

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:

Bella Vinci Limited

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:

Williams & King, Attention: Natalie Watson

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:

As per applicant details.

**Property Address/
Location:**

527 Kimberley Road,

Ngataki

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)

Bella Vinci Limited

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Aveael Joann-Rachael Webb

Signature:

(signature of bill payer)

[Redacted Signature]

Date 09-Oct-2024

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.

Bella Vinci Limited

Proposed Boundary Adjustment Kimberley Road, Ngataki

Williams & King, Kerikeri¹
October 10, 24

1.0 Overview

Bella Vinci Limited owns three Records of Title that occupy rural land situated between Kimberley Road and Waihopo Lake in Ngataki. Adjustment of the boundaries of those three titles is proposed. The subject land currently contains existing buildings, stockyards, fencing and areas of vegetation, and is otherwise in grazed pasture.

Property access to the boundary of each adjusted Record of Title from Kimberley Road will remain as per the existing situation.

The subject sites are zoned Rural Production in the Operative Far North District Plan. The proposal has been assessed as being a controlled activity under that Plan.

The subject sites are zoned Rural Production in the Proposed Far North District Plan and there are no relevant rules with immediate legal effect.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

It is proposed to adjust the boundaries of Lot 1 DP 400373 (Record of Title 400009), Lot 1 DP 50368 (Record of Title NA2085/63) and Part Section 3 SO 64135 (Record of Title NA95C/265) to create Lots 1 – 4. Lots 2 and 3 will be held together in the same Record of Title via a proposed amalgamation condition, resulting in three adjusted Records of Title being created from the three existing Records of Title. No additional Records of Title will be created.

The rationale of this proposed boundary adjustment is that the existing Record of Title areas will be retained, with this being achieved as described in **Table 1**.

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

Table 1: Summary of Proposed Boundary Adjustment Areas

PROPOSED LOT	PROPOSED AREA	EXISTING SITE	EXISTING RECORD OF TITLE AREA
Lot 1	5.1210ha	Lot 1 DP 400373 / 400009	5.1210ha more or less
Lots 2 & 3	9.1401ha + 1.1210ha (Total 10.2611ha)	Pt Section 3 SO 64135 / NA95C/265	10.2611ha more or less (comprising two parcels)
Lot 4	6.3156ha	Lot 1 DP 50368 / NA2085/63	6.3156ha more or less

Property access to the boundary of each adjusted Record of Title from Kimberley Road will remain as per the existing situation, this includes existing unsealed vehicle crossing and driveway to the existing building located at 527 Kimberley Road to access Lot 1, and an existing gated entrance to Lot 2 near existing stockyards. There is no formed access to Lot 4, however this retains the existing frontage to Kimberley Road available to the existing title NA95C/265.

No easements are necessary for the proposal, as each adjusted Record of Title retains individual frontage to Kimberley Road.

A Scheme Plan is attached in **Appendix 1**. All areas and dimensions are subject to survey.

3.0 Application Site Details and Description

3.1 Legal Details

Details of the application sites are provided in **Table 2**, below. Records of Title are attached in **Appendix 2**.

Table 2: Legal Details of Subject Records of Title

APPELLATION	RECORD OF TITLE	TITLE AREA	INTERESTS
Lot 1 DP 400373	400009	5.1210ha more or less	Subject to Part IV A Conservation Act 1987 (Marginal strips reserved).
Lot 1 DP 50368	NA2085/63	6.3156ha more or less	Subject to Section 10 Maori Affairs Amendment Act 1967 A324208 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land (12.11.1968).
Pt Section 3 SO 64135	NA95C/265	10.2611ha more or less	Subject to Part IV A Conservation Act 1987 (Marginal strips reserved). Subject to Section 11 Crown Minerals Act 1991.

3.2 Location

The subject land is located at 527 Kimberley Road, to the south west of State Highway 1, between Waihopo and Ngataki in the Far North. The property occupies part of the land between the Legal Road surrounding Waihopo Lake to the west and Kimberley Road to the east. Refer to the Location and Cadastral Maps in **Figures 1** and **2**.



Figure 1: Location Map

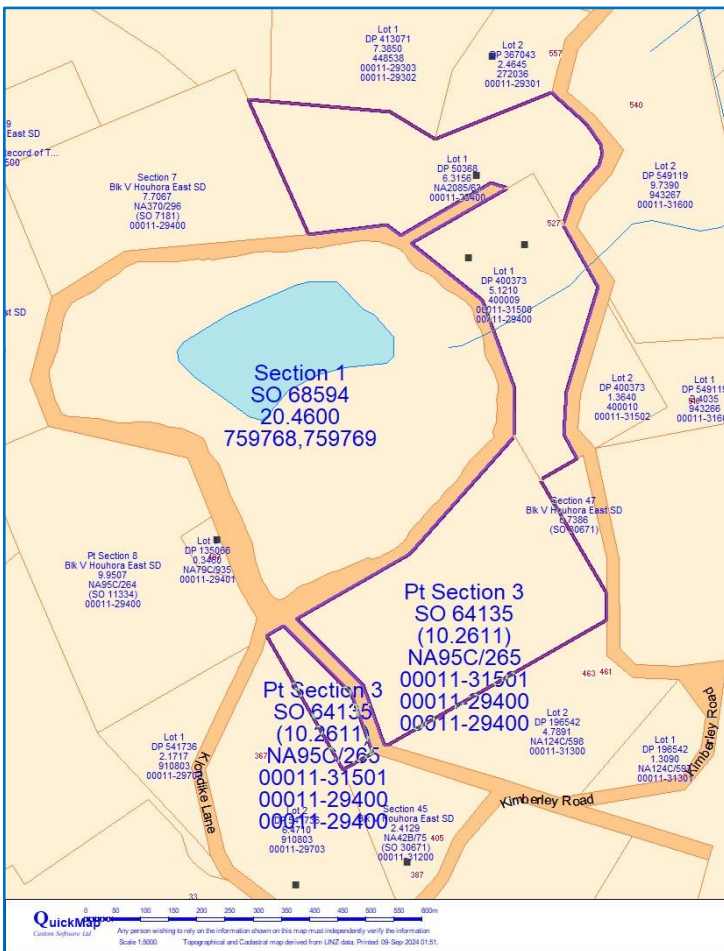


Figure 2: Cadastral Map

PROPOSED BOUNDARY ADJUSTMENT – KIMBERLEY ROAD

3.3 Site Conditions

The subject land is generally flat to gently sloping towards Waihopo Lake with more elevated sloping land along the northern area of Lot 1 and the south eastern area of Lot 4.

