

# 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):

- |   |  |
|---|--|
| <input type="radio"/> Land Use                                    | <input type="radio"/> Discharge: Total volume = <input type="text"/> m <sup>3</sup><br><i>Note: volumes &gt;3m<sup>3</sup> requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use*                        | <input checked="" type="radio"/> Subdivision   |
| <input type="radio"/> Change of Consent Notice (s.221(3))         | <input type="radio"/> Existing Use Certificate (s.139A)  |
| <input type="radio"/> Certificate of Compliance (s.139)           | <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil)                            |
| <input type="radio"/> Extension of time (s.125)                   |  |
| <input type="radio"/> 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](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

Name/s:

Gourav Rana

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:

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

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:

Gourav Rana

Property address/  
location:


## 8. Application site details

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

Name/s:

Site address/  
location:

21 Taumatamakuku Settlement Road,

Postcode 0211

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

Please call to arrange an appropriate time for a 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.

To subdivide land zoned General Residential to create one additional lot.

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

- |   |   |
|---|---|
| <input checked="" type="radio"/> Subdividing land         | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> 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:

- |  |                                     |
|--|-------------------------------------|
| <input type="radio"/> Flooding           | <input type="radio"/> Active Faults |
| <input type="radio"/> Landslips          | <input type="radio"/> Liquefaction  |
| <input type="radio"/> Coastal Erosion    | <input type="radio"/> Tsunami       |
| <input type="radio"/> 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)

Gourav Rana

**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)

Gourav Rana

**Signature:**

(signature of bill payer)

Date 24/06/2026

**MANDATORY**

## 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](http://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)

Gourav Rana

**Signature**

Date 24/06/2026

*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

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*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.*

# ASSESSMENT OF ENVIRONMENTAL EFFECTS

## Subdivision Consent Application

*Non-Complying Activity — Resource Management Act 1991*

<b>Applicant</b>	Gourav Rana
<b>Property address</b>	21 Taumatamakuku Settlement Road
<b>Legal description</b>	Lot 15 DP 40459
<b>Site area</b>	1,045 m <sup>2</sup>
<b>Proposed lots</b>	Lot 1 — 517 m <sup>2</sup> (existing dwelling retained) Lot 2 — 528 m <sup>2</sup> (new vacant lot)
<b>ODP zone</b>	Residential Zone
<b>PDP zone</b>	Settlement Zone (RSZ)
<b>Activity status</b>	Non-complying activity (ODP and PDP)
<b>Consent authority</b>	Far North District Council
<b>Date</b>	June 2026

## 1. Introduction

### Report basis

This report has been prepared in support of a resource consent application to subdivide the property at 21 Taumatamakuku Settlement Road, Moerewa, legally described as Lot 15 DP 40459, into two residential lots.

The application has been prepared in accordance with section 88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). The report addresses the matters required by the Fourth Schedule including an assessment of environmental effects, an assessment of relevant plan provisions, and a consideration of the matters in Part 2 of the RMA.

### Property details

<b>Applicant / landowner</b>	Gourav Rana
<b>Site address</b>	21 Taumatamakuku Settlement Road
<b>Legal description</b>	Lot 15 DP 40459
<b>Certificate of title</b>	[Insert CT reference]
<b>Site area</b>	1,045 m <sup>2</sup>
<b>ODP zone</b>	Residential Zone
<b>PDP zone</b>	Settlement Zone (RSZ)
<b>ODP overlays</b>	None identified
<b>PDP overlays</b>	None identified [planner to verify]

### Executive summary

This application seeks subdivision consent to subdivide Lot 15 DP 40459 into two residential allotments: Proposed Lot 1 (517 m<sup>2</sup>), which will retain the existing dwelling and all associated services; and Proposed Lot 2 (528 m<sup>2</sup>), a new vacant lot available for future residential development.

The site is zoned Residential Zone under the Operative Far North District Plan (ODP) and Settlement Zone under the Proposed Far North District Plan (PDP), both of which provide for residential subdivision and development of the land. The proposed lot sizes do not meet the minimum area thresholds for the respective zones under either plan, making the application a non-complying activity under each. Consent is accordingly sought under sections 104 and 104D of the RMA.

The site is located within an established settlement community and is served by Council reticulated water supply. Stormwater can be effectively managed on-site within permitted activity thresholds. Wastewater will be managed by an existing on-site system for Proposed Lot 1 and a new on-site secondary treatment system for Proposed Lot 2, designed in accordance with AS/NZS 1547:2012 and TP58/GD06. Both lots will have independent vehicle access from Taumatamakuku Settlement Road.

The subdivision itself generates no visual, amenity, or infrastructure effects beyond those anticipated in a residential settlement environment. All effects are minor or less than minor. The application satisfies the section 104D gateway test on the basis that adverse effects will be minor, and is consistent with the objectives and policies of both the ODP and PDP as they apply to residential development in this location.

## Resource consents sought

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Resource consent is required under the following rules of the ODP:

- Rule 13.11(a) — Subdivision (non-complying activity): the proposed lots of 517 m<sup>2</sup> and 528 m<sup>2</sup> do not meet the minimum lot size for a discretionary subdivision activity in the Residential Zone (2,000 m<sup>2</sup> unsewered) under Table 13.7.2.1(v).

No separate consents are required under the PDP. The PDP has been notified but no rules are currently operative under section 86F of the RMA.

## Relevant title memorials

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The property is held in a single general title. The title is subject to Building Line Restriction K37067, which prohibits the erection of buildings within 10.06 metres of the road centreline. This restriction has been considered as part of the assessment, and there is sufficient space available on the proposed lot to accommodate a future building platform outside the restricted area.

## Processing requests

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Prior to the release of any decision for this application, the draft conditions should be forwarded to the agent for review and comment.

## 2. The Site and Surrounding Environment

### The site

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#### Location

The site is located at 21 Taumatamakuku Settlement Road and has a total area of 1,045 m<sup>2</sup>. It is situated on the western side of Taumatamakuku Settlement Road, which curves around the northern boundary of the site. The site is legally described as Lot 15 DP 40459 and is held in general title.

#### Built development

An existing dwelling and associated garage are located on the western portion of the site. These structures will be retained on Proposed Lot 1 and are not subject to change as part of this application.

