

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Hera and David Dear

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Bay of Island Planning

Email:

Phone number:

Postal address:

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

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

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:

Hera and David Dear

**Property Address/
Location:**

252 and 258 Puketotara Rd

Kerikeri

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

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.

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Signature:

(signature of bill payer)

Date

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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

14. Billing Details:

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

Name/s: (please write in full) David John & Hera Jocelyn Dear

Email:

Phone number:

Postal address:

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

Fees Information

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Name: (please write in full)

Hera Jocelyn Dear

Signature:

(signature of bill payer)

Date 4/10/24

MANDATORY

15. Important Information:

Note to applicant

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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)

David John & Hera Jocelyn Dear

Signature:

[Handwritten signatures: D.J. Dear and H.J. Dear]

Date 4/10/24

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
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BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road

Kerikeri

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

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7 October 2024

Re: A staged subdivision and boundary adjustment in the Rural Production Zone on Puketotara Road, Waipapa (Lot 1 DP 132482 & Lot 2 DP 132482)

The sites subject to this application are located on Puketotara Road and currently comprise two Certificates of Title, legally described as Lot 1 DP 132482 & Lot 2 DP 132482.

Stage 1

A restricted discretionary subdivision on Lot 2 DP 132482 using Rule 13.7.2.1 (4) where a maximum of 5 lots can be created with a minimum site size of 2 hectares.

- Lot 1 – 2.0100ha
- Lot 2 – 2.0245ha
- Lot 3 – 2.5383ha
- Lot 4 – 2.5833ha

Stage 2

A controlled activity boundary adjustment and lot amalgamation of two sites subject to the Stage 1 subdivision.

- Lot 1 – 4.7376ha (amalgamation of lots 3 and 4 in Stage 1)
- Lot 2 – 1.4555ha

The proposed subdivision and boundary adjustment represents a reorganisation of the land holdings to retain a larger lot in horticultural use (Proposed Lot 1 in Stage 2), while increasing the size of a rural lifestyle property while and providing for a small quantum of productive use for Proposed Lot 2 in Stage 2).

It is necessary to process the application as a 4 lot subdivision at Stage 1 to ensure that Stage 2 can meet the conditions and be processed as a boundary adjustment.

After both subdivision stages are complete there will be an additional 2 lots in total over the two land holdings.

Multiple easements will be created over both landholdings to accommodate right of way access, conveyance of electricity, water, telecommunications and the right to drain water.

Overall, the application has been assessed as an **RDA**.

To that end we attach a resource consent application to provide for the proposed staged subdivision.

The application is supported by the following information –

Planning Report, including Assessment of Environmental Effects;
Appendix A - Certificates of Title
Appendix B - Scheme Plan prepared by Williams and King
Appendix C – Civil Report prepared by Cook Costello
Appendix D – Geotechnical report prepared by Cook Costello

Regards,

Reviewed



Andrew McPhee
Consultant Planner



Steve Sanson
Consultant Planner

1.0 INTRODUCTION

The applicants, Hera and David Dear, seek resource consent to undertake a staged subdivision in the Rural Production Zone on Puketotara Road, Waipapa. The sites are identified as 252 and 258 Puketotara Road and are legally described as Lot 1 DP 132482 & Lot 2 DP 132482. Titles are provided in **Appendix A**.

2.0 DESCRIPTION OF THE SITES AND SURROUNDS

The sites are situated on Puketotara Road, approximately 2.5km to the west of the intersection of State Highway 10. The sites and surrounding area are zoned Rural Production in the operative Far North District Plan (ODP), except for the boundary to the north of Lot 1 DP 132482 which is zoned Conservation, located adjacent to the Maungaparerua Stream (see Figures 1 and 2).



Figure 1: Site Aerial (Source: Proposed District Plan Maps)

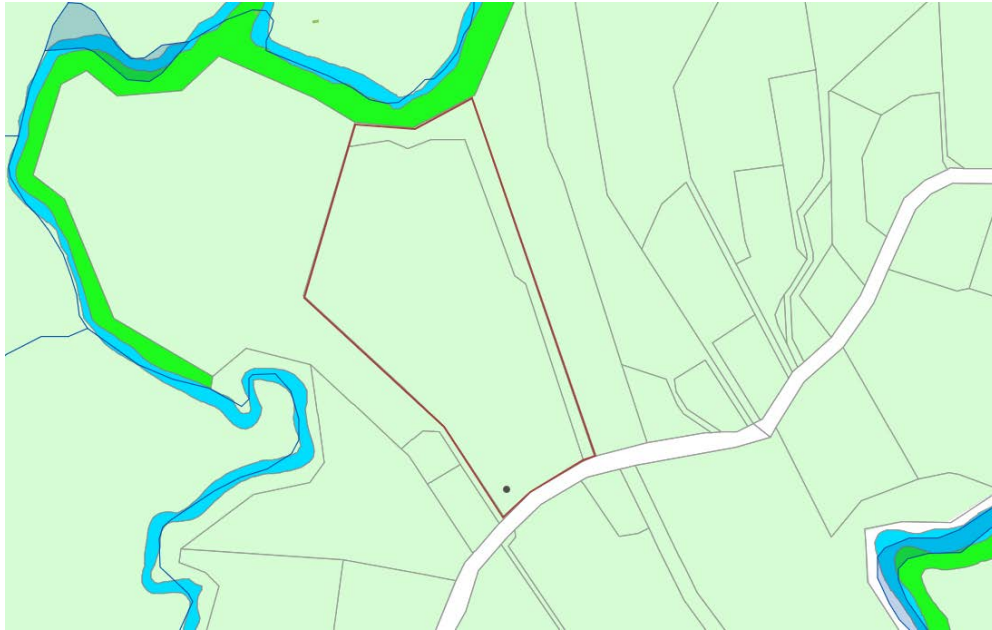


Figure 2: Zoning (Source: Far North Maps)

The applicants' larger landholding (Lot 2 DP 132482) has historically been used in a horticultural capacity. Around half of the land has been cleared, while the other half has been retained in kiwifruit. There is a dwelling and a building ancillary to rural production activities located on the southern portion of the site.

The smaller landholding (Lot 1 DP 132482) contains a dwelling (see Figure 3).



Figure 3: Sites (Source: Prover)

While located adjacent to the Maungaparerua Stream the landholdings are not subject to River Flood Hazards.

Both of the existing lots are currently accessed via their own existing vehicle crossings directly off Puketotara Road (See Figures 4 and 5).

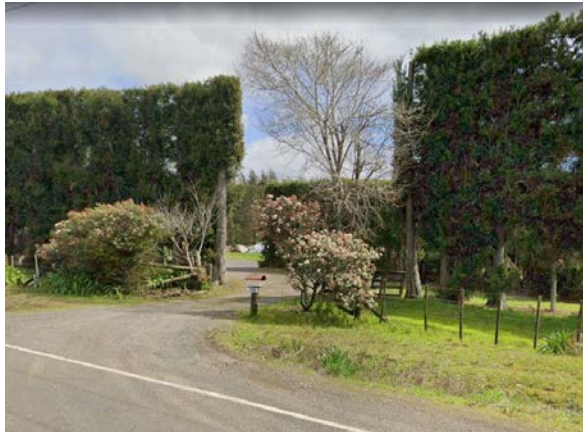


Figure 4: Access Lot 2 DP 132482
(Source: Google Earth)



Figure 5: Access Lot 1 DP 132482
(Source: Google Earth)

In terms of vegetation, the larger site (Lot 2 DP 132482) is surrounded by a shelter belt on all sides. Half of the site has been retained in a kiwifruit orchard. Lot 1 DP 132482 has a mix of native and exotic vegetation surrounding the dwelling. No earthworks or vegetation clearance is required or proposed as part of this application.

The topography can be best described as reasonably flat, generally falling to the river to the north (see Figure 6).



Figure 6: Topography (Source: District Plan Maps)

The sites are located within a Kiwi Present Area. Neither site currently has a consent notice applied restricting the keeping of cats and dogs.

The surrounding rural environment is highly fragmented, particularly to the south and to the east of the subject sites (see Figure 7).

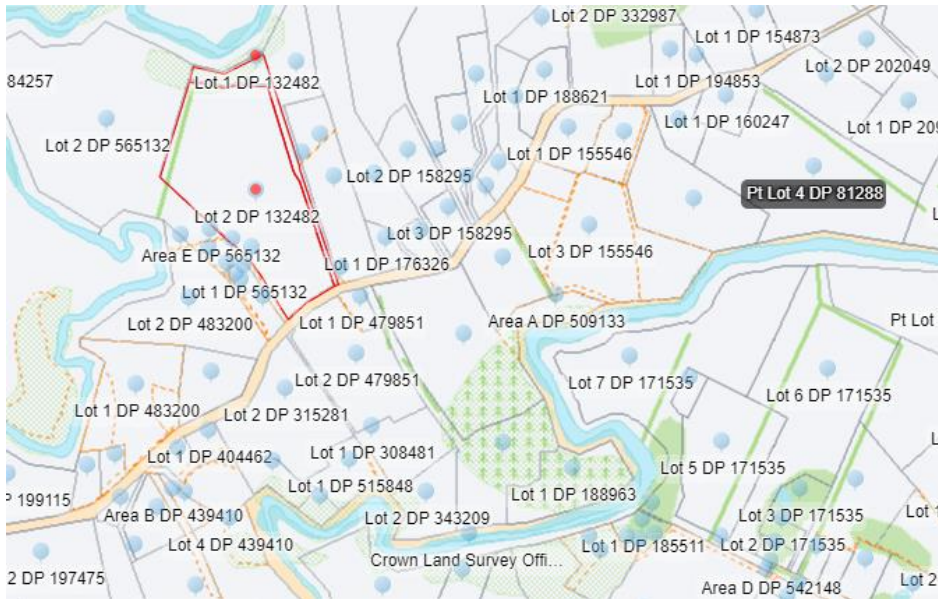


Figure 7: Land fragmentation (Source: Prover)

The landholdings are Class 3 soils and considered to be highly productive in accordance with the National Policy Statement for Highly Productive Land (see Figure 8 below).

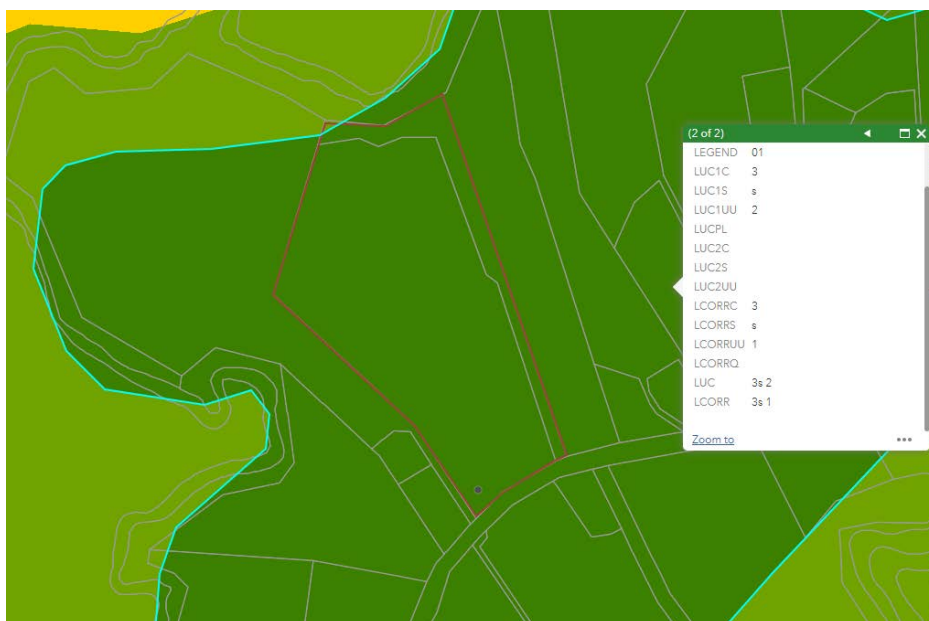


Figure 8: Land Use Classification (Source: Far North Maps)

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Titles are attached at **Appendix A**. There are no consent notices that apply to either site.

There is a private land covenant on both titles. Council is not party to the covenant so it will be addressed, if necessary, by the landowner.

4.0 DESCRIPTION OF PROPOSAL

The applicants propose to undertake a staged subdivision in the Rural Production Zone on Puketotara Road, Waipapa, legally described as Lot 1 DP 132482 & Lot 2 DP 132482.

Stage 1 seeks a 4-lot subdivision of Lot 2 DP 132482. The title was created in November 1990 so can use subdivision rule 13.7.2.1 (4.) enabling the creation of up to 5 lots where the minimum size of the lots is 2ha (Restricted Discretionary activity).

Stage 2 seeks a boundary adjustment of Lot 1 DP 132482 increasing the landholding to 1.4555ha. This stage will incorporate an amalgamation of Proposed Lots 3 and 4 in Stage 1 to retain the larger landholding in horticultural use (Controlled activity).

The end result of the staged subdivision and boundary adjustment will increase the number of lots by two, over the two titles. It is necessary to undertake a 4-lot subdivision as part of Stage 1 to ensure the proposal can meet the controls for a boundary adjustment in the ODP.

The proposal will be in accordance with the scheme plans provided in **Appendix B**.

The proposed staged subdivision and boundary adjustment will result in the following:

Stage 1

A restricted discretionary subdivision on Lot 2 DP 132482 using Rule 13.7.2.1 (4.) where a maximum of 5 lots can be created with a minimum site size of 2 hectares.

- Lot 1 – 2.0100ha
- Lot 2 – 2.0245ha
- Lot 3 – 2.5383ha
- Lot 4 – 2.5833ha

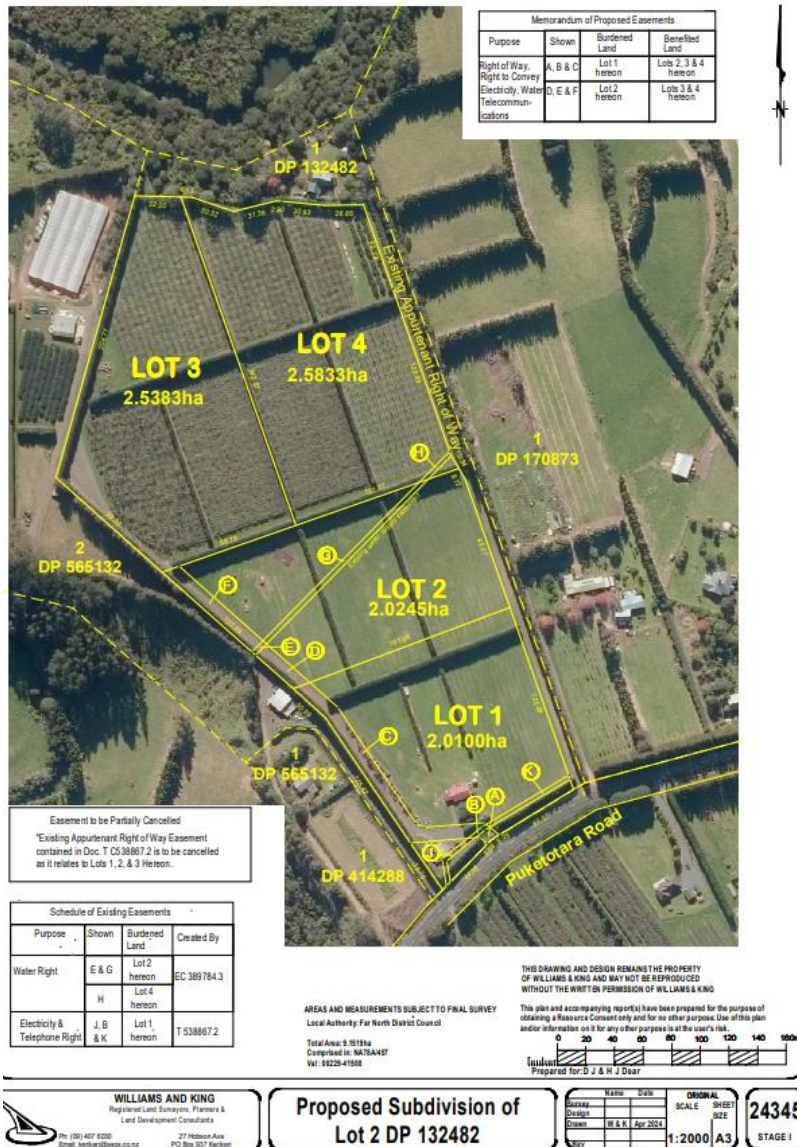


Figure 9: Proposed scheme plan Stage 1 (Prepared by Williams and King)

Stage 2

A controlled activity boundary adjustment and lot amalgamation of two sites subject to the Stage 1 subdivision.

- Lot 1 – 4.7376ha (amalgamation of lots 3 and 4 in Stage 1)
- Lot 2 – 1.4555ha

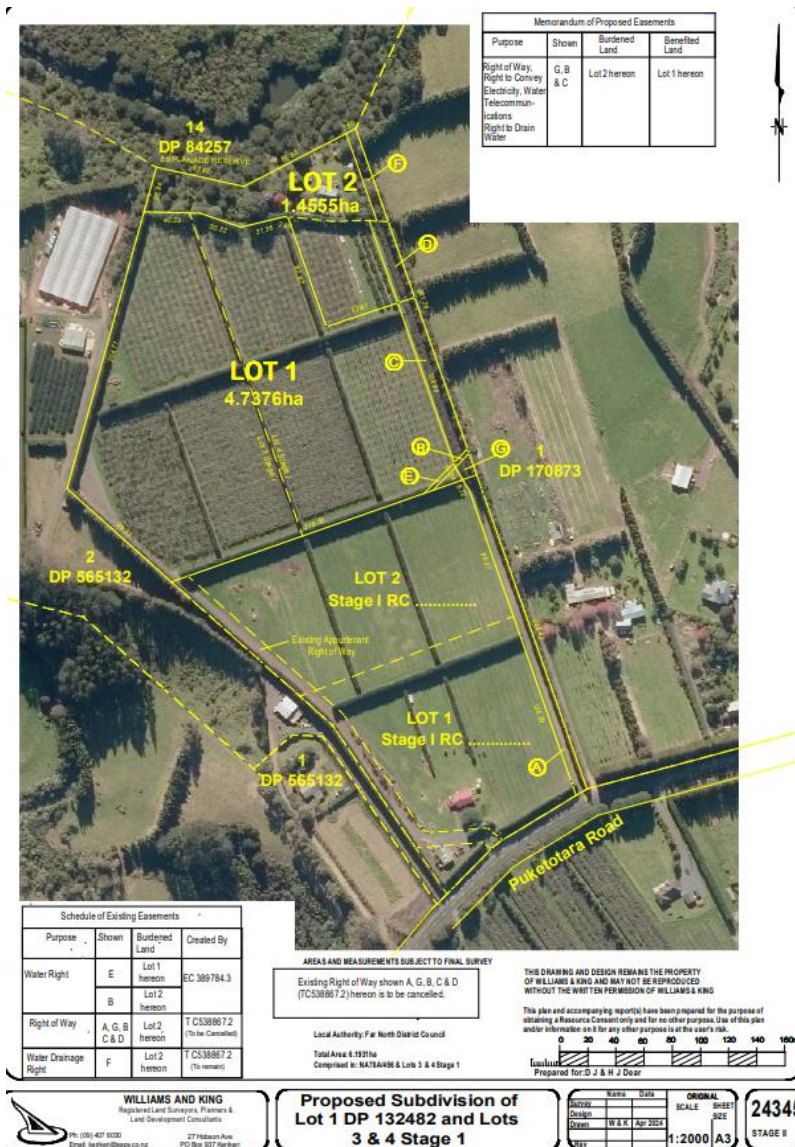


Figure 10: Proposed scheme plan Stage 2 (Prepared by Williams and King)

The proposed subdivision and boundary adjustment affords the owners two additional rural lifestyle properties while retaining a larger lot in horticultural use.