Proposed Lot 1 contains an existing building, granted a Code Compliance Certificate under the reference CCC-2018-439/1 as a '4 Bay Tractor Shed with Bathroom and Onsite Wastewater System'. This is accessed via an existing private vehicle crossing and driveway located at 527 Kimberley Road. The remainder of this site is predominantly covered in scrub including manuka, gum and wattle.

Lot 2 is predominantly in grazed pasture and contains various farm storage buildings and structures, including a half round barn, stockyards, and shed. An existing gated entrance is located adjacent to the stockyards. This will be held in one Record of Title with vacant Lot 3.

Lots 4 is presently vacant, and occupies an elevated hillside in scrub, an area of pasture, and a low lying area in manuka that is within a flood hazard zone.

Refer to the Onsite Wastewater Site Suitability Report in **Appendix 3** for further site description, including soil profiles, borehole log results and groundwater.

3.4 Recorded Natural and Cultural Features

3.4.1 Operative Far North District Plan

The Operative District Plan does not record any Outstanding Natural Features, Outstanding Landscape Features, Notable Trees, Historic Sites, Buildings and Objects, Sites of Cultural Significance to Māori or Scheduled Registered Archaeological Sites within the subject land.

3.4.2 Department of Conservation Northland Conservancy Ecological District Survey Reports

Parts of proposed Lots 2, 3 and 4 include protected Natural Areas as recorded in the Natural Areas of Aupōuri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.² Ecological Unit 'Lake Waihopo & Shrublands' (N03/025) includes areas of mapped wetland along the north eastern boundary of Lot 4, and the sloping area to the south of Lots 3 and 4 being recorded as shrubland. The wetland area has not been carried through into the Northland Regional Council Biodiversity Wetland mapping – see Section 3.4.7. The shrubland portion of the unit is described as '*Type (c) occurs to the south, where Sydney golden wattle is common or frequent. Gorse is locally frequent. Black wattle and Pohutukawa are also present*'. The 'Type (c)' vegetation is described as '*... a small area of kanuka shrubland nearby*'. The mapping related to natural areas of the Aupōuri Ecological District is a non-statutory document.

3.4.3 Heritage Sites

There are no recorded archaeological sites recorded in the Operative District Plan or in the Far North Maps 'Historic Sites' GIS map, which includes mapping of the Heritage New Zealand Pouhere Taonga List sites / Rārangī Kōrero and the recorded archaeological sites from the New Zealand Archaeological Association.

Nearby Waihopo Lake is a Site of Cultural Significance in the Operative District Plan (MS02-19 'sacred Awa', requesting parties are Ngati Kuri & Te Hapua Iwi / Hapu).

² Conning, L. & Holland, W.: (2003): *Natural areas of Aupōuri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme*. Department of Conservation, Northland Conservancy, Whangarei, New Zealand.

3.4.4 Regional Policy Statement

The Regional Policy Statement mapping shows that the subject land is not within the coastal environment and does not have any areas of high or outstanding natural character, and does not include an outstanding natural landscape or outstanding natural feature.

3.4.5 Soils / New Zealand Land Resource Inventory Land Use Capability

There are three mapped Land Use Capability (“LUC”) units covering the subject land include 4w3, 6e6, and 4e9. None of these LUC units meet the definition of highly versatile soils in the Regional Policy Statement or highly productive land in the National Policy Statement for Highly Productive Land 2022.

3.4.6 Natural Hazards

The Northland Regional Council Natural Hazard GIS Mapping shows an area of River Flood Hazard Zone (100 year CC Extent) over areas of Lots 3 and 4. Refer to **Figure 3**.

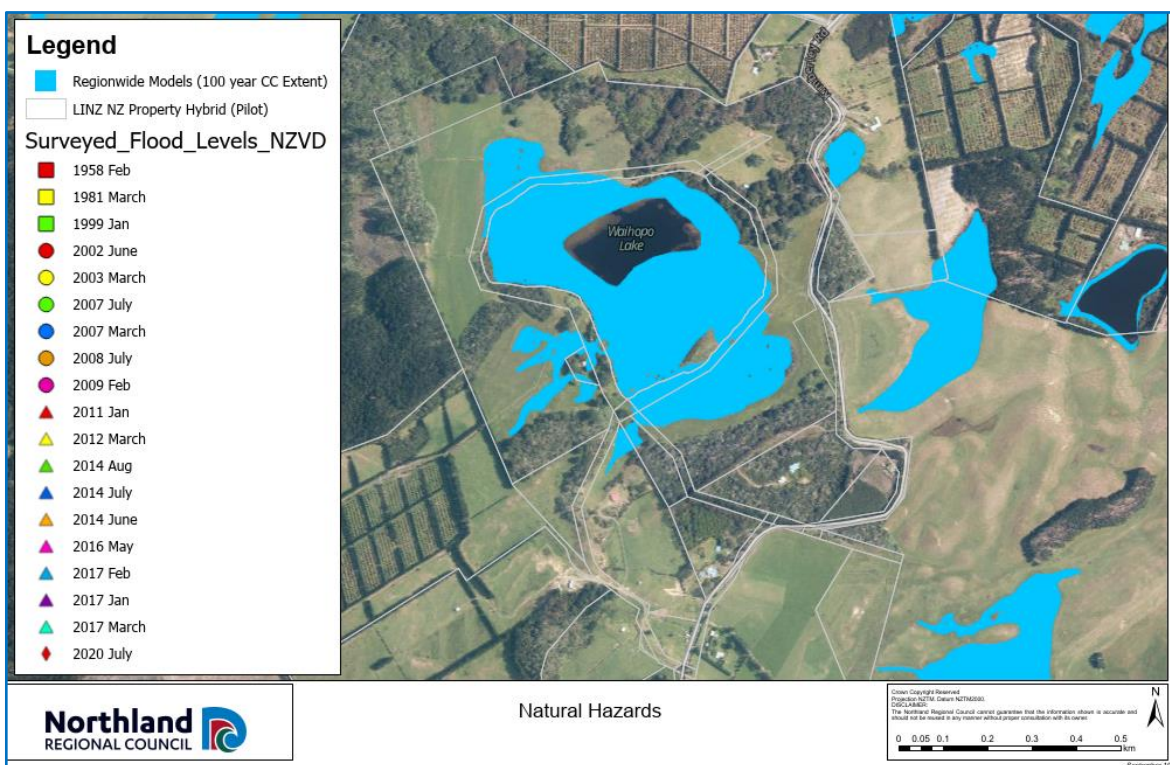


Figure 3: Natural Hazards Map (Source: Northland Regional Council)

3.4.7 Wetlands and Freshwater Features

The Northland Regional Biodiversity Wetland Mapping shows that Waihopo Lake and its immediate surrounds are a known wetland included as a Top 150 Wetland (“Lake Waihopo and Shrublands”). Refer to **Figure 4**. This mapped area of wetland does not extend into the subject site.