#### Access

The site has direct frontage to Taumatamakuku Settlement Road, which is a formed and sealed public road. The existing dwelling is served by a formed vehicle crossing from the road. Proposed Lot 2 will be served by a new independent vehicle crossing to be constructed at building consent stage.

#### Infrastructure servicing

**Water:** Council reticulated water supply infrastructure is present in Taumatamakuku Settlement Road. The existing dwelling on Proposed Lot 1 is connected to the reticulated supply by way of an existing metered service and toby valve.

**Wastewater:** No public wastewater reticulation is available in the vicinity. The existing dwelling is served by an on-site wastewater treatment and disposal system. The SSR confirms the disposal field is located within the area that will form Proposed Lot 1.

**Stormwater:** No public stormwater reticulation is available in the immediate vicinity. Stormwater from the site is currently managed on-site.

#### Topography

The site is relatively compact and generally level in character. No significant changes in ground level are present across the site.

#### Ground conditions

The underlying geology is consistent with the Kerikeri Volcanic Group (GNS Code Q.bas — Pleistocene basalt lava flows and volcanic plugs). These materials have weathered to a residual profile of silty clay and clayey silt soils of low to moderate plasticity, classified as Category 4 soils under AS/NZS 1547:2012.

### Natural hazards

No flood susceptible, land instability, or coastal hazard designations are identified over the subject site on FNDC GIS. The site is not located within a mapped river flood hazard zone or coastal hazard area.

### Archaeological sites

No recorded archaeological sites are identified on the subject lot.

### District Plan

The site is zoned Residential Zone under the ODP and Settlement Zone (RSZ) under the PDP. Both zones provide for residential subdivision and development as the anticipated and principal activity.

### Surrounding environment

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The surrounding environment is characterised by residential and rural-residential properties consistent with an established settlement community. The settlement pattern in the immediate vicinity includes a mix of larger and smaller residential lots, with a range of dwelling types reflecting the incremental development of the area over time.

The proposal to subdivide Lot 15 DP 40459 into two lots is consistent with the residential character of the surrounding settlement and does not introduce a development pattern that is out of keeping with the locality. Properties of comparable or smaller dimensions to those proposed are present in the surrounding area.

The land to the south is described on the scheme plan as Part Taumatamakuku 1 Block, which may be Māori land. This does not affect the subject lot, which is held in general title, but is noted for the purposes of the iwi engagement and cultural effects assessment.

### 3. The Proposal

#### General

The proposal is to subdivide Lot 15 DP 40459 into two general title residential lots as follows:

Lot	Area	Description
Proposed Lot 1	517 m <sup>2</sup>	Existing dwelling and garage retained. All existing services (reticulated water connection, on-site wastewater system, vehicle crossing) retained within the lot boundary.
Proposed Lot 2	528 m <sup>2</sup>	New vacant lot. Independent vehicle crossing, new water connection, and new on-site wastewater system to be installed at building consent stage.

No changes to the existing dwelling, garage, or ground levels are proposed as part of this application. Future development on Proposed Lot 2 will be subject to a separate building consent application and will be assessed against the applicable zone rules at that stage.

#### Access

Both proposed lots will have independent frontage to and access from Taumatamakuku Settlement Road. Proposed Lot 1 will retain the existing formed vehicle crossing. A new vehicle crossing will be required for Proposed Lot 2 and will be constructed in accordance with FNDC Engineering Standards 2023, sheet 18 at building consent stage.

#### Servicing

##### Potable water supply

Council reticulated water supply is available in Taumatamakuku Settlement Road. Proposed Lot 1 retains its existing metered connection. A new independent metered connection will be installed for Proposed Lot 2 at building consent stage in accordance with FNDC Engineering Standards.

##### Stormwater

No public stormwater reticulation is available. Stormwater from both lots will be managed on-site. The existing stormwater management arrangements for Proposed Lot 1 will be retained and the existing impervious surface area associated with the dwelling on Proposed Lot 1 is below the permitted activity threshold. The estimated impervious area associated with a future dwelling on Proposed Lot 2 (approximately 150 m<sup>2</sup>) is well below the permitted activity threshold under the ODP stormwater management rules. No stormwater attenuation device is required at subdivision stage. Detailed stormwater arrangements will be confirmed at building consent stage.

## Wastewater

No public wastewater reticulation is available. Both lots will be served by on-site systems.

**Proposed Lot 1:** The existing on-site wastewater treatment and disposal system will be retained. The SSR confirms the existing disposal field is located within the proposed Lot 1 boundary and will not be affected by the proposed subdivision.

**Proposed Lot 2:** A new on-site secondary treatment system will be installed at building consent stage. The SSR has prepared an indicative design based on a standard three-bedroom dwelling with a design population of five persons, in accordance with TP58/GD06 and AS/NZS 1547:2012. Based on Category 4 soils (Kerikeri Volcanic Group), the design requires a minimum 3,500 L septic tank, a secondary treatment unit, pressure-compensating subsurface dripper lines (PCDI), a primary disposal area of 210 m<sup>2</sup>, and a 30% reserve area of 63 m<sup>2</sup>. The total disposal area required is 273 m<sup>2</sup>. The SSR confirms this can be accommodated within the 528 m<sup>2</sup> Lot 2 boundary, with the final layout, all setback distances, and verification of compliance to be confirmed at building consent stage.

## 4. Assessment of Environmental Effects

### Existing environment

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Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing the activity. The existing environment has been described in section 2 of this report. The site is an established residential lot within a settlement community, currently containing a dwelling and garage. The surrounding environment is characterised by residential and rural-residential development consistent with the Settlement Zone context.

### Permitted baseline

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The permitted baseline for the Residential Zone under the ODP is one residential unit per 600 m<sup>2</sup> as a controlled activity under Table 13.7.2.1(v). At 1,045 m<sup>2</sup>, the subject site supports one dwelling as of right, and the site is already developed to that level. The proposed subdivision does not increase the dwelling yield above the permitted baseline — it creates the conditions for one additional dwelling on Proposed Lot 2, which would itself be a permitted residential activity within the zone.

In assessing effects, the relevant receiving environment is an established residential settlement where single-dwelling residential use on comparably sized lots is consistent with the existing and planned character of the area.

