

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

(more than one circle can be ticked):

- |                                                                                                                           |                                                           |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="radio"/> Land Use                                                                                            | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*                                                                                | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision                                                                              | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |                                                           |
| <input type="radio"/> Other (please specify) _____                                                                        |                                                           |

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

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

☐ Yes ☐ No

## 4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant Details

**Name/s:**

F.L. & E.J. Voigt

**Email:**

[REDACTED]

**Phone number:**

Work

Home

**Postal address:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

## 6. Address for Correspondence

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

**Name/s:**

DONALDSONS SURVEYORS LTD

**Email:**

[REDACTED]

**Phone number:**

Work

Home

**Postal address:**

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

P O Box 211 Kerikeri  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode 0245

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

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

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

**Name/s:**

Frederick Laurence Voigt and Ellen June Voigt

**Property Address/  
Location:**

96 Wiroa Road  
Kerikeri  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

96 Wiroa Road

Kerikeri

Postcode

**Legal Description:**

RT 581464

**Val Number:**

**Certificate of title:**

Pt.2.DP.91420, Lot 2 DP.136054, & Lot 2 DP.453723.

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.

Phone Laurence first

## 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.

Three Lot subdivision

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

## 10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

## 13. Draft Conditions:

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

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

## 14. Billing Details:

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

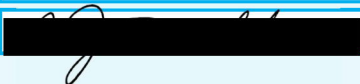
|                                                                                           |                                                                                               |             |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------|
| <b>Name/s:</b> (please write in full)                                                     | DONALDSONS                                                                                    |             |
| <b>Email:</b>                                                                             |              |             |
| <b>Phone number:</b>                                                                      | <b>Work</b>  | <b>Home</b> |
| <b>Postal address:</b><br>(or alternative method of service under section 352 of the act) | P O Box 211<br>Kerikeri<br><br><div><b>Postcode</b> 0245</div>                                |             |

### 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.

|                                                |                                                                                     |            |
|------------------------------------------------|-------------------------------------------------------------------------------------|------------|
| <b>Name:</b> (please write in full)            | Robert John Donaldson                                                               |            |
| <b>Signature:</b><br>(signature of bill payer) |  | 21/10/2025 |

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

Robert John Donaldson

**Signature:**

[Redacted Signature]

**Date:** 21/10/2025

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

### Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council) \$3044.00
- ☒ 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.



8618  
21/10/2025

Resource Planner  
Far North District Council  
Private Bag 752  
**KAIKOHE 0440**

**APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE**  
F.L. & E.J. VOIGT 96 WIROA ROAD KERIKERI

## **PLANNING REPORT**

### **INTRODUCTION**

The applicants own three parcels of land comprised in one record of title, 581464, amounting to a total of about 36 hectares which are located at 96 Wiroa Road Kerikeri, and they seek approval to subdivide into three separate freehold parcels such that :

**Lot 1 = 17.70 ha**

**Lot 2 = 5.59 ha**

**Lot 3 = 12.67ha**

The property is located in the Rural Production zone and, according to our assessment, the subdivision upholds the Restricted Discretionary Activity standards under the Far North Operative District Plan.  
(see OPD chapter 13 assessment 13.8.1 below)

The property is set back off Wiroa Road, Kerikeri and comprises of 36 hectares of rolling pasture interspersed with small areas of native bush and well defined watercourses. The owner/applicant house and cluster of sheds are the only buildings. The property runs stock. There is no cultivation or horticulture.

The scheme plan identifies the various Land Use Capabilities that are recorded on the FNDC GIS database, namely 3s2, 4e2 and 4w1, and their relevance will be discussed further into this report.

In addition, the scheme plan identifies several areas as being proposed covenants for the purposes of wetland and bush preservation, all of which areas are fenced off from stock intrusion.



The property is partly affected by the Kerikeri Airport flight paths, but mostly just Lot 2.

**Lot 1 at 17.70 ha** contains the applicant's residence and 3 large sheds set with in nicely landscaped surrounds of mature trees, bounded to the north east by the Whiringatau Stream, pastured paddocks with nurtured areas of wetland and native bush which have all been individually fenced and now being identified as proposed covenants, except for a stand of gum trees which will not be covenanted as the timber is regularly harvested by the applicants for domestic use firewood.

Lot 1 is composed of 3 defined land use categories of similar sizes, 3s2, 4e2 and 4w1. The more highly versatile horticultural land, 3s2, is naturally isolated from any other such land type by two continuously flowing streams rendering the land to be more suitable and viable under its current pastoral use.

Lot 1 also contains the main metalled access formation which, in part, is already shared by the adjoining Lot 1 DP 528747, owned by a close relative, and will now also be shared, by the proposed Lots 2 and 3, a total of 4 users.

Centrally situated in the access strip is a set of stockyards that are regularly used and frequently visited by stock trucks.

The house on Lot 1 is situated about 700 metres from the Kerikeri Airport but, for the most part, the whole of Lot 1 lies outside of both flight path zones. (see plan of Kerikeri Airport Zone Boundaries).

**Lot 2 at 5.59 ha** is more or less just bare flat pasture land, bounded to the north east by the Whiringatau Stream, and includes 2 areas identified as proposed bush and wetland covenants. In addition. the southern portion of Lot 2 has an area shown "R" which is to be covenanted as a no building restriction, in favour of the adjoining Lot 1 DP 528747, simply because they do not want their rural privacy compromised.

Lot 2 is composed of 2 land use categories 4e2 and 4w1 neither of which are defined as being highly productive.

Lot 2 is almost entirely under one of the Kerikeri airport flight paths and will no doubt be subject to suitably building conditions under Section 221.

**Lot 3 at 12.67 ha** is mostly open pasture of rolling contour interspersed with several creeks, and includes a substantial area of native bush which is fully fenced off, identified as area 'Z'. To the NE is an area shown "S" which is to be covenanted as a no building restriction, in favour of the

applicants Lot 1, simply because they also do not wish to have their rural privacy compromised.

Lot 3 is composed of a mixture of land use categories 3s2, 4e2, and 4w1, none of which have been put to any use other than pastoral farming.

The western most corner of Lot 3 encroaches into the Kerikeri Airport flight path by just 50 meters and therefore of little influence.

## **OPERATIVE DISTRICT PLAN**

### **Chapter 13- Subdivision**

The entire property is within the Rural Production Zone and is not influenced by any resource overlays.

#### **13.8.1 ALLOTMENT SIZES**

As a Restricted Discretionary Activity there are several options available to choose from depending on the sizes of the allotment and the date of the title.

Lots 1 and 3, both being over 12 hectares in size, comply with option 2. Lot 2, being under 12 hectares in size, complies with options 3 & 5 which are date sensitive, as next explained.

In 1990 the whole property was comprised in NA80A/920 as 36.8820 ha. In 2012 a subdivision was carried out on DP 453723 which created Lot 1 comprising 8774m<sup>2</sup> which can be claimed as being the first of three available lots under option 3. The balance of the property was and still is comprised in RT 581464 which, under option 5, makes available two further small lots, and on this basis the proposed Lot 2 is being claimed as being the second lot available under option 3.

### **13.8 RESTRICTED DISCRETIONARY ACTIVITIES**

*In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:*

- (1) the matters listed in 13.7.3; (Controlled activities)*
- (2) the matters listed in 13.8.1(i) and 13.8.1(ii).*

#### **(1) ASSESSMENT 13.7.3**

##### **13.7.3.1 PROPERTY ACCESS (Chapter 15 transportation) (Refer to Scheme Diagram Plans 1 & 2)**

As shown on Diagram 1 plan, the property has an existing double width concreted entrance off Wiroa Road which complies with the current Engineering Standards. This entrance currently provides access to the 20 metre wide ingress strip owned by the proposed Lot 1 and partly shared, as an existing right of way, in favour of Lot 1 DP 528747. It is now proposed to include Lots 2 and 3 on the right of way which then makes the total number of properties using it to 4.

Right of way 'A' is about 300 metres long, whilst it supports 4 users, and has a 3.5 metalled formation and therefore requires the addition of 2 passing bays (1 every 100m) in order to satisfy the Engineering Standards. To do so is relatively simple because the easement width is 20 metres and the formation has a straight alignment, with an easy flat gradient and wide grassed berms.

Beyond the 300m mark the formations split, by the stock yards, and are reduced to just one or two users.

Right of Way 'B' is well formed, metalled. 3 metres wide and mainly serves only Lot 1 DP 5288747

Rights of Way 'G' and 'E' are similarly well formed and metalled 3.0 wide and will be serving proposed Lots 1 and 2.

Right of Way 'H' is currently unformed, so is yet to be constructed, stormwater drained and metalled 3m wide to the boundary of Lot 2.

Right of Way 'I' already has a good base formation which has served stock trucks over the years but will be suitably upgraded in the usual manner to the entrance of Lot 3

The requirements for passing bays and the construction of formation along 'H' and 'I' can be satisfied by conditions of consent.

The earthworks and formation to complete the access requirements are very minor, comply with FNDC Engineering Standards, and will not require Land Use consent permission.

### **13.7.3.2 NATURAL AND OTHER HAZARDS**

There are no known natural or other hazards.

There is no evidence of any horticultural activity or HAIL sites.

### **13.7.3.3 WATER SUPPLY**

Lot 1 has on site water tanks for the collection off roof surfaces.

Lots 2 and 3 would require tanks for roof collection, but at the building stage.

Firefighting water supplies are to be in accordance with NZ firefighting water supply code of practice SNZ PAS 4509:2008 and registered as a consent notice on the titles of Lots 2 & 3.

Lot 1, as an existing use, is not required to comply with these standards.

#### **13.7.3.4 STORMWATER DISPOSAL**

All existing impermeable surfaces on Lot 1 have been approved under former building permit activity and accordingly uphold existing use rights pursuant to Section 10 RMA 1991.

Lots 2 & 3, being over 2ha, do not to require a full assessment.

All lots are able to discharge into the existing creeks and waterways without cause to any adverse effects in accordance with 10% AEP.

Adequate amounts of naturally occurring stormwater attenuation mechanisms are available through the areas of covenanted bush and wetlands. No further controls are necessary.

#### **13.7.3.5 SEWAGE DISPOSAL**

There being no reticulated system available, a wastewater assessment has been carried out demonstrating that all lots are suitable for onsite wastewater disposal. The existing system and disposal area for Lot 1 are contained well inside the proposed boundaries.

#### **13.7.3.6 & 7 ENERGY & TELECOMMUNICATIONS**

Comments from Top Energy Ltd are attached.

Lot 1 already has power & telecoms but a Consent Notice is required on Lots 2 & 3 to the effect that electricity and telecommunications were not a requirement of subdivision.

#### **13.7.3.8 EASEMENTS & COVENANTS**

Easements A, B, C, D, E, F exist in favour of Lot 1 DP 528747 for right of way, power, telecoms, and water supply. (EC 9119145.4)

Similar rights are to be forwarded to proposed Lots 2 & 3 but with the addition of easements G, H & I.

Covenants 'R' & 'S' are to be "no building", being privately created.

Covenants T, U, X & Y, for wetland preservation by Sec.221 Notice.

Covenants V, W, Y & Z for bush preservation by Sec.221 Notice.  
(Note that area Y is both wetland and bush)  
All these covenants have been chosen and offered by the applicants.

#### **13.7.3.9 PRESERVATION OF RESOURCES**

The site does not contain any of the 7 mentioned features.  
Several localised features are being offered to be covenanted.