Waihopo Lake is described in the ‘Lake Waihopo Management Plan’ published by Northland Regional Council as a shallow perched dune lake located on the central Aupōuri Peninsula. The subject land sits within Waihopo Lake’s catchment, and the only outlet of the lake crosses through proposed Lot 2 towards Houhora Harbour.³

³ Northland Regional Council *Lake Waihopo Management Plan*

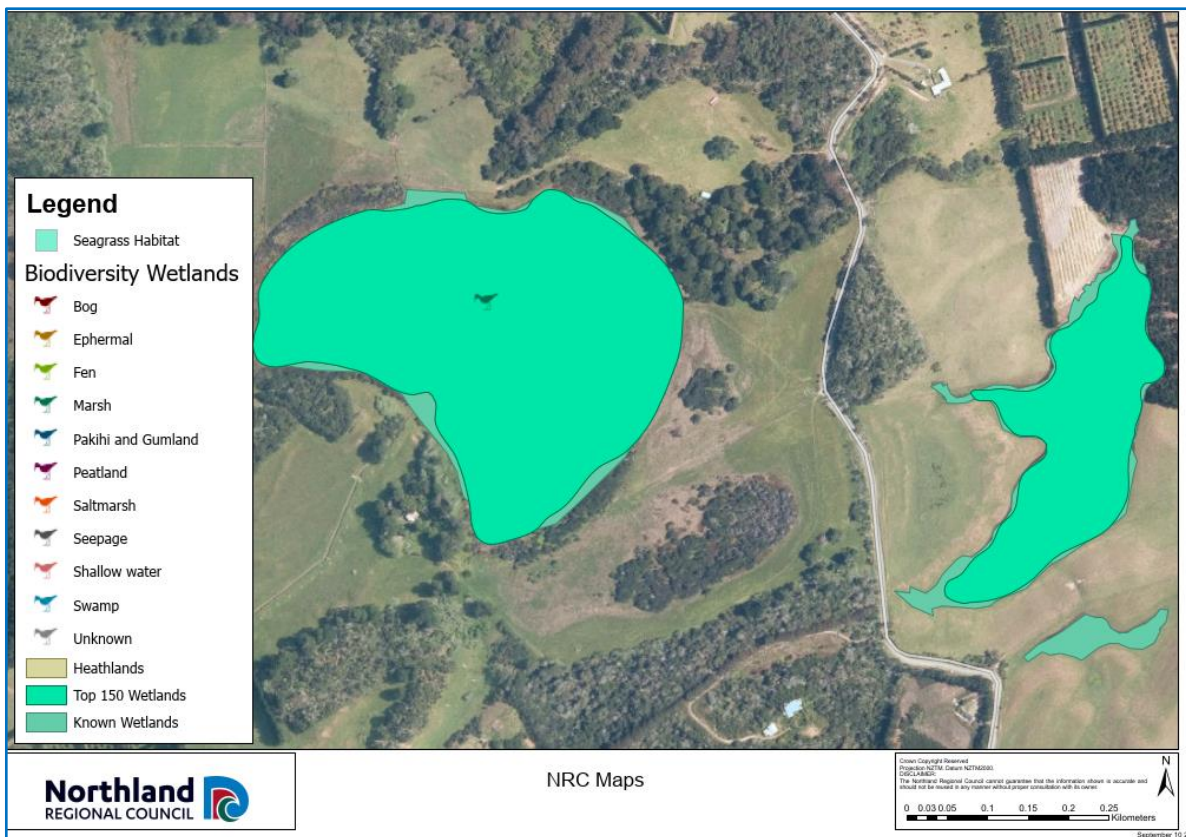


Figure 4: Biodiversity Wetland Mapping (Source: Northland Regional Council)

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The proposed lots are zoned Rural Production in the Operative Far North District Plan. A potential flooding map layer is also shown; however, this is considered to be superseded by the updated Northland Regional Council Natural Hazard Mapping of River Flood Hazard Zones.

The proposal is assessed against the relevant rules of the District Plan as follows.

4.1.1 Rural Production Zone

Existing buildings, land use activities and impermeable surfaces are able to comply with the permitted activity land use standards of the Rural Production Zone, being those permitted activities listed under Rules 8.6.5.1.1 (Residential Intensity), 8.6.5.1.2 (Sunlight), 8.6.5.1.3 (Stormwater Management) and 8.6.5.1.4 (Setback from Boundaries). It is noted that the existing buildings on Lots 1 and 2 will be located a minimum distance of 10m from the newly created boundaries from this proposed boundary adjustment.

4.1.2 Natural & Physical Resources

Landscapes and Natural Features

The proposed boundary adjustment has no implications in terms of the rules set out under Chapter 12.1.

Indigenous Flora and Fauna

Clearance of indigenous vegetation is not proposed as part of the boundary adjustment and the proposal has no implications in terms of Chapter 12.2.

Soils & Minerals

No earthworks are proposed, and the proposal has no implications in terms of Chapter 12.3.

Natural Hazards

New buildings are not proposed in relation to Chapter 12.4.

Heritage

There are no heritage resources recorded within Appendices 1D, 1E, 1F, or 1G of the District Plan within the subject land. The land is not within a Heritage Precinct.

Waihopo Lake is recorded as a Site of Cultural Significance (MS02-19 'sacred Awa', requesting parties are Ngati Kuri & Te Hapua Iwi / Hapu), however, the proposed activity does not trigger any relevant Rules listed in Chapter 12, Section 5 of the Operative District Plan.

4.1.3 Subdivision

The Context section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

Rule 13.7.1

Rule 13.7.1 (Boundary Adjustments: All Zones) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

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

There is no change to existing access to the lots, with access points from Kimberley Road summarised below.

Lot 1: Existing vehicle crossing to existing dwelling at 527 Kimberley Road.

Lot 2 & 3: This site has an existing gated crossing adjacent to the stockyards.

Lot 4: This site retains the existing legal road frontage available to Pt Section 3 SO 64135, with no change.

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

No additional Records of Title will be created.

(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

The areas of Lot 1 (5.1210ha), Lots 2 and 3 (9.1401ha + 1.210ha = 10.2611ha) and Lot 4 (6.3156ha) remain in accordance with the areas of the existing Records of Title. Therefore, the degree of non-compliance is not increased as a result of the proposed boundary adjustment.

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

The area of the boundary adjustment is contiguous with the area of the original lots.