### Scope of assessment

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Given the nature of the proposal, the principal matters requiring assessment relate to:

- The appropriateness of the subdivision layout and lot dimensions relative to the residential character of the area;
- Effects on the amenity and character of the surrounding settlement;
- Infrastructure and servicing capacity, particularly wastewater disposal on an unsewered site;
- Natural hazard constraints; and
- Cultural and archaeological considerations.

The assessment focuses on these matters as they represent the key environmental effects relevant to the exercise of Council's discretion for a residential subdivision of this nature and scale.

### Amenity effects

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The proposed subdivision does not involve any physical works, vegetation clearance, earthworks, or built development. The subdivision consent, if granted, will result in the creation of a new legal title only — no visible change to the site will occur until Proposed Lot 2 is developed under a future building consent. The subdivision itself will therefore have no immediate effect on the visual character, outlook, or amenity of the surrounding environment.

Future development on Proposed Lot 2 will be a standard residential dwelling subject to the bulk and location rules of the zone, including setbacks, building coverage, and height limits applicable at building consent stage. Such development is an anticipated and appropriate outcome for a residentially zoned lot within this settlement community.

Amenity effects of the proposed subdivision are less than minor.

### Traffic and access effects

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The subdivision will, over time, generate a modest increase in vehicle movements associated with one additional residential dwelling on Proposed Lot 2. Traffic volumes of this scale are typical of residential environments and can be readily accommodated within the local road network without adverse effect.

Both lots will have independent vehicle access from Taumatamakuku Settlement Road via complying vehicle crossings constructed in accordance with FNDC Engineering Standards. No shared access, right of way, or road upgrade is required.

Traffic and access effects are less than minor.

### Infrastructure and servicing effects

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The site can be adequately serviced for two residential lots with respect to potable water supply, stormwater management, and wastewater disposal, as detailed in section 3 above and the accompanying Site Suitability Report.

The Council reticulated water supply has sufficient capacity for one additional residential connection. Stormwater management for Proposed Lot 2 will remain within permitted activity thresholds and can be managed on-site. The on-site wastewater system for Proposed Lot 2 has been designed to comply with AS/NZS 1547:2012 and NRC PRPN Rule C.6.1.3.

The constraint most relevant to this subdivision is the available area for on-site wastewater disposal on Proposed Lot 2 (528 m<sup>2</sup>), given the total disposal area of 273 m<sup>2</sup> required. The SSR confirms the required area can be accommodated, but the layout is site-specific and must be confirmed at building consent stage. This constraint does not raise an insurmountable issue — it is a matter of detailed design rather than fundamental site unsuitability.

Infrastructure and servicing effects are less than minor, subject to the conditions requiring confirmation of detailed wastewater design and layout at building consent stage.

### Natural hazard effects

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No flood susceptible, land instability, coastal hazard, or other natural hazard designations are identified over the subject site. The site is generally level with no identified drainage constraints or instability risk. Section 106 of the RMA does not present a barrier to consent.

Natural hazard effects are less than minor.

### **Archaeological effects**

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No recorded archaeological sites are identified on the subject lot. The land has been developed and occupied as a residential site, reducing the likelihood of unrecorded material being present. In the unlikely event that material is uncovered during any future earthworks, standard accidental discovery procedures will apply through a condition of consent.

Effects on archaeological values are less than minor.

### **Cultural effects**

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The subject lot is held in general title. The land to the south is Part Taumatamakuku 1 Block, which may be Māori land and indicates the presence of a wider cultural landscape in this area. The application site itself does not contain identified sites of cultural significance, wāhi tapu, or other mapped cultural overlays.

The proposal involves the creation of two residential lots on land already used for residential purposes and does not involve modification of waterways, indigenous vegetation, or identified heritage features.

Subject to the above, cultural effects are assessed as less than minor.

### **Summary of effects**

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The proposed subdivision of Lot 15 DP 40459 into two residential lots is a modest, self-contained development within an established settlement community. No physical works are proposed at the subdivision stage. All infrastructure and servicing matters can be appropriately addressed through design and standard conditions of consent.

No adverse effects of more than minor significance have been identified.

## 5. Planning Assessment

### Activity status

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Resource consent is required under the following provisions of the ODP:

- Rule 13.11(a) — Non-complying activity: the proposed lots (517 m<sup>2</sup> and 528 m<sup>2</sup>) do not meet the minimum lot size for a discretionary subdivision activity in the Residential Zone. Table 13.7.2.1(v) specifies a minimum of 2,000 m<sup>2</sup> (unsewered) for a discretionary activity. As no public sewer reticulation is available, the unsewered threshold applies throughout. The proposed lots are well below this threshold, making the application non-complying under Rule 13.11(a).

No separate consents are required under the PDP. The PDP Settlement Zone (RSZ) rule SUB-S1 specifies minimum lot sizes of 3,000 m<sup>2</sup> (controlled) and 1,500 m<sup>2</sup> (discretionary). The proposed lots are below the PDP discretionary threshold. However, the PDP has not yet been made operative under section 86F of the RMA and its rules are not engaged for consent purposes at this time.

### Section 104D gateway test

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As a non-complying activity, section 104D of the RMA requires that at least one of the following conditions is satisfied before consent may be considered under section 104:

- (a) the adverse effects of the activity on the environment will be minor; or
- (b) the application is for an activity that will not be contrary to the objectives and policies of the relevant plan.

This application satisfies limb (a). As demonstrated in the effects assessment in section 4, the adverse effects of the proposed subdivision are minor or less than minor across all relevant categories. The subdivision itself generates no physical effects on the environment, and the servicing and infrastructure effects associated with future development on Proposed Lot 2 can be appropriately managed through conditions of consent.

The proposal is also not fundamentally contrary to the objectives and policies of the ODP, as addressed below, which provides support for limb (b) to the extent available.

### Discretionary activity assessment criteria (Rule 13.10)

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Rule 13.10 sets out the assessment criteria applicable to discretionary and non-complying subdivision applications. The Council must have regard to these criteria under section 104 of the RMA. The following addresses each relevant criterion.

#### 13.10.1 — Allotment sizes and dimensions

The proposed lots of 517 m<sup>2</sup> and 528 m<sup>2</sup> are below the minimum thresholds for the Residential Zone under both the ODP and PDP. This is acknowledged. However, each lot is of sufficient area and dimensions to accommodate a residential dwelling with associated access and services. Rule 13.7.2.2 requires a minimum 14 m x 14 m building envelope within each residential lot; this can be accommodated within the applicable setbacks on both lots.