#### **13.7.3.10 ACCESS TO RESERVES AND WATERWAYS**

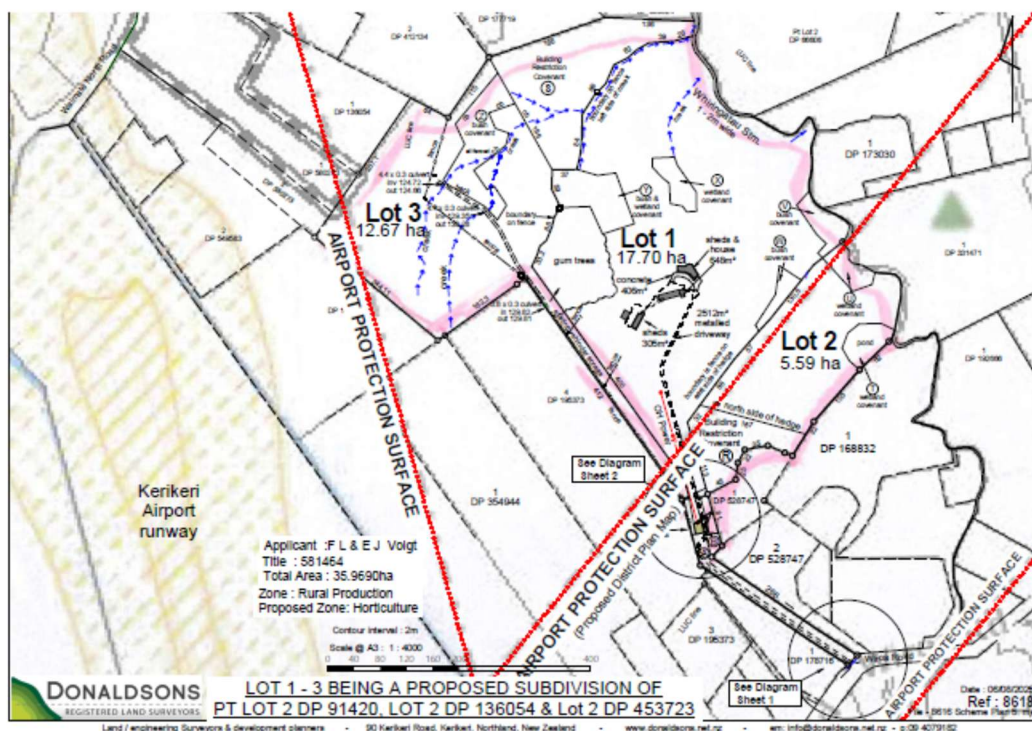
No access or reserves are being offered or required.  
There are no waterways greater than 3m wide and all lots have areas greater than 4 hectares. Any suggestion of public access or esplanade strips would be strongly objected to.

#### **13.7.3.11 LAND USE INCOMPATIBILITY**

No issues in this regard.

#### **13.7.3.12 PROXIMITY TO AIRPORTS**

The Manager of the Kerikeri Airport was notified and plans supplied. His response requires the registration of a “no complaints” covenant, as included herewith, on all three of the subject new records of title, in recognition of the airport activities, especially noise.



## NATURAL AND PHYSICAL RESOURCES

There is no adverse impact on natural and physical resources. The minor earthworks required to form the accesses is within permitted activity standards of the rural production zone. There will be no vegetation clearance.

## OBJECTIVES AND POLICIES

### A. Subdivision

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

### B. Rural Production zone

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

**8.6.3.2** *To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*

**8.6.3.3** *To promote the maintenance and enhancement of the amenity values of the Rural Production Zone.*

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

The site is currently a family lifestyle block, running cattle, and the subdivision achieves an opportunity for further intensification or diversity which can promote the existing amenity values without compromise to natural and physical resources.

The subdivision outcome is compatible with the surrounding rural land use activities without causing reverse sensitivity issues.

Overall, the property is capable of subdivision without being contrary to the objectives and policies.

## **RESOURCE MANAGEMENT ACT**

### **FOURTH SCHEDULE**

#### **Assessment of effects on the environment**

The proposal achieves land utilisation in accordance with the principle of the Resource Management Act.

There is no use of hazardous substance.

No monitoring required.

The change occurring due to the subdivision and the effects influencing the neighbouring properties and relevant wider community including the socio-economics is considered less than minor.

In this particular case the activity proposed is sufficiently low impact and the land is vastly alienated as a lifestyle block not to require the involvement of local Iwi or Historic Places Trust.

The subdivision continues to uphold aspects associated with rural amenity values, cumulative effects and reverse sensitivity in a manner that is deemed less than minor.

## **6 Assessment of environmental effects**

(1) *An assessment of the activity's effects on the environment must include the following information:*

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not considered to result in any adverse effects to require reconsideration of location or methods of subdividing.

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

The subdivision presents no obvious adverse effects.

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

There are no known hazardous substances or installation.

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

There are no known contaminates that discharge to cause adverse effects.

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

There are no known actual or potential effects

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

Having been through the planning assessment criteria any adverse effects on the environment remain less than minor, and as such there are no affected parties.

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

No monitoring is required

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

No concerns.

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

The proposal is compliant with the Northland Regional Policy Statement for reasons that the proposal accords with the current district plan.

## 7 Matters that must be addressed by assessment of environmental effects

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

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

There is no adversity on those in the neighbourhood.

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

There are none.

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

There is no physical damage to ecosystems.

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

There are no effects occurring.

## **NORTHLAND REGIONAL POLICY STATEMENT**

The Northland Regional Policy Statement presents the latest initiatives and guidelines for the northland region.

### ***PART 3: OBJECTIVES***

#### **1.1 Role of the Regional Policy Statement**

*The Regional Policy Statement (RPS) is the vehicle for identifying and dealing with the significant resource management issues in Northland. It tackles the use, development and protection of natural and physical resources, particularly air, land, water and the coastal marine area where Northland's councils have specific functional responsibilities.*

#### **1.3 Proposed Regional Policy Statement for Northland**

*Economy within the environment.*

*It is effects-based and should lead to effects-based implementation.*

The proposal is considered to present no unreasonable physical effects, and only requires minor earthworks to complete the subdivision activity.

Future building activity is possible with no significant changes to the landscape.

#### **Economic activities – reverse sensitivity and sterilisation**

*3.6 The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:*

*(a) Reverse sensitivity for existing:*

*(i) Primary production activities;*

The proposal is not considered to adversely affect primary production activities or cause any unreasonable reverse sensitivity issues on adjoining sites.

#### **4 Policies and methods - Water, land and common resources**

##### **4.6.1 Policy – Protecting the integrity of natural character, natural features and landscapes**

*b) By avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes in the following way;*

*(i) Ensuring the location, intensity, scale and form of subdivision and built development maintains, and is subservient to, predominantly natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*

*(ii) In areas of high natural character, minimising indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*

*(iii) Encouraging new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been significantly compromised*

The proposal is in keeping with the policy intent as there is no impact on vulnerable character or significant ecology.

##### **5.1.1 Planned and coordinated development**

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

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

The proposal is not contrary to the components (f) and (g) as the proposal is in accordance with current district plan provisions, and the soils limited production capacity is not unreasonably depleted.

# NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

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## Part 2

### 2.1 Objective

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

### 2.2 Policies

#### Policy 1

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

#### Policy 4

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

#### Policy 8

*Highly productive land is protected from inappropriate use and development.*

## Part 3

### Implementation

#### 3.2 Integrated management

- (1) Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:
  - (a) *considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level*
  - (b) *providing coordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions*
  - (c) *taking a long term strategic approach to protecting and managing highly productive land for future generations.*

# NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

---

## Objectives and Policies

### 2.1

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

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

### 2.2

### Policy 3

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

### Policy 4

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

### Policy 6

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

### Policy 9

*The habitats of indigenous freshwater species are protected.*

## **3.5 Integrated management**

- (1)** *Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:*
- (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.*
  - (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.*
  - (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.*
  - (d) Encourage the co-ordination and sequencing of regional or urban growth.*

The proposal is considered to achieve a balanced outcome by effectively preventing the deterioration of water quality by the protection of natural areas of stormwater discharge from the site. This approach minimizes risks to the broader environmental components associated with water-based ecosystems.

## **NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL 2011**

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is not considered applicable to Lots 1 – 3 because they are not known to have undertaken horticultural activity, and the cattle yards are in continual use.

## **PROPOSED DISTRICT PLAN**

The property is zoned Horticulture under the provisions of the Proposed District Plan and is not influenced by any overlay, partially by the Kerikeri Airport Zone.

### **HORTICULTURE ZONE**

Controlled minimum lot size – 10 ha  
Discretionary minimum lot size - 4 ha

*The purpose of the Horticultural zone is to protect this area for horticultural activities for the benefit of current and future generations. Activities in the Horticulture zone provide a significant contribution to the district's economic well-being in terms of gross domestic product, jobs and flow on-benefits to the rural economy. This zone will support the sustainable growth of this sector and ensure that Kerikeri and Waipapa's highly productive land and irrigation networks are protected for horticulture activities.*

The proposal does not employ any of the rules and standards relating to ecosystem protection, and the site is not influenced by any heritage overlays or natural hazards, therefore the proposed district plan has limited legal effect but nevertheless is fervently upheld.

### **CONCLUSION**

The proposal satisfies the Restricted Discretionary Activity standards without cause to adversity on the environment.

The objectives and policies are upheld and there is no divergence from the purpose of the Rural Production zone.

All effects are less than minor not to trigger the need for neighbour's consultation.

It is recommended that Resource Consent be granted with standard conditions.

**R J DONALDSON**  
**Registered Professional Surveyor**



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA80A/920** **Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** 26 February 1990

**Prior References**

NA67D/635      NA68C/816

---

|                          |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                                                                         |
| <b>Area</b>              | 36.8820 hectares more or less                                                                      |
| <b>Legal Description</b> | Lot 2 Deposited Plan 136054, Lot 2<br>Deposited Plan 119415 and Part Lot 2<br>Deposited Plan 91420 |

**Original Proprietors**

Frederick Laurence Voigt and Ellen June Voigt

---

**Interests**

Subject to Section 308 (4) Local Government Act 1974

Subject to Section 59 Land Act 1948

C153846.1 Mortgage to Westpac Banking Corporation - 21.6.1990 at 10:12 am

C954841.1 Variation of Mortgage C153846.1 - 15.2.1996 at 2:20 pm

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage C153846.1 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

8434516.2 Variation of Mortgage C153846.1 - 15.3.2010 at 1:12 pm

9119145.1 Discharge of Mortgage C153846.1 - 23.8.2012 at 9:11 am

9119145.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2012 at 9:11 am (affects Lot 1 DP 453723)

9119145.3 CTs issued - 23.8.2012 at 9:11 am

| <b>Legal Description</b>                             | <b>Title</b> |
|------------------------------------------------------|--------------|
| Lot 1 Deposited Plan 453723                          | 581463       |
| Lot 2 Deposited Plan 453723 and Part Lot 2           | 581464       |
| Deposited Plan 91420 and Lot 2 Deposited Plan 136054 |              |

CANCELLED

## References

Prior C/T 67D/635, 68C/816

Land and Deeds 69

Transfer No.

N/C. Order No. C.109729.3



## REGISTER

No. 80A/920

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of February one thousand nine hundred and ninety under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that FREDERICK LAURENCE VOIGT and ELLEN JUNE VOIGT both of Waipapa company directors

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 36.8820 hectares more or less being Lot 2 Deposited Plan 136054 and Lot 2 Deposited Plan 119415 and part Lot 2 Deposited Plan 91420 and being part Sections 9 and 10 Block 1 Kawakawa Survey District

Interests at Date of Issue:

Subject to Section 308 (4) Local Government Act 1974

Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948

B.006624.1 Notice pursuant to Section 25 Public Works Amendment Act 1975 of the constitution of the Kerikeri Irrigation District - 23.1.1981 at 12.00 o'clock

Release

19/11/1993

C9185473

A.L.R.

C.153846.1 Mortgage to Westpac Banking Corporation - 21.6.1990 at 10.12 oc.

A.L.R.