Access and power are currently available to the existing dwellings. For stage 1 additional provision for electricity, telephone rights and access have been provided by way of an easement over proposed Lots 1 and 2.

Access to proposed Lot 1 of Stage 2 will be provided through the easement provided as part of Stage 1. Access to Lot 2 does not change from the existing arrangement off Puketotara Road.

No development is proposed at this juncture, as such it is considered that formalising access and power to the new sites can be addressed at the time when development is proposed.

Overall, the staged subdivision is considered to be an **RDA** under the ODP:

Based on the assessment of environmental effects provided below, it is concluded that any potential adverse effects arising from the proposed staged subdivision would be less than minor and can be mitigated through appropriate conditions of resource consent.

5.0 DISTRICT PLAN ASSESSMENT [OPERATIVE AND PROPOSED]

The Far North District Council (FNDC) zones the sites Rural Production in the ODP and Horticulture in the Proposed Far North District Plan (PDP). There are no other identified Resource Features apart from being within a 'Kiwi Present' area.

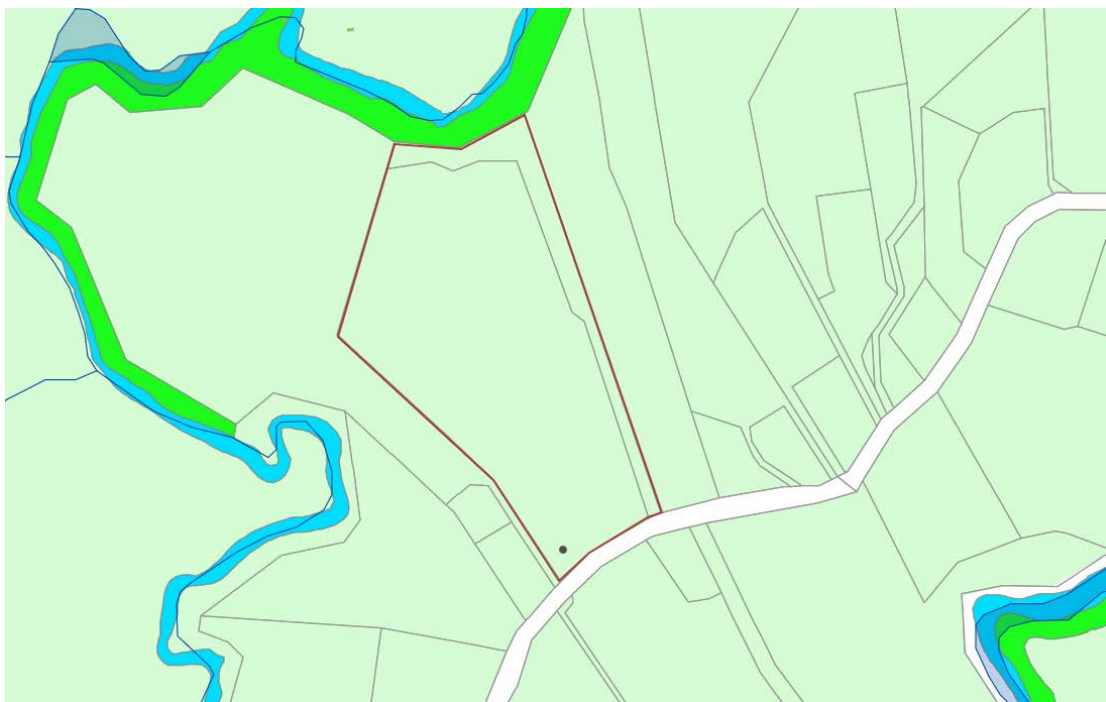


Figure 11: ODP zone – Rural Production (Source: Far North Maps)

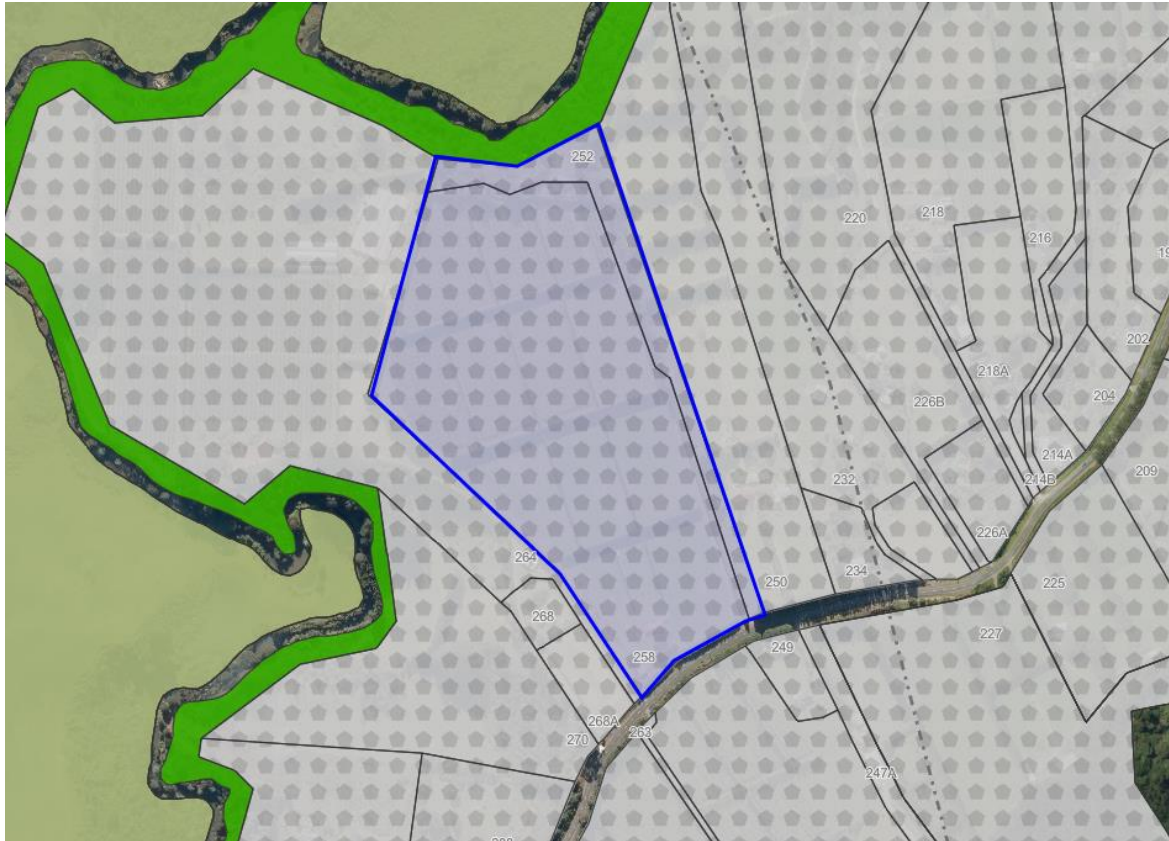


Figure 12: PDP zone – Horticulture (Source: PDP Maps)

The staged subdivision is subject to performance standards as set out in Table 1 below:

Table 1 - Subdivision Performance Standards

Subdivision Performance Standard	Comment
Rule 13.6.1 Definition of Subdivision of Land	The application meets the definition of subdivision as defined in the RMA.
Rule 13.6.2 Relevant Sections of Act	These are applied to the application.
Rule 13.6.3 Relevant Sections of the District Plan	These are applied to the application.
Rule 13.6.4 Other Legislation	There are no other pieces of legislation which are triggered by the proposal.
Rule 13.6.5 Legal Road Frontage	The sites are currently accessed via Puketotara Road.
Rule 13.6.6 Bonds	Not applicable
Rule 13.6.7 Consent Notices	No consent notices apply to the subject sites.

Subdivision Performance Standard	Comment
Rule 13.6.8 Subdivision consent before work commences	Minimal physical works will be required to complete the subdivision (if any).
Rule 13.6.9 Assessing Resource Consents	<p>Stage 1 - The 4-lot subdivision of Lot 2 DP 132482 requires an assessment as a Restricted discretionary activity, where Council is limited in their assessment to those matters listed in the district plan.</p> <p>Stage 2 - The sites subject to the boundary adjustment and amalgamation creating proposed lots 1 and 2 is a Controlled activity.</p> <p>Overall, the application is considered a Restricted discretionary activity.</p>
Rule 13.6.10 Joint Applications	Not applicable
Rule 13.6.11 Joint Hearings	Not applicable
Rule 13.6.12 Suitability for Proposed Land Use	<p>The site has not been identified as containing hazards however it has historically, and continues in part, to be used for horticultural activities. The site has not been identified as containing HAIL. The site to the west has been identified on the NRC HAIL register.</p> <p>A total of two additional sites will result from this application.</p> <p>Proposed Lot 1 in Stage 2 will remain as a kiwifruit orchard, no further development is proposed.</p> <p>Proposed Lot 2 in Stage 2 increases the size of the landholding which contains a dwelling, no additional development is proposed.</p> <p>Proposed Lot 1 in Stage 1 contains a dwelling and accessory building, no further development is proposed.</p> <p>Proposed Lot 2 in Stage 1 is of sufficient size to provide for a dwelling at a later juncture. No additional services are required at this stage, and it is considered that conditions of consent are sufficient to ensure appropriate services are available at the time of development.</p>

Subdivision Performance Standard	Comment
	Proposed Lots 3 and 4 in Stage 1 are subject to a boundary adjustment and amalgamation for Stage 2, detailed above. No further development is proposed on these lots.
Rule 13.7.1 Boundary Adjustments: All Zones Except the Recreational Activities and Conservation Zones	
<p>Rule 13.7.1 – Boundary Adjustment Performance Standards</p> <p>STAGE 2</p>	<p><i>(a) there is no change in the number and location of any access to the lots involved:</i></p> <p>Access to proposed Lot 1 will remain the same after the amalgamation along the access formed on the western boundary of the site, formed by way of an easement through Stage 1.</p> <p>Access to Lot 2 remains the same along the eastern boundary of the site.</p> <p><i>(b) there is no increase in the number of certificates of title:</i></p> <p>There is no increase in the number of certificates of title for the boundary adjustment, there will be a decrease in the number of certificates of title through the amalgamation of Lots 3 and 4 formed through the Stage 1 subdivision.</p> <p><i>(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment:</i></p> <p>There is no increase in non-compliance as a result of the boundary adjustment. Proposed Lot 2 will increase in size, proposed Lot 1 will also increase in size as a result of the lot amalgamation of Lots 3 and 4 subject to the Stage 1 subdivision.</p> <p><i>(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots:</i></p> <p>Proposed Lot 2 increases the size of the original Lot. The original Lot is entirely within the proposed boundary adjustment.</p> <p><i>All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal):</i></p>

Subdivision Performance Standard	Comment
	<p>Lot 2 already contains a consented dwelling, the boundary adjustment does not alter compliance with land use rules as they currently apply to the site. If anything, it improves compliance on the southern boundary.</p> <p>No development is proposed on Lot 1 as it will be retained in productive use as a kiwifruit orchard. The site is 4.7376ha, which can easily accommodate development if that was ever to occur at a later time. As such it is considered that these matters can be assessed at a time development is proposed.</p> <p><i>(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites:</i></p> <p>There is no change to the onsite drainage systems through the boundary adjustment. The size of the lot containing the house increases in size. No development is proposed on Lot 1 where the kiwifruit orchard is located.</p> <p>Controlled</p>
Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards	
Performance Standard	Comment
<p>Rule 13.7.2.1 – Minimum Lot Sizes</p> <p>(STAGE 1)</p>	<p>The proposed 4-lot subdivision creates lots that are all a minimum 2ha in size on a title that existed prior to 28 April 2000.</p> <p>RDA</p>
<p>Rule 13.7.2.2 – Allotment dimensions</p>	<p>All new allotments can contain a 30m x 30m allotment dimension.</p>
<p>Rule 13.7.2.3 – Amalgamation of land in a rural zone with land in an urban or coastal zone</p>	<p>Not applicable.</p>
<p>Rule 13.7.2.4 – Lots divided by zone boundaries</p>	<p>Not applicable.</p>
<p>Rule 13.7.2.5 – Sites divided by an outstanding landscape, outstanding landscape</p>	<p>Not applicable</p>

Subdivision Performance Standard	Comment
feature or outstanding natural feature	
Rule 13.7.2.6 – Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 – Savings as to previous approvals	Not applicable
Rule 13.7.2.8 – Proximity to Top Energy transmission lines	Not applicable
Rule 13.7.2.9 – Proximity to National Grid	Not applicable

Table 2 - Natural and Physical Resources - Performance Standards


Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed. The site is located in a kiwi present area, however no consent notice applies restricting the keeping of cats and dogs.
12.3 Soils and Minerals	No earthworks are required as part of the subdivision.
12.4 Natural Hazards	The sites are not affected by natural hazards.
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	<p>No development is proposed. Lot 2 DP 132482 is over 40 metres from the Maungaparerua Stream.</p> 
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	<p>The proposed staged subdivision and boundary adjustment will supply two additional lots being the subdivision in Stage 1 to create three additional sites, two of which will be amalgamated as part of the Stage 2 boundary adjustment.</p> <p>One dwelling currently exists on Proposed Lot 1 of the Stage 1 subdivision, and is exempt.</p> <p>A dwelling exists on proposed Lot 2 of the Stage 2 boundary adjustment, and is exempt.</p> <p>Lot 1 of the Stage 2 boundary adjustment is retained for farming activities, and is exempt.</p> <p>Only one of the sites created through this application is vacant and can expect development at a later time.</p> <p>60 traffic movements are permitted.</p> <p>Complies</p>
15.1.6B.1 Parking	<p>There is ample parking space within each of the lots containing a dwelling to provide for parking and manoeuvring. 2 per unit is permitted.</p> <p>Farming is exempt from parking requirements.</p> <p>Complies</p>
15.1.6C Access	<p>As shown on the scheme plan, a ROW easement will be created providing access to proposed Lots 1, 2 and 3 of Stage 1. Access to proposed Lot 4 in Stage 1 is not necessary as it will be amalgamated with Lot 3 through the Stage 2 boundary adjustment.</p> <p>Existing access is provided to Lot 1 DP 132482.</p> <p>The Site Suitability Report in Appendix C has recommended that the access width be increased to 4m providing access to Lots 1, 2 and 3, as well as the sealing of the road carriageway 10m from the road boundary. This can be conditioned as part of the consent.</p> <p>Complies</p>
15.1.6C.1.8 Frontage to Existing Roads	<p>The sites are all accessed via Puketotara Road.</p> <p>Complies</p>

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to existing built development:

Table 4 – Land-Use Performance Standards

Rural Production Zone	
Rule 8.6.5.1.1 Residential Intensity	There will be one dwelling on proposed Lot 1 in Stage 1 (existing) and one dwelling on proposed Lot 2 in Stage 2 (existing). Complies
Rule 8.6.5.1.2 Sunlight	Buildings on Lot 1 (Stage 1) and Lot 2 (Stage 2) are existing. Complies
Rule 8.6.5.1.3 Stormwater Management	15% is permitted on each site. Lot 1 (Stage 1) contains a dwelling and a shed along with the ROW. The site can accommodate 3,015m ² as a permitted activity. It is estimated that the total impermeable surface for this property is 2,500m ² . Lot 2 (Stage 2) contains a dwelling and access. The site can accommodate 2,183m ² as a permitted activity. It is estimated that the total impermeable surface of this property is 1,637m ² . No other sites contain development. Complies
Rule 8.6.5.1.4 Setback from Boundaries	No proposed lots create a new breach to setback from boundaries. Complies
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.
Rule 8.6.5.1.8 Building Height	All existing buildings are less than 12m in height. Complies
Rule 8.6.5.1.10 Building Coverage	12.5% is permitted on each site. Proposed Lot 2 (Stage 2) contains a dwelling, which are well under the permitted threshold of 1,819m ² building coverage. Proposed Lot 1 (Stage 1) contains a dwelling and shed, which are well under the permitted threshold of 2,512.5m ² building coverage.

Rural Production Zone	
	There are no buildings existing or proposed on other proposed lots. Complies
Rule 8.6.5.1.11 Scale of Activities	Not applicable. Complies

Overall, this subdivision application falls to be considered as a **RDA**.

In terms of the PDP, the following rules are assessed in Table 4 below.

Table 5 – PDP Standards

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an area or a scheduled SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed Permitted Activity
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps)	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity

This chapter applies to scheduled heritage resources – which are called heritage items in the map legend				
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A		Not indicated on Far North Proposed District Plan Permitted Activity
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	No proposed vegetation clearance. Permitted Activity
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Complies	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a

				<p>condition of consent.</p> <p>EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05.</p> <p>No earthworks are required for the subdivision.</p> <p>Permitted Activity</p>
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Subdivision	SUB-R6, R13-R15, and R17	Yes	Yes	<p>Whilst subdivision is proposed the rules with legal effect are not relevant.</p> <p>Permitted Activity</p>
Comments:				
No consents are required under the PDP.				