The proposed lot sizes are consistent with the smaller end of the residential settlement pattern in this area. The subdivision does not create lots of a scale or configuration that would be incapable of accommodating residential use, nor does it create a pattern of development incompatible with the surrounding environment.

### **13.10.2 — Natural and other hazards**

No natural hazard constraints are identified over the subject site. The site is generally level and is not subject to mapped flooding, instability, or coastal hazard. Section 106 is not engaged. No conditions in respect of natural hazards are required.

### **13.10.3 — Water supply**

Council reticulated water supply is available in Taumatamakuku Settlement Road and both lots can be independently connected. The reticulated supply has sufficient capacity for one additional residential connection. Firefighting water supply requirements will be confirmed at building consent stage in accordance with SNZ PAS 4509:2008 and FNDC Engineering Standards.

### **13.10.4 — Stormwater disposal**

No public stormwater reticulation is available. Stormwater from both lots will be managed on-site. The estimated impervious area for a future dwelling on Proposed Lot 2 (approximately 150 m<sup>2</sup>) is within the permitted activity threshold under the ODP stormwater management rules. No engineered attenuation system is required. On-site disposal arrangements are appropriate and will not adversely affect downstream properties or the receiving environment.

### **13.10.5 — Sanitary sewage disposal**

No public wastewater reticulation is available. The proposal represents the best practicable option for wastewater disposal. Proposed Lot 1 retains its existing on-site system with the disposal field within the lot boundary. Proposed Lot 2 will be served by a new secondary treatment system (3,500 L septic tank, secondary treatment unit, PCDI disposal, 210 m<sup>2</sup> primary disposal area, 63 m<sup>2</sup> reserve) designed for 5 persons at 725 L/day per TP58/GD06 and AS/NZS 1547:2012. Detailed design and confirmation of layout will be provided at building consent stage.

### **13.10.6 — Energy supply**

An existing electricity connection serves Proposed Lot 1 and will be retained. An independent electricity connection for Proposed Lot 2 will be arranged with the relevant network operator at building consent

stage. Consent notices advising that electricity and telecommunications connections are the responsibility of the lot owner will be imposed as standard conditions.

### **13.10.7 — Top Energy transmission lines**

No Top Energy transmission lines of 110 kV or above cross or adjoin the subject site. This criterion is not applicable.

### **13.10.8 — Telecommunications**

No new roads or rights of way are proposed. Telecommunications connections for Proposed Lot 2 will be arranged with the relevant network operator at building consent stage. A standard consent notice condition will advise that provision of these services is the responsibility of the lot owner.

### **13.10.9 — Easements**

Both proposed lots have independent direct frontage to and access from Taumatamakuku Settlement Road. No shared services, private ways, or utility easements are required. This criterion does not raise any issues.

### **13.10.10 — Provision of access**

Both lots will have direct legal and physical access to Taumatamakuku Settlement Road. Proposed Lot 1 retains the existing vehicle crossing. A new complying vehicle crossing for Proposed Lot 2 will be constructed at building consent stage per FNDC Engineering Standards 2023, sheet 18. No adverse traffic, visual, or natural character effects are associated with the access arrangements.

### **13.10.11 — Earthworks and utilities**

No earthworks or utility installations are proposed as part of this subdivision consent. All servicing works will be undertaken at building consent stage and are not part of this application.

### **13.10.12 — Building locations**

Proposed Lot 1 accommodates the existing dwelling and garage. Proposed Lot 2 is a rectangular lot with full road frontage capable of accommodating a standard residential building platform.

### **13.10.13 — Heritage resources, vegetation, fauna and landscape**

No notable trees, historic sites, buildings or objects, outstanding natural features or landscape features, significant indigenous vegetation, or significant habitats of indigenous fauna are identified on the subject site in the ODP schedules or resource maps. No preservation conditions are required under Rule 13.7.3.9. The standard accidental discovery condition will apply.

### 13.10.14 — Soil

The site is located within an established residential settlement on the Residential Zone. The soils are residual basaltic soils of the Kerikeri Volcanic Group typical of the settlement environment and do not contain LUC Class I, II, or III soils of the kind engaged by the NPS for Highly Productive Land. No adverse effects on the life-supporting capacity of soils arise from the proposed subdivision.

### 13.10.15 — Access to waterbodies

The site does not adjoin the coastal marine area, a lake, or a river. This criterion is not applicable.

### 13.10.16 — Land use incompatibility

The proposed subdivision creates one additional residential lot within an established residential settlement. The surrounding land uses are residential and rural-residential in character. No incompatible land uses are identified in the vicinity and no reverse sensitivity issues arise.

## ODP objectives and policies assessment

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The following assessment addresses the relevant objectives and policies of the ODP, having regard to the nature and scale of the proposed subdivision.

### Chapter 13 — Subdivision

**Objective 13.3.1** requires subdivision to be consistent with the purpose of the applicable zone and to promote the sustainable management of natural and physical resources. The Residential Zone provides for residential development. The proposal creates two independently serviced residential lots within an established settlement, consistent with the zone's purpose. The departure from the minimum lot size standard does not undermine this consistency.

**Objective 13.3.2** requires that subdivision does not compromise the life-supporting capacity of air, water, soil, or ecosystems and that adverse effects are avoided, remedied, or mitigated. No adverse effects on natural resources are identified. Both lots will be serviced in a manner that avoids adverse effects on the environment. Consistent.

**Objective 13.3.5** requires all new subdivisions to provide a reticulated water supply or on-site water storage, and to include stormwater management sufficient to meet the needs of the activities that will establish. Council reticulated water supply is available to both lots. Stormwater is managed on-site within permitted activity thresholds. Consistent.

**Policy 13.4.1** requires that allotment sizes and distribution be determined with regard to potential effects on amenity, ecological, cultural, heritage, and existing land use values. The proposed lot sizes are below the standard minimum, but no adverse effects on amenity, ecological, cultural, heritage, or existing land use

values arise from the subdivision. The proposed lot sizes are consistent with the residential settlement pattern of the area. Broadly consistent.

**Policies 13.4.2, 13.4.3, 13.4.5, and 13.4.8** require safe and effective access, avoidance of natural hazard effects, prevention of adverse servicing effects on adjoining properties and roads, and provision of water storage. All of these matters are addressed by the proposal. Both lots have independent road frontage and complying access. No natural hazards are identified. Servicing is self-contained within each lot. Council reticulated water supply is available to both lots. Consistent.