C.954841.1 Variation of terms of Mortgage

C.153846.1 - 15.2.1996 at 2.20 oc

Measurements are Metric

No. 80A/920

80A/920

TOTAL AREA - 36.8820ha  
M.A.C. Exd ~~70~~

~~Lot 2~~  
DP 119415  
7.0320ha

Historical Search Copy Dated 25/08/25 3:15 pm, Page 3 of 3



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **581464**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 2012

**Prior References**  
NA80A/920

---

|                          |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                                                                            |
| <b>Area</b>              | 35.9690 hectares more or less                                                                         |
| <b>Legal Description</b> | Lot 2 Deposited Plan 453723 and Part Lot<br>2 Deposited Plan 91420 and Lot 2<br>Deposited Plan 136054 |

**Registered Owners**  
Frederick Laurence Voigt and Ellen June Voigt

---

**Interests**

Subject to Section 59 Land Act 1948

Subject to Section 308 (4) Local Government Act 1974 (affects DP 136054)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 453723)

Subject to a right of way and right to convey electricity, telecommunications, computer media and water supply over part Lot 2 DP 91420 marked A, a right to convey electricity over part Lot 2 DP 91420 marked C, a right of way and right to convey electricity, telecommunications, computer media and water supply over part Lot 2 DP 453723 marked B and a right to convey electricity, telecommunications and water supply over part Lot 2 DP 453723 marked D all on DP 453723 created by Easement Instrument 9119145.4 - 23.8.2012 at 9:11 am

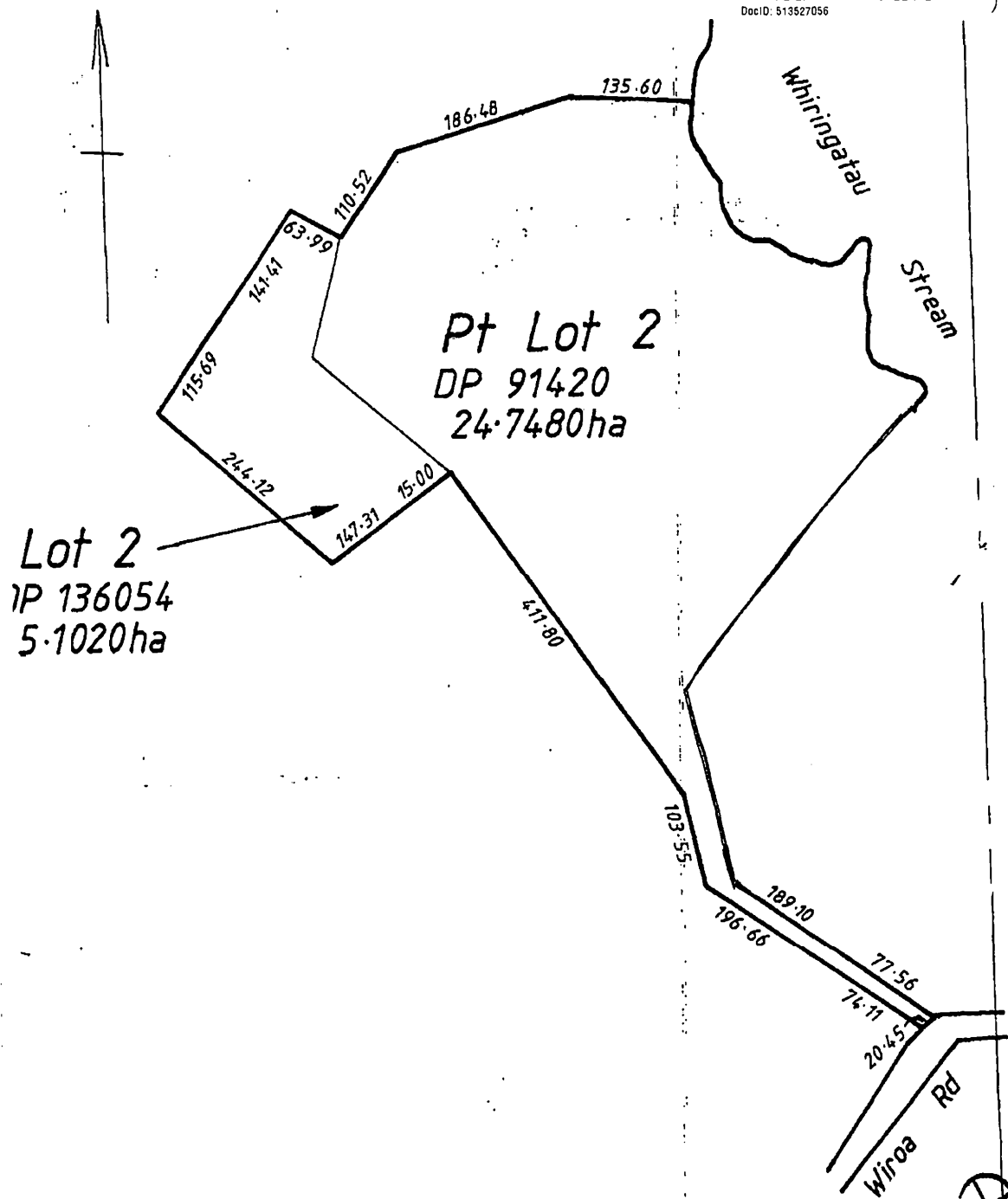
The easements created by Easement Instrument 9119145.4 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 9119145.5 - 23.8.2012 at 9:11 am

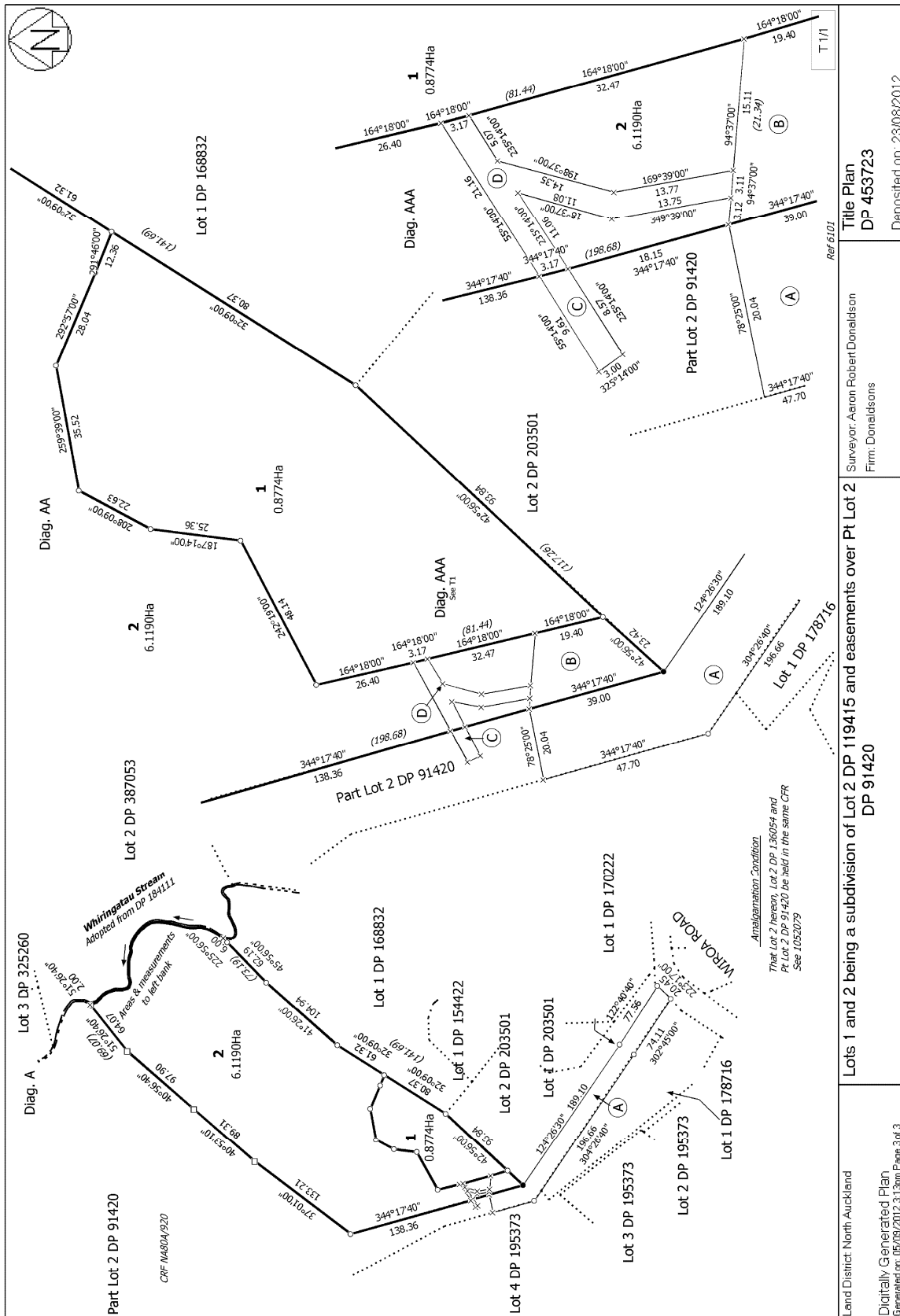
## Title Diagram CT 581464

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **581464**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 2012

**Prior References**  
NA80A/920

---

|                          |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                                                                            |
| <b>Area</b>              | 35.9690 hectares more or less                                                                         |
| <b>Legal Description</b> | Lot 2 Deposited Plan 453723 and Part Lot<br>2 Deposited Plan 91420 and Lot 2<br>Deposited Plan 136054 |

**Registered Owners**  
Frederick Laurence Voigt and Ellen June Voigt

---

**Interests**

Subject to Section 59 Land Act 1948

Subject to Section 308 (4) Local Government Act 1974 (affects DP 136054)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 453723)

Subject to a right of way and right to convey electricity, telecommunications, computer media and water supply over part Lot 2 DP 91420 marked A, a right to convey electricity over part Lot 2 DP 91420 marked C, a right of way and right to convey electricity, telecommunications, computer media and water supply over part Lot 2 DP 453723 marked B and a right to convey electricity, telecommunications and water supply over part Lot 2 DP 453723 marked D all on DP 453723 created by Easement Instrument 9119145.4 - 23.8.2012 at 9:11 am

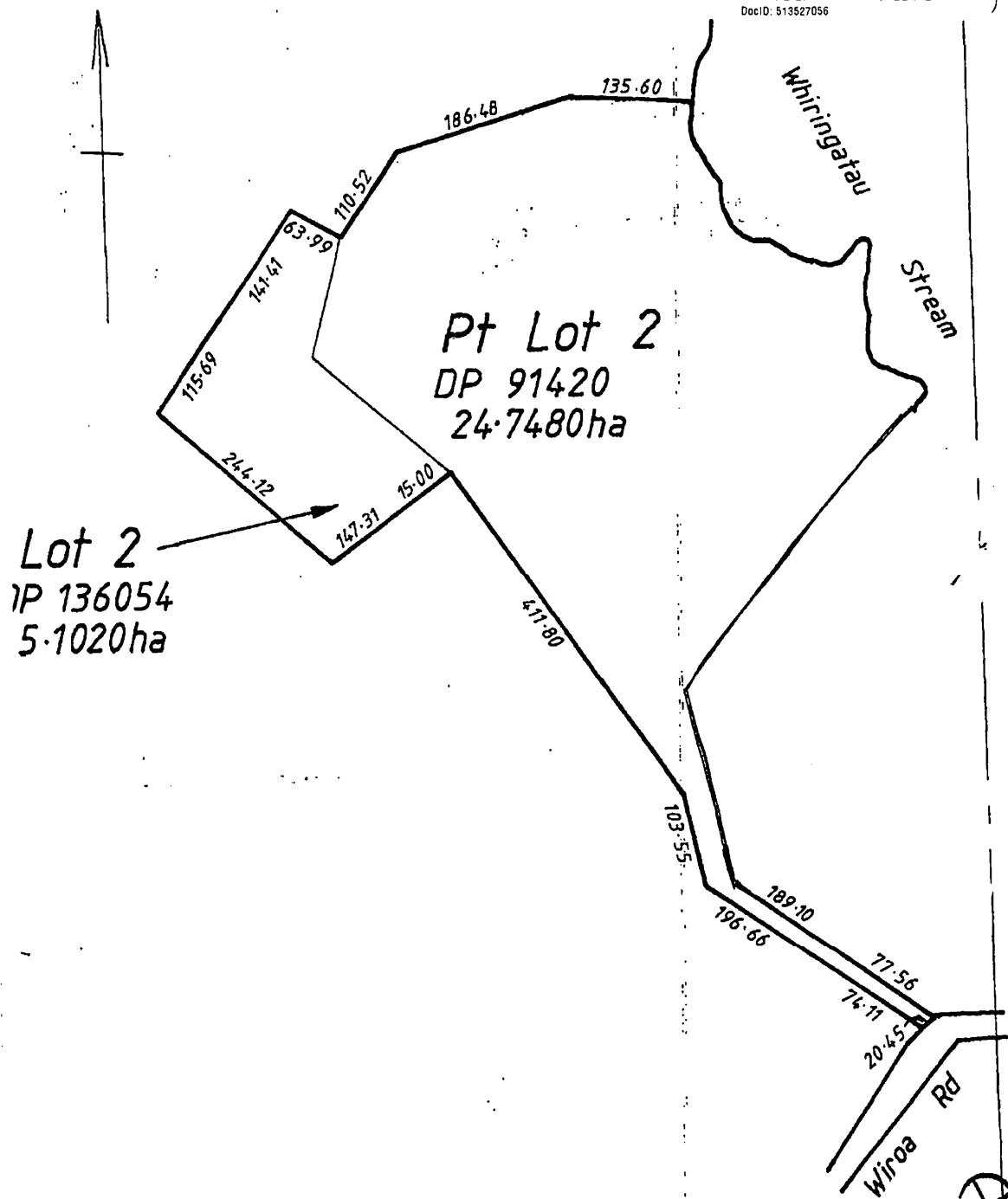
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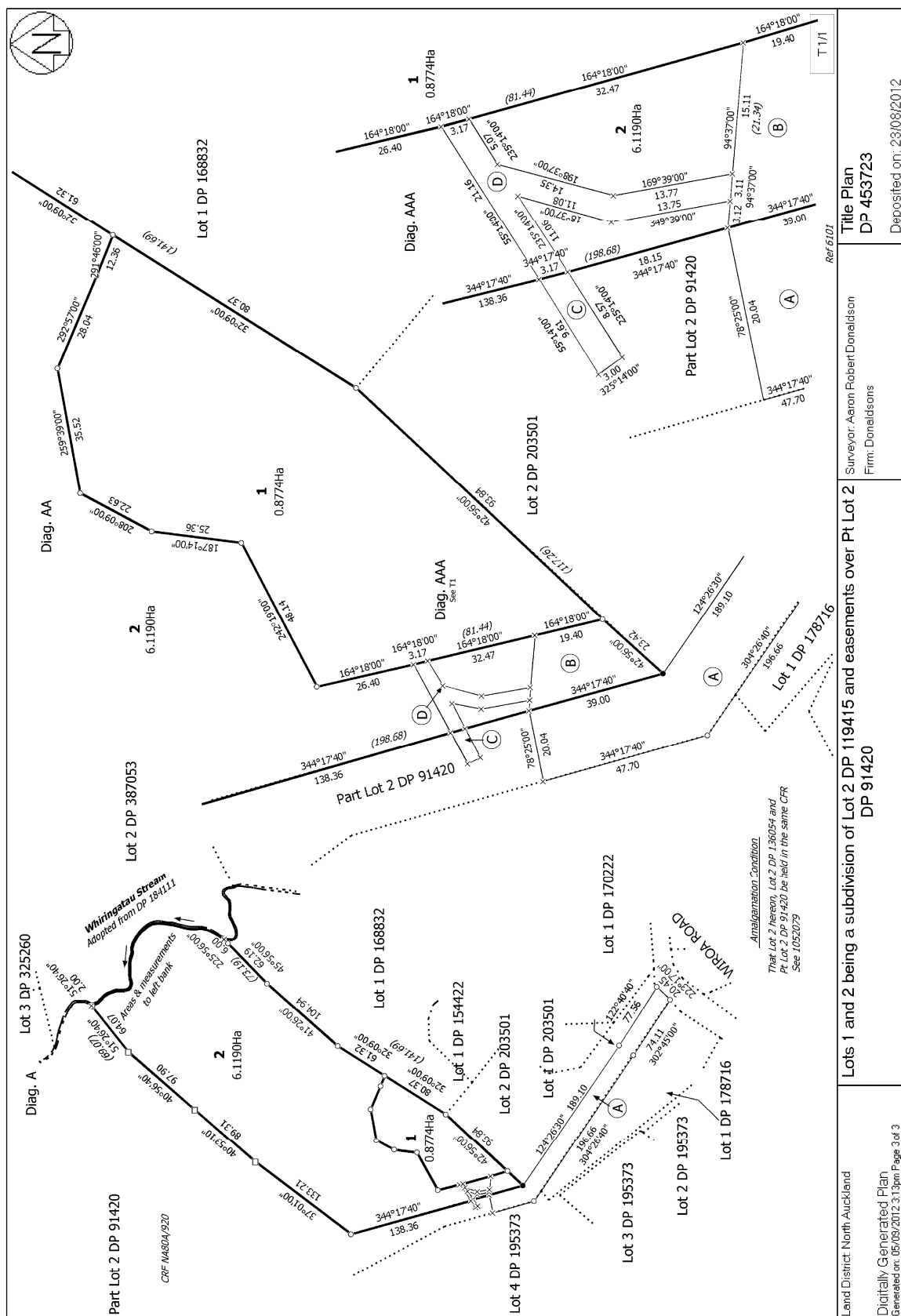
## Title Diagram CT 581464