6.0 STATUTORY CONSIDERATIONS

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –

- (i) any actual and potential effects on the environment of allowing the activity; and

- (ii) any relevant provisions of –
- (iii) a national environment standard:
- (iv) other regulations:
- (v) a national policy statement: and
- (vi) a New Zealand Coastal Policy Statement:
- (vii) a regional policy statement or proposed regional policy statement:
- (viii) a plan or proposed plan; and
- (ix) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”

The matters to be addressed under s104 are discussed below under the headings Environmental Effects and District Plan Considerations. No Regional Plan matter is considered to be pertinent to the considerations as no consents are required in this respect.

Those relevant s104 considerations are addressed and followed by an assessment of Part II matters as they apply to the application.

Section 104 (1)(a) Assessment of Effects on the Environment

In terms of any potential adverse effects arising from the proposal, these include the assessment matters under:

- Stage 1, 4 Lot subdivision – Subdivision Rules 13.8.1.
- Stage 2, Boundary adjustment - Subdivision Rules 13.7.1; and

Stage 1 – 4-Lot subdivision

Stage 1 (RDA) involves a 4-Lot subdivision to create proposed Lots 1 to 4. Lot 1 will retain the existing dwelling and shed and is used in a residential lifestyle capacity. Lot 2 will be a vacant lot that may be used in residential lifestyle capacity at a later juncture. Lots 3 and 4 will retain the current horticultural use as a kiwifruit orchard and is only being subdivided to facilitate a boundary adjustment of Lot 1 DP 132482. The stage 2 boundary adjustment will amalgamate Lots 3 and 4.

The application is for subdivision in the Rural Production zone where a maximum of 5 lots can be created where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000. In accordance with Rule 13.8.1(c) the following matters of discretion are applicable:

- Effects on the Natural Character of the Coastal Environment

The sites are not mapped within the coastal environment.

- Effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;

The sites are not within 500m of land administered by the Department of Conservation.

- Effects on areas of significant indigenous flora and significant habitats of indigenous fauna;

The subdivision will not affect areas of significant indigenous flora or significant habitats of indigenous fauna.

- The mitigation of fire hazards for health and safety of residents.

The subdivision does not exacerbate any potential fire hazards.

Consent Conditions – 13.7.3

For the purposes of imposing conditions, the Council restricts its discretion to the following matters:

- Property Access – Proposed Lots 1, 2 and 3 will utilise the existing access to the dwelling at 258 Puketotara Road. Formal access to Proposed Lots 1, 2 and 3 will be by way of an easement over Lots 1 and 2 in accordance with the Scheme Plan in **Appendix B**. It is noted that access to Proposed Lot 4 is not required as Lots 3 and 4 will be amalgamated through the Stage 2 boundary adjustment. No upgrades are considered to be required.
- Natural & Other Hazards – No hazards have been identified for the sites.
- Water, Wastewater, Stormwater – No further development is sought through this application. The arrangements for the existing dwellings can be retained, as such there is no specific resource consent condition required. The Civil Report in **Appendix C** identifies a potential building site and disposal field so demonstrates that it is feasible at a later juncture.
- Electricity & Telecoms – The arrangements for the existing dwellings will be retained. The provision of electricity and communications has been provided for the new lots by way of easements identified in the Scheme Plan in **Appendix B**.

- Easements – These are shown on the scheme plan (**Appendix B**) and can be adhered to at time of s223.
- Preservation of Resources – While the proposed Lots are in a Kiwi Present area, no condition is currently placed on the title in respect of controlling cats and dogs. It is not considered necessary to condition it now.
- Access to Reserves & Waterways – No new access is required as the land adjacent to the Maungaparerua Stream already contains a sufficient esplanade reserve.
- Land Use Compatibility – As an RDA activity within the district plan, the proposal is inherently appropriate with the underlying rural use. Areas of surrounding land are being retired from horticultural and rural productive use, witnessing a change to rural lifestyle activity. Any perceived land use incompatibility can be handled in the same manner as the other rural lifestyle properties in the immediate vicinity.
- Proximity to Airports – Not relevant and no consent conditions are required.

It is concluded that the effects of the Stage 1 subdivision will incur effects on the environment that are no more than minor.

Stage 2 – Boundary adjustment (and amalgamation of Lots 3 and 4 in Stage 1)

Stage 2 involves the boundary adjustment creating proposed Lots 1 and 2. Proposed Lot 1 will be the amalgamation of Lots 3 and 4 subject to Stage 1, containing the kiwifruit orchard. Proposed Lot 2 increases the size of the existing landholding and includes the existing dwelling.

Subdivision Rule 13.7.1 (Controlled activity):

(a) there is no change in the number and location of any access to the lots involved.

Access to Lot 1 will remain the same after the amalgamation, located along the right of way easement formed on the western boundary of Lots 1 and 2 subject to the Stage 1 subdivision.

Access to Lot 2 remains the same along the eastern boundary of the site.

(b) there is no increase in the number of certificates of title.

There is no increase in the number of certificates of title for the boundary adjustment.

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

There is no increase in non-compliance as a result of the boundary adjustment. Proposed Lot 2 will increase in size. Proposed Lot 1 will also increase in size as a result of the lot amalgamation of Lots 3 and 4 subject to the Stage 1 subdivision.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots.

Proposed Lot 2 increases the size of the original Lot. The original Lot is entirely within the proposed boundary adjustment.

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

Lot 2 already contains a consented dwelling, the boundary adjustment does not alter compliance with land use rules as they currently apply to the site.

No development is proposed on Lot 1 as it will be retained in productive use as a kiwifruit orchard. The site is 4.7376ha, which can easily accommodate development if that was ever to occur at a later time. As such it is considered that these matters can be assessed at a time development is proposed.

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

No development is proposed as part of this application, as such there is no change to the status quo. The size of lot that contains the dwelling (proposed Lot 2 – Stage 2) increases in size.

It is considered that the Stage 2 of this subdivision application can be granted as a controlled activity because:

- a) the land is unlikely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source;

- b) subsequent land use is unlikely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage, or inundation from any source;
- c) sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

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

Positive effects arising from the subdivision includes the creation of new sections, which eventually will address housing shortages in the district. Development at a later juncture will have knock on economic benefits associated with construction. The kiwifruit orchard is being retained in a productive capacity in this rural environment.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). A review of Council records has revealed no evidence to suggest that a HAIL activity has previously been undertaken on site. However, historical photographs suggest that horticultural activities are likely to have been undertaken on the land subject to subdivision. As such section 8(4) of the NESCS applies and a preliminary site investigation is required to ensure that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. A PSI can be provided at time of development.

The NES for Freshwater (NESFW). A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NESFW provisions. Therefore, no further assessment is required under the NESFW.

Section 104 (b)(iii) National Policy Statement(s)

The NPS for Highly Productive Land (NPSHPL) is considered to be relevant insofar as the Class 3 soils are present on the sites as per Figure 8 above. While the NPSHPL is relevant, the proposal is an RDA activity so there is no scope to consider the soil concerns in the ODP.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not relevant to this application.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document

that applies to the Northland region. Jurisdiction for subdivision is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the district is set out in the ODP. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement.

Table 6 – NRC Regional Policy Statement Review Assessment

Regional Policy Statement for Northland	
Objective / Policy	Assessment
Integrated Catchment Management	Not relevant.
Region Wide Water Quality	Not relevant.
Ecological Flows and Water Quality	Not relevant.
Enabling Economic Wellbeing	The proposal will increase economic wellbeing for the applicants, local building and construction suppliers.
Economic Activities – Reverse Sensitivity and Sterilisation.	The rural productive use of the kiwifruit orchard is being retained as part of this subdivision. Residential use is already present to the north and south of the kiwifruit orchard. While an additional rural lifestyle lot is being created, it is not considered to alter the status quo in terms of reverse sensitivity or sterilisation effects.
Regionally Significant Infrastructure	Not relevant.
Efficient and Effective Infrastructure	The proposal largely relies on on-site services and the use of Puketotara Road.
Security of Energy Supply	Two of the lots containing dwellings already have connections. It is considered that the vacant lot can be serviced at time of development.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any change in reverse sensitivity or change in character. The proposal in effect only introduces one additional rural lifestyle lot that can accommodate a dwelling at a later juncture. The existing kiwifruit orchard will remain.
Tangata Whenua Role in Decision Making	Council may seek relevant input through the consent process.

Natural Hazard Risk	Natural Hazards are not considered to be a factor.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	Not relevant.

Section 104 (b)(vi) Plans or Proposed Plans

This staged subdivision application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The sites are zoned Rural Production and to be assessed in terms of the objectives and policies for the Rural Environment and Rural Production Zones and the district-wide subdivision, transportation and environment provisions.

The following objectives and policies are relevant to the assessment of this application and are considered in the context of the stage subdivision:

Rural Environment

Table 7 – ODP - Rural Environment Objectives and Policies

OBJECTIVE OR POLICY		Assessment
OBJECTIVES		
8.3.1	To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.	The rural environment includes provision for both rural production and rural-lifestyle activities where reverse sensitivity effects are managed. Sustainable management of the rural environment would include both forms of rural activity where adverse effects can be avoided, remedied or mitigated.
8.3.2	To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.	The Stage 1 subdivision enables the applicant to create an additional lot for rural lifestyle development, while retaining the kiwifruit orchard in rural productive use. The Stage 2 boundary adjustment increases the size of an existing rural lifestyle lot and amalgamates the two lots subject to Stage 1, retaining the kiwifruit orchard for the purpose of rural production activities.

OBJECTIVE OR POLICY		Assessment
8.3.3	To avoid, remedy or mitigate adverse effects of activities on the rural environment.	The assessment of effects concludes that any effects would be less than minor on the rural environment.
8.3.4	To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.	The sites do not contain any areas of significant indigenous vegetation. The sites are within a kiwi present area, however no conditions currently apply to the titles.
8.3.5	To protect outstanding natural features and landscapes.	The area does not contain any outstanding landscapes or outstanding natural features.
8.3.6	To avoid actual and potential conflicts between land use activities in the rural environment.	The sites have a history of rural production activities. The kiwifruit orchard will be retained within its own lot and an additional rural lifestyle lot created. Both of these activities are provided for within the rural environment.
8.3.7	To promote the amenity values of the rural environment.	The landholdings are situated within a land use environment that has rural lifestyle characteristics in the surrounding environs along with rural production activities to west and south. This land use pattern will remain. The proposed lot sizes in their locations are commensurate with those in the general vicinity.
8.3.8	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	This objective is not relevant to the size and scale of this proposed subdivision.
POLICIES		
8.4.1	That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.	Refer to 8.3.1 above.

OBJECTIVE OR POLICY		Assessment
8.4.2	That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.	The proposed subdivision will not generate adverse effects on local productive soil or ecosystem values. While the sites do contain Class 3 soils, the existing kiwifruit orchard supports rural production activities. There are no highly valued eco-systems as mapped by FNDC.
8.4.3	That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.	All necessary infrastructure is existing. The proposal does not include any new infrastructure.
8.4.4	That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.	There are no outstanding landscapes or outstanding natural features present on the sites or in the vicinity. The amenity values of the local environment will not be affected by the proposal.
8.4.5	That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e., reverse sensitivity).	The proposed staged subdivision supports rural production activities for the applicant in respect of the kiwifruit orchard. The rural lifestyle sections are considered compatible with the surrounding land use pattern and would not generate adverse reverse sensitivity effects.
8.4.6	That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.	The sites do not contain any areas of significant indigenous vegetation. While the sites are located within a kiwi present area, currently no consent notices currently apply to the properties controlling the keeping of cats and dogs.

OBJECTIVE OR POLICY		Assessment
8.4.7	That Plan provisions encourage the efficient use and development of natural and physical resources.	The proposed staged subdivision would enable efficient use of rural land in so far that it is still supporting ongoing rural production activities in the Rural Production zone.
8.4.8	That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated.	The proposed staged subdivision is appropriate in this location and would avoid or mitigate adverse effects on the amenity of the local rural environment. There are no outstanding landscapes, outstanding natural features or habitats that would be affected by the proposal.

Rural Production Zone

The Rural Production zone applies to most of the district’s rural land other than those areas defined as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The zone provides for a wide range of activities that are compatible with normal farming and forestry activities, including rural lifestyle and residential uses. The sustainable management of natural and physical resources is promoted in this zone.

The relevant expected outcomes listed within the ODP for the Rural Production zone are:

8.2.1 A rural environment where natural and physical resources are managed sustainably.

8.2.2 A rural environment in which a wide variety of activities is enabled, consistent with safeguarding the life supporting capacity of air, water, soil and ecosystems.

8.2.3 A dynamic rural environment which is constantly changing to meet the social and economic needs of the district’s communities through the sustainable management of natural and physical resources.

8.2.4 The maintenance of areas of significant indigenous vegetation and significant habitats of indigenous fauna including aquatic habitats, and an increase in such areas that are formally protected.

8.2.5 Adverse effects arising from potentially incompatible activities are avoided, remedied or mitigated.

8.2.7 A rural environment where change is acknowledged whilst amenity values are maintained and enhanced to a level that is consistent with the productive intent of the zone.

The ODP recognises the varied character of land zoned Rural Production and the different characteristics and values which occur throughout the zone. The relevant objectives and policies for the Rural Production Zone are discussed in Table 8 below:

Table 8 - Rural Production Zone Objectives and Policies

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
OBJECTIVES		
8.6.3.1	To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The sustainable management of natural and physical resources is discussed in the context of Rural Environment Objective 8.3.1 in Table 7 above. The subject sites contain a large portion of productive land of which will remain in productive use. Overall, the use of the sites will largely remain unchanged.
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.	Efficient use and development in the context of the rural environment has been considered under Policy 8.4.7 above.
8.6.3.3	To promote the maintenance and enhancement of the amenity values of the Rural Production Zone.	The immediate surrounding environment consists of smaller or similarly sized landholdings along the Puketotara Road. Therefore, the proposed Stage 1 subdivision will be undertaken in a manner that is compatible with existing land use patterns. The Stage 2 subdivision includes a boundary adjustment supporting the retention of a rural production activity. It is therefore considered that any adverse effects on rural amenity will be less than minor.
8.6.3.4	To promote the protection of significant natural values of the Rural Production Zone.	The sites do not contain any significant natural values that require protection.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.6.3.5	To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri	The sites do not have frontage to Kerikeri Road.
8.6.3.6	To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	The proposed subdivision is compatible with the surrounding land use and would not generate any adverse reverse sensitivity effects on existing activities.
8.6.3.7	To avoided, remedy or mitigate the adverse effects of incompatible use or development on natural or physical resources.	As above.
8.6.3.8	To enable the efficient establishment and operation of activities and services that have a functional need to be located in the rural environments.	The Rural Production zone provides for a wide range of activities provided reverse sensitivity effects can be appropriately managed. As previously stated, the proposed use of the land is consistent with the character and use of land in the surrounding area and represents an efficient use of rural land.
8.6.3.9	To enable rural production activities to be undertaken in the zone	The land is currently used in a rural lifestyle capacity and for horticulture activities. This application does not change the status quo in this respect, only adding the potential for an additional dwelling on Lot 2 (Stage 1) at a later juncture. The Horticulture activity is segregated into its own lot.
POLICIES		
8.6.4.1	That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.	As discussed above, the staged subdivision is considered appropriate and would not generate adverse effects of any note, including any reverse sensitivity effects.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.6.4.2	That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	No adverse off-site effects would be generated by the proposal, including traffic effects.
8.6.4.3	That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	The staged subdivision consolidates the horticulture activity and provides for an additional lot where an additional dwelling can be constructed at a later time. Lifestyle subdivision is provided for in the ODP.
8.6.4.4	That the intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone.	No development is proposed. Lifestyle subdivision is provided for in the ODP. The proposed land use pattern is commensurate with the surrounding area along Puketotara Rd, as such it is considered that the staged subdivision is compatible with the amenity of the locality and would not adversely affect 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.	Efficient use and development are considered under Policy 8.4.7 in Table 7 above.
8.6.4.6	That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts	The application sites do not have frontage to Kerikeri Road.
8.6.4.7	That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	The proposed subdivision will enable existing horticulture activities to continue, which is compatible with the surrounding land use, in so far that the situation currently exists and is being adequately managed.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.6.4.8	That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	No development is proposed at this stage, however consideration of the horticulture activity can be accommodated at a time when a dwelling is proposed on Lot 2 (Stage 1).
8.6.4.9	That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.	The use of the sites will largely remain unchanged and will not give rise to any reverse sensitivity effects.

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for the Rural Production Zone given the extensive nature of the zone and its varied character. The proposal conforms with the characteristics of the particular area in which it is located, and it is considered that it would create no adverse effects on amenity or visual aspects.

Subdivision

The objectives and policies for subdivision are assessed in **Table 9** below.

Table 9 – Subdivision Objectives and Policies

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
OBJECTIVES		
13.3.1	To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan and will promote the sustainable management of the natural and physical resources of the District, including airports and the social, economic and cultural wellbeing of people and communities.	The assessments above demonstrate that sustainable management of the physical land resource would be achieved. The existing and proposed activities are consistent with a variety of land uses that are appropriate within the zone and will not generate adverse effects on this local rural location.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
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.	As per the assessment of effects, the proposed subdivision will not result in adverse effects on the life-supporting capacity of air, water, soil or ecosystems, nor will the proposal give rise to reverse sensitivity effects.
13.3.3	To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.	The sites do not possess such values or features and is not part of the coastal environment.
13.3.4	To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.	There are no heritage resources on the property.
13.3.5	To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.	This can be provided at time of development for vacant lots.
13.3.6	To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.	As the sites do not possess any significant values or characteristics, special forms of subdivision are not necessary.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.3.7	To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.	No sites of significance to Māori have been identified in the District Plan on the land or in the vicinity of the properties.
POLICIES		
13.4.1	That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (c) landscape values; (d) amenity values; (e) cultural values; (f) heritage values; and (g) existing land uses.	The relevant items are the amenity of the locality and the surrounding land uses. The AEE did not identify any adverse effects on these identified values.
13.4.2	That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.	Currently access to the properties remains. Appropriate access arrangements can be attained to achieve both safe and effective vehicular movement.
13.4.3	That natural and other hazards be taken into account in the design and location of any subdivision.	Natural hazards are not a consideration for this application.
13.4.4	That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.	This is not a requirement within the Rural Production Zone.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.5	That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads, and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.	Any works (if any) on the sites can be managed to avoid effects of this nature however it considered that these would be minimal as all infrastructure is existing.
13.4.6	That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	The sites have been identified as a 'Kiwi Present' area. No consent notices currently apply to the titles in respect of kiwi protection.
13.4.7	That the need for a financial contribution be considered only where the subdivision would: (a) result in increased demands on car parking associated with non-residential activities; or (b) result in increased demand for esplanade areas; or (c) involve adverse effects on riparian areas; or (d) depend on the assimilative capacity of the environment external to the site.	Not applicable
13.4.8	That the provision of water storage be taken into account in the design of any subdivision.	See Objective 13.3.5 above.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
13.4.9	That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.	N/A
13.4.10	The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.	N/A
13.4.11	That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.	See Objective 13.3.7 above.
13.4.12	That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.	N/A
13.4.13	Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regard to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and	The proposal does not generate any adverse effects that are more than minor. The techniques described in the policies are not necessary as the land does not possess the values or characteristics the techniques aim to protect.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
	<p>associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p> <p>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council’s “<i>Tangata Whenua Values and Perspectives</i>” (2004);</p> <p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	
13.4.14	<p>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</p>	<p>These have been taken into account as described in the assessments above.</p>

Overall, it is considered that the proposal would not be contrary to any ODP objective or policy.