### Residential Zone

The Residential Zone objectives support a range of residential densities and lot sizes appropriate to established urban environments. The minimum lot size thresholds set the baseline for complying subdivision, and the proposal departs from those thresholds. However, the non-compliance is a product of the small parent lot area rather than an incompatibility with the zone's residential purpose or character. Each proposed lot is capable of accommodating a residential dwelling with associated services, and future development will be subject to the applicable bulk and location rules.

The proposal is consistent with, and advances, the residential purpose of the zone notwithstanding the lot size departure.

### PDP objectives and policies assessment

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The site is zoned Settlement Zone (RSZ) under the PDP. While the PDP is not yet operative and its rules do not apply to this consent, it provides a clear expression of the intended future planning framework for the area and is relevant under section 104(1)(b) of the RMA.

The proposed lot sizes do not meet the PDP minimum of 1,500 m<sup>2</sup> (discretionary) under SUB-S1. The PDP does not therefore assist directly on the section 104D(1)(b) limb.

However, the PDP Settlement Zone confirms that residential subdivision and development is the anticipated and principal activity for this location. The zone's objectives support serviced residential development at an appropriate density within existing settlement communities. The non-compliance with the minimum lot size is a departure in degree rather than a departure from the fundamental direction of the PDP, which supports residential consolidation in settlement environments. The PDP framework therefore provides general support for the proposal's outcomes, even though it does not directly enable the lot sizes proposed.

### National Environmental Standard — Contaminated Soils (NES-CS)

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All applications involving subdivision are subject to the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS). The standard applies where land has been used for an activity on the Hazardous Activities and Industries List (HAIL) and the proposed activity involves subdivision, change of use, or earthworks.

A review of available information confirms that no HAIL activities are present or have historically been carried out on the subject site. The site has been used for residential purposes. The NES-CS does not apply to this application.

## Part 2 assessment

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Section 104(1) requires consideration of Part 2 of the RMA. Given the consistency of the proposal with the relevant plan provisions, a brief evaluation is appropriate.

**Section 5 — Purpose of the Act:** The purpose of the RMA is to promote the sustainable management of natural and physical resources. The subdivision enables the use and development of land zoned for residential purposes, creating one additional residential lot within an existing serviced settlement community. Potential adverse effects are minor or less than minor and can be appropriately managed through conditions of consent. The proposal represents an efficient use of an existing residential land resource without creating adverse environmental outcomes. Consistent.

**Section 6 — Matters of national importance:** No matters of national importance are adversely affected. The site does not contain outstanding natural features, significant indigenous vegetation, heritage resources, or areas of public access to water requiring protection. The coastal environment, waterbodies, and associated margins are not affected.

**Section 7 — Other matters:** The proposal has particular regard to section 7(b) (efficient use and development of natural and physical resources) through the consolidation of residential development within an already zoned and serviced settlement environment, and to section 7(c) (maintenance and enhancement of amenity values) by ensuring that future development on Proposed Lot 2 will remain subject to standard District Plan bulk and location controls.

**Section 8 — Treaty of Waitangi:** The proposal does not affect identified sites or resources of significance to Māori. The site is held in general title and does not contain scheduled cultural features. Te Hono referral is recommended given the proximity to Part Taumatamakuku 1 Block.

Overall, the proposal achieves the purpose and principles of the RMA by enabling planned residential development in an appropriate location while appropriately managing environmental effects. No Part 2 matters arise that would justify declining consent.

## 6. Notification

Sections 95A–95E of the RMA set out the statutory tests for notification. The notification determination is a matter for the consent authority under delegated authority. The following is provided to assist that assessment.

### Public notification

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Public notification is not considered necessary. The application does not involve activities that automatically trigger public notification under section 95A(3). The adverse environmental effects of the proposed subdivision are no more than minor, as demonstrated by the assessment in section 4 of this report. The subdivision represents the development of land expressly zoned for residential purposes and does not generate effects beyond those ordinarily anticipated in a residential settlement environment.

The threshold in section 95A(8) for public notification is not met.

### Limited notification

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Limited notification under section 95B is also not considered necessary. No person is identified as being adversely affected by the proposed subdivision. Effects experienced by neighbouring properties will be limited to those typical of residential development anticipated by the zone, including the future establishment of a dwelling on Proposed Lot 2. Such effects are not unusual or unexpected within a Residential / Settlement Zone and will be managed through standard subdivision and building consent controls.

No customary marine title groups or protected customary rights groups are identified as affected. The statutory acknowledgement register should be checked prior to finalising the notification determination.

### Notification conclusion

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The proposal satisfies the tests for non-notification under the RMA and the application can be appropriately processed on a non-notified basis, subject to the planner's satisfaction on the statutory acknowledgement register check and Te Hono referral outcome.

## 7. Conclusion

The proposed two-lot subdivision of Lot 15 DP 40459 at 21 Taumatamakuku Settlement Road represents a modest residential subdivision within an established settlement community. The site is zoned Residential Zone under the ODP and Settlement Zone (RSZ) under the PDP, both of which provide for residential subdivision and development as the anticipated activity for this land.

The proposed lot sizes of 517 m<sup>2</sup> and 528 m<sup>2</sup> do not meet the minimum lot size thresholds for the Residential Zone (ODP) or the Settlement Zone (PDP), making the application a non-complying activity. Consent is accordingly sought under sections 104 and 104D of the RMA.

The section 104D gateway is satisfied on limb (a). The adverse effects of the proposed subdivision are minor or less than minor across all assessed categories, including character and amenity, access and traffic, infrastructure and servicing, natural hazards, and cultural and archaeological matters. The assessment against Rule 13.10.1–13.10.16 confirms no adverse effects across any of the statutory criteria that would warrant refusal or impose unresolved constraints.

Both proposed lots are capable of independent servicing with respect to vehicle access, potable water supply, stormwater management, and on-site wastewater disposal. The non-compliance with minimum lot size reflects the small area of the parent lot and does not result in adverse effects that cannot be appropriately managed through conditions of consent.

The proposal is consistent with the objectives and policies of the ODP Residential Zone and Chapter 13 subdivision provisions, and is not contrary to the direction of the PDP Settlement Zone framework. It achieves the sustainable management purpose of the RMA by enabling planned residential development in an appropriate, serviced location.