Cpy - 01/01, Pgs - 001, 05/09/12, 15:03



DocID: 513527056





# Onsite Wastewater Site Suitability Report

F L & E J Voigt  
96 Wiroa Road  
Kerikeri  
Far North District

Subdivision of Pt Lot 2 DP 91420, Lot 2 DP 136054 &  
Lot 453723

Investigation of proposed Lot 2 & 3

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

Rev: A  
Date: 17<sup>th</sup> September 2025  
Job No: 3035

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

E-mail: martin@obrienconsulting.co.nz

E-mail: nicola@obrienconsulting.co.nz

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## Executive Summary

The subdivision of Pt Lot 2 DP 91420, Lot 2 DP 136054 and Lot 2 DP 453723 into 3 separate lots is currently being undertaken by Donaldsons Surveyors, Kerikeri. This report investigates the suitability of proposed Lot 2 and 3 for onsite wastewater. Proposed Lot 1 will become a 17.70 ha property. The residential dwelling, on Lot 1, is well away from any proposed subdivision boundary.

Proposed Lot 2 will become a 5.59 ha rural property whilst proposed Lot 3 will be 12.67 ha. Both proposed lots have ample available area for onsite wastewater disposal and 100% reserve. A 50mm wide, 1200mm deep bore log, to obtain soil samples, was taken on each proposed lot. The samples obtained indicate secondary treatment due to category 5-6, moderate to slow draining, clay soils. Secondary treatment, for example an aeration treatment system with dripper lines, treats wastewater to a higher standard and is the preferable method for onsite wastewater disposal. However, the lots are large with different soil types over them and only a small area was sampled, therefore, primary treatment with a septic tank and trenches may be suitable in certain locations.

The system, land application method and exact design of the wastewater disposal field are to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application. The decision on whether primary or secondary is required can occur during the site-specific investigation for Building Consent. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004) or Australian/New Zealand Standard, On-site Domestic Wastewater Management (AS/NZS 1547:2012), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

### 1.0 Scope

This report focuses on ensuring that adequate area on proposed Lot 2 and 3 is suitable for the onsite disposal of effluent within the proposed lot boundaries. A 100% reserve area is advised. Onsite wastewater treatment systems and land application methods are recommended based on site characteristics including soil type, topography, and surface water setbacks. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004) or Australian/New Zealand Standard, On-site Domestic Wastewater Management (AS/NZS 1547:2012), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

### 2.0 Site Visit

The site visit was undertaken on 10<sup>th</sup> September 2025 and comprised of a walk over and visual assessment of part of proposed Lot 2 and 3. An area suitable for wastewater disposal and reserve was investigated. As the lots are 5.59 ha and 12.67 ha not all areas were assessed. 2 x 50mm wide, 1200mm deep boreholes were taken with a handheld steel auger to ascertain soil category and estimate groundwater separation in an area suitable for wastewater disposal. USDA feel method was used to determine soil texture, soil structure and soil category.

---

### **3.0 Desk Study**

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps.

### **4.0 Site Description**

Following subdivision proposed Lot 2 will become a 5.59 ha, rural property. The lot is primarily grassed pasture used for grazing. Vegetation surrounds a pond and skirts the northeast boundary. Vegetated land to the northwest of the lot and within the pond area are identified as a Wetland Covenant, marked T and U on the Subdivision Scheme Plan, Section 5. Shelter belt runs along part of the proposed northwest boundary and through the lot, to the north of the Building Restriction Covenant identified as R. Refer to the Subdivision Scheme Plan, Section 5 showing the proposed boundaries of Lot 2, the Wetland Covenants, pond and Building Restriction Covenant.

An area to the north of the Building Restriction Covenant was investigated for the disposal of wastewater and reserve. Photograph 1 and the Site Plan, Section 15 show an example of an area suitable for onsite wastewater disposal and reserve. At the time of the site visit the area was slightly sloping, grassed pasture.

Following subdivision proposed Lot 3 will become a 12.67 ha rural property. The lot is primarily grassed pasture used for grazing. A pocket of native bush is identified as Bush Covenant Z on the Subdivision Scheme Plan, Section 5. The Scheme Plan also shows creeks running through the lot and a Building Restriction Covenant, S.

A slightly sloping, grassed area shown on the Site Plan, Section 15 and Photograph 2 was investigated as an example of an area suitable for onsite wastewater disposal and reserve on proposed Lot 3.

No mapped flooding or erosion prone land is shown on Northland Regional Council (NRC) over proposed Lot 2 and 3.



Photograph 1: View to the northeast showing a grassed, slightly sloping area on proposed Lot 2 suitable for the disposal of onsite wastewater and reserve.



Photograph 2: View to the southwest showing a grassed, slightly sloping area on proposed Lot 3 suitable for the disposal of onsite wastewater and reserve.

# EXISTING EASEMENTS

| Purpose                                                                                                        | Shown       | Burdened     | Benefited       | Created   |
|----------------------------------------------------------------------------------------------------------------|-------------|--------------|-----------------|-----------|
| Right of way,<br>Right to convey<br>electricity,<br>computer media,<br>telecommunications<br>and water supply. | (A) (B)     | Lot 1 hereon | Lot 1 DP 528749 | 9119145.4 |
| Right to convey<br>electricity.                                                                                | (C)         |              |                 |           |
| Right to convey<br>electricity,<br>telecommunications,<br>and water supply.                                    | (D) (E) (F) |              |                 |           |

# PROPOSED EASEMENTS

|                                                                                       |                                                 |              |              |
|---------------------------------------------------------------------------------------|-------------------------------------------------|--------------|--------------|
| Right of way,<br>Right to convey<br>electricity,<br>telecommunications,<br>and water. | (A) (B)<br>(E) (F)<br>(G) (H)<br>(A) (B)<br>(I) | Lot 1 hereon | Lot 2 hereon |
|                                                                                       |                                                 | Lot 1 hereon | Lot 3 hereon |

# PROPOSED PRIVATE COVENANTS

|              |     |              |                 |
|--------------|-----|--------------|-----------------|
| No buildings | (R) | Lot 2 hereon | Lot 1 DP 528749 |
|              | (S) | Lot 3 hereon | Lot 1 hereon    |

# PROPOSED SEC. 221 RMA COVENANTS

Areas shown T, U, X & Y are proposed  
land covenants (wetland protection).  
Areas shown V, W, Y & Z are proposed  
land covenants (bush protection).

**DONALDSONS**  
REGISTERED LAND SURVEYORS

**LOT 1 - 3 BEING A PROPOSED SUBDIVISION OF  
PT LOT 2 DP 91420, LOT 2 DP 136054 & Lot 2 DP 453723**

Applicant : F L & E J Voigt  
Title : 581464  
Total Area : 35.9690ha  
Zone : Rural Production  
Proposed Zone: Horticulture  
Land Use Classifications shown thus

Contour interval : 2m

Scale @ A3 : 1 : 4000

0 40 80 120 160 200 400

See Diagram  
Sheet 1

Date : 05/08/2025

**REF : 8618**

File - 8618 Scheme Plan 5. mjo

Land / engineering Surveyors & development planners

90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net.nz - p: 09 4079182

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## 6.0 Soil Profile

Managing Northland Soils NRC Map shows 2 soil types over proposed Lot 2. Moderately drained, Pungaere gravelly friable clay (PG) is located to the northeast of the lot whilst somewhat excessively to well drained Okaihau gravelly friable clay (OK) is located to the southwest. There are 3 soil types shown over proposed Lot 3. Well drained Papakauri silt loam (PK) is located to the west of the property. A smaller area of somewhat excessively to well drained Okaihau gravelly friable clay (OK) is located to the southwest. Most of the lot is shown as moderately drained, Pungaere gravelly friable clay (PG).

2 x 50mm wide 1200mm deep bores were taken with a handheld steel auger to obtain soil samples. Refer to the Borehole Logs, Section 14 and Photographs 3 and 4.

The soil profile in BH 1 and 2 indicate secondary treatment is required. However, the lots are large and soil type changes over them. Therefore, the decision on whether primary or secondary is required can occur during the site-specific investigation for Building Consent.



Photograph 3: BH1 taken on proposed Lot 2 showing 100mm of category 4, slightly moist, gravelly topsoil followed by category 4, slightly moist, brown, silty clay loam with gravel to a depth of 400mm. From 400-500mm, a layer of category 5, slightly moist, brown, silty clay was present. Soil from 500-1200mm became category 5, slightly moist, orange, silty clay.



Photograph 4: BH2 taken on proposed Lot 3 showing 200mm of category 4, slightly moist, brown topsoil followed by category 4, slightly moist, silty clay loam with gravel to a depth of 500mm. From 500-700mm, a layer of category 6, slightly moist, orange clay was present. Soil from 700-1200mm became category 5, slightly moist, reddish orange, silty clay.

## **7.0 Groundwater**

TP58 (2004), Table 5.2, p.43 states groundwater separation must be greater than 900mm for secondary treated effluent in category 5-6 soils. The Regional Plan for Northland, Section C.6.1.3, Table 9 requires a less conservative distance of 600mm. A 1200mm separation distance from groundwater with primary treatment is required as per the Regional Plan for Northland, Section C.6.1.3, Table 9 and TP58, (2004), Table 5.2. Groundwater was not encountered during the 1200mm deep bore holes.