Table 10 – PDP Rural Production Zone

OBJECTIVES	
RPROZ-O1	The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O2	The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.
RPROZ-O3	Land use and subdivision in the Rural Production zone: <ol style="list-style-type: none"> a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. is able to be serviced by on-site infrastructure.
RPROZ-O4	The rural character and amenity associated with a rural working environment is maintained.
POLICIES	
RPROZ-P1	Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.
RPROZ-P2	Ensure the Rural Production zone provides for activities that require a rural location by: <ol style="list-style-type: none"> a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.
RPROZ-P3	Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.
RPROZ-P4	Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: <ol style="list-style-type: none"> a. a predominance of primary production activities; b. low density development with generally low site coverage of buildings or structures; c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and d. a diverse range of rural environments, rural character and amenity values throughout the District.

RPROZ-P5	<p>Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure.
RPROZ-P6	<p>Avoid subdivision that:</p> <ul style="list-style-type: none"> a. results in the loss of highly productive land for use by farming activities; b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account: <ul style="list-style-type: none"> i. the type of farming proposed; and ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. c. provides for rural lifestyle living unless there is an environmental benefit.
RPROZ-P7	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of buildings or structures; e. for subdivision or non-primary production activities: <ul style="list-style-type: none"> i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h. the adequacy of roading infrastructure to service the proposed activity; i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The soils and underlying conditions associated with the sites are identified as versatile, however as a staged Controlled and RDA application there is no consideration of this resource that is required.

Primary production activities will still be possible and will remain the dominant land use

on the horticulture lot (Lot 1 – Stage 2).

Natural hazards have no discernible effect on the land. This application does not exacerbate any hazard.

A rural working character and amenity will be maintained, to a level that is considered appropriate and seen in the surrounds which contains a number of smaller allotments for rural lifestyle purposes.

As above, there is not considered to be reverse sensitivity or land use incompatibility effects resulting from the proposal.

The proposal is consistent in scale and character of the surrounds which are a mix of rural production activities and rural lifestyle properties.

All sites can be serviced by on-site infrastructure. There are no known historical, cultural or spiritual associations with the sites

Overall, it is considered that the proposal would not be contrary to the PDP Rural Production objective and policy framework.

Table 11 – PDP Subdivision Chapter

OBJECTIVES	
SUB-O1	Subdivision results in the efficient use of land, which: <ol style="list-style-type: none"> a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and f. manages adverse effects on the environment.
SUB-O2	Subdivision provides for the: <ol style="list-style-type: none"> a. Protection of highly productive land; and b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3	<p>Infrastructure is planned to service the proposed subdivision and development where:</p> <ol style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.
SUB-O4	<p>Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:</p> <ol style="list-style-type: none"> a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies.
POLICIES	
SUB-P1	<p>Enable boundary adjustments that:</p> <ol style="list-style-type: none"> a. do not alter: b. the degree of non compliance with District Plan rules and standards; c. the number and location of any access; and d. the number of certificates of title; and e. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	<p>Enable subdivision for the purpose of public works, infrastructure, reserves or access.</p>
SUB-P3	<p>Provide for subdivision where it results in allotments that:</p> <ol style="list-style-type: none"> a. are consistent with the purpose, characteristics and qualities of the zone; b. comply with the minimum allotment sizes for each zone; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access.
SUB-P4	<p>Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan.</p>
SUB-P5	<p>Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by</p> <ol style="list-style-type: none"> a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.
SUB- P7	<p>Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.</p>
SUB-P8	<p>Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ul style="list-style-type: none"> a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and b. will not result in the loss of versatile soils for primary production activities.
SUB-P9	<p>Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.</p>
SUB-P10	<p>To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.</p>
SUB-P11	<p>Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings and structures; c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; d. managing natural hazards; e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

For the various reasons already provided, the proposal is considered consistent with the policies for Subdivision under the PDP.

Overall, the proposal is consistent with higher order documents.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 NOTIFICATION (S95A-95D)

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. The staged subdivision does not qualify.
- *Step 3* – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.
- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. (*Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. These circumstances do not apply to this application.
- *Step 3* – certain other persons must be notified. An affected person is determined

in accordance with s95E. A person is affected if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person's written approval.

In respect of this application, an assessment of effects on the environment has concluded that adverse effects are less than minor.

The proposal is an RDA activity with all matters that are associated with the boundary adjustment and subdivision being appropriately conditioned and provided on site. Therefore, there are considered to be no adversely affected persons.

Section 95C relates to the public notification after a request for further information which does not apply to this application. Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from this subdivision proposal would be less than minor.

8.0 PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed staged subdivision will support the continuation of rural production activities.

Matters of National Importance

The site is mapped as being within a Kiwi 'present' area however as there is little existing vegetation on the site and it is not anticipated to adversely affect Kiwi habitat. Māori are not considered to be adversely affected by this proposal, nor is any historic heritage likely to be impacted.

Other Matters

The development will enable the landowner to consolidate the horticulture activity on their property while maintaining the amenity value of the rural environment in this location.

9.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a staged subdivision in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate conditions of consent. Adverse effects on adjacent neighbours would be less than minor.

The proposal would not be contrary to any relevant Plan objective of policy. An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

On this basis, it is considered that the application is able to be processed on a non-notified basis.

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

Kind regards,



Andrew McPhee
Consultant Planner

Reviewed



Steven Sanson
Consultant Planner



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

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




R.W. Muir
Registrar-General
of Land

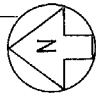
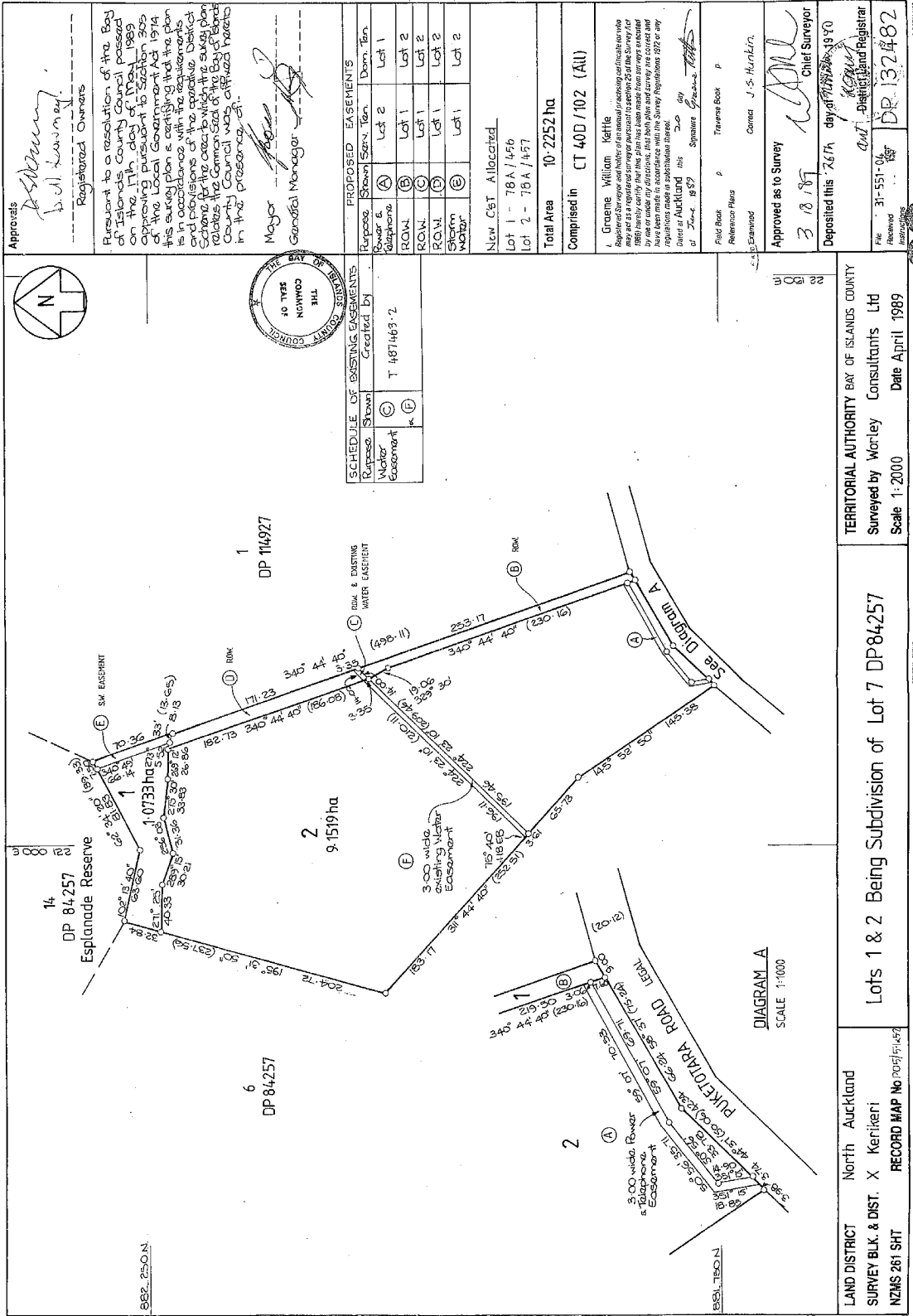
Identifier NA78A/456
Land Registration District North Auckland
Date Issued 26 November 1990

Prior References
NA40D/102

Estate Fee Simple
Area 1.0733 hectares more or less
Legal Description Lot 1 Deposited Plan 132482
Registered Owners
David John Dear and Hera Jocelyn Dear

Interests

Appurtenant hereto is a water right specified in Easement Certificate 389784.2
Appurtenant hereto are water rights specified in Easement Certificate 389784.3
Subject to a water right over part marked C on DP 132482 specified in Easement Certificate 389784.3
Appurtenant hereto are water rights specified in Easement Certificate 389784.4
Appurtenant hereto are electricity and telephone rights created by Transfer C538867.2 - 16.11.1993 at 1.39 pm
Subject to a right of way over parts marked B, C and D and to a water drainage right over part marked E on DP 132482 created by Transfer C538867.2 - 16.11.1993 at 1.39 pm
Land Covenant in Transfer C538867.2 - 16.11.1993 at 1.39 pm



Approvals
[Signature]
 Registered Owners

Pursuant to a resolution of the Bay of Islands County Council passed on the 17th day of May 1989 approving pursuant to Section 505 of the Local Government Act 1974 this survey plan is certified that the plan is in accordance with the relevant District Council Order and that the Survey Plan relates to the area of the Bay of Islands County Council which was certified in the 1989 survey plan.

Mayor
[Signature]
 General Manager

PURPOSE, SHOWN, TEN, DEM, TEN
 Lot 1
 Lot 2
 Lot 1
 Lot 2
 Lot 1
 Lot 2
 Lot 1
 Lot 2

PROPOSED EASEMENTS
 Purpose, Shown, Ten, Dem, Ten
 Water Easement
 ROW: Lot 1, Lot 2
 ROW: Lot 1, Lot 2
 Storm water
 Lot 1, Lot 2

New C&T. Allocated
 Lot 1 - 78A/456
 Lot 2 - 75A/457
 Total Area 10.2525 ha
 Comprised in CT 40D/102 (All)

I, Graeme William Kettle
 Registered Surveyor and holder of an annual practicing certificate to give effect to a registered plan as provided in Section 220 of the Resource Management Act 1986, hereby certify that this plan has been prepared and made public by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1978 or any regulations made thereunder in pursuance of the Survey Act 1976 or any regulations made thereunder.

Dated this 28th day of April 1989
 Auckland
 Signature *[Signature]*
 Title
 Registered Professional Surveyor
 Approved as to Survey *[Signature]*
 Chief Surveyor
 Deposited this 28th day of April 1989
 District Land Registrar
 File No. 31-551-0
 Record Ref. No. DR 132482

SCHEDULE OF EXISTING EASEMENTS	
Purpose, Shown	Created by
Water Easement	(C) T 4871463-2
	(E)

TERRITORIAL AUTHORITY BAY OF ISLANDS COUNTY
 Surveyed by Worley Consultants Ltd
 Scale 1:2000 Date April 1989

DIAGRAM A SCALE 1:1000

LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. X Keriheri
 NZMS 261 SHT RECORD MAP No 7005/5/1457

DIAGRAM A SCALE 1:1000

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



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Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier NA78A/457
Land Registration District North Auckland
Date Issued 26 November 1990

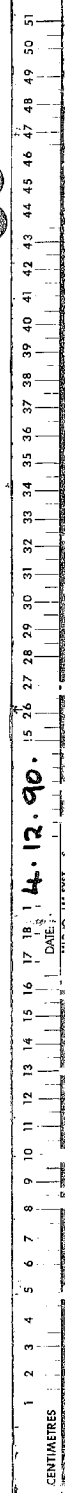
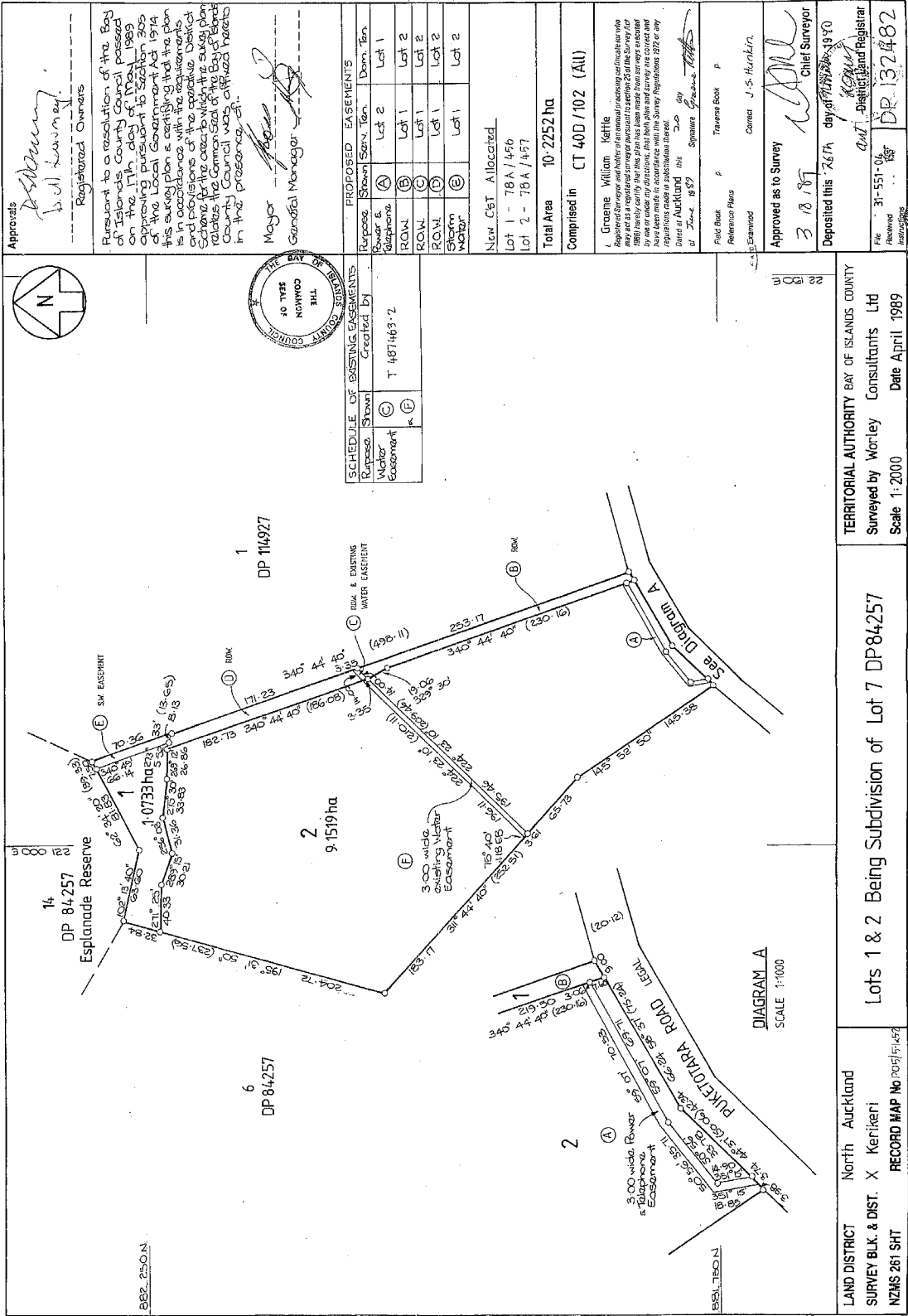
Prior References
NA40D/102

Estate Fee Simple
Area 9.1519 hectares more or less
Legal Description Lot 2 Deposited Plan 132482

Registered Owners
David John Dear and Hera Jocelyn Dear

Interests

Appurtenant hereto is a water right specified in Easement Certificate 389784.2
Appurtenant hereto are water rights specified in Easement Certificate 389784.3
Subject to a water right over part marked F on DP 132482 specified in Easement Certificate 389784.3
Appurtenant hereto are water rights specified in Easement Certificate 389784.4
Subject to electricity and telephone rights over part marked A on DP 132482 created by Transfer C538867.2 - 16.11.1993 at 1.39 pm
Appurtenant hereto are rights of way and a water drainage right created by Transfer C538867.2 - 16.11.1993 at 1.39 pm
Fencing Covenant in Transfer C538867.2 - 16.11.1993 at 1.39 pm
Land Covenant in Transfer C538867.2 - 16.11.1993 at 1.39 pm
C538867.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 16.11.1993 at 1.39 pm





Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey	A, B & C	Lot 1 hereon	Lots 2, 3 & 4 hereon
Electricity, Water Telecommunications	D, E & F	Lot 2 hereon	Lots 3 & 4 hereon



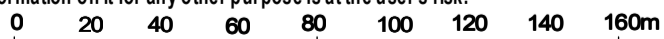
Easement to be Partially Cancelled
 "Existing Appurtenant Right of Way Easement contained in Doc. T C538867.2 is to be cancelled as it relates to Lots 1, 2, & 3 Hereon.

