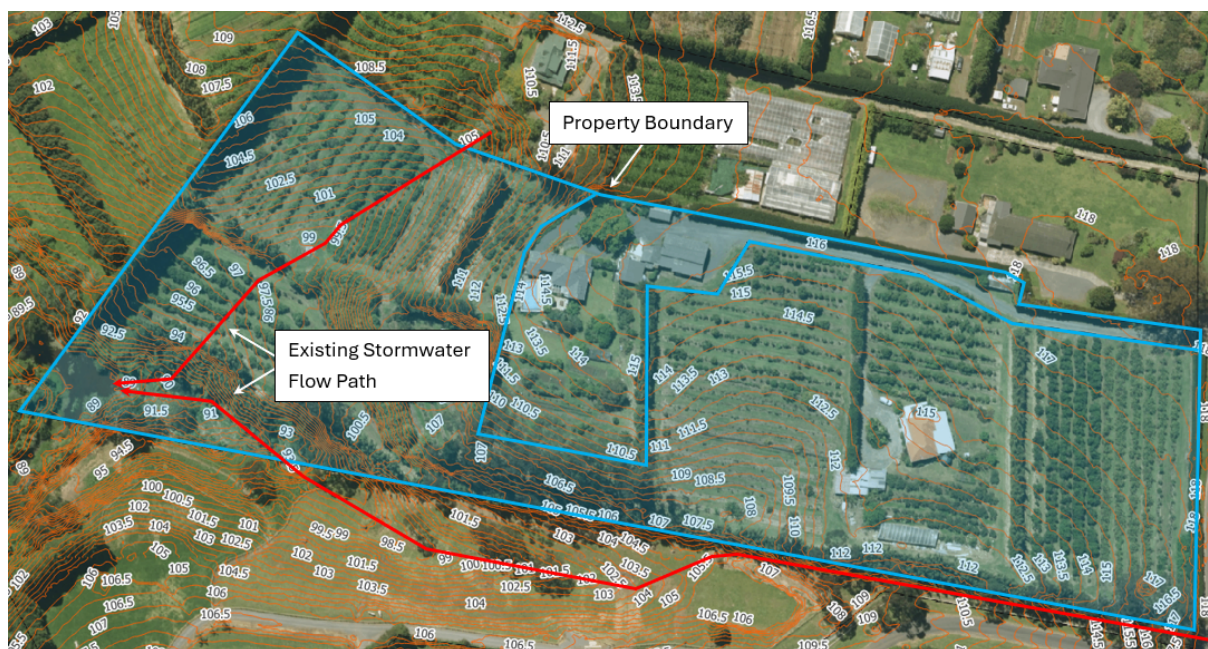


Figure 2: Stormwater overland flow paths identified within the parent lot

The second stormwater flow path is located near the western boundary of the property. The flow path starts in the northern neighbour's property and crosses the boundary running southwest, following the valley in the western section of the lot. Water in this part of the catchment area is directed to the south where it passes the effluent field location and outlets into the existing pond on the southwestern corner of the property. It is noted that this flowpath is outside of the reaches of the proposed lot and will not affect development at this location.

4.2 Assessment

The proposal does not involve any changes to the existing building coverage, hardstand areas, land cover or ground levels. The physical rainfall-runoff characteristics of the existing development will therefore remain unchanged.

However, the proposed subdivision will reduce the existing property from approximately 3.7 ha to 2 842 m². The proportion of the proposed lot occupied by impervious surfaces will increase from approximately 2% to 30%, despite no additional impervious surfaces being proposed. The existing dwelling and shed cover approximately 300 m² and 94 m², respectively, with the driveway covering approximately 454 m².

For the Rural Residential Zone (RRZ) in the Proposed Far North District Plan, the maximum permitted impermeable surface area is 12.5% of the site area.

As the subdivision does not introduce any additional development or alter the existing stormwater-generating surfaces, there is no anticipated change in the peak flows or runoff volumes generated by the existing development. The subdivision is not expected to increase the stormwater contribution to the downstream catchment or generate a requirement for additional attenuation, treatment or stormwater infrastructure on the property.

5. Wastewater

5.1 Observations

An on-site, secondary-treated effluent treatment and disposal system serves the dwelling. The system is secondary treated, comprising a 4,500 L septic tank discharging to a land-based conventional trench disposal system.

The existing on-site wastewater disposal system was assessed as part of a subdivision report prepared by Bay of Islands Drainage, dated 28 November 2017. The assessment identified an existing 4,500 L two-chamber aerated effluent treatment tank, which discharges to a conventional trench-style disposal system. The system was determined to require a minimum disposal field area of 72 m² to adequately service the site.

The 2017 assessment concluded that the existing wastewater treatment and disposal system was adequate for the proposed site. The field dimensions identified during the site investigation have therefore been used to represent the existing disposal area for the purposes of this assessment.

The system is proposed to be retained in its current form and location.