For these reasons, consent is appropriately granted and the application can be processed on a non-notified basis.



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA1557/90  
**Land Registration District** North Auckland  
**Date Issued** 23 May 1958

**Prior References**

NA1024/1

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**Estate** Fee Simple  
**Area** 1045 square metres more or less  
**Legal Description** Lot 15 Deposited Plan 40459

**Registered Owners**

Gourav Rana

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**Interests**

Subject to Section 10 Maori Affairs Amendment Act 1967

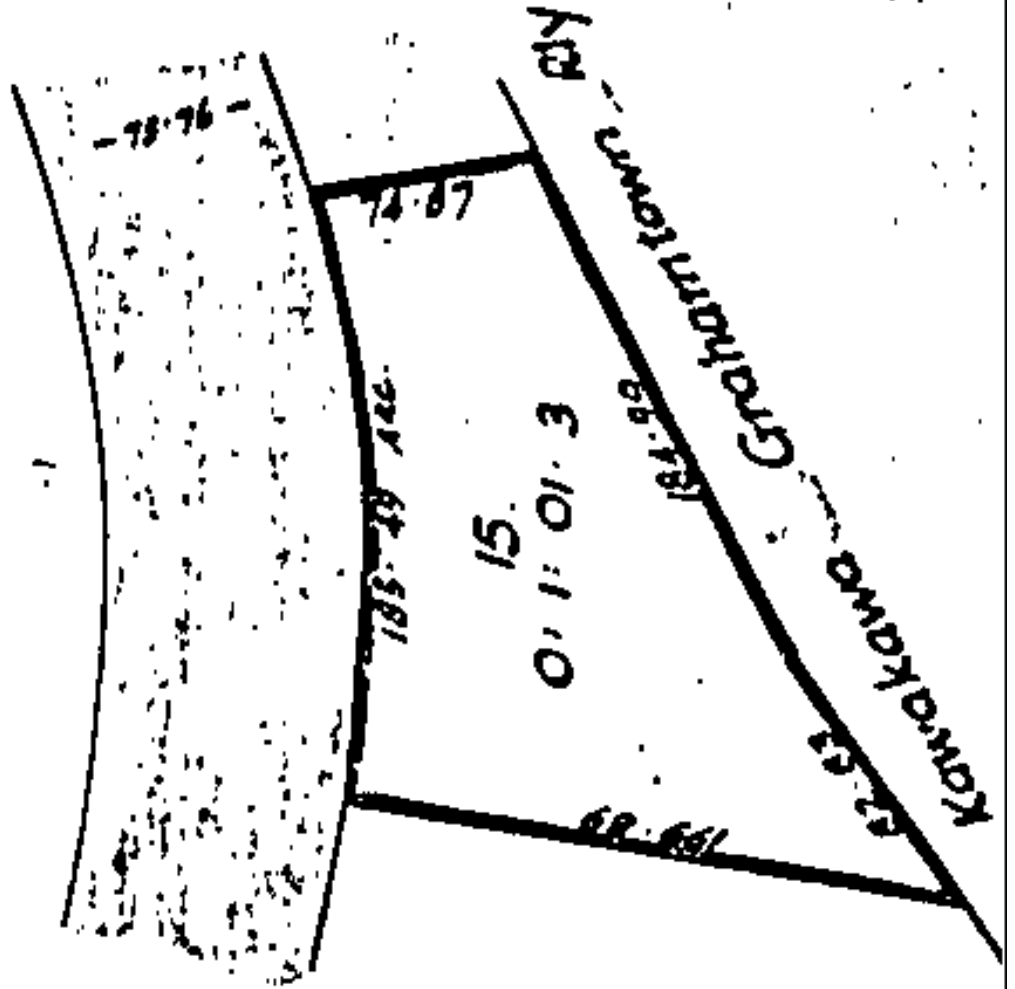
K37067 Building Line Restriction

A458789 Status Declaration by the Registrar of the Maori Land Court - 15.4.1970 at 9.00 am

13472743.3 Mortgage to Westpac New Zealand Limited - 10.12.2025 at 4:01 pm

EQUIVALENT METR  
AREA IS 10000

Image Quality due  
to Condition  
of Original



# SITE SUITABILITY REPORT

## 21 Taumatamakuku Settlement Road

Lot 15 DP 40459

Proposed Two-Lot Subdivision

June 2026

Property Address	21 Taumatamakuku Settlement Road
Legal Description	Lot 15 DP 40459
Total Site Area	1,045 m <sup>2</sup>
Proposed Lot 1	517 m <sup>2</sup> – Existing Dwelling Retained
Proposed Lot 2	528 m <sup>2</sup> – New Vacant Lot
Zoning	Settlement Zone – FNDC District Plan
Date	June 2026

### 1. Introduction

This report has been prepared to accompany a resource consent application for the proposed two-lot subdivision of Lot 15 DP 40459, located at 21 Taumatamakuku Settlement Road. The purpose of this report is to assess the suitability of the site for subdivision and to demonstrate that the proposed lots can be adequately serviced with respect to vehicle access, potable water supply, stormwater management, and wastewater disposal.

The subject property has a total area of 1,045 m<sup>2</sup> and currently contains an existing dwelling with associated services, including a garage. It is proposed to subdivide the site to create one additional lot, resulting in two lots in total. Proposed Lot 1 (517 m<sup>2</sup>) will retain the existing dwelling, garage, and all associated infrastructure. Proposed Lot 2 (528 m<sup>2</sup>) will be a new vacant lot made available for future residential development.

This report addresses the relevant infrastructure and servicing matters as required by the Far North District Council (FNDC) and the applicable provisions of the FNDC District Plan and the Resource Management Act 1991.

### 2. Site Description

The subject site is located at 21 Taumatamakuku Settlement Road and is legally described as Lot 15 DP 40459. The property has a total area of 1,045 m<sup>2</sup> and is situated on the western side of Taumatamakuku Settlement Road, which curves around the northern boundary of the site.

The site is relatively compact and generally level in character. An existing dwelling and associated garage are present on the western portion of the site, which will be retained within Proposed Lot 1. Proposed Lot 2 occupies the eastern portion of the site, which is currently used as open yard and lawn area.