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

The existing buildings, land use activities and impermeable areas on each adjusted Record of Title will continue to comply with the permitted activity standards of the Rural Production Zone.

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

Existing on-site drainage systems and potable water supply within Lot 1 are contained within the proposed boundaries of that Lot.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.

As conditions (a) – (f) are met, the application does not require consideration under Rules 13.7.2 – 13.7.10.

4.1.4 Financial Contributions

Each lot is separated from the margin of Waihopo Lake by existing legal road. There are no requirements in terms of Rule 14.6.1 in relation to the provision of a financial contribution by way of an esplanade reserve.

4.1.5 Transportation

Traffic Intensity

Traffic movements generated by existing and future development of the lots will comply with the permitted standard for the Zones (Rule 15.1.6A.2.1), which exempts the first residential unit on a site, farming and forestry activities.

Parking

Rule 15.1.6B.1.1 (On-Site Parking Spaces), with reference to Appendix 3C of the District Plan, requires that a standard residential unit or home unit / town house requires two car parking spaces per unit. These parking spaces can be formed at the time that the lots are developed or are otherwise available.

Access

As there is no increase in the number of household equivalents or sites using the existing accessway, no upgrade is necessary in terms of Rules 15.1.6C.1.1(a) and (b). No new vehicle crossings are proposed in relation to Rules 15.1.6C.1.1(e) and 15.1.6C.1.5, noting that a crossing will be formed to Lot 4 when it is built upon. The proposal has no implications in terms of Rules 15.1.6C.1.7 and 15.1.6C.1.8.

4.1.6 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity, with consent required under Rule 13.7.1.

4.2 Proposed Far North District Plan

The proposed lots are also zoned Rural Production in the Proposed Far North District Plan. They are within a Treaty Settlement Land area and a Treaty Settlement Area of Interest, and an area of 100 Year ARI River Flood Hazard extends over part of Lots 3 and 4 to reflect the NRC Natural Hazard mapping.

The proposed boundary adjustment meets the requirements to be considered a controlled activity boundary adjustment in terms of Rule SUB-R1; however, this rule does not have legal effect. There are no relevant rules with legal effect under the Proposed Far North District Plan.

5.0 Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment takes into account the criteria listed under Rule 13.7.3 as required under that rule.

5.1 Property Access

As the proposal is a boundary adjustment, no additional traffic will be generated. Likewise, there is no increase in the number of household equivalents using the existing property access points off Kimberley Road. The proposal therefore avoids adverse effects associated with traffic and vehicle access.

5.2 Natural and Other Hazards

As previously described, there is a River Flood Hazard Zone (100 Year CC Extent) over parts of Lots 2, 3 and 4. Given the present arrangement of the existing Records of Title, the proposed boundary adjustment does not exacerbate the effects of flooding in terms of the availability of building sites. In particular, proposed Lot 4 retains a building site along the south eastern portion of the site, which is outside of the mapped flood hazard zone. A building in this location would be consistent with the permitted activity baseline. Therefore, the proposal is considered to avoid the potential adverse effects of flooding.

Consideration of fire hazard at land use consent stage will include specific design of on-site water supply for fire-fighting purposes.

5.3 Water Supply

As there is no reticulated water supply available, domestic water supply to existing buildings and future dwellings is, and will be, provided via collection and storage of rainwater in individual on-site water tanks. This can be provided in such a way that is also suitable for fire fighting purposes.

5.4 Stormwater Disposal

Roof water from the existing building on Lot 1 is collected from the roof surface and stored as water supply, and this will be done for future buildings as well. Stormwater from other impermeable surfaces is disposed of in-situ, and each adjusted site has ample area for this purpose, with each allotment remaining larger than two hectares. Existing impermeable surfaces remain well within the permitted activity standard for the Rural Production Zone, and no new impermeable surfaces will result from the proposed boundary adjustment. As such, the proposal avoids adverse effects related to stormwater management.

5.5 Sanitary Sewage

Each adjusted lot has an available area to support an on-site wastewater treatment and disposal system in accordance with permitted activity standards of the Proposed Regional Plan for Northland and the Far North District Plan. Refer to the Onsite Wastewater Site Suitability Report in **Appendix 3**. Detailed design would be provided in conjunction with a building consent application, where future buildings and land use activities require a wastewater system. There is sufficient area on each lot to achieve appropriate setbacks from lake water, wetlands, the lake outlet, the river flood hazard area and other freshwater features on the property.

5.6 Energy Supply & Telecommunications

Being within a rural environment, there is no requirement to supply power or telecommunications to the lots as part of this consent. No environmental effects with regard to the supply of electricity or telecommunications to the adjusted Records of Title will arise.

5.7 Culture Heritage Resources

The subject land contains no archaeological sites that are listed in Appendix 1G of the District Plan and no sites of cultural significance listed in Appendix 1F of the District Plan.

The subject land does not contain a site of cultural significance to Maori as listed in Appendix 1F of the District Plan.

No earthworks or other land disturbance is required as part of the boundary adjustment. As such, no adverse effects arising from the boundary adjustment are anticipated.

5.8 Flora & Fauna

As previously described, parts of proposed Lots 2, 3 and 4 include Protected Natural Areas (“PNAs”) as recorded in the ecological unit ‘*Lake Waihopo & Shrublands*’ (N03/025) within the Aupōuri Ecological District. The proposal does not introduce any new land use activities that will pose a threat to any ecological areas, with the proposed activity being a rearrangement of the existing Records of Title, and therefore does not result in any adverse impacts on ecological resources.

With respect to the proposed Record of Title comprising Lots 2 and 3, the likely building site will be located away from the PNA areas, nearer to the existing stockyards. The likely building site on Lot 4 is unchanged from the current Record of Title NA95C/265. The existing permitted baseline would comprise a single residential unit on each Record of Title, and the proposed boundary adjustment will not alter that situation, nor produce any adverse ecological effects that exceed or differ from that existing permitted baseline.

5.9 Landscape & Visual Values

The application site does not include any Outstanding Natural Features or Outstanding Landscape Features as listed in Appendix 1A and Appendix 1B of the District Plan. The boundary adjustment does not result in any direct effects on landscape and visual components of the environment in terms of these features. Each adjusted Record of Title retains an area matching the existing areas, with no increase in built development potential generated via the proposal.

5.10 Access to Reserves and Waterways

As described in Section 4.4, an esplanade reserve or strip is not a requirement of the boundary adjustment. The existing layout of legal road reserves currently provides legal frontage to Waihopo Lake.