A borehole establishing that the wastewater disposal field is the required distance from groundwater should be undertaken in the elected location of the field at the time of Building Consent application.

The owner is not aware of any freshwater bores on the property. No active freshwater bores are shown on Far North Atlas Map on or in the near vicinity of subdivision.

## **8.0 Setback Requirements**

General setback requirements for wastewater are outlined in the Regional Plan for Northland (2019), Section C.6.1.3, TP58 (2004), Table 5.2, Australian/New Zealand Standard, On-site Domestic Wastewater Management (AS/NZS 1547:2012), and the Far North District Plan, Section 12.7.6.1.4(b). These setback distances are to be adhered to in any site-specific onsite wastewater report (TP58).

---

### Regional Plan for Northland (2019), Section C.6.1.3

The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities provided:

- 1) The on-site system is designed and constructed in accordance with the *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*, (TP58, 2004 also used) and
- 2) the volume of wastewater discharged does not exceed two cubic metres per day, and
- 3) the discharge is not via a spray irrigation system or deep soakage system, and
- 4) the slope of the disposal area is not greater than 25 degrees, and
- 5) the wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*; or is via an irrigation line system that is:
  - a) dose loaded, and
  - b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
- 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
  - a) the wastewater, excluding greywater, has received at least secondary treatment, and
  - b) the irrigation lines are firmly attached to the disposal area, and
  - c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
  - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
  - e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
  - f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
- 7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems*, and
- 8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
- 9) the following reserve disposal areas are available at all times:

- a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
  - b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
- 10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
- 11) the discharge does not contaminate any groundwater water supply or surface water, and
- 12) there is no surface runoff or ponding of wastewater, and
- 13) there is no offensive or objectionable odour beyond the property boundary.

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

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

---

**TP58 (2004), Table 5.2**

Separation distances outlined in TP58 (2004), Table 5.2 for category 5-6 soils are the same as those stated in the Regional Plan for Northland (2019), Section C.6.1.3. However, TP58 (2004) recommends a more conservative separation distance from groundwater in category 5-6 soils with secondary treatment, 900mm vs 600mm.

**Far North District Plan, Section 12.7.6.1.4(b)**

Specific to the Far North District is a more conservative separation distance from a river, lake, wetland, or the boundary of the coastal marine area. The Far North District Plan, Section 12.7.6.1.4(b) requires a 30m setback, greater than the 15m required by the Regional Plan for Northland (2019), Section C.6.1.3 and TP58 (2004), Table 5.2. Surface water bodies on or near proposed Lot 2 and 3 include creeks, streams, ponds and wetland areas.

**9.0 Onsite Wastewater Disposal Design**System Requirements for Proposed Lot 2 and 3

Secondary treatment, for example an aeration treatment system with dripper lines is recommended, however, primary treatment with a septic tank and trenches may be suitable at certain locations. Alternative designs can be considered provided they meet current wastewater standards.

Secondary treatment

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

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

Cost of approximately \$18,000 - \$30,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

The wastewater design below is based on category 6 soils, TP58 (2004), Table 9.2 with 180 litres of wastewater produced per person for roof water tank supply, TP58, Table 6.2.

---

Potential occupancy of a 4-bedroom dwelling x litres per person per day / loading rate = area of wastewater field

$$6 \times 180 / 3 = 360\text{m}^2$$

#### Primary treatment

An example of primary treatment is a septic tank (minimum capacity of 4500 litres) with conventional trenches, excavated to a depth of no greater than 450mm. This system is not suitable for the locations tested. However, as the lots are large with differing soil types there may be a location where primary is suitable.

Cost of approximately \$15,000 - \$20,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

Potential occupancy of a 4-bedroom dwelling x litres per person per day / loading rate = area of wastewater field

$$6 \times 180 / 10 = 108\text{m}^2$$

The exact dimensions of the field may differ in the site-specific Onsite Wastewater Disposal Report (TP58), for example the number of bedrooms may change altering system volumes and the size of the field. A more conservative loading rate is used in the calculation above.

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

The system, land application method and design of the field is to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of building consent application.

---

## **10.0 Reserve Area**

The Regional Plan for Northland (2019) Section C.6.1.3 (9b) states a minimum 30% reserve is required for secondary treated effluent whilst 100% is required for primary treatment. A 100% reserve is recommended for subdivision. A 100% reserve area, meeting setback requirements, is available on proposed Lot 2 and 3.

The purpose of a reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve field must be protected from development that would prevent its use in the future. A reserve area must always be available. The Site Plan, Section 15 shows an example of an area suitable for onsite wastewater disposal and reserve.

## **11.0 Stormwater Management**

The property is identified as being in the Rural Production zone as per the Far North District Plan. To be a permitted activity under the Stormwater Management section of the plan the property must have maximum 15% impermeable surfaces per lot. Proposed Lot 2 and 3 have no permanent buildings. The lots meet permitted activity status for impermeable surfaces.

## **12.0 Site Planning for Onsite Wastewater**

Prior to development of the site, site planning should be undertaken to ensure a suitable area for wastewater and reserve is available. This is because certain factors may limit the area available for wastewater disposal, for example, impermeable surfaces such as buildings, driveways, sheds, setback distances from surface water and intermittent flow paths, and slopes greater than 25 degrees reduce the area available. Whilst other factors may increase the area required for wastewater disposal, for example, a dwelling with numerous potential bedrooms plus sleepouts and cabins will require a larger field. A pan decreasing the loading rate will require a larger field. Surface laid, planted dripper lines on a slope greater than 10 degrees requires a 10m planted buffer zone below it.

## **13.0 Summary**

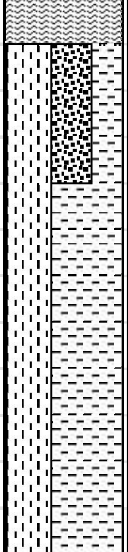
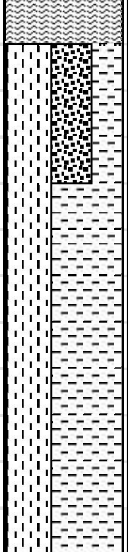
There is ample available area on proposed Lot 2 and 3 for onsite wastewater disposal and reserve within the proposed lot boundaries. Secondary treatment is recommended; however, primary treatment may be an option at certain locations.

This report is for Resource Consent for subdivision only. The precise design will require a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004) or Australian/New Zealand Standard, On-site Domestic Wastewater Management (AS/NZS 1547:2012), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

## 14.0 Borehole Logs

|  |                                   | <h3 style="margin: 0;">BOREHOLE LOG 1</h3> |                 |  |  |
|-----------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------|-----------------|-------------------------------------------------------------------------------------|--|
| <b>Client</b>                                                                     | F L & E J Voigt                   | <b>Job No.</b>                             | 3035            |                                                                                     |  |
| <b>Project</b>                                                                    | Installation of onsite wastewater | <b>Date Drilled</b>                        | 10/09/2025      |                                                                                     |  |
| <b>Site Address</b>                                                               | 96 Wiroa Road, Kerikeri           | <b>Drilled By</b>                          | Martin O'Brien  |                                                                                     |  |
| <b>Legal Description</b>                                                          | Proposed Lot 2                    | <b>Drill Method</b>                        | 50mm hand auger |                                                                                     |  |

| Depth<br>mm | GWL                         | Soil Map<br>Reference              | Graphic<br>Log                                                                     | Field Description                                | Soil Category                      |                                                                                    |                                  |   |
|-------------|-----------------------------|------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------|----------------------------------|---|
| 100         | Groundwater not intercepted | Okaihau gravelly friable clay (OK) |  | Slightly moist dark brown gravelly topsoil       | 4                                  |                                                                                    |                                  |   |
| 200         |                             |                                    |                                                                                    | Slightly moist brown silty CLAY loam with gravel | 4                                  |                                                                                    |                                  |   |
| 300         |                             |                                    |                                                                                    | Slightly moist brown silty CLAY                  | 5                                  |                                                                                    |                                  |   |
| 400         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 500         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 600         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 700         |                             |                                    |                                                                                    | Groundwater not intercepted                      | Okaihau gravelly friable clay (OK) |  | Slightly moist orange silty CLAY | 5 |
| 800         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 900         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1000        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1100        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1200        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1300        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1400        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1500        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1600        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1700        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1800        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 1900        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 2000        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| 2100        |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |
| EOB         |                             |                                    |                                                                                    |                                                  |                                    |                                                                                    |                                  |   |

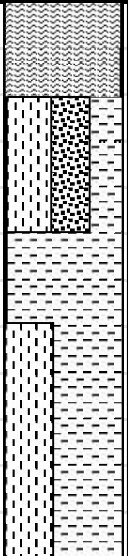
  

| Graphic Log Legend                                                                  |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |  |
| Fill                                                                                | Topsoil                                                                             | Gravel                                                                              | Sand                                                                                | Clay                                                                                | Silt                                                                                |

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

## BOREHOLE LOG 2

|                   |                                   |              |                 |
|-------------------|-----------------------------------|--------------|-----------------|
| Client            | F L & E J Voigt                   | Job No.      | 3035            |
| Project           | Installation of onsite wastewater | Date Drilled | 10/09/2025      |
| Site Address      | 96 Wiroa Road, Kerikeri           | Drilled By   | Martin O'Brien  |
| Legal Description | Proposed Lot 3                    | Drill Method | 50mm hand auger |

| Depth<br>mm | GWL                         | Soil Map<br>Reference               | Graphic<br>Log                                                                     | Field Description                                | Soil Category |
|-------------|-----------------------------|-------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------|---------------|
| 100         | Groundwater not intercepted | Pungaere gravelly friable clay (PG) |  | Slightly moist brown topsoil                     | 4             |
| 200         |                             |                                     |                                                                                    |                                                  |               |
| 300         |                             |                                     |                                                                                    |                                                  |               |
| 400         |                             |                                     |                                                                                    | Slightly moist brown silty CLAY loam with gravel | 4             |
| 500         |                             |                                     |                                                                                    |                                                  |               |
| 600         |                             |                                     |                                                                                    | Slightly moist orange CLAY                       | 6             |
| 700         |                             |                                     |                                                                                    |                                                  |               |
| 800         |                             |                                     |                                                                                    |                                                  |               |
| 900         |                             |                                     |                                                                                    |                                                  |               |
| 1000        |                             |                                     |                                                                                    | Slightly moist reddish orange silty CLAY         | 5             |
| 1100        |                             |                                     |                                                                                    |                                                  |               |
| 1200        |                             |                                     |                                                                                    |                                                  |               |
| 1300        |                             |                                     |                                                                                    | EOB                                              |               |
| 1400        |                             |                                     |                                                                                    |                                                  |               |
| 1500        |                             |                                     |                                                                                    |                                                  |               |
| 1600        |                             |                                     |                                                                                    |                                                  |               |
| 1700        |                             |                                     |                                                                                    |                                                  |               |
| 1800        |                             |                                     |                                                                                    |                                                  |               |
| 1900        |                             |                                     |                                                                                    |                                                  |               |
| 2000        |                             |                                     |                                                                                    |                                                  |               |
| 2100        |                             |                                     |                                                                                    |                                                  |               |
|             |                             |                                     |                                                                                    |                                                  |               |