Schedule of Existing Easements			
Purpose	Shown	Burdened Land	Created By
Water Right	E & G	Lot 2 hereon	EC 389784.3
	H	Lot 4 hereon	
Electricity & Telephone Right	J, B & K	Lot 1 hereon	T 538867.2

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
 Local Authority: Far North District Council
 Total Area: 9.1519ha
 Comprised in: NA78A/457
 Val: 00229-41500

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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



Prepared for: D J & H J Dear

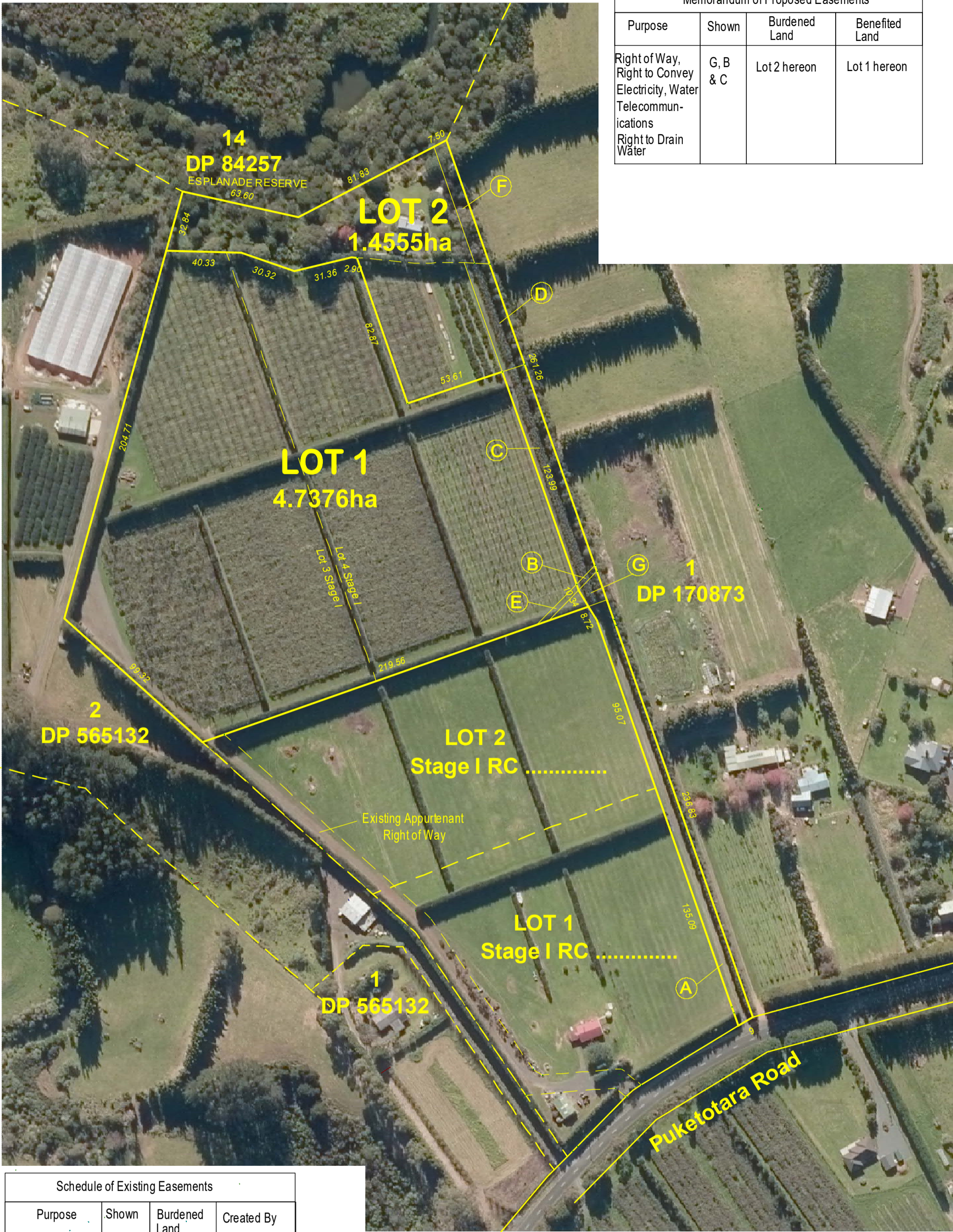
WILLIAMS AND KING
 Registered Land Surveyors, Planners & Land Development Consultants
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 27 Hobson Ave
 PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 132482

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design		1:2000	A3
Drawn	W & K Apr 2024		
Rev			

24345

STAGE I



Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey Electricity, Water Telecommunications Right to Drain Water	G, B & C	Lot 2 hereon	Lot 1 hereon



Schedule of Existing Easements			
Purpose	Shown	Burdened Land	Created By
Water Right	E	Lot 1 hereon	EC 389784.3
	B	Lot 2 hereon	
Right of Way	A, G, B C & D	Lot 2 hereon	T C538867.2 (To be Cancelled)
Water Drainage Right	F	Lot 2 hereon	T C538867.2 (To remain)

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

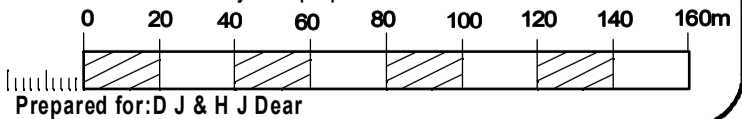
Existing Right of Way shown A, G, B, C & D (TC538867.2) hereon is to be cancelled.

Local Authority: Far North District Council

Total Area: 6.1931ha
Comprised in: NA78A/456 & Lots 3 & 4 Stage 1

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Proposed Subdivision of Lot 1 DP 132482 and Lots 3 & 4 Stage 1

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:2000	A3
Drawn	W & K	Apr 2024		
Rev				

24345
STAGE II



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Civil Report

David and Hera Dear

258 Puketotara Road

Lot 2 DP 132482

Waipapa



Project Number: 17454

Date: 14/08/2024

DOCUMENT CONTROL RECORD

Client: David and Hera Dear
Project description: Civil Report
Development address: 258 Puketotara Road, Waipapa
Date of issue: Wednesday, 14 August 2024
Status: Issued
Originator:



Emily Thompson
Civil Engineer
BE(Hons)

Approved for issue:



PJ Cook
Chartered Professional Engineer
MACENZ, CMEngNZ, MInstD, CPEng, IntPE (NZ)
BE (Hons), Dip Ag.

Office of origin: Whangarei
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Version	Date	Comment	By
0.5	17 July 2024	For review	E. Thompson
1.0	14 August 2024	Approval	P. Cook

Table of Contents

Introduction	5
1.1 Relevant Documentation	5
2 Desktop Study	6
2.1 Site Description	6
2.2 Proposed Development	7
2.3 Far North District & Northland Regional Council GIS Maps	7
3 Access	9
4 Stormwater	11
5 Effluent Treatment and Disposal for Lot 2	12
5.1 Proposed Disposal System	12
5.1.1 Effluent field sizing for Lot 2	13
5.2 Site-Specific Mitigation Measures	14
6 Water Supply	15
6.1 Potable Water	15
6.2 Fire Supply	15
7 Power and Telecommunications	15
8 Conclusions	16
8.1 Hazards	16
8.2 Flooding	16
8.3 Access	16
Stormwater	16
Wastewater	16
Water Supply	16
Power and Telecommunications	16
9 Limitations	17
Appendix 1: Provided draft scheme plan	18
Appendix 2: Site Plan	19

List of Tables

Table 1 Approximate sight distance view from the proposed access location	10
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List of Figures

Figure 1: Image displaying approximate site location and extent, QGIS map (2016)	6
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Figure 2: FNDC 2007 Flood maps	8
Figure 3: NRC HAIL maps.....	8
Figure 2: Google Maps image of Puketotara Road near the property	10
Figure 3: Indicative dwelling location and effluent field for Lot 2.....	13

Introduction

Cook Costello has been engaged by David and Hera Dear to provide a Civil Infrastructure Report for a proposed subdivision at 252 Puketotara Road, Waipapa.

It is proposed to subdivide Lot 2 DP 132482, Puketotara Road, Waipapa in 2 stages, resulting in three lots and a fourth section of land to be amalgamated the the neighbouring Lot 1 DP 132482. Cook Costello has received a scheme plan for the proposed new subdivision. These plans are attached in Appendix 1.

This report considers the following aspects of site development:

- Desktop investigation;
- Stormwater management;
- Effluent disposal;
- Potable water;
- Vehicle access.

1.1 Relevant Documentation

- Far North District Council GIS Maps
- Northland Regional Council Natural Hazards GIS Maps
- Far North District Plan
- Northland District Council Proposed Regional Plan for Northland
- NZS 4404:2010
- Far North District Council: 2024 – Engineering Standards
- Fire and Emergency New Zealand SNZ PAS 4509:2008.
- Resource Management Act 1991

2 Desktop Study

2.1 Site Description

The site is accessible from Puketotara Road, Waipapa, and encompasses approximately 9.7 hectares of rural production land, covered in grass. The site is divided into many paddocks via shelterbelts.

The northern half of the lot is used as a kiwi fruit orchard.

The site slopes gently to the east to north east, with an average slope between 2 - 4° (3-6%) The property boundaries and approximate location of the proposed dwelling can be seen in Figure 1



Figure 1: Image displaying approximate site location and extent, QGIS map (2016)

2.2 Proposed Development

It is proposed to subdivide and amalgamate the property in two stages. The first stage will be the subdivision of the Lot into 3 Lots, with the approximate size of 2, 2 and 5.1 ha with Lot 3 to remain as a rural production zone for kiwi fruit. Lot 1 has an existing dwelling and shed.

The second stage subdivision will be the subdivision of the proposed lot 3 into 2 lots, and the amalgamation of the second lot, approximately 1.4ha, with the neighbouring property, Lot 1 DP 132482.

Cook Costello has received preliminary draft scheme plans for development at this stage from Williams and King, they are attached in Appendix 1.

2.3 Far North District & Northland Regional Council GIS Maps

The Far North District Council and Northland District Council have not mapped the proposed site for any hazards, however, it should be noted that the western site is noted as a HAIL site due to pesticide use and flooding is noted to occur on the banks of the surrounding river. The parent lot appears to be a minimum of 9m above the 1% AEP flood height at any location, this is far exceeding the minimum 0.5m freeboard required. Flooding and neighbouring pesticide use is not considered a risk to the proposed subdivision itself.

The property is not mapped as being susceptible to any natural hazards. The site is not expected to accelerate, worsen, or result in a natural hazard given the recommendations in this report is followed.

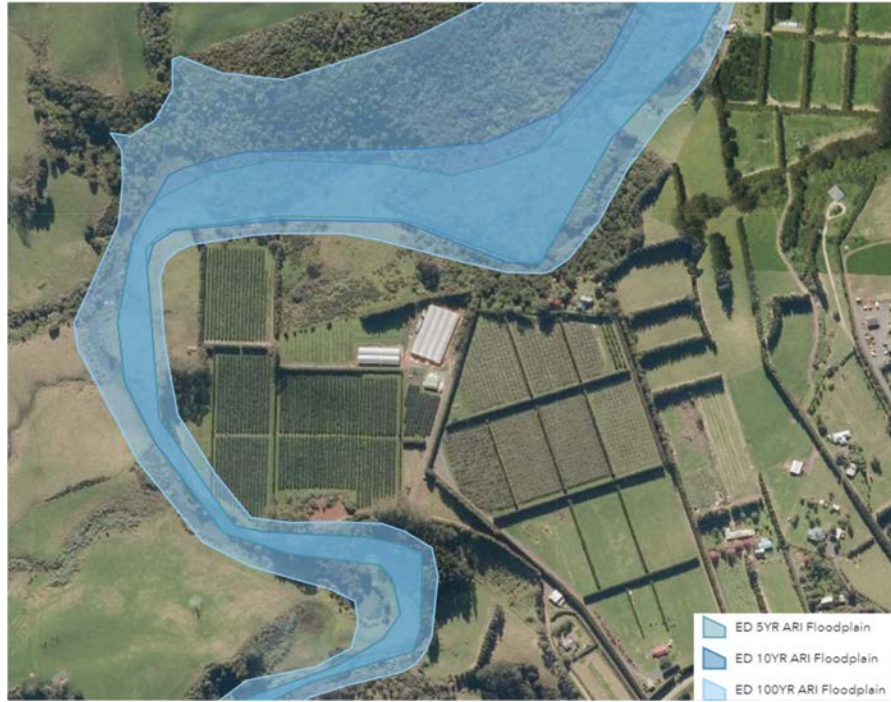


Figure 2: FNDC 2007 Flood maps

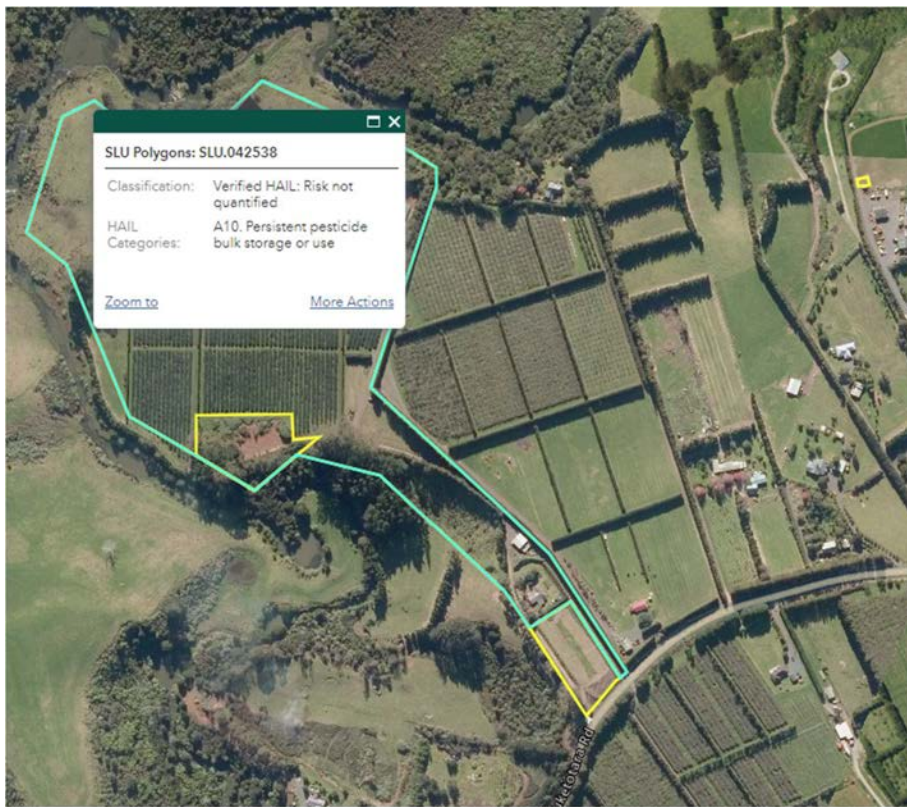


Figure 3: NRC HAIL maps

3 Access

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

There is currently a gravel access that runs along the western boundary of the proposed Lots 1 and 2. This site is accessed from Puketotara Road, a sealed primary collector road with a speed limit of 100km/hr and an average daily traffic of 1148.

For the proposed Lots 1 and 2 the minimum carriageway width of the driveway should be 4.0 m with two 0.25m wide shoulders lot as per FNDC ES Table 3-16. A minimum legal JOAL lot size of 6m is required for Lot 1 and 5m for Lot 2. This is more than achieved in the draft scheme plan

The site will need to be accessible to emergency services.

The existing accessway ranges from 3-4m in width and should be extended to ensure the entire length is 4m wide until at least the boundary to Lot 3 is reached.

The vehicle crossing is currently gravel. The vehicle crossing will require sealing until at least 10m from the road carriageway as per the FNDC ES 2023.

Due to the fairly flat topography, the gradient is not expected to exceed 12.5%

As per FNDC ES (2023), a minimum sight distance of 210 m is required from the driveway. A 175 m sight distance can be seen to the southwest of the driveway and a 230m sight distance is seen to the east of the driveway.

Due to the S-bend with cars coming from the southwest, it is considered that a operational speed of 90km/h is more appropriate. The sight distance for a 90km/h speed limit is 175m which is just met.