The underlying geology of the site is consistent with the Kerikeri Volcanic Group (Pleistocene basalt of the Kaikohe – Bay of Islands Volcanic Field, GNS Code Q.bas), comprising basalt lava flows and volcanic plugs of Early to Late Pleistocene age. These basaltic materials have typically weathered to residual silty clay and clayey silt soils of low to moderate plasticity, consistent with Category 4 soils as defined under AS/NZS 1547:2012.

Taumatamakuku Settlement Road forms the northern boundary of the site and provides the primary means of vehicle access. The surrounding area is characterised by residential and rural-residential properties consistent with a settlement environment.

### 3. Proposed Subdivision

The proposal involves the subdivision of the existing site (Lot 15 DP 40459) into two lots as follows:

Lot	Area	Description
Proposed Lot 1	517 m <sup>2</sup>	Existing dwelling, garage and associated services retained
Proposed Lot 2	528 m <sup>2</sup>	New vacant lot for future residential development

The subdivision is consistent with the Settlement Zone provisions of the FNDC Operative District Plan. This report demonstrates that both proposed lots are capable of being serviced with respect to the four key infrastructure matters of vehicle access, potable water supply, stormwater management, and wastewater disposal.

### 4. Natural Hazards

A review of the Far North District Council GIS mapping and the Northland Regional Council natural hazard information confirms that the site at 21 Taumatamakuku Settlement Road is not identified as being subject to any significant natural hazard constraints.

Specifically, the GIS mapping review confirms the following:

- Flooding – The site is not identified within any mapped flood plain, flood hazard overlay, or overland flow path as shown on the FNDC and NRC GIS mapping.
- Coastal Hazards – The site is not subject to coastal inundation, coastal erosion, or sea level rise hazard overlays as shown on the FNDC District Plan hazard mapping.
- Slope Instability / Erosion – The site is generally level and is not identified within any mapped landslip or erosion hazard area.
- Liquefaction – The site is underlain by Pleistocene basalt (Kerikeri Volcanic Group) and residual volcanic soils. The site is not identified within any mapped liquefaction hazard area.
- Volcanic Hazards – No active volcanic hazard constraints apply to the site.
- Earthquake / Fault – The site is not located within a mapped Active Fault Avoidance Zone or identified fault setback area.

Based on the review of Council GIS mapping, there are no identified natural hazards applicable to the site that would preclude or restrict the proposed subdivision. Both proposed lots are considered suitable for residential development from a natural hazard perspective.

## **5. Infrastructure Assessment**

### **5.1 Vehicle Access**

Taumatamakuku Settlement Road is a formed and sealed public road along the northern boundary of the site, with a posted speed limit of 30 km/h.

Proposed Lot 1 will retain the existing vehicle crossing, which continues to serve the existing dwelling. No changes to this access are required.

Proposed Lot 2 will be served by an existing unsealed vehicle crossing located on-site. The crossing provides direct access to the road and achieves adequate sight distance for the 30 km/h speed environment. The crossing will be upgraded to a compliant residential vehicle crossing at the building consent stage, in accordance with FNDC Engineering Standards.

Both lots can be serviced by vehicle access that meets minimum safety and sight distance requirements for the posted speed environment, with no adverse effects on the road network or adjacent properties.

### **5.2 Potable Water Supply**

Council reticulated water supply infrastructure is available in Taumatamakuku Settlement Road, and both proposed lots are capable of connecting to this supply.

Proposed Lot 1 – The existing dwelling on Proposed Lot 1 is currently connected to the Council reticulated water supply. This connection will be retained and will continue to serve the existing dwelling. No alterations to the existing water connection are required as part of this subdivision.

Proposed Lot 2 – A new independent connection to the Council reticulated water main in Taumatamakuku Settlement Road will be required for Proposed Lot 2. The new connection shall be established at building consent stage.

Both proposed lots can therefore be adequately supplied with potable water from the existing Council reticulated infrastructure without the need for on-site rainwater or alternative water supplies.

### **5.3 Stormwater Management**

The site is not connected to a reticulated stormwater system. Stormwater will be managed on-site for both proposed lots.

#### **Proposed Lot 1:**

Stormwater from the existing dwelling is currently managed on-site and will remain unchanged. The existing system complies with permitted activity standards and does not require alteration.

#### **Proposed Lot 2:**

Stormwater from a future dwelling on Proposed Lot 2 will also be managed on-site. The estimated impervious area is approximately 150 m<sup>2</sup> (roof and hardstand areas), which is below the threshold requiring stormwater attenuation under the FNDC District Plan and the Northland Regional Council Regional Plan. No specific stormwater treatment or attenuation devices are required at resource consent stage.

Detailed stormwater design will be confirmed at building consent stage.

## 5.4 Wastewater Disposal

The site is not connected to a reticulated wastewater system. Wastewater will be managed on-site for both proposed lots.

### Proposed Lot 1:

The existing dwelling on Proposed Lot 1 is currently served by an existing on-site wastewater treatment and disposal system, which is operating satisfactorily. The existing wastewater disposal field is located entirely within the proposed Lot 1 boundary and will not be affected by the proposed subdivision. No upgrade or alteration to the existing system is proposed.

### Proposed Lot 2:

Proposed Lot 2 will require a new on-site wastewater treatment and disposal system to be installed at the time of building consent. For the purposes of demonstrating site suitability at resource consent stage, the following indicative design has been prepared based on a standard three-bedroom dwelling with a design population of five (5) persons, in accordance with the TP58/GD06 design methodology and AS/NZS 1547:2012.

### Soil Classification:

The site is underlain by the Kerikeri Volcanic Group (Pleistocene basalt – GNS Code Q.bas), comprising basalt lava flows and volcanic plugs. These materials have typically weathered to a residual profile of silty clay and clayey silt of low to moderate plasticity. Based on published geological information (GNS Science 1:250,000 Geology Map of New Zealand) and soil types typical of the Kerikeri Volcanic Group in this area, the site soils are classified as Category 4 soils under AS/NZS 1547:2012 (low permeability silty/clayey residual volcanic soils).

Under both TP58/GD06 and AS/NZS 1547:2012, Category 4 soils require secondary treatment prior to subsurface disposal. A secondary treatment unit discharging to pressure-compensating subsurface dripper lines (PCDI) is therefore specified.