5.2 Assessment

The loading on the system is a function of the occupancy of the dwelling, which is unchanged by the subdivision. No additional bedrooms, dwellings or fixtures are proposed on the subject property, so the loading on the existing system will remain as it is at present.

On-site wastewater disposal systems are required to be contained entirely within the lot they serve, while also providing sufficient reserve area to accommodate future extension or replacement of the disposal field if required. The system must also maintain the applicable minimum setback distances from property boundaries, watercourses, water supply sources, and buildings.

It has been determined that the boundary change is outside of the legal setback distances for the existing disposal field and the existing system location is considered compliant, however if it is found that the effluent field is not where it was marked on the original plan and is closer than 1.5m from the new boundaries the field should be reassessed and potentially moved

5.3 Existing Disposal System

The existing system was designed in accordance with Auckland Regional Council's TP58, On-site Wastewater Systems: Design and Management Manual. This assessment has been conducted under AS/NZS 1547: 2012 to determine if the existing system complies in accordance with the current on-site wastewater disposal requirements.

The soils observed on site were determined to fall under category 3-4 of TP-58, with category 3 described as a medium-fine and loamy, well-draining sand, and category 4 being a sandy loam, loam, and silt loam with moderate drainage properties. These have been compared against the soil categories listed in AS/NZS 1547:2012.

The described soils across the site are assumed to behave as a loam and therefore have an effluent disposal category of 3, being moderately structured with an indicative permeability K_{sat} of 1.5 – 3.0m/day.

As the wastewater system is existing and the original construction date of the dwelling is unknown, the presence of water-saving fixtures within the dwelling cannot be confirmed. For the purposes of assessing the existing system, it has been conservatively assumed that the dwelling is fitted with standard water-use fixtures, with no reduction in wastewater generation.

Based on this assumption, a flow rate of 180 L/person/day has been adopted. A three-bedroom dwelling has a design occupancy of five persons; this results in a total estimated daily wastewater loading of 900 L/day. This loading has been adopted as the design loading capacity of the existing wastewater treatment and disposal system.

The existing effluent field site is situated on sloping ground at a slightly waning convergent grade of approximately 8%.

5.4 Required Effluent Tank Sizing

For the effluent tank capacity with a 5-year desludging period, the sizing is as follows:

$$24\text{-hour storage volume} = 5 \text{ people} \times 180 \text{ L/person/day} = 900 \text{ L}$$

$$24\text{-hour storage volume above the high-water level} = 900 \text{ L}$$

$$5 \text{ years of sludge accumulation at } 80 \text{ L/person/year} = 5 \times 80 \times 5 = 2000 \text{ L}$$

$$\text{Total tank volume} = 900 \text{ L} + 900 \text{ L} + 2000 \text{ L} = 3800 \text{ L}$$

The minimum effluent tank capacity should be at least 3800 L. The exiting systems treatment tank of 4500L is sized adequately for the development.

5.5 Effluent field sizing for the proposed dwelling

Conventional trench effluent disposal field sizing is as follows:

$$Q = 180 \text{ L/person/day} \times 5 \text{ persons} = 900 \text{ L/day}$$

$$\text{DLR} = 30 \text{ mm/day (Table 5.2 of AS/NZS 1547:2012)}$$

$$\text{Total field area} = 900 \text{ L/day} / 30 \text{ mm/day} = 30 \text{ m}^2 \text{ (Including trench spacing)}$$

$$\text{Trench length example} = 50 \text{ m}$$

$$\text{Trench width example} = 0.6 \text{ m}$$

$$\text{Trench spacing (min)} = 1 \text{ m}$$

$$\text{Reserve area} = 30\% \text{ of field area} = 9 \text{ m}^2$$

$$\text{Total field area} = 39 \text{ m}^2$$

Therefore, a minimum secondary treated disposal field of 30 m² (not including spacing between trenches) with a reserve area of an additional 9 m² is required at the site.

The existing 4,500 L secondary treatment tank and 72 m² trench disposal field are considered appropriately sized to accommodate the wastewater loading generated by the existing dwelling. Based on the conservative design loading of 900 L/day adopted for the property, the existing treatment and disposal system provides sufficient capacity to service the dwelling in accordance with the relevant provisions of AS/NZS 1547:2012.

As the dwelling, occupancy and wastewater servicing arrangements are to remain unchanged as part of the proposed subdivision, the existing wastewater system can be retained without modification or upgrade. The disposal field, reserve area, and setbacks can be appropriately accommodated within the proposed Lot 7 boundary, and the subdivision is not expected to affect the ongoing operation or compliance of the existing on-site wastewater system.

6. Access

Far North District Council Engineering Standard 2023 (FNDC ES (2023)) has been used as the basis of the access assessment.