5.11 Land Use Compatibility

The proposal will not result in any changes to the existing or potential land use activities occurring on the land. Given the large size of the lots and the low intensity of existing primary production activities on the property the proposal avoids adverse effects associated with land use incompatibility.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- National Policy Statement for Indigenous Biodiversity
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North District Plan
- Proposed Regional Plan for Northland

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES-CS”)

The subject site is not recorded on Northland Regional Council’s Selected Landuse Register as a site that has been used for any activity included on the Ministry for the Environment’s Hazardous Activities and Industries List.⁴ Review of historic images via Retrolens shows that the land has generally been in farm land with patches of vegetation, however in the 1966 aerial image, some form of crop is apparent over an area to the north east of the current buildings on Lots 1 and 2. This is no longer visible by 1979.⁵ This area will be remaining as production land, and the subdivision (boundary adjustment) activity will not subdivide the land in a way that causes the piece of land to stop being production land, therefore for the purposes of this application, the regulations do not apply in this circumstance. Any future change of use, subdivision or soil disturbance meeting the activity descriptions listed in Regulation 5(8) of the NES-CS would need to be considered further.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is considered to have no implications in terms of the above Regulations. Future built development would need to take into account the above National Environmental Standard, with particular regard for the effects of discharging and diverting water within 100m of any natural inland wetland.

6.2 National Policy Statements

6.2.1 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) *The objective of this National Policy Statement is:*

- (a) *to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*
- (b) *to achieve this:*

⁴ Northland Regional Council. Retrieved 30 September 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

⁵ Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

- (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
- (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*
- (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*
- (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

There are 17 listed policies to achieve this objective. At this time, there are no SNAs mapped in the Operative or Proposed District Plan. Therefore, Policies 8, 13 and 15 are most relevant.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved

Part 3 guides the implementation of the NPS-IB. Of relevance is the following approach to implementing the NPS-IB.

3.16 Indigenous biodiversity outside SNAs

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

(2) All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) adverse effects are avoided where practicable; then

(b) where adverse effects cannot be avoided, they are minimised where practicable; then

(c) where adverse effects cannot be minimised, they are remedied where practicable; then

(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then

(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then

(f) if biodiversity compensation is not appropriate, the activity itself is avoided.

Adverse effects are avoided by the proposal, as it does not involve the disturbance of any indigenous vegetation. Referring back to the objective and relevant policies of the NPS-IB; the effects of the proposal are such that indigenous biodiversity can be maintained, while providing a preferred layout of titles for the property owner. The potential habitats of specified highly mobile fauna within the site can be maintained. It is therefore considered that the proposal is consistent with the NPS-IB.

6.3 Regional Policy Statement for Northland

As noted, the subject land is not within the coastal environment or within a landscape, natural feature or natural character overlay. Relevant policies from the Regional Policy Statement are commented on under the relevant heading below.

4.4.1 Policy – Maintaining and protecting significant ecological areas and habitats

The proposal does not introduce any new land use activities that will pose a threat to habitat or otherwise impact on any significant ecological areas or habitats and does not increase any development opportunities on the lots. It is a simple boundary realignment, which in itself does not generate any adverse effects compared with the existing situation. Therefore, the nature of the proposal means that adverse effects are avoided in accordance with Policy 4.4.1(1) and (3).

5.1.1 Policy – Planned and coordinated development

The proposed boundary adjustment maintains large lot sizes, does not create any additional titles, and has no implications in terms of this policy.

6.4 District Plan Objectives and Policies

6.4.1 Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are relevant to this proposal. The proposal complies with the controlled activity performance standards for boundary adjustments and permitted activity land use standards of the District Plan, and can therefore be considered to be compatible with the relevant objectives and policies.

6.4.2 Proposed Far North District Plan

The proposal is a permitted activity in terms of the rules of the Proposed Far North District Plan that have immediate legal effect. The proposal complies with the inoperative controlled activity rule for boundary adjustments and can therefore be considered to be compatible with the objectives and policies.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

According to the Onsite Wastewater Site Suitability Report (**Appendix 3**), a permitted activity status is achieved in terms of future concept wastewater systems, and based on these concept designs, a Northland Regional Council Discharge Consent is not required. The proposed boundary adjustment activity has no further implications in terms of the Proposed Regional Plan.

6.6 Part 2 of the Resource Management Act 1991

The relevant provisions addressed in Sections 6.1 – 6.5 above are subject to Part 2 of the Act

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *The relationships of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (d) *Intrinsic values of ecosystems;*

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposed boundary adjustment is considered to represent sustainable management of natural and physical resources as it:

- Improves the layout of the sites to suit the needs of the owner, without creating any additional Records of Title.
- Does not necessitate any land alteration or disturbance, and resultantly does not impact any natural or physical resources.
- Does not involve vegetation disturbance or earthworks so as to safeguard the life supporting capacity of soil, ecosystems and water quality, and avoid adverse visual and landscape effects.
- Does not affect highly productive or highly versatile soils.

Matters of national importance have been recognised and provided for in the proposal as follows:

- The boundary adjustment is an appropriate activity that meets the controlled activity criteria.
- Areas of indigenous vegetation are not impacted by the proposal.
- Does not affect the existing level of public access to and around Waihopo Lake.
- Waihopo Lake is a site of cultural significance, however the proposal does not have direct frontage to the Lake, and no additional sites are created, with this proposal being a rearrangement of existing Records of Title.

The relevant matters listed under Section 7 have been given regard to, as:

- The proposal uses existing vehicle access points and/or road frontages.
- There is no increase in the number of Records of Titles.
- The proposal will not detract from the quality of the environment.

The Treaty of Waitangi principle of participation is managed through the statutory criteria for notification assessment; this being assessed within Section 7 of this report, below. Given the nature of the proposed activity, there are no further implications.

In summary, as a controlled activity boundary adjustment, the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.

7.0 Notification Assessment

7.1 Public Notification Assessment

Step 1: Public notification is not required in terms of the criteria listed in section 95A(3).

Step 2: Public notification is precluded in terms of section 95A(5)(a), as specified for a controlled activity boundary adjustment in Rule 13.7.1, which states that “**Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10**”.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of section 95A(9).

7.2 Limited Notification Assessment

Step 1: There are no affected customary rights groups in terms of section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b).

Section 95B(3) requires Council to determine whether the land is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgment, and subsequently whether the person to whom the statutory acknowledgment is made is an affected person under section 95E. With reference to the Northland Regional Council Treaty Settlement Statutory Acknowledgement Areas mapping, the subject land is not on or adjacent to a land that is the subject of a statutory acknowledgment, and has no relationship with any statutory acknowledgment areas, therefore there are no affected persons in terms of section 95B(3)(b).

Step 2: Limited notification is precluded in terms of section 95B(6)(a) as Rule 13.7.1 states that applications under this rule will not be notified. Refer to Step 2 in Section 7.1 above.