### Graphic Log Legend



Fill



Topsoil



Gravel



Sand

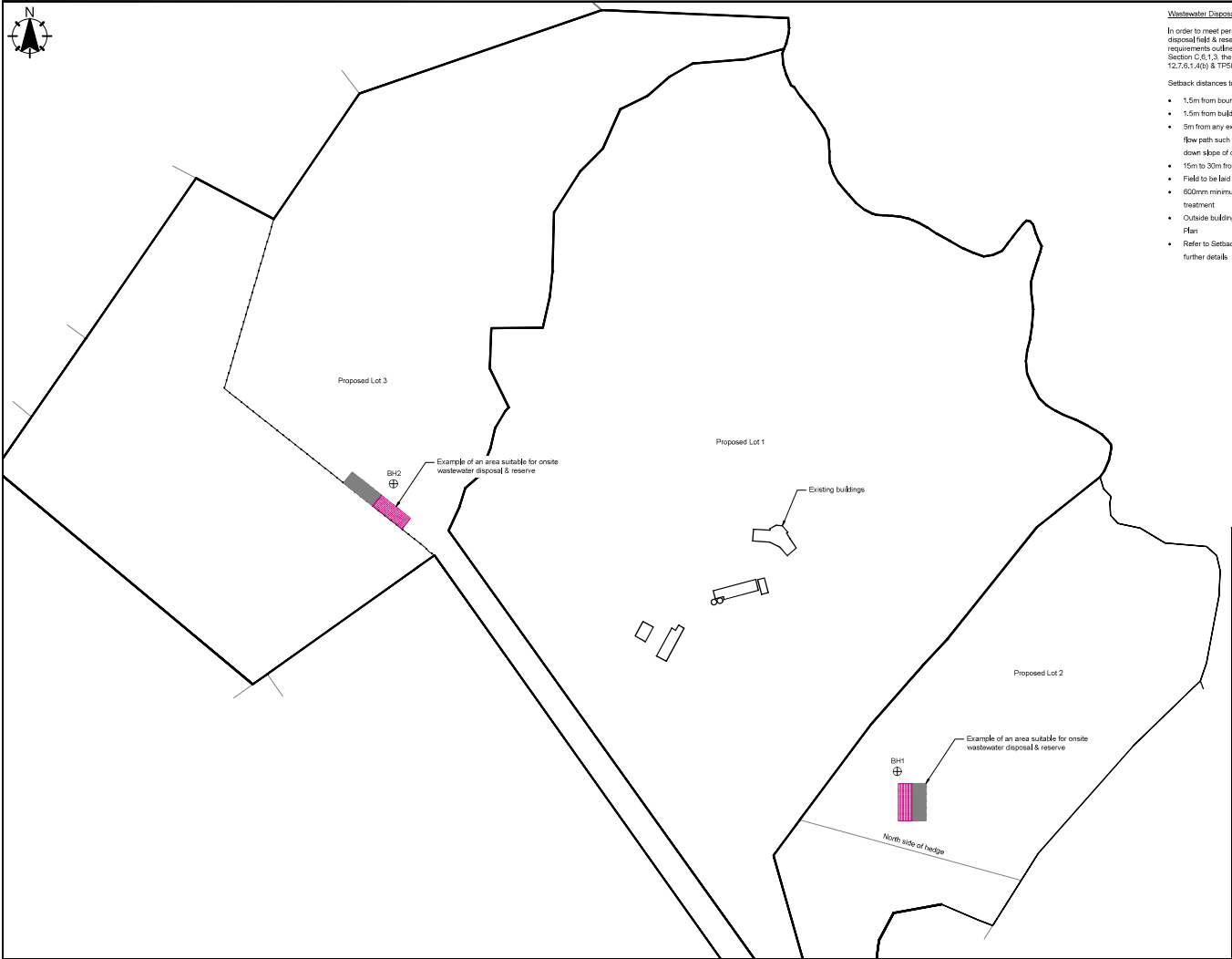


Clay



Silt

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



**Wastewater Disposal Field Setbacks.**

In order to meet permitted activity status, the wastewater disposal field & reserve shall confirm to the setback requirements outlined in the Regional Plan for Northland, Section 12.6.1.3, the Far North District Plan, Section 12.7.6.1.4(b) & TP56 (2004).

Setback distances to include:

- 1.5m from boundaries
- 1.5m from buildings
- 5m from any existing or future intermittent stormwater flow path such as an overland flow path or open drain down slope of disposal field
- 15m to 30m from surface water & stream
- Field to be laid on slopes less than 25 degrees.
- 600mm minimum from groundwater with secondary treatment
- Outside building restriction covenant shown on Scheme Plan
- Refer to Setback Requirement section of the report for further details

NOT A REPRESENTATION OF A BUILDING OR STRUCTURE. THIS IS A DESIGN CONCEPT ONLY. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE CLIENT IS ADVISED THAT THE DESIGN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE CONSULTATION OF THE DESIGNER.

Always to be done in accordance with NZS 1404: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

**O'BRIEN DESIGN CONSULTING**

106 407 5298 | [enrth@obrienconsulting.co.nz](mailto:enrth@obrienconsulting.co.nz)

**Project Title**  
F L & E J Voigt  
96 Wiroa Road  
Kerikeri  
Far North District

**Sheet Title**  
Wastewater Site Plan

**Drawn** 17 September 2025

**Project No** 3035

| Rev | Sheet |
|-----|-------|
| A   | A01   |

**Scale (A3 Original) 1: 2500**

25 12.5 0 25 50 m

---

## 16.0 Limitations

1. Our responsibility for this report is limited to the property owner named on the front page of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
2. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary over the site.
3. It is the property owner's responsibility to ensure careful site planning is undertaken to ensure onsite wastewater and a reserve is available at the time of development. An example of an area suitable for onsite wastewater is designated.
4. Opinions and judgements expressed are based on our interpretation and understanding 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.



Ph: (09) 407 5208 | Mob: 027 407 5208  
E-mail: martin@obrienconsulting.co.nz  
E-mail: nicola@obrienconsulting.co.nz



*Top Energy Limited*

Level 2, John Butler Centre  
60 Kerikeri Road  
P O Box 43  
Kerikeri 0245  
New Zealand  
PH +64 (0)9 401 5440  
FAX +64 (0)9 407 0611

12 August 2025

Bob Donaldson  
Donaldsons Surveyors Limited  
PO Box 211  
KERIKERI

Email: [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**

**FL & EJ Voigt – 96 Wiroa Road, Kerikeri. Pt Lot 2 DP 91420, Lot 2 DP 136054 & Lot 2 DP 453723**

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

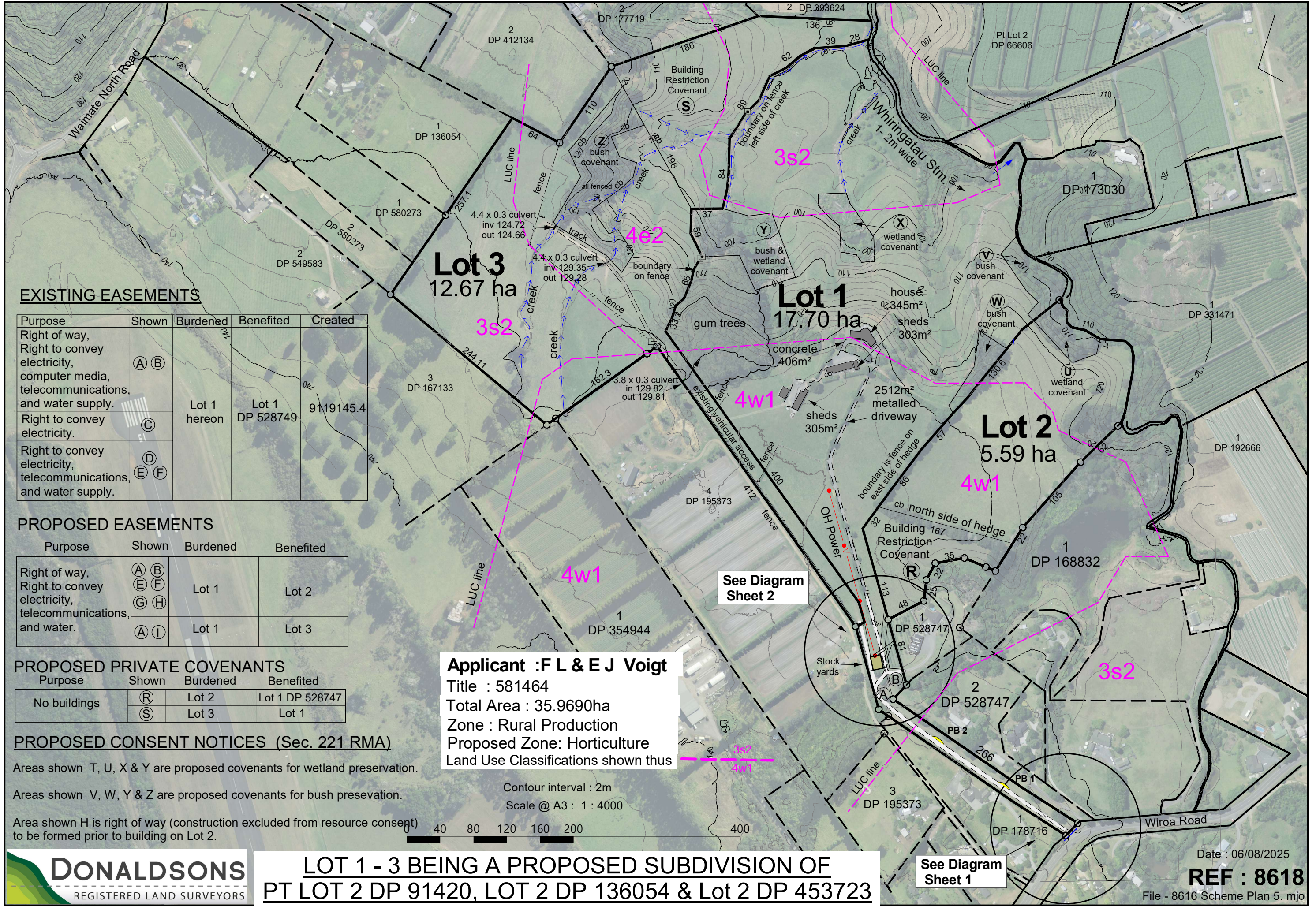
Top Energy's requirement for this subdivision is nil. Top Energy advises proposed lot 1 has an existing power supply. Design and costs to provide a power supply to proposed lots 2 & 3 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy](#) | [Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

**Aaron Birt**  
Planning and Design  
T: 09 407 0685  
E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)



EXISTING EASEMENTS

| Purpose                                                                                                        | Shown       | Burdened        | Benefited          | Created   |
|----------------------------------------------------------------------------------------------------------------|-------------|-----------------|--------------------|-----------|
| Right of way,<br>Right to convey<br>electricity,<br>computer media,<br>telecommunications<br>and water supply. | (A) (B)     | Lot 1<br>hereon | Lot 1<br>DP 528749 | 9119145.4 |
| Right to convey<br>electricity.                                                                                | (C)         |                 |                    |           |
| Right to convey<br>electricity,<br>telecommunications<br>and water supply.                                     | (D) (E) (F) |                 |                    |           |

PROPOSED EASEMENTS

| Purpose                                                                               | Shown   | Burdened | Benefited |
|---------------------------------------------------------------------------------------|---------|----------|-----------|
| Right of way,<br>Right to convey<br>electricity,<br>telecommunications,<br>and water. | (A) (B) | Lot 1    | Lot 2     |
|                                                                                       | (E) (F) |          |           |
|                                                                                       | (G) (H) |          |           |
|                                                                                       | (A) (I) | Lot 1    | Lot 3     |

PROPOSED PRIVATE COVENANTS

| Purpose      | Shown | Burdened | Benefited       |
|--------------|-------|----------|-----------------|
| No buildings | (R)   | Lot 2    | Lot 1 DP 528747 |
|              | (S)   | Lot 3    | Lot 1           |

PROPOSED CONSENT NOTICES (Sec. 221 RMA)

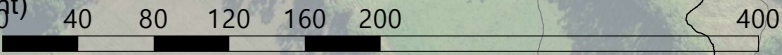
Areas shown T, U, X & Y are proposed covenants for wetland preservation.

Areas shown V, W, Y & Z are proposed covenants for bush preservation.

Area shown H is right of way (construction excluded from resource consent) to be formed prior to building on Lot 2.