### Design Parameters:

The following design parameters have been adopted, using the TP58/GD06 methodology with loading rates from AS/NZS 1547:2012 and a design flow of 145 L/person/day.

Parameter	Design Value / Detail
Design standard / methodology	Auckland TP58 / GD06; AS/NZS 1547:2012; NRC PRPN Rule C.6.1.3; FNDC Operative District Plan – Settlement Zone
Geological formation	Kerikeri Volcanic Group (Q.bas) – basalt lava / volcanic plugs
Soil classification	Category 4 (AS/NZS 1547:2012 / GD06) – low permeability residual volcanic silty/clayey soils
Dwelling size	3 bedrooms
Design population	5 persons (TP58/GD06 Table 2 & FNDC guidance)
Design daily wastewater flow	145 L/person/day (TP58/GD06 – water conservation fixtures, reticulated supply)
Total daily design flow (Q)	$145 \times 5 = 725$ L/day
Treatment level required	Secondary ( $BOD_5 \leq 20$ mg/L, $TSS \leq 30$ mg/L)
Sludge accumulation rate	80 L/person/year

Parameter	Design Value / Detail
Sludge volume (5-year desludge cycle)	5 persons × 80 L × 5 years = 2000 L
Minimum septic tank capacity	2 × 725 L + 2000 L = 3450 L → adopt 3,500 L minimum
Disposal method	Pressure-compensating subsurface dripper lines (PCDI)
Design loading rate – Cat. 4, secondary treated (AS/NZS 1547:2012 Table M2)	3.5 L/m <sup>2</sup> /day
Slope correction factor (site essentially flat)	1.0 – no slope correction applied
Adjusted design loading rate (DLR)	3.5 × 1.0 = 3.5 L/m <sup>2</sup> /day
Primary disposal area required	725 ÷ 3.5 = 207.1 m <sup>2</sup> → adopt 210 m <sup>2</sup>
Reserve area (NRC PRPN Rule C.6.1.3(9)(b) – 30%)	210 × 0.30 = 63 m <sup>2</sup> → adopt 63 m <sup>2</sup>
Total land area required (primary + reserve)	210 + 63 = 273 m <sup>2</sup>
Minimum groundwater separation	>0.6 m below base of disposal field (AS/NZS 1547:2012 / PRPN Table 9)
Emergency storage (pump chamber)	>725 L (24-hour minimum, per TP58/GD06)

The final layout of the disposal field, all tank locations, and setback distances shall be confirmed at building consent stage through a detailed site-specific wastewater design report.

## 6. Conclusion

This report has been prepared to support the resource consent application for the proposed two-lot subdivision of Lot 15 DP 40459 at 21 Taumatamakuku Settlement Road. Based on the assessment undertaken, the following conclusions are drawn:

- Vehicle Access – Proposed Lot 1 retains its existing vehicle crossing. A new crossing for Proposed Lot 2 will be constructed in accordance with FNDC Engineering Standards. Suitable access can be achieved for both lots.
- Potable Water Supply – Proposed Lot 1 retains its existing Council water connection. Proposed Lot 2 will be connected to the Council reticulated supply at building consent stage.
- Stormwater Management – No public stormwater infrastructure is available. Proposed Lot 1 retains existing on-site stormwater management. The estimated impervious area for Proposed Lot 2 (~150 m<sup>2</sup>) is well below the permitted activity threshold and can be effectively managed on-site.
- Wastewater Disposal – Proposed Lot 1 retains the existing on-site system with the disposal field confirmed within the Lot 1 boundary. Proposed Lot 2 will be served by a new on-site secondary treatment system (septic tank minimum 3,500 L + secondary treatment unit + PCDI dripper lines), designed for 5 persons at 145 L/person/day (total 725 L/day) using the TP58/GD06 design methodology. A primary disposal area of 210 m<sup>2</sup> and a 30% reserve area of 63 m<sup>2</sup> (total 273 m<sup>2</sup>) are required. The system complies with AS/NZS 1547:2012 and FNDC/NRC requirements.

It is considered that the subject site is suitable for the proposed two-lot subdivision, and that both proposed lots can be adequately serviced with respect to vehicle access, water supply, stormwater management, and wastewater disposal, subject to the recommendations set out in this report being implemented at building consent stage.

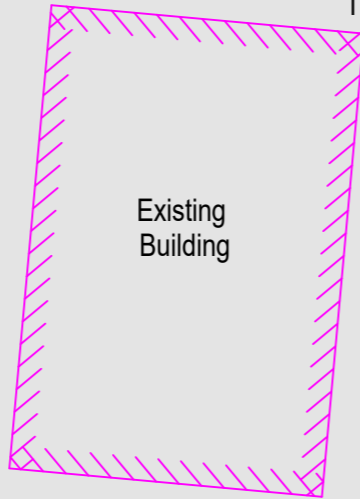
**Taumatamakuku Settlement Road**

**LOT 51  
DP 40459**

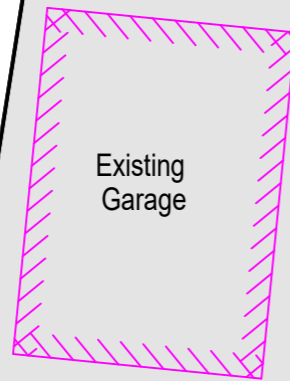
**LOT 15 DP 40459**  
Total Area 1045 m<sup>2</sup>

**Proposed Lot 2  
Area  
528 m<sup>2</sup>**

**LOT 14  
DP 40459**



**Proposed Lot 1  
Area  
517 m<sup>2</sup>**



**Part Taumatamakuku 1 Block**

Taumatamakuku Settlement Road

LOT 51  
DP 40459

LOT 15 DP 40459  
Total Area 1045 m<sup>2</sup>

Proposed Lot 2  
Area  
528 m<sup>2</sup>

Proposed Lot 1  
Area  
517 m<sup>2</sup>

LOT 14  
DP 40459

Part Taumatamakuku 1 Block

95°40'00" 4.16 93°39'00" 4.16 91°39'00" 4.16 89°40'00" 2.08 2.08 87°39'00" 4.16 85°40'00" 4.16 83°40'00" 4.16 81°40'00" 4.16 79°40'00" 3.97

186°31'00" 15.09

8°55'40" 40.21

185°43'00" 27.65

242°16'00" 32.54

242°16'00" 4.67

236°15'00" 16.66