Step 4: No special circumstances are considered to exist that warrant notification of the application to any other persons in terms of section 95B(10).

7.3 Notification Assessment Summary

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8.0 Conclusion

In terms of section 104 and 104A of the Resource Management Act 1991, we consider that:

- Sufficient information is provided to determine that the proposal is a controlled activity.
- The proposal is not contrary to the objectives and policies of the Operative Far North District Plan, the Proposed Far North District Plan, the Regional Policy Statement and relevant National Policy Statement for Indigenous Biodiversity.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

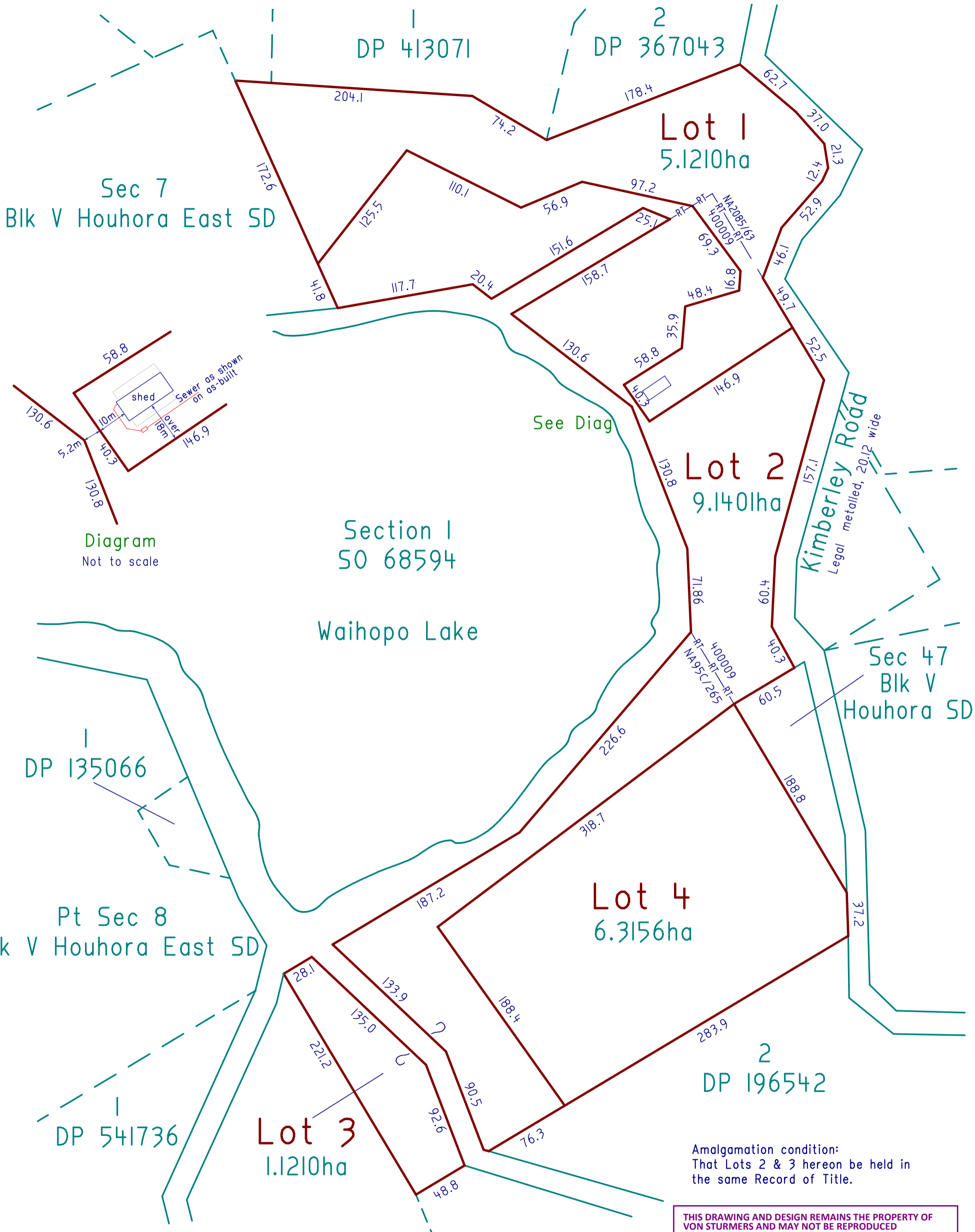
Signed Date

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1:	Scheme Plan
Appendix 2:	Records of Title
Appendix 3:	Onsite Wastewater Report



Amalgamation condition:
That Lots 2 & 3 hereon be held in the same Record of Title.

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council
Total Area: 21.6977ha
Comprised in: RTs 400009, NA2085/63 & NA95C/265

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



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

**SUBDIVISION OF LOT 1 DP 400373,
LOT 1 DP 50368 & PT SECTION 3 SO 64135**
PREPARED FOR: BELLA VINCI LTD

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design			1:3000	A3
Drawn	SH	Aug 2024		
Rev	SH	Sept 2024		
Rev	SH	07-10-24		

Surveyors Ref. No: 15313
Bella Vinci Series
Sheet 1 / 2



Local Authority: Far North District Council

Total Area: 21.6977ha
Comprised in: RTs 400009, NA2085/63 & NA95C/265

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Email: kaitaia@saps.co.nz

**SUBDIVISION OF LOT 1 DP 400373,
LOT 1 DP 50368 & PT SECTION 3 SO 64135**

PREPARED FOR: BELLA VINCI LTD

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey				
Design				
Drawn	SH	Aug 2024	1:3000	A3
Rev	SH	Sept 2024		
Rev	SH	07-10-24		