6.1 Site Accessibility – Kerikeri Road

The existing lot is accessed via gravel accessways that outlet to Kerikeri Road from the northern and southern corners of the property. Kerikeri Road is a sealed urban road classified by NZTA's 'One Road Classification Network' (ONRC) as an 'Arterial' road with a speed limit of 50km/hr. This road has an estimated 'Average Daily Traffic' (ADT) of 11,814 vehicles per day, with 12% of the daily traffic volume being heavy vehicles.



Figure 3: current accessways entering the property from the northern and southern corners of the lot.

6.2 Accessway

It is proposed that the existing driveway following the northern boundary of the parent lot be used to access the dwelling location, as it does currently. The existing accessway currently enters the property from the northwestern corner of the lot, travels approximately 120m west, before turning south for approximately 65m into the proposed lot where the dwelling and its outbuildings are located. The existing access is a gravel-surfaced driveway, with a 3.7 to 4.5 m carriageway width (it varies over its length) and approximately 6.0 m legal width. Lot 1 DP 154181 (482 Kerikeri Road) is currently accessed via the same accessway proposed to serve the new subdivided lot. The accessway continues beyond the subject lot and provides ongoing access to Lot 1.

As this is a rural development and the beginning section of the accessway will serve three properties, the accessway is required to be constructed to the minimum design requirements of a 'Type D' private accessway in accordance with Table 3-16 of the FNDC ES 2023. This requirement applies only to the portion of the accessway that will serve as a shared access for multiple residential lots and does not apply to sections providing access solely to an individual property.

FNDC ES 2023 requires the accessway to provide a 6.0 m legal width, comprising a 4.0 m carriageway and two 0.25 m unsealed shoulders. The current dimensions do not always comply with the FNDC standard, however given the access is graveled, and there is enough room for emergency services to access the site, a dispensation is requested.

6.3 Sight Distance

As per FNDC ES (2023), a minimum sight distance of 120 m is required for a vehicle crossing entering an arterial road with a 50 km/h speed limit. From the northern vehicle crossing, there is an approximate sight distance of 275 m to the north of the vehicle crossing and 335 m to the south. This sight distance complies with the standard set out in FNDC ES (2023).

Table 1 Approximate sight distance view from the proposed access locations

	
Lot 1 DP 154181 – Southern view from the northern accessway (Google Street View Sep 2024)	Lot 1 DP 154181 – Northern view from the northern accessway (Google Street View Sep 2024)

7. Conclusion

Based on the assessment undertaken, the existing dwelling and associated infrastructure within proposed Lot 7 can be retained and appropriately serviced following subdivision.

7.1 Potable Water:

The existing roof-collected, tank-stored potable water supply is to be retained in its current configuration. The existing tank location and overflow arrangement are suitable for the proposed Lot 7 configuration, with the overflow discharging towards the established southern overland flow path. The potable water supply arrangements are considered suitable and compliant for the proposed subdivision.

7.2 Wastewater:

The existing 4,500 L secondary treatment tank and 72 m² conventional trench disposal field provide sufficient capacity for the assessed wastewater loading of 900 L/day. The required disposal area, reserve area and applicable setbacks can be accommodated within the proposed Lot 7 boundary. The existing wastewater system is therefore considered adequately sized and compliant with the relevant requirements of AS/NZS 1547:2012, with no upgrade required as a result of the subdivision.

7.3 Stormwater:

No changes to the existing dwelling, impervious surfaces, land cover or ground levels are proposed. Accordingly, the subdivision will not increase the existing stormwater runoff generated from the developed portion of Lot 7. The existing stormwater flow paths and drainage arrangements can be retained, with no additional attenuation, treatment or stormwater infrastructure required for the proposed subdivision.

7.4 Access:

The proposed accessway reconstruction will provide a 6.0 m legal width, 4.0 m carriageway and two 0.25 m unsealed shoulders, in accordance with the applicable requirements of FNDC ES 2023. The proposed access arrangements are considered adequate to safely and functionally serve the properties accessed from the shared accessway, with the available sight distance also exceeding the applicable requirement.

7.5 Overall:

The assessment confirms that the existing development and associated servicing arrangements within proposed Lot 7 can be appropriately retained following subdivision. All assessed engineering components, including potable water, wastewater, stormwater and access, are considered compliant with the relevant requirements and adequate for the proposed subdivision. No additional servicing upgrades or infrastructure works are considered necessary, other than the proposed accessway reconstruction and minor removal of the western portion of the existing shed/garage to achieve the required boundary setback.

8. Limitations

This report has been prepared for the benefit of Quirino as our client(s) with respect to the subdivision proposal and for the Far North District Council's approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from testing and observations undertaken on-site. The nature and continuity of subsoil conditions away from the tests are inferred, and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil may require further investigation and modification of the design based on this report. In any event, it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report, as it may affect the design parameters recommended in the report.

Cook Costello has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

Prepared by



Tyran Ward

Engineering Cadet

Cook Costello

Reviewed by



Emily Thompson

Civil and geotechnical Engineer

BE (honns)

Cook Costello