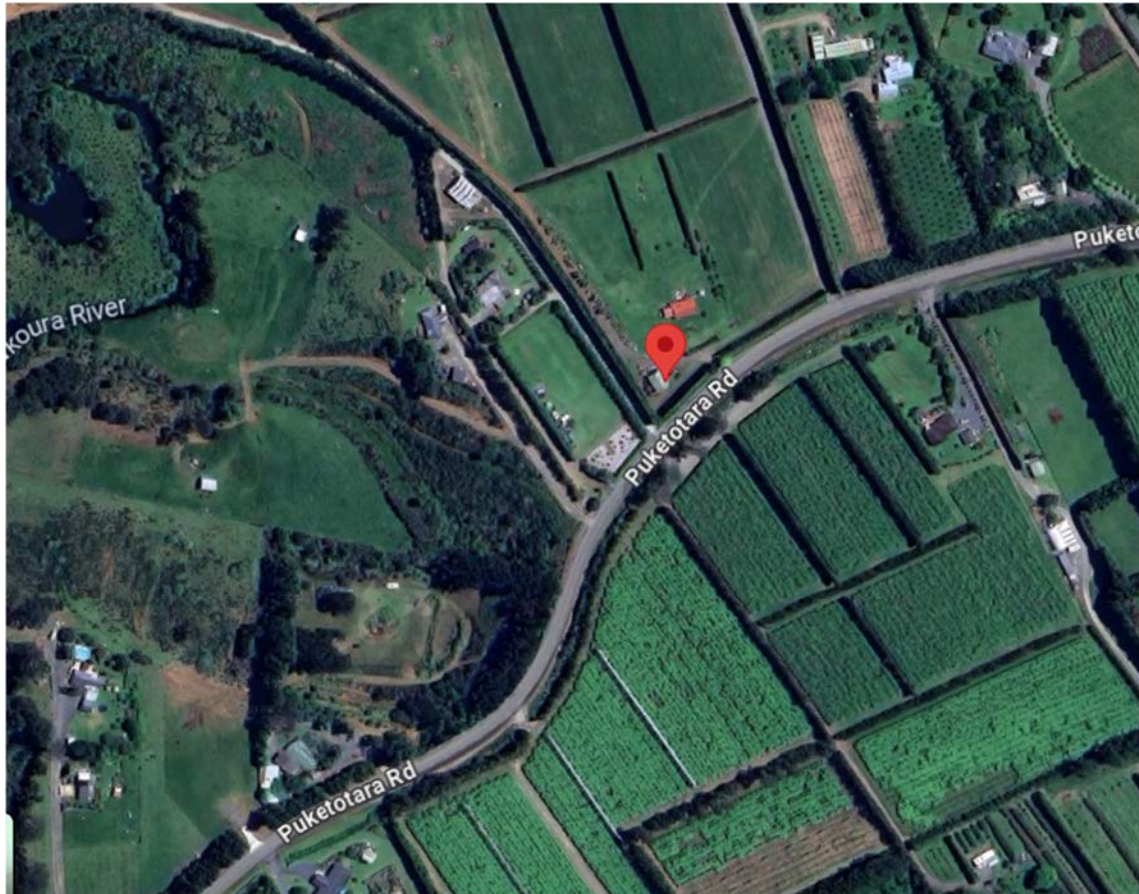


Figure 4: Google Maps image of Puketotara Road near the property

The southwestern sight distance does not comply with NZ 4404-2004 and FNDC Standard. However, consideration should be given to the operational speed and the area being an existing vehicle crossing.

Table 1 Approximate sight distance view from the proposed access location

Southwest view from the accessway (Google Street View 2019)	East view from the accessway (Google Street View 2019)

4 Stormwater

Waipেকakoura River lies to the west and north of the site, the entire site is within the river's catchment. The Waipেকakoura River outlets near the Kerikeri coast.

The stormwater collected in Lot 1 and the southern 3/4s of Lot 2 travels to the east of the site via non-concentrated overland flow and discharges into the eastern neighbours' site, running through 4 separate lots before reaching a stream that quickly leads to the Waipেকakoura River. The stormwater in Lot 3 and the northern section of Lot 2 is collected in a series of swales. The swales run west to east, along the proposed Lot 2-3 boundary and in the middle of Lot 3. The swales run into the neighbouring property's, Lot 1 DP 132482, swale which is located along their driveway and outlets to the Waipেকakoura River.

TWM-R2 has been used for the stormwater assessment. The actual stormwater assessment will follow FNDC ES (2023) for compliance.

As per the recent FNDC ES (2023), "Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase."

As there is flooding downstream that may affect the neighbouring properties, attenuation for the 2-, 5-, and 100-year heavy rainfall events is required to limit the flow to 80% of pre-development flows through controlled release of stormwater.

The existing driveway onsite is gravel. For the development, the driveway may have to be widened in some locations up to 1m. Given that the driveway is gravel and not classified as impervious, the widening of the road is expected to have a minimal impact on the stormwater runoff onsite.

Any development on Lot 2 should ensure the collected stormwater is dispersed to the same flow path it would have been directed to pre-development. This will be either to the northern swale via a controlled discharge that prevents erosion to the swale, or spread out with a level spreader or similar before the boundary.

5 Effluent Treatment and Disposal for Lot 2

The proposed design of the effluent treatment and disposal system is in accordance with the standard AS/NZS 1547:2012 for onsite domestic wastewater management. A minimum reserve area of 30% for the application of secondary treated wastewater and 100% for the application of primary treated wastewater is required by the Northland Regional Council Water and Soil Plan.

The proposed dwellings will likely be serviced by roof water supply, and it is assumed that standard water reduction fixtures will be in use, resulting in a daily flow rate of 145 L/person/day. If the water supply is to be serviced without reduction fixtures the daily flow rate is 180 L/person/day and the disposal field sizing given below should be adjusted accordingly.

The supplied design indicated a 4-bedroom dwelling. The design occupancy for a 4-bedroom dwelling is 7 persons giving a design daily flow rate of 1015 L/day for disposal system treatment.

No groundwater bores are indicated in the vicinity of the disposal fields, the closest bore is 1200m to the west and east of the property.

The site sits over the Puketotara aquifer, any effluent will not effect this aquifer due to its depth. Groundwater was not reached in the geotechnical investigations that went to a depth of 1.2m. Testing occurred in winter.

There are multiple water courses onsite, with the main water channels along the northern boundary of Lot 2 Effluent fields and septic tanks will need to be more than 20 m away from the watercourse areas for primary treated disposal and 15 m for secondary treatment. As shown in Appendix 2, the minimum required separation distances can be achieved.

5.1 Proposed Disposal System

The silty CLAY soils across the site behave as a Clay Loam and therefore have an effluent disposal category of 4, being weakly structured.

The proposed effluent field site is a very gentle linear slope.

A ETS bed is recommended for the site, however other options such as drip system or LPED are also viable options

The proposed effluent field layout is shown in Appendix 2.

If the soils encountered are inconsistent with those described in the geotechnical section, then the effluent disposal design will require revision by a suitably qualified Chartered Professional Engineer.

5.1.1 Effluent field sizing for Lot 2

$Q = 145\text{L/person/day} \times 7 \text{ persons} = 1015 \text{ L/day}$

$\text{DLR} = 8 \text{ mm/day}$ (no slope factor as the proposed area has less than a 10% slope)

Bed spacing (min) = 1 m

Bed width = 1.5 m

$\text{Bed area} = 1015 \text{ L/day} / 8 \text{ mm/day} / 1.5\text{m} = 84.6\text{m}^2$

Bed minimum length and row number = 5 rows, 17m wide

Field area = 195 m²

Reserve area = 30% of field length = 59 m²

Total field area = 254 m².

Therefore, 195 m² of ETS disposal area in addition to 59 m² of reserve field area will be required.

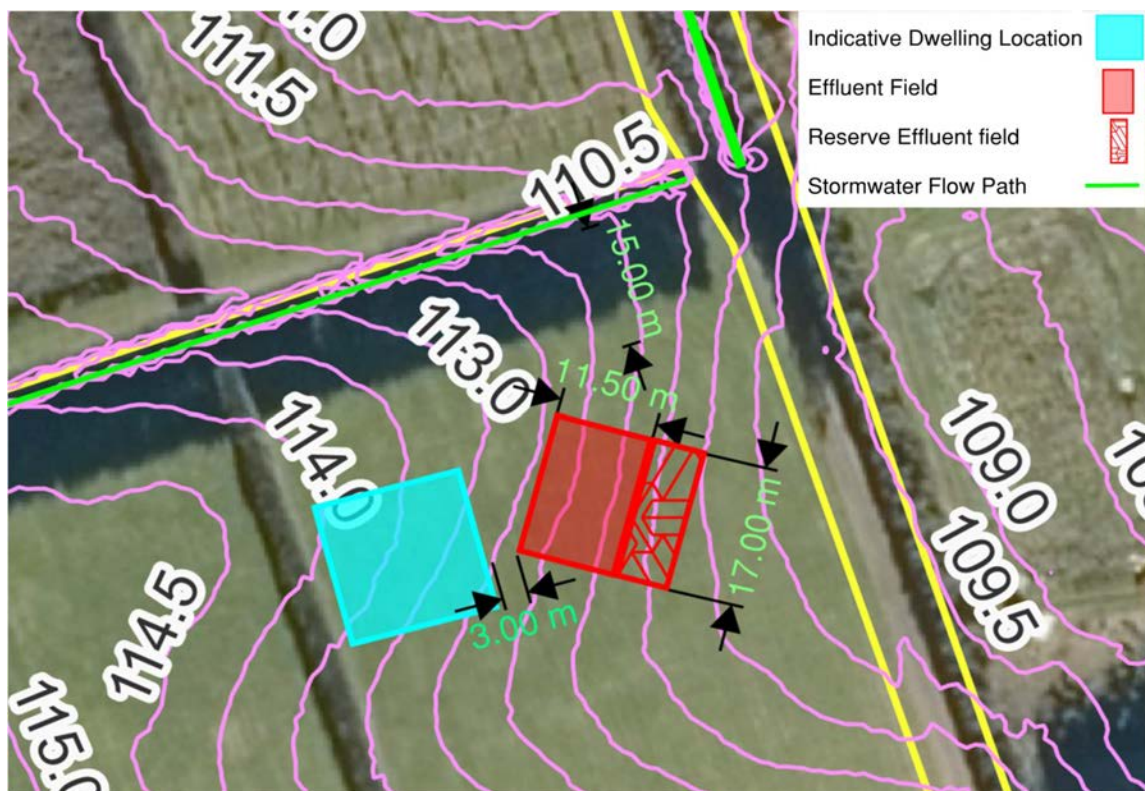


Figure 5: Indicative dwelling location and effluent field for Lot 2

The house and field location are indicative only following preliminary Geotech testing, given the minimum required setbacks are achieved, the majority of lot 2 is suitable for effluent and dwelling placing.

5.2 Site-Specific Mitigation Measures

The recommended location for the effluent disposal fields is shown on the site plan attached in Appendix 2. Specific mitigation measures are recommended for on-site wastewater systems utilising a secondary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3 m from buildings and 1.5 m from boundaries.
3. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 15 m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
4. A reserve area of 30% is required to be set aside as a reserve field area as per the requirements of the NRC RWSP.
5. The beds should be no longer than 20m in length.
6. A minimum distance of 1.0 m between effluent beds is required.
7. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximize evapotranspiration.
8. Sequenced dose loading of the disposal field is preferred and recommended to extend the field life.
9. If the final house plans are for other than a 4-bedroom dwelling using standard water reduction fittings, then effluent disposal design calculations will require revising.
10. A service agreement between the property owner and the supplier of the treatment plant shall be entered into to ensure effective ongoing operation and performance. A maintenance strategy and contract for the system shall be put into place, which will include programmed inspections and maintenance of both secondary treatment systems and application areas.

6 Water Supply

6.1 Potable Water

There is currently no reticulated potable water supply available to the lots. Lot 1 is currently serviced via water tanks. Surrounding residents currently with no potable water supply also obtain water via on-site rainwater capture. The viability of the bore water supply at the site has not been specifically investigated.

The most convenient method of potable water supply for new households is by means of individual household on-site rainwater harvesting. The use of rainwater harvesting has the added benefit of contributing to stormwater retention and minimising the impact of post-development stormwater runoff. This can provide significant benefits to the design and operations of downstream stormwater systems.

It is recommended to place 50m³ of rainwater storage tanks onsite. Typically two 25 m³ tanks are used for this purpose.

6.2 Fire Supply

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

A constant water source will need to be stored within 90 m of each dwelling in order to provide adequate firefighting service to the dwelling. It has been previously recommended by FENZ that a dwelling of up to 200 m² require a 10 m³ storage volume to service the firefighting needs. A dwelling with a floor area exceeding 200 m² will need a water storage tank of 20 m³. An application can be sent to FENZ to confirm the required storage volume. It is recommended for Lot 2 to be serviced by a tank located near the proposed dwelling which can be supplied using rainwater tank overflow.

7 Power and Telecommunications

The proposed development can be adequately serviced with power and telecommunications. Existing telecommunications and power infrastructure are located on Puketotara Road, and it is considered that this can be extended where necessary to service the development. It is likely that no further upgrading of these services will be required. Further confirmation from the appropriate service providers will be required at the design stage of the project.

8 Conclusions

All works should be carried out under the guidance of a Chartered Professional Engineer with relevant geotechnical and civil experience.

8.1 Hazards

FNDC and Northland Regional Council (NRC) have not mapped the site as susceptible to any hazards.

8.2 Flooding

A 100-yr flooding event is not expected to govern Finished floor levels unless the finished floor level is significantly below current ground levels anywhere onsite. Flooding is not considered a hazard.

8.3 Access

The use of an existing gravel driveway has been proposed along the western boundary of the property to provide access to the lots. The driveway will require a carriageway width of 4.0m within Lots 1 and 2 to allow for emergency service access. The vehicle crossing will be required to be sealed up to 10m from the road carriageway.

The southwestern sight distance does not comply with NZ 4404-2004 and FNDC Standard. However, consideration should be given to the operational speed and the area being an existing vehicle crossing.

Stormwater

The catchment of the site leads to the Waiepekakoura River. Attenuation is required for 2-, 5- and 100-year events. There are 2 main flow paths within Lot 2, the swale running along the north of the proposed lot and an overland sheet flow to the eastern neighbours. Any development on Lot 2 should ensure the collected stormwater is dispersed to the same flow path it would have been directed to pre-development. This will be either to the northern swale via a controlled discharge that prevents erosion to the swale or spread out with a level spreader or similar before the boundary.

Wastewater

Lot 2 can be serviced by a 195 m² ETS effluent field. Other systems such as LPED and subsurface drip are also appropriate for the site.

Water Supply

Any new dwellings can be serviced by two 25m³ rainwater collection tanks for a potable water supply. Firefighting requirements can be met by a storage tank placed near a proposed dwelling. An application can be sent to the New Zealand Fire Service Firefighting to confirm the required size of the storage tank.

Power and Telecommunications

It is anticipated that the proposed new dwelling will be able to use the existing infrastructure in the area.

9 Limitations

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

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

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

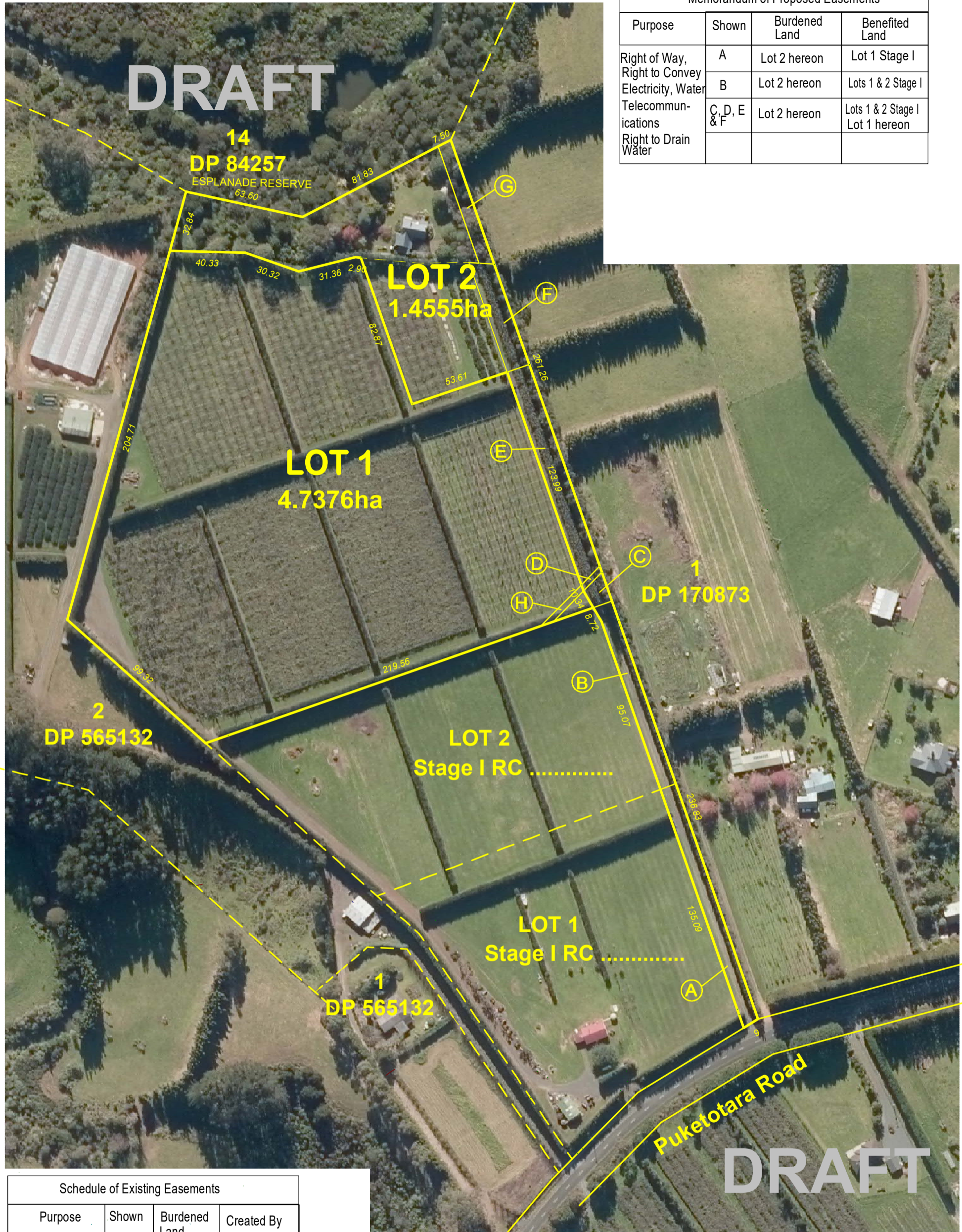
During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil's may require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

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

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

Appendix 1: Provided draft scheme plan

DRAFT



Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey Electricity, Water	A	Lot 2 hereon	Lot 1 Stage I
	B	Lot 2 hereon	Lots 1 & 2 Stage I
Telecommunications	C, D, E & F	Lot 2 hereon	Lots 1 & 2 Stage I Lot 1 hereon
Right to Drain Water			



Schedule of Existing Easements			
Purpose	Shown	Burdened Land	Created By
Water Right	H	Lot 1 hereon	EC 389784.3
	D	Lot 2 hereon	
Right of Way	A, C, D, E & F	Lot 2 hereon	T C538867.2
Water Drainage Right	G	Lot 2 hereon	

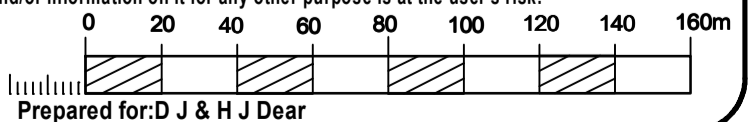
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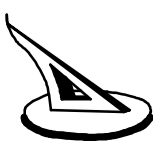
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Local Authority: Far North District Council