Surveyors Ref. No:
15313
Bella Vinci
Series
Sheet **2 / 2**



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

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



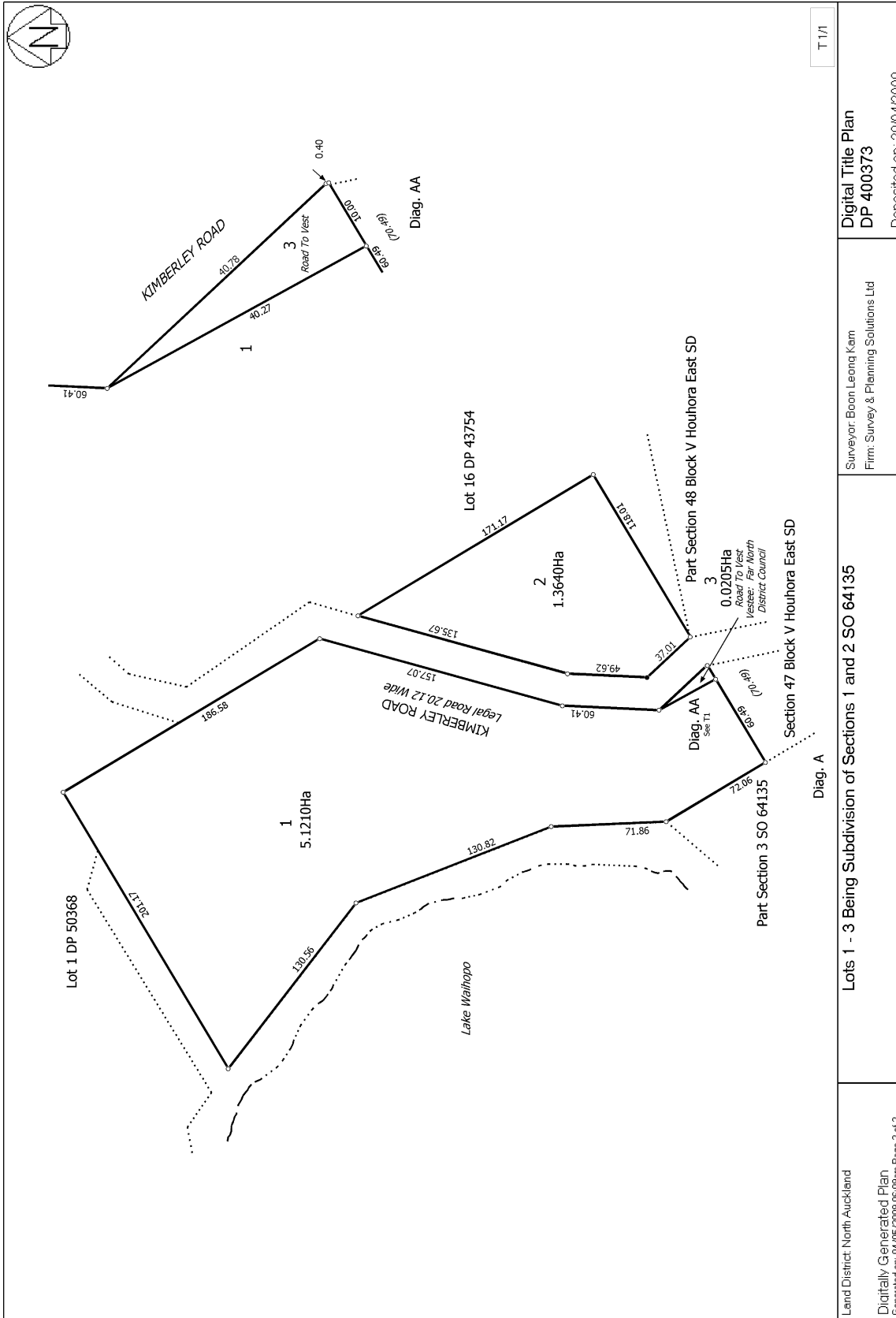

R. W. Muir
Registrar-General
of Land

Identifier 400009
Land Registration District North Auckland
Date Issued 29 April 2009

Prior References
NA80D/623

Estate Fee Simple
Area 5.1210 hectares more or less
Legal Description Lot 1 Deposited Plan 400373
Registered Owners
Bella Vinci Limited

Interests
Subject to Part IV A Conservation Act 1987





**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

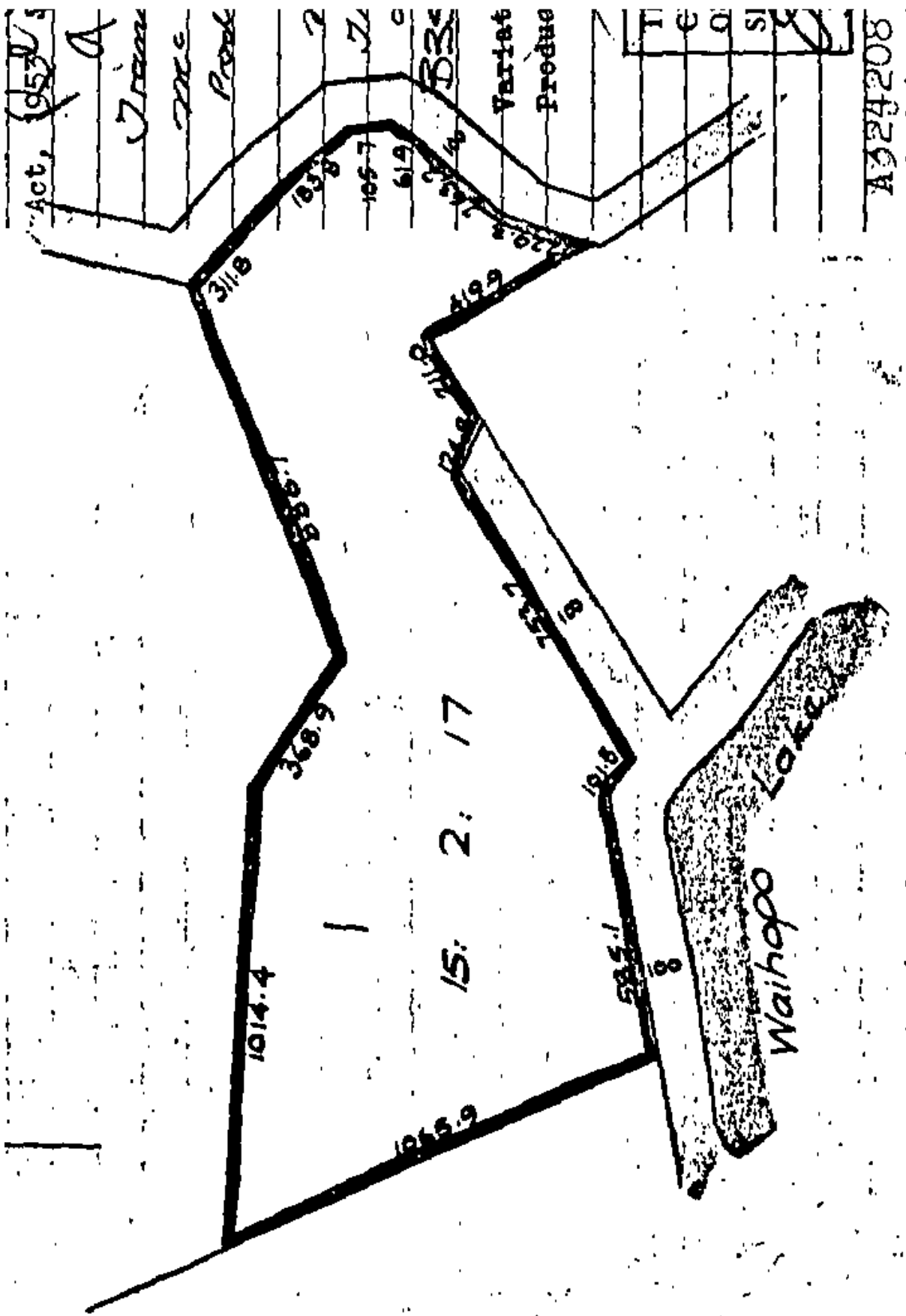
Identifier NA2085/63
Land Registration District North Auckland
Date Issued 11 September 1962