**Applicant : F L & E J Voigt**  
Title : 581464  
Total Area : 35.9690ha  
Zone : Rural Production  
Proposed Zone: Horticulture  
Land Use Classifications shown thus

Contour interval : 2m  
Scale @ A3 : 1 : 4000



**DONALDSONS**  
REGISTERED LAND SURVEYORS

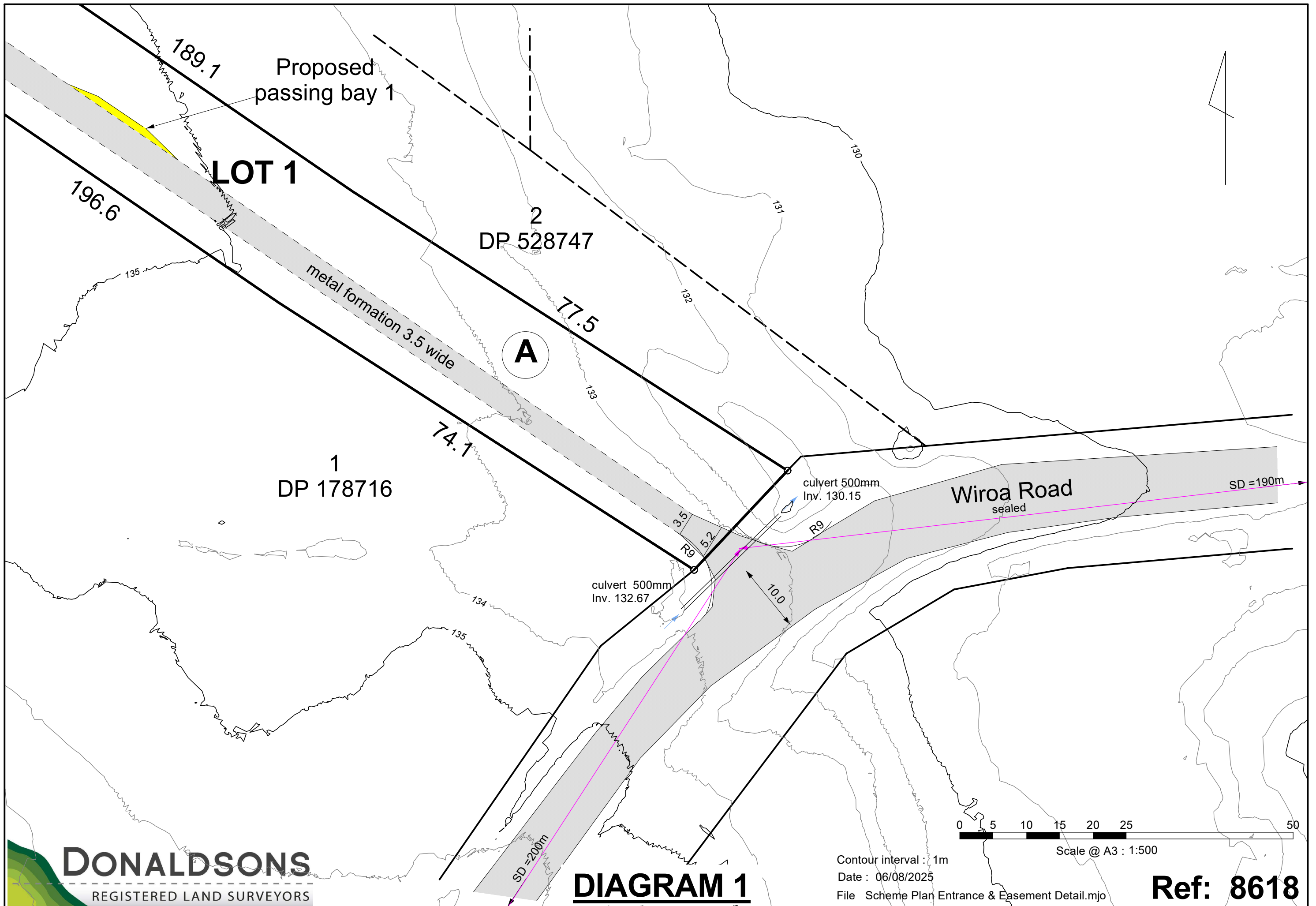
**LOT 1 - 3 BEING A PROPOSED SUBDIVISION OF  
PT LOT 2 DP 91420, LOT 2 DP 136054 & Lot 2 DP 453723**

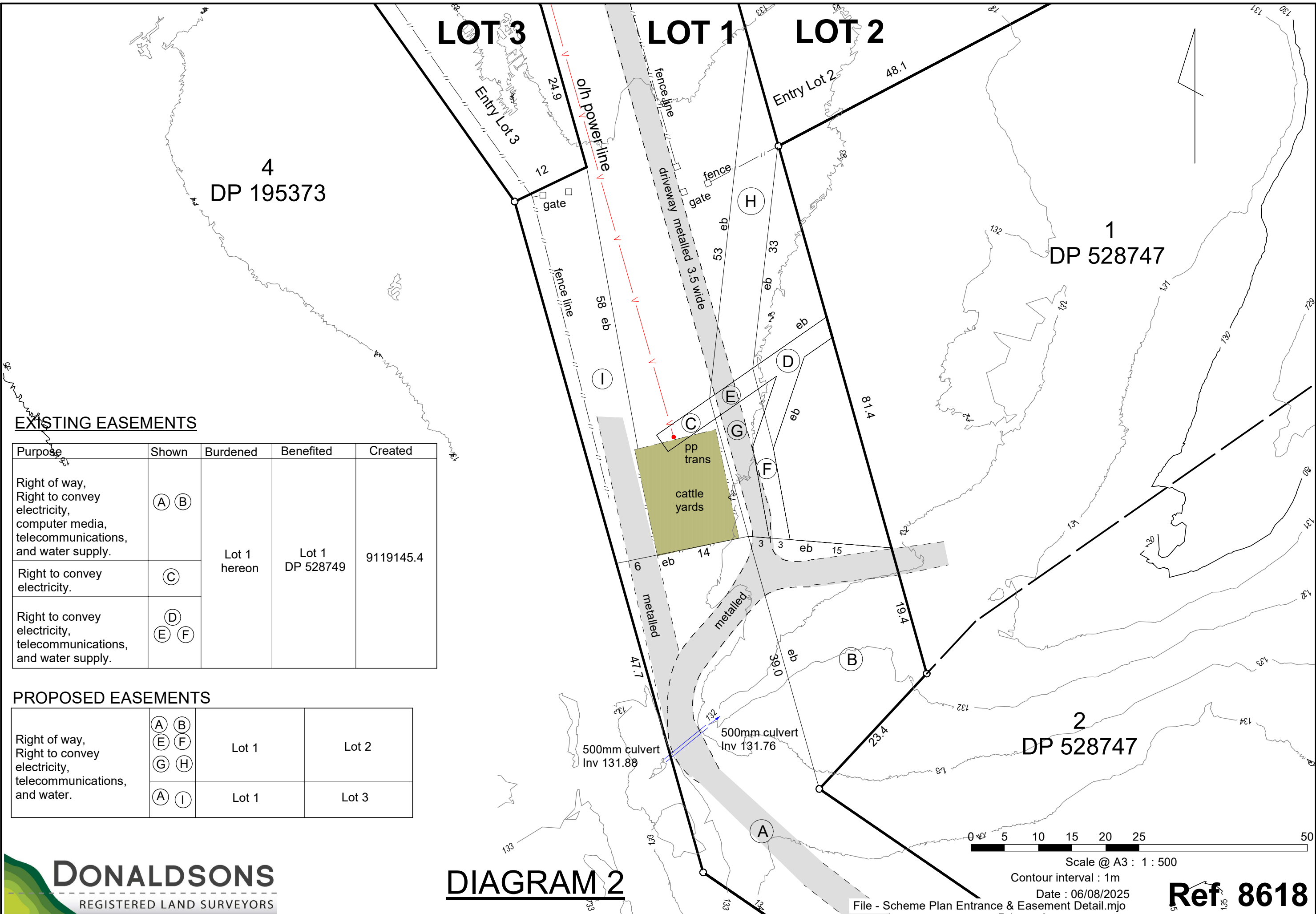
See Diagram  
Sheet 1

Date : 06/08/2025

**REF : 8618**

File - 8616 Scheme Plan 5. mjo



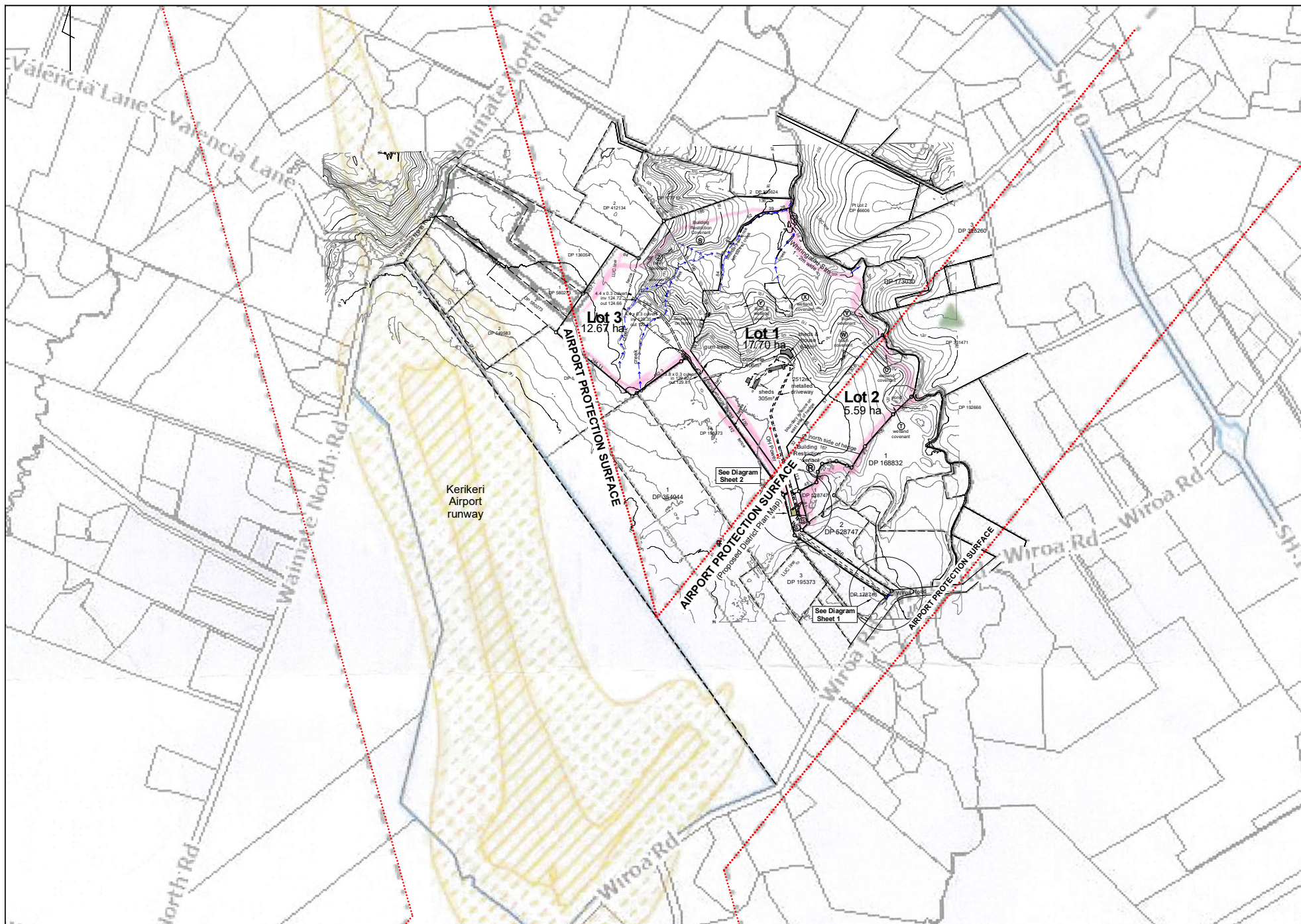


EXISTING EASEMENTS

| Purpose                                                                                                         | Shown          | Burdened        | Benefited          | Created   |
|-----------------------------------------------------------------------------------------------------------------|----------------|-----------------|--------------------|-----------|
| Right of way,<br>Right to convey<br>electricity,<br>computer media,<br>telecommunications,<br>and water supply. | (A) (B)        | Lot 1<br>hereon | Lot 1<br>DP 528749 | 9119145.4 |
| Right to convey<br>electricity.                                                                                 | (C)            |                 |                    |           |
| Right to convey<br>electricity,<br>telecommunications,<br>and water supply.                                     | (D)<br>(E) (F) |                 |                    |           |

PROPOSED EASEMENTS

|                                                                                       |                    |       |       |
|---------------------------------------------------------------------------------------|--------------------|-------|-------|
| Right of way,<br>Right to convey<br>electricity,<br>telecommunications,<br>and water. | (A) (B)<br>(E) (F) | Lot 1 | Lot 2 |
|                                                                                       | (G) (H)            |       |       |
|                                                                                       | (A) (I)            | Lot 1 | Lot 3 |



## Bob Donaldson

---

**From:** Robert Binney <Robert@fnhl.co.nz>  
**Sent:** Monday, 20 October 2025 1:49 PM  
**To:** Bob Donaldson  
**Subject:** RE: Proposed subdivision, Wiroa Road Kerikeri  
**Attachments:** Land Covenant Document (DRAFT) - 96 Wiroa Rd, Kerikeri.pdf

Hi Bob,

Thanks for our call this morning. As discussed, please see attached the draft land covenant amended with deletion of the original cl's 2.4 & 2.5.

The necessary information about the covenantor and burdened land to be inserted in due course.

Kind regards

Rob

**Robert Binney**  
Chief Operating Officer

☎ 09 402 5659 | 021 958 347  
✉ Robert@fnhl.co.nz  
🌐 www.fnhl.co.nz



---

**From:** Bob Donaldson [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)  
**Sent:** Wednesday, 8 October 2025 9:24 am  
**To:** Robert Binney [Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)  
**Subject:** FW: Proposed subdivision, Wiroa Road Kerikeri

Rob

Good morning

Could you please continue with our request for Airport approval to Laurie Voigt's proposed subdivision. As mentioned before Laurie accepts the usual noise sensitivity provisions of the covenant but not so the future development indemnity provisions of clauses 2.4 and 2.5.