Total Area: 6.1931ha
Comprised in: NA78A/456 & Lot 3 Stg 1



Prepared for: D J & H J Dear



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Proposed Subdivision of Lot 2 DP 132482

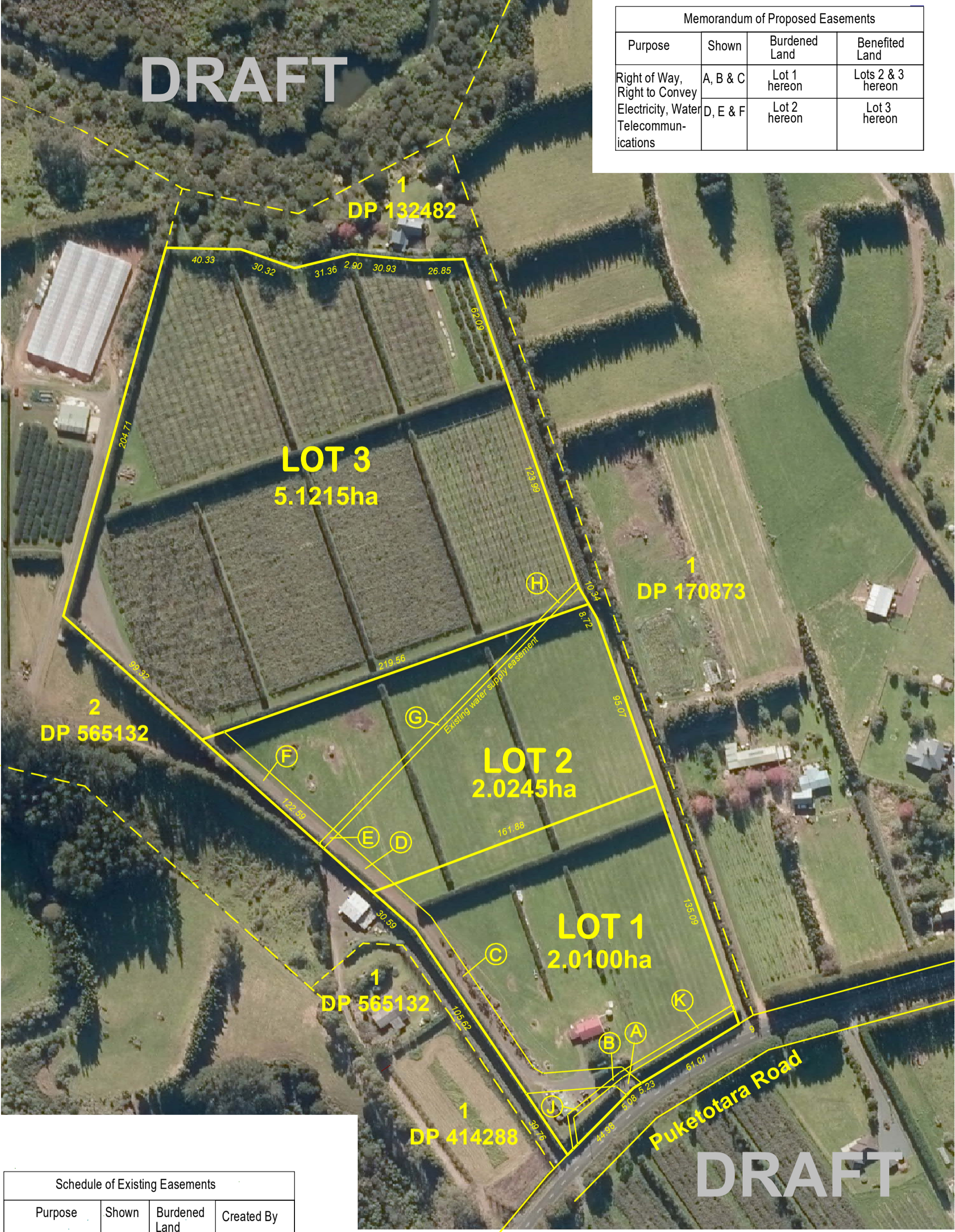
	Name	Date
Survey		
Design		
Drawn	W & K	Apr 2024
Rev		

ORIGINAL SCALE SHEET SIZE
1:2000 A3

24345
STAGE II

DRAFT

Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey	A, B & C	Lot 1 hereon	Lots 2 & 3 hereon
Electricity, Water, Telecommunications	D, E & F	Lot 2 hereon	Lot 3 hereon



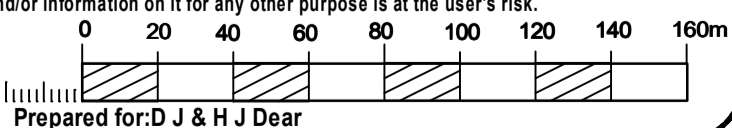
Schedule of Existing Easements			
Purpose	Shown	Burdened Land	Created By
Water Right	E & G	Lot 2 hereon	EC 389784.3
	H	Lot 3 hereon	
Electricity & Telephone Right	J, B & K	Lot 1 hereon	T 538867.2

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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Local Authority: Far North District Council
 Total Area: 9.1519ha
 Comprised in: NA78A/457
 Val : 00229-41500



Prepared for: D J & H J Dear

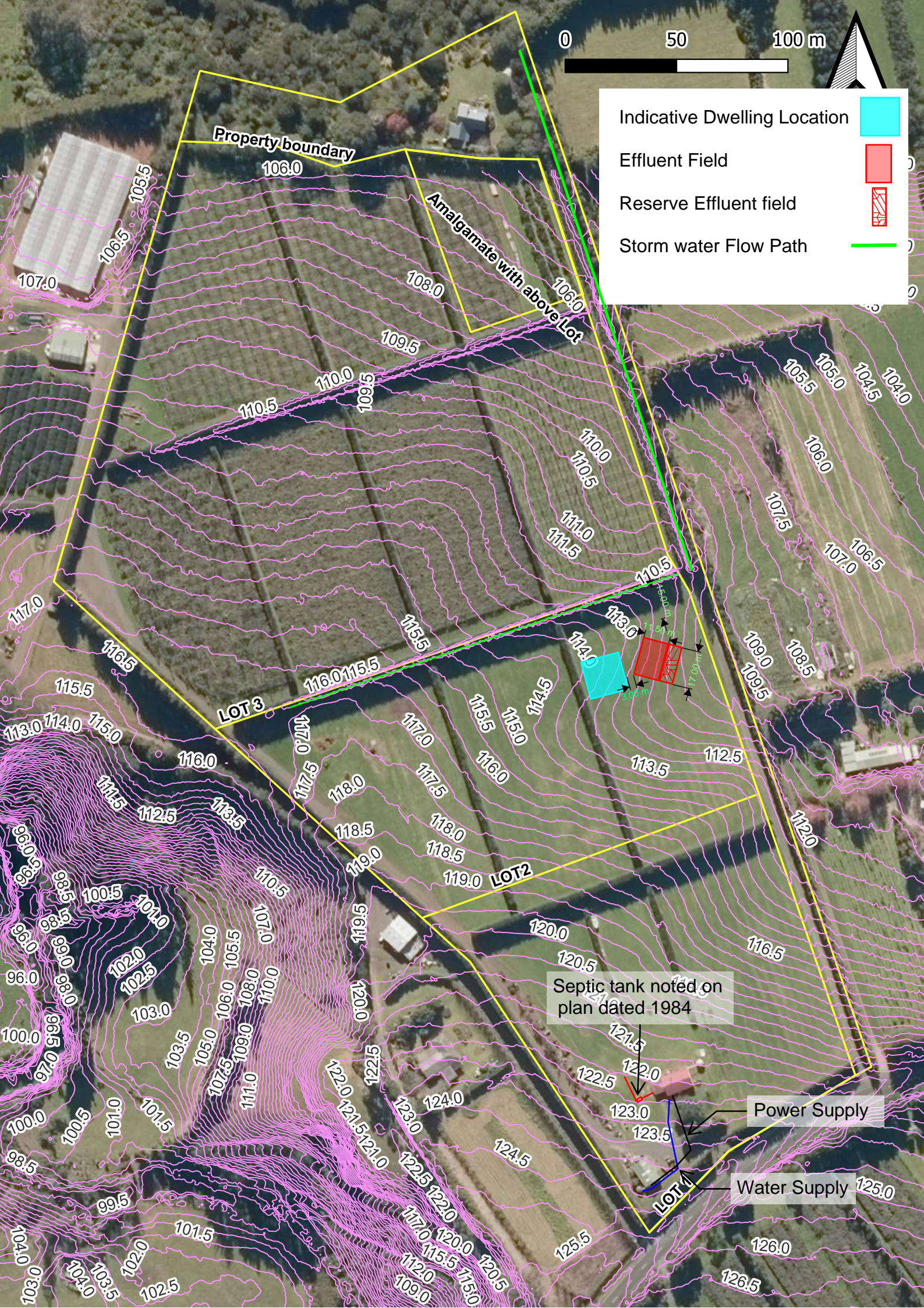
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


24345
 STAGE I

Appendix 2: Site Plan



0 50 100 m



- Indicative Dwelling Location 
- Effluent Field 
- Reserve Effluent field 
- Storm water Flow Path 

Property boundary

Amalgamate with above Lot

LOT 3

LOT 2

LOT 4

Septic tank noted on plan dated 1984

Power Supply

Water Supply



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Geotechnical Resource Consent Report

David and Hera Dear

252 Puketotara Road
Waipapa



Project Number: 17454

Date: 14/08/2024

DOCUMENT CONTROL RECORD

Client: David and Hera Dear

Project description: Geotechnical Resource Consent Report

Development address: 252 Puketotara Road, Waipapa

Date of issue: Wednesday, 14 August 2024

Status: Issued

Originator:



Shashank S Pai
Geotechnical Engineer
 BE (Civil), MCE-Geotech (NZ)

Approved for issue:

PJ Cook
Chartered Professional Engineer
 MACENZ, CMEngNZ, MInstD, CPEng, IntPE (NZ)
 BE (Hons), Dip Ag.

Office of origin: Whangarei

Telephone: 09 438 9529

Contact email: ccl@coco.co.nz

Version	Date	Comment	By
1.0	01 July 2024	For review	S. Pai
1.0	10 July 2024	For issue	P. Cook

Table of Contents

1. Executive Summary.....	4
2. Introduction.....	5
2.1. Relevant Documentation.....	5
2.2. Building Code – B1 Good ground definition.....	5
3. Desktop Study.....	6
3.1. Site Description.....	6
3.2. Proposed Development.....	6
3.3. Published Geology.....	7
3.4. Northland Regional Council Natural Hazards GIS Map.....	7
4. Onsite Investigations.....	8
4.1. Site Walkover Observations.....	8
4.2. Hand Auger Investigations.....	8
4.3. Scala Penetrometer Investigations.....	9
4.4. Water Table.....	9
5. Geotechnical Assessment.....	10
5.1. Site Subsoil Profile.....	10
5.2. Site Subsoil Classification.....	10
5.3. Foundation Recommendations.....	10
5.3.1. Expansive Soils.....	10
5.3.2. Pile Foundations.....	11
5.3.3. Shallow Foundations.....	11
5.4. Earthworks.....	11
6. Further Investigation.....	13
7. Conclusions.....	14
8. Limitations.....	16
Appendix 1: Site Investigation Plan.....	17
Appendix 2: Site Testing Results.....	18
Appendix 3: Site Walkover Photos.....	19

List of Tables

Table 2: Summary of Hand Auger results.....	8
Table 3: Summary of Scala Penetrometer results.....	9
Table 4: Subsoil profile based on shallow soil investigations.....	10

List of Figures

Figure 1: Image displaying site boundary and the proposed subdivision.....	6
Figure 2: Geology of the site from GNS 1:250,000 Geological Map of New Zealand.....	7

1. Executive Summary

Site Classification:

NZ Building Code Expansive Soil Class	H
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Groundwater Level:

Hand Auger:	>1.2 mbgl
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Bearing Capacity Summary:

Depth to 200 kPa Uncorrected Ultimate Bearing Capacity:	0.2 mbgl
Depth to 300 kPa Uncorrected Ultimate Bearing Capacity:	0.3 mbgl

Site Foundation Options:

SED Timber piles foundations:	Specific engineer designed (SED) timber piles embedded a minimum of 1.5 mbgl, adhering to NZ Building code B 1/VM4 are suitable options as building foundation.
SED Shallow Foundations:	<p>Recommended foundation option for the dwelling. Foundations will require specific engineer design for Class H – Highly expansive soils.</p> <p>Shallow foundations can be designed for a UBC of 200 kPa if founded at a minimum depth of 0.2 mbgl, below any topsoil or fill. Shallow foundations can be designed for a UBC of 300 kPa if founded at a minimum depth of 0.3 mbgl, below any topsoil or fill.</p>

2. Introduction

Cook Costello have been engaged by David and Hera Dear to provide a Geotechnical Resource Consent Report for a proposed subdivision at Lot 2 DP 132482, 252 Puketotara Road, Waipapa.

This report considers the following aspects of site development:

- Interpretation of geotechnical testing
- Preliminary development recommendations
- Preliminary foundation options and engineering recommendations

A site testing plan is attached as Appendix 1 showing the property boundaries, and associated site investigations.

2.1. Relevant Documentation

- AS 2870: 2011 - Construction of residential slabs and footings
- NZS 3604: 2011 - Timber-framed buildings
- NZS 4402:1986 - Methods of testing soils for civil engineering purposes
- Northland Regional Council: GIS Maps
- Northland Regional Council Regional Water and Soil Plan
- Far North District Council Maps: NRC Natural Hazards
- Resource Management Act 1991
- NZ Building Code: B1/VM4

2.2. Building Code – B1 Good ground definition

Good Ground – means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. a dependable bearing capacity of 150 kPa using a reduction factor of 0.5) but excludes;

- a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,
- b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS4402 Test 2.2 and a linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS 4402 Test 2.6 and,
- c) Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of the following: land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.

3. Desktop Study

3.1. Site Description

The site is accessible from Puketotara Road, Waipapa, and encompasses approximately 9.7 hectares of rural production land, covered in grass. The proposed Lot 2 has been divided into three paddocks (eastern, central and western paddocks) with shelter belts. The site slopes gently to the east to north east, with an average slope between 2 - 4°. The terrain across the eastern and central paddock is gently undulating with the northern and southern sides gently sloping down towards the central portion of the lot. As one moves towards the western paddock, the gentle slope gradually disappears to create an entirely flat site. The property boundaries and approximate location of Lot 2 can be seen in Figure 1.

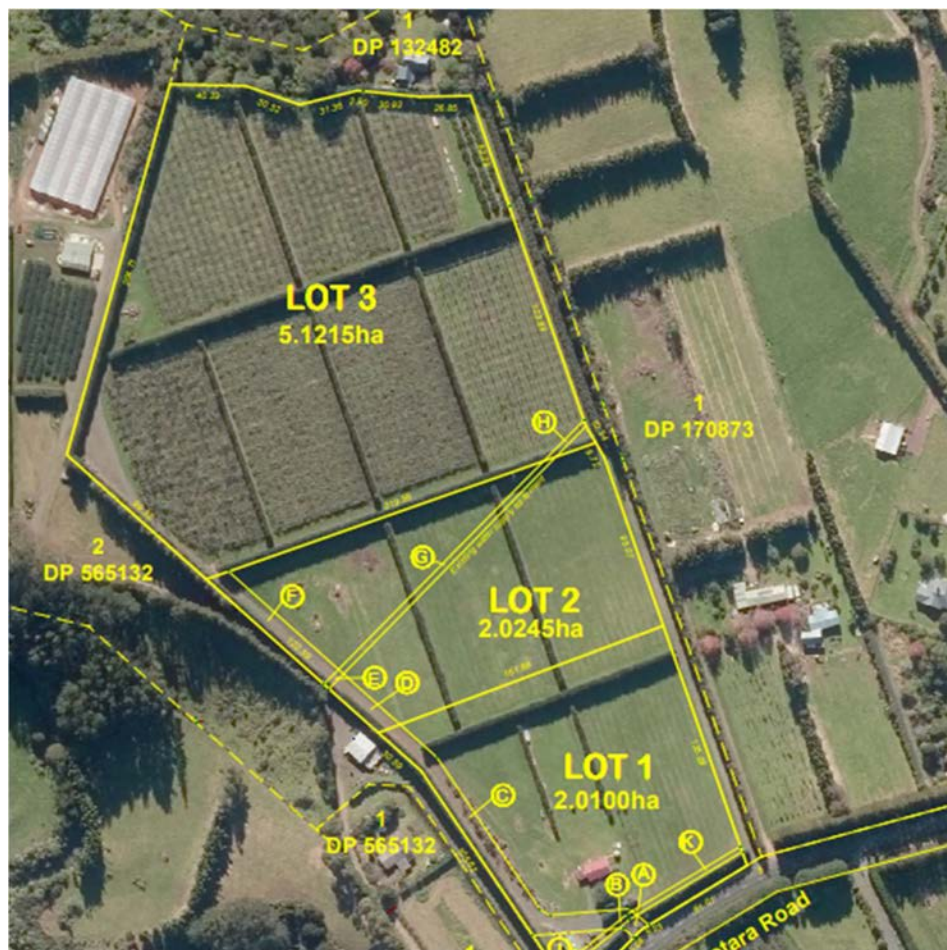


Figure 1: Image displaying site boundary and the proposed subdivision.

3.2. Proposed Development

The client is proposing to subdivide the existing property. Cook Costello has only received a draft scheme plan of the development at this stage. Refer to Figure 1 showing an approximate plan of the proposed subdivision.

3.3. Published Geology

The 1:250,000 GNS Science online geology map, Figure 2, defines the underlying geology of the entire property as being Basalt of the Kerikeri volcanic group from the Late Miocene basalt of Kaikohe. The rock has been described as Basalt lava, Volcanic plugs and minor tuffs.

The soil type for the site is mapped on the Northland Regional Council's Managing Northland Soils Factsheet Viewer as Papakuri silt loam (PK). These soils are formed on lava flows from recent scoria cones.

However, these are regionally scaled documents and should not be relied on for site-specific acceptance.



Figure 2: Geology of the site from GNS 1:250,000 Geological Map of New Zealand

3.4. Northland Regional Council Natural Hazards GIS Map

Although the Northland Regional Council-Natural Hazards Map (NRC) has not mapped the site as being at risk of any natural hazards, however, the Far North District Council (FNDC) has mapped the neighbouring site in the Hazardous Activities and Industries List (HAIL). The HAIL category has been identified as persistent pesticide bulk storage or use. The FNDC also maps the nearest flood zone flooding occurs on the banks of the surrounding river north and west of the site.

The Liquefaction vulnerability of the site has been mapped as unlikely in the FNDC maps.

4. Onsite Investigations

A site visit was carried out by a Cook Costello Geotechnical Engineer on 25th June 2024. The following intrusive investigations were conducted:

- 1 no. Hand auger to determine the nature of near-surface soils labelled as HA01;
- 1 no. Scala penetrometer tests to determine the strength of near-surface soils labelled as SP01.

The test location is shown on the site investigation plan attached as Appendix 2. Full test results can be found in Appendix 3. Testing has been focused within the footprints of the proposed subdivision boundary, Lot 2.

4.1. Site Walkover Observations

A site visit was undertaken on 25th June 2024 by a Cook Costello geotechnical engineer. Photos from the site walkover are attached in Appendix 5.

The following observations were made during the site walkover:

- The proposed Lot 2 has been divided into three shelter belt paddocks.
- The terrain in the eastern and central paddock is gently undulating with the northern and southern sides gently slope downward towards the central portion of the lot. As one moves towards the western side of the lot, the gentle slope gradually disappears to create an entirely flat site.
- The site is currently a farmland, covered in grass and shelter belts.
- 1.2 m deep storm water trench was observed along the northern boundary. Roots were observed along the walls of the trench.
- No signs of global or local instability were observed across the site during the site visit.

4.2. Hand Auger Investigations

The results from the hand auger investigation carried out at the site is summarised in Table 1. The locations of the tests are shown in Appendix 2. For more detailed logs and testing results, refer to Appendix 3.

Table 1: Summary of Hand Auger results

Test ID	Depth (mbgl) ¹	GWL ² (mbgl)	Test Results		
			(mbgl)	Soil Type	Undrained shear strength, Su (kPa)
HA01	1.2 (refusal)	>1.2 (not encountered)	0.0 – 0.3	TOPSOIL	-
			0.3 – 0.7	Silty CLAY with some gravels	180+ @ 0.5 m
			0.7 – 1.2	Silty CLAY with some gravels	180+ @ 1.0 m

1. mbgl = meters below ground level

2. GWL = groundwater level

4.3. Scala Penetrometer Investigations

Scala penetrometer results (refer to Table 2) show that an ultimate bearing capacity (UBC) in excess of 200 kPa (100 kPa dependable) is expected from approximately 0.2 m below the existing ground level across the site, below any topsoil or fill. A UBC in excess of 300 kPa (150 kPa dependable) is available from approximately 0.3 m below the existing ground level across the site, below any topsoil or fill.

Uncorrected bearing capacities derived from Scala penetrometer tests were estimated using the procedure presented by M.J. Stockwell in the paper 'Determination of allowable bearing pressure under small structures (June 1977)'. Bearing capacities should be corrected for the proposed foundation dimensions once these are known.

Table 2: Summary of Scala Penetrometer results

Test ID	Depth Below Ground (m)	Scala Penetrometer (blows/100mm)	Uncorrected Ultimate Bearing Capacity (kPa)
SP01	0.2	2	>200
	0.3	3	>300

4.4. Water Table

The groundwater table was not encountered during the hand auger investigations which extended to a maximum depth of 1.2 mbgl. Therefore, the groundwater table is considered to be located at a depth greater than 1.2 mbgl across the site.

5. Geotechnical Assessment

5.1. Site Subsoil Profile

The subsoil profile for the proposed building platform is dominated by Silty CLAY. For a basic geological interpretation based on the shallow geotechnical investigations refer to Table 3.

Table 3: Subsoil profile based on shallow soil investigations.

Depth Ranges (m)	Geological Interpretation
0.0 – 0.3	TOPSOIL
0.3 – 1.9 ¹	Stiff to very stiff, Silty CLAY with some gravels

1. Inferred depths based on Scala Penetrometer test

5.2. Site Subsoil Classification

Generally, the soils encountered are consistent with site subsoil classification Class C – Shallow soil sites as per NZS1170.5 - 2004.

Further investigation could be completed to refine the subsoil classification.

5.3. Foundation Recommendations

5.3.1. Expansive Soils

Many of the soils located within the Northland region are considered to be expansive soils. There are three basic types of soil naturally occurring in the Northland Area: sand, silt, and clay. Clay soils are generally classified as "expansive". This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The action of seasonal shrink/swell of soils can have a significant impact on the foundations of structures and also on other components of developments such as services, claddings, windows, doors, roading, etc. It is evident from historical reports and site inspections that the effect of expansive soils is a major problem in Northland.

The surficial soils observed during the field investigations are assumed to be highly expansive and are likely to be subject to shrink-swell effects. Therefore, it is considered that the building site does not meet the requirements for "Good Ground" as defined in the New Zealand Building Code. Foundations will require engineering design in accordance with AS 2870 Class 'H' soils (Highly Expansive soils). Specific design for expansive soils has to be taken into account in the foundation design. No laboratory testing has been carried out, therefore the Class H soils have been inferred based on our geotechnical field and desktop investigations. Atterberg Limits, Linear Shrinkage, and Shrink-swell testing could be done as part of the detailed design stage to better characterise the expansivity of the soils.

We, therefore, consider that the site should be classified as Class H in terms of New Zealand Building Code B1/AS1 (Amendment 19). Foundations should be designed in accordance with NZ Building Code – B1 for a characteristic surface movement of 78 mm.

5.3.2. Pile Foundations

Specifically designed bored pile foundations are suitable in the proposed Lot. Piles can be founded within the stiff to very stiff silty CLAY with minor gravels layer avoiding the need to undercut a building platform.

In order to mitigate the effects of the potentially expansive soils and uncontrolled fill, we recommend designing piles to be embedded a minimum of 1.5 m below the cleared ground level. This is considered to be below the effects of seasonal moisture variations that cause the expansive soils to shrink and swell, inducing uplift forces on the piles.

For shaft capacity and lateral capacity of piles, the upper 0.75 mbgl should not be relied upon to provide shaft resistance due to the presence of expansive soils.

The bearing and lateral capacity of the piles can be calculated using NZ Building Code B1/VM4.

Design parameters are to be determined during the site-specific design stage utilising further geotechnical testing within the footprint of the proposed dwelling. The minimum depth of piles may also be revised.

5.3.3. Shallow Foundations

Shallow foundations are recommended in the proposed Lot.

Scala penetrometer results indicate that an ultimate bearing capacity in excess of 200 kPa (100 kPa dependable) is generally available from a depth of 0.2 m below the existing ground level, below any topsoil across the site. Scala penetrometer results indicate that an ultimate bearing capacity in excess of 300 kPa (100 kPa dependable) is generally available from a depth of 0.3 m below the existing ground level, below any topsoil across the site.

Due to the presence of expansive clay soils across the site, the subsoils fall outside of the classification of "Good Ground" for standard NZS3604 foundations. The slab will require a specific engineered design (SED) by a suitably qualified engineer in accordance with the NZ Building Code – Clause B1 for Class 'H' highly expansive soils for a characteristic surface movement of 78mm. The slab can be a stiffened slab or RibRaft type design.

Shallow foundations can be designed for a UBC of 200 kPa if founded at a minimum depth of 0.2 mbgl, below any topsoil or fill. The depth of the undercut will be refined using detailed site investigation during the detailed design stage for building consent.

Building consent will require a minimum 4 scalas to determine the bearing capacity found underneath any proposed dwelling, which could indicate the bearing capacity to be founded at a deeper depth. 0.2 -0.3m is indicative only

5.4. Earthworks

Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:1989.

- All engineered or structural hardfill should be placed in ≤ 300 mm lifts and be compacted to a minimum of 95% of maximum dry density, at no less than optimum moisture content. Compaction should be achieved using standard plant and methodology suitable for the imported material. A water source should be maintained on-site for moisture control. The fill must be tested and certified in accordance with NZS4431 if the thickness exceeds 300 mm and monitored by a suitably qualified engineer. Fill may be battered down to natural ground at a maximum grade of 1V in 3.0H if possible. Alternatively, any compacted fill on-site should be retained by retaining structures.
- Wherever filling or soft native ground is present at foundation level it should be undercut and replaced with approved compacted hardfill. Its suitability or otherwise as a bearing material beneath the floor slab should be determined on-site by the Engineer.
- Compacted hard FILL beneath the building platform exceeding a depth of 300 mm will require testing and certification by a suitably qualified engineer.
- All cuts should not be left exposed for a long period of time, cuts should be made efficiently in conjunction with the construction of retaining walls.
- It is recommended that a geotechnical engineer is on-site during excavation to confirm subsurface material and ensure that ground conditions are as per Cook Costello's geotechnical report. We would be in a position to comment if the ground conditions varied from those described in this report.
- All cuts greater than 0.5 m should be supported by retaining structures.
- Where site-won fill is proposed to be used as hard FILL material, this material must be approved for use by a suitably qualified geotechnical engineer.
- It is recommended that a geotechnical engineer is on-site during excavation to confirm subsurface material and ensure that ground conditions are as per Cook Costello's geotechnical report. We would be in a position to comment if the ground conditions varied from those described in this report.

6. Further Investigation

Further investigation would be required for the proposed development. This will involve further geotechnical testing within the confirmed footprint of the proposed dwelling as required for building consent. This testing can be used to refine the recommendations provided in this report.

Deeper testing such as test pits is recommended to confirm the inferred depth and nature of the completely weathered Basalt layer.

7. Conclusions

Priliminary Geotechnical investigations indicate that Lot 2 in the proposed subdivision is presently stable, and the subsoil properties have adequate strength parameters necessary for development provided that the recommendations made in this report are followed.

The development will need to be carried out in accordance with proper engineering practice and the following guidelines:

1. Soils are conservatively assumed to be Highly Expansive, Class H soils as per AS2870. This means that the encountered clays may be prone to moderate volume changes (swelling and shrinking) that are directly related to changes in water content. Shrinkable soils are a significant risk to foundations. Expansive soils fall outside the definition of “good ground” according to NZS 3604:2011, therefore specific foundation design is required for the site.
2. The site meets the definition of Class C – Shallow soil sites as per NZS1170.5.
3. Scala penetrometer testing shows the >200kPa uncorrected ultimate bearing capacity is generally available from 0.2 mbgl across the site, below any topsoil and fill.
4. Scala penetrometer testing shows the >300kPa uncorrected ultimate bearing capacity is generally available below 0.3 mbgl across the site below any topsoil and fill.
5. Pile Foundations - SED
 - a. Bored pile foundations are suitable at Lot 2.
 - b. Pile foundations can be founded within the stiffer soil layers (0.7 m - 2.0 m) and will avoid the need to undercut the building platform.
 - c. The piles are to be designed in accordance with NZ Building Code – Clause B1 for expansive Soil Class H as indicated in this report.
 - d. We recommend piles are to be embedded at a minimum of 1.5 mbgl.
 - e. The lateral and shaft capacity of the upper 0.75 mbgl should not be relied upon to provide resistance due to the presence of expansive soils.
6. Shallow Foundations - SED
 - a. Shallow foundations are recommended at Lot 2.
 - b. Shallow foundations will require a specific engineered design (SED). Design is to be carried out by a suitably qualified engineer.
 - c. Shallow foundations can be designed for a UBC of 300 kPa if founded at a minimum depth of 0.3 mbgl, below any topsoil or fill.
 - d. The depth of the undercut will be refined during the detailed design stage for building consent.

- e. A stiffened raft or waffle raft (e.g. RibRaft) specifically designed in accordance with NZ Building Code – Clause B1 for Class ‘H’ soils for a characteristic surface movement of 78 mm is a feasible foundation.
- 7. Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:1989. Compacted hard FILL beneath the building platform exceeding a depth of 300 mm will require testing and certification by a suitably qualified engineer.
- 8. Further geotechnical testing is required to be carried out within the footprint of any proposed dwelling in Lot 2 as required for building consent.
- 9. The site is considered suitable for development provided the recommendations in this report are followed.
- 10. All works should be carried out under the guidance of a Chartered Professional Engineer with relevant geotechnical experience.

8. Limitations

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

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

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

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

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

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

Appendix 1: Site Investigation Plan



01	FOR INFORMATION	27-06-2024
REV.	REVISION DETAIL	DRAWN APP.



PROJECT DETAILS
 252 Puketotara Road, Kerikeri
 CLIENT:
 David and Hera Dear

TITLE
 ANNOTATED AERIAL PHOTOGRAPH

DATE CREATED	CCL REF NO:	
27/06/24	17454	
DRAWN	DESIGNED	APPROVED
SP		
SCALE	STATUS	
1:2700		
DWG NUMBER	REVISION	
1		

Appendix 2: Site Testing Results



HAND AUGER RECORD

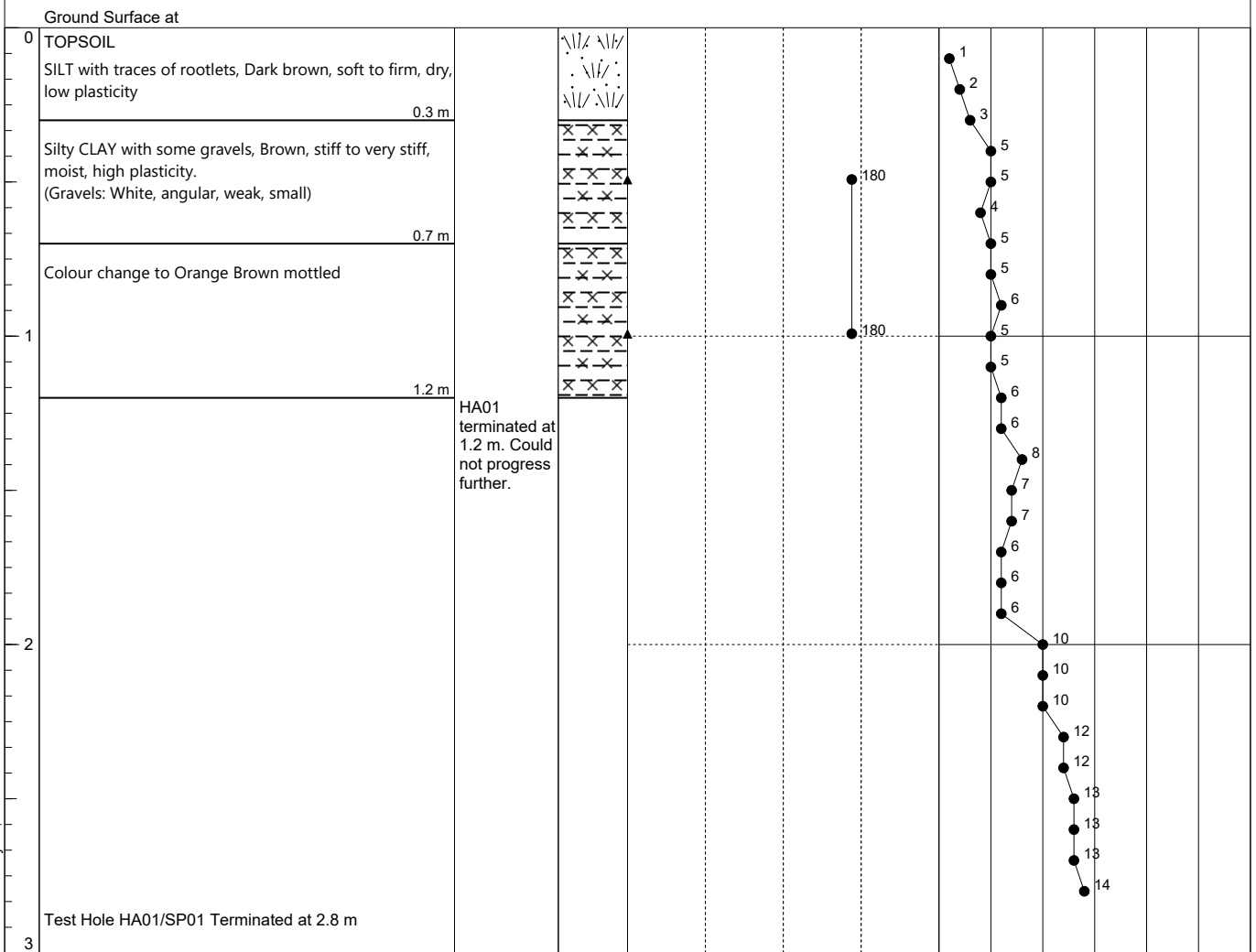
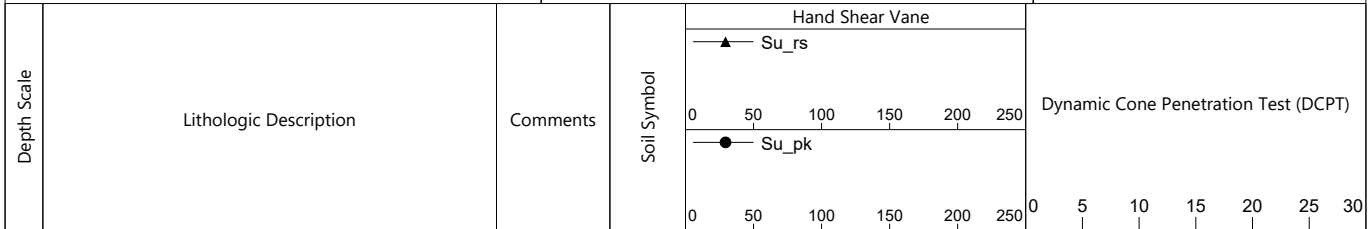
HA01/SP01

Project Title: 252 Puketotara Road Waipapa
 Project Number: 17454

Cook Costello Limited
 2 Norfolk Street, Whangarei
 requests@coco.co.nz

Start date: 2024-06-24
 Finish date: 2024-06-24
 Logged by: SP

Latitude: -35.23486
 Longitude: 173.89794
 Elevation:



Remarks:

Appendix 3: Site Walkover Photos



Fig 1: Proposed Lot 2 subdivision site eastern paddock



Fig 2: Proposed Lot 2 subdivision site central paddock



Fig 3: Hand Auger test location HA01/SP02



Fig 4: Scala Penetrometer test location (SP01)



Fig 5: Proposed Lot 2 subdivision site western paddock



Fig 6: Trench along the northern boundary of Lot 2