Thanks

Regards

Bob Donaldson  
*Registered Professional Surveyor*



Phone: 09-4079182  
Email: [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)  
Web site: [www.donaldsons.net.nz](http://www.donaldsons.net.nz)

---

**From:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Sent:** Monday, 15 September 2025 5:52 PM  
**To:** 'Robert Binney' <[Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)>  
**Subject:** RE: Proposed subdivision, Wiroa Road Kerikeri

Rob  
It can wait until you return because we have yet  
to receive other reports before we can apply.  
Regards  
Bob Donaldson  
Registered Professional Surveyor

---

**From:** Robert Binney <[Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)>  
**Sent:** Monday, 15 September 2025 5:28 PM  
**To:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Cc:** Patrick O'Reilly <[patricko@fnhl.co.nz](mailto:patricko@fnhl.co.nz)>  
**Subject:** Re: Proposed subdivision, Wiroa Road Kerikeri

Hello Bob - the covenant document is as drafted by our lawyers and is believed to be in line with current practices for airports in NZ. We will review the draft report and look again at the proposed covenant document, in light of that further information. I'm overseas returning on the 29th. Will that timing be ok for our further response? Alternatively, I will ask one of my team to look at this prior and provide our reply. Kind regards. Rob

**Robert Binney**  
Chief Operating Officer

☎ 09 402 5659 | 021 958 347  
✉ [Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)  
🌐 [www.fnhl.co.nz](http://www.fnhl.co.nz)



---

**From:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Sent:** Monday, September 15, 2025 4:19:03 PM  
**To:** Robert Binney <[Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)>  
**Subject:** RE: Proposed subdivision, Wiroa Road Kerikeri

Robert

Thank you for your reply to my email.  
In response please find attached a copy of our  
application for resource consent to subdivide.

As for your covenant, I certainly cannot recommend it  
to my client in it's present format as I have been advised  
that although it maybe legally common and generally fair in  
terms of reverse sensitivity protection, it is overly restrictive

particularly regarding future developments (clause 2.4)  
and indemnities (clause 2.5).  
Delete these open ended restrictions and I'm sure my clients  
will agree,  
Regards

Bob Donaldson  
Registered Professional Surveyor



Phone: 09-4079182  
Email: [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)  
Web site: [www.donaldsons.net.nz](http://www.donaldsons.net.nz)

Land / engineering surveyors and development planners ~ 90 Kerikeri Road, Kerikeri, 0230 ~ (PO Box 211 Kerikeri, 0245)

---

**From:** Robert Binney <[Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)>  
**Sent:** Saturday, 13 September 2025 1:50 PM  
**To:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Cc:** Kerikeri Airport Manager <[Airports@fnhl.co.nz](mailto:Airports@fnhl.co.nz)>; Patrick O'Reilly <[patricko@fnhl.co.nz](mailto:patricko@fnhl.co.nz)>  
**Subject:** RE: Proposed subdivision, Wiroa Road Kerikeri

Hi Bob,

Thank you for your email.

BOI Airport has recently introduced a more standardised approach to its management of approval requests for subdivisions. This includes the parties entering a land covenant in the form attached, as prepared by our solicitors.

In relation to requests for written approval, and before FNHL would be able to consider providing this, FNHL requests a copy of the draft subdivision consent application for review. As part of the subdivision consent application, FNHL also seeks that the applicants propose a condition on the following terms:

*Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the Covenant set out in Appendix [X] shall be registered in favour of Far North Holdings Limited against the Record of Title [Y].*

FNHL considers this is important to secure registration of the covenant through the consent process. Can you confirm this is agreed? Subject to that and FNHL reviewing the draft resource consent application, FNHL will consider providing its written approval to the subdivision consent.

Also, we do want to confirm that any approval would only be in relation to the current subdivision consent application (ie not any future application for land use consent eg dwellings on the new lots).

I'm away on A/L now returning 29 September, my colleague Pat O'Reilly will be able to assist in my absence.

Kind regards

Rob

**Robert Binney**  
Chief Operating Officer

 09 402 5659 | 021 958 347  
 [Robert@fnhl.co.nz](mailto:Robert@fnhl.co.nz)  
 [www.fnhl.co.nz](http://www.fnhl.co.nz)

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**From:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Date:** Friday, 5 September 2025 at 09:16  
**To:** Kerikeri Airport Manager <[Airports@fnhl.co.nz](mailto:Airports@fnhl.co.nz)>  
**Subject:** Proposed subdivision, Wiroa Road Kerikeri

You don't often get email from [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz). [Learn why this is important](#)

**Your comments**

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**From:** Bob Donaldson <[bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)>  
**Sent:** Thursday, 7 August 2025 12:30 PM  
**To:** 'enquires@fnhl.co.nz' <[enquires@fnhl.co.nz](mailto:enquires@fnhl.co.nz)>  
**Subject:** Proposed subdivision, Wiroa Road Kerikeri

Hi

I am preparing an application for a Resource Consent to subdivide land owned by Laurie Voigt at 96 Wiroa Road Kerikeri and seek comments from Far North Holdings Ltd, administrators of the nearby Kerikeri Airport.

Attached is a plan of the subdivision proposal with an underlay showing the airport zone boundaries which I obtained from the Proposed Far North District Plan.

Lot 1 (17.70 ha) is entirely outside of both flight paths.  
Lot 2 (5.59 ha) is mostly within the minor flight path.  
Lot 3 ( 12.67 ha) is mostly outside except in the western corner where the main flight path just crosses.

Your comments, advise and recommendations will be submitted together with our Resource Consent application to the Council.

Thanks and regards

Bob Donaldson  
*Registered Professional Surveyor*



Phone: 09-4079182  
Email: [bob@donaldsons.net.nz](mailto:bob@donaldsons.net.nz)  
Web site: [www.donaldsons.net.nz](http://www.donaldsons.net.nz)

*Land / engineering surveyors and development planners ~ 90 Kerikeri Road, Kerikeri, 0230 ~ (PO Box 211 Kerikeri, 0245)*

**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

**Covenantor**

**Covenantee**

**Far North Holdings Limited**

**Grant of Covenant**

**The Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

**Schedule A**

| Purpose of covenant                                             | Shown (plan Reference)                          | Burdened Land (Record of Title) | Benefited Land (Record of Title) or in gross                                                   |
|-----------------------------------------------------------------|-------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------|
| Restrictive land covenant (as set out in the Annexure Schedule) | All the land contained within the Burdened Land |                                 | Lot 1-2 Deposited Plan 344927 and Part Section 24 Block I Kawakawa Survey District (RT 184302) |

**Covenant provisions**

The provisions applying to the specified covenants are those set out in the Annexure Schedule.

## ANNEXURE SCHEDULE

### TERMS OF COVENANT

#### Background

- A. The Covenantor is the registered owner of the Burdened Land and the Covenantee is the registered owner of the Benefited Land.
- B. The operation of Bay of Islands Airport results, and is likely to result, in environmental effects such as noise, disturbance and other usual occurrences associated with Airport Operations which extend beyond the boundaries of Bay of Islands Airport, which may affect the Burdened Land.
- C. The Covenantor and Covenantee have agreed that the Burdened Land will be subject to the covenants set out in this Instrument.

#### 1. INTERPRETATION

- 1.1 In this Instrument unless the context otherwise requires:

**"Airport Operations"** means all customary commercial and leisure activities, works, uses and occupation on, at, or the vicinity of Bay of Islands Airport at any time in accordance with prevailing practices and trends for the time being whether involving the use of heavy machinery, aircraft, equipment, vehicles, or otherwise, including (without limitation):

- (a) the land and take-off of any aircraft;
- (b) the taxiing of aircraft associated with landing and take-off and other surface movements of aircraft for the purpose of taking an aircraft from one part of the Benefited Land to another;
- (c) aircraft flying along any flight path;
- (d) engine testing; and
- (e) activities ancillary to or associated with any of the above, whether conducted on the Benefited Land or elsewhere.

**"Bay of Islands Airport"** means the airport known as "Bay of Islands (Kerikeri) Airport" (as the same may be renamed from time to time) and includes all activities undertaken, or authorised or proposed to be undertaken, at or in association with that airport on the Benefited Land and any other land operated together with the Benefited Land as part of that airport from time to time.

**"Benefited Land"** means the land described as such in Schedule A.

**"Burdened Land"** means the land described as such in Schedule A.

**"Covenantee"** means the registered owner of the Benefited Land from time to time.

**"Covenantor"** means the registered owner of the Burdened Land from time to time.

**"Instrument"** means the front page of this Instrument (including all schedules).

**"Planning Proposal"** includes (without limitation) any resource consent application (including any variation) and/or plan change and/or notice of requirement and/or variation of any nature under the relevant District Plan or proposed District Plan, Regional Plan or proposed Regional Plan or any plan prepared under the Resource Management Act 1991 (or any replacement or successor legislation), which relates to the use or development of Bay of Islands Airport. For the avoidance of doubt, a Planning Proposal includes any application submitted under any legislation that provides for a fast-track consenting or approvals process, and includes any other approval, consent or authorisation required under any other act which relates to the use or development of the Benefited Land for Bay of Islands Airport.

## **2. OPERATIVE PROVISIONS**

- 2.1 The Covenantor acknowledges that the Burdened Land is in close proximity to Bay of Islands Airport and that the operation of Bay of Islands Airport will necessarily involve noise and other environmental effects that extend beyond the Benefited Land.
- 2.2 The Covenantor acknowledges that the Covenantee is entitled to carry out Airport Operations and associated activities at Bay of Islands Airport (including expansion of its operations from time to time) in accordance with the provisions of any relevant plan, designation and/or resource consent under the Resource Management Act 1991 (or any subsequent replacement or successor legislation or regulation).
- 2.3 The Covenantor acknowledges that the Burdened Land, the area in the vicinity of the Burdened Land, Bay of Islands Airport and / or the area in the vicinity of Bay of Islands Airport may be subject to land use change, including through changes to the provisions of the relevant district, regional or unitary plan made under the Resource Management Act 1991 (or any replacement or successor legislation), subdivision, implementation of a resource consent or other planning approval or changes to the physical environment from time to time. The Covenantor agrees that this Instrument is intended to subsist notwithstanding any such land use changes.
- 2.4 The Covenantor indemnifies the Covenantee from and against all costs, claims, damages, losses, liabilities or expenses (including legal expenses on a solicitor client basis) incurred by the Covenantee arising directly from any breach of the terms of this Instrument by the Covenantor.
- 2.5 Notwithstanding any other clause in this Instrument, each Covenantor:
- (a) who owns a portion of the Burdened Land is bound and is liable under this Instrument only in relation to that portion of the Burdened Land that is owned by that Covenantor; and
  - (b) is only liable under this Instrument for any breach that occurred while that Covenantor was the registered owner of its Burdened Land.
- 2.6 For the purposes of this Instrument, the Covenantor and Covenantee agree that this Instrument binds the Covenantor's successors in title and any tenant or occupier of the Burdened Land and benefits the Covenantee's successors in title.
- 2.7 The Covenantor covenants with the Covenantee:
- (a) not to seek to discharge, surrender, lapse, withdraw or remove in any manner whatsoever this Instrument;

- (b) to preserve the integrity of the agreements in this Instrument; and
- (c) always to act in good faith and do all acts and things and enter into and execute all documents and/or instruments (including any replacement covenant) whenever reasonably required by the Covenantor and otherwise obtain any necessary consents all of which may be reasonably necessary and appropriate to give full force and effect to the intentions and understandings of the Covenantor and Covenantor.

- 2.8 The Covenantor (including its successors in title) consents to the deposit of any survey plan ("**Survey Plan**") by the Covenantor or any successor in title to the Covenantor which has the effect of vesting any land within the Burdened Land in any local authority, territorial authority or the Crown. The Covenantor agrees that this Instrument shall cease to apply in respect of the land to vest upon the date of lodgement with Land Information New Zealand (or any such replacement entity) of the required documents to deposit the Survey Plan. The Covenantor covenants that this clause shall be deemed to be the written consent of the Covenantor to the deposit of the Survey Plan.
- 2.9 If it is determined that further written consent is required from the Covenantor in respect of the matters provided for under clause 2.8 (in addition to the deemed consent provided in that clause), then the Covenantor will, at the request of the Covenantor, give that written consent.
- 2.10 If any of the provisions of this Instrument is or becomes invalid, illegal, or unenforceable, the validity, legality or enforceability of the remaining provisions will not in any way be affected or impaired.
- 2.11 Notices to be given under this covenant shall be given in writing and given in accordance with the relevant provisions of the Property Law Act 2007.
- 2.12 If Airport Operations from the Benefited Land are permanently abandoned, the balance of this Instrument (excluding this clause) shall have no further effect.