Estate Fee Simple
Area 6.3156 hectares more or less
Legal Description Lot 1 Deposited Plan 50368
Registered Owners
Bella Vinci Limited

Interests

Subject to Section 10 Maori Affairs Amendment Act 1967

A324208 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 12.11.1968 at 9.00 am





**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 **NA95C/265**
Land Registration District **North Auckland**
Date Issued 15 April 1994

Prior References
NA85A/52

Estate Fee Simple
Area 10.2611 hectares more or less
Legal Description Part Section 3 Survey Office Plan 64135
Registered Owners
Bella Vinci Limited

Interests
Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991

FAR NORTH DISTRICT

Assistant Land Registrar

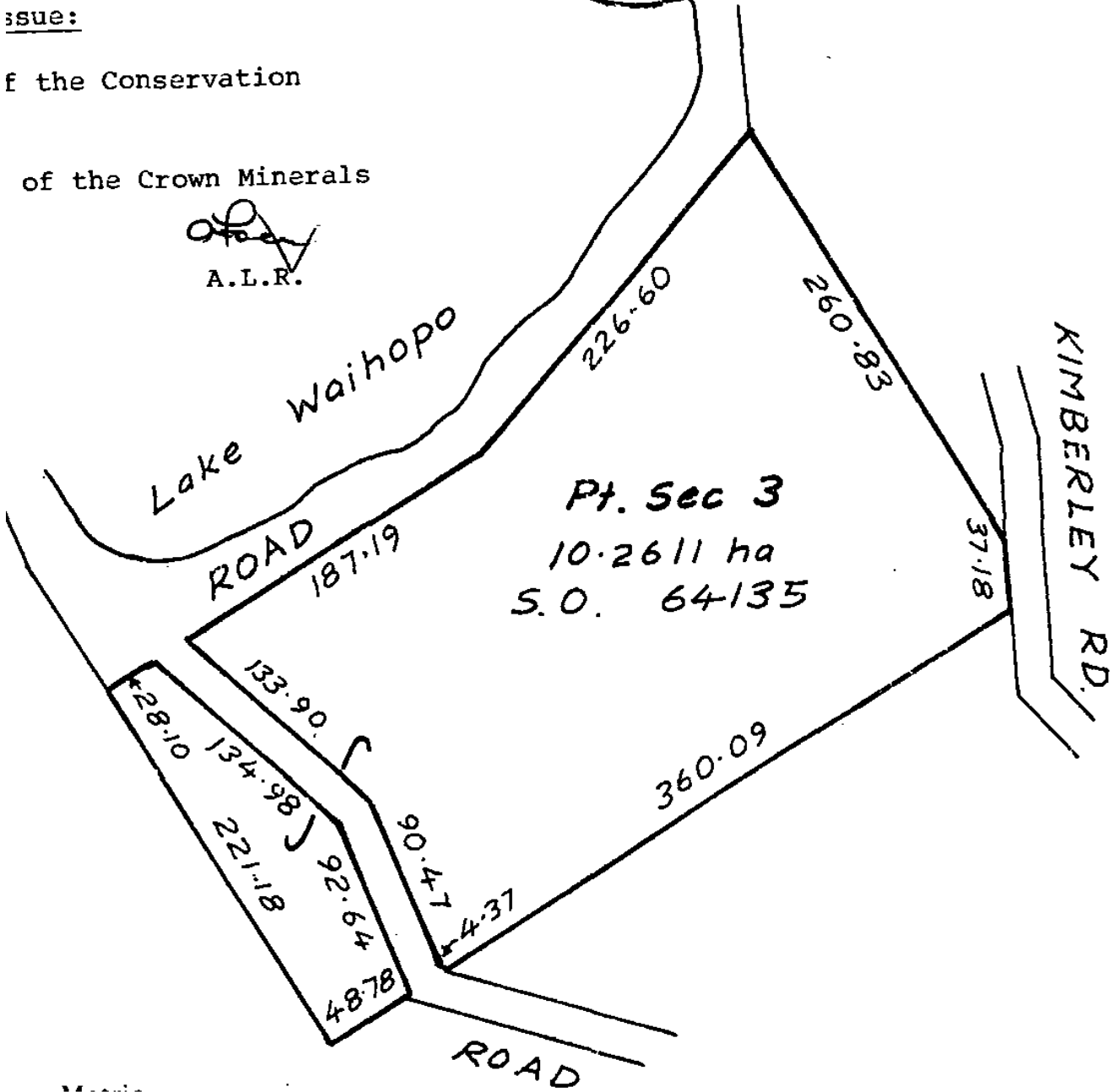


Issue:

of the Conservation

of the Crown Minerals

[Signature]
A.L.R.



Onsite Wastewater Site Suitability Report

Bella Vinci Limited
527 Kimberley Road
Ngataki
Pukenui
Far North District

Subdivision of Lot 1 DP 400373, Lot 1 DP 50368 &
PT Section 3 SO 64135

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

Rev: A
Date: 7th October 2024
Job No: 2988

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Executive Summary

The subdivision of Lot 1 DP 400373, Lot 1 DP 50368 and PT Section 3 SO 64135, Kimberley Road, Ngataki, Pukenui into 4 lots is currently being undertaken by Williams and Kings, Kerikeri. This report investigates the suitability of proposed Lot 1, 2 and 4 for onsite wastewater. Proposed Lot 2 and 3 are to be amalgamated.

Following subdivision proposed Lot 1 will become a 5.1210 ha, rural property with an existing shed. The shed is serviced by a septic tank and trench, installed in 2017. The location of the trench was easily identifiable due to a visible plastic vent. During the site visit the distance from the building to the trench was measured. The trench was shown to be over the proposed boundary. The proposed boundary was extended to ensure the trench is within it. Due to the proximity of the trench to the boundary a reserve area below it is not an option. A 100% reserve area is available to the northeast of the shed.

As far as could be visually ascertained the septic and trench appeared to be working well, no signs of failure such as breakout were noted.

Soil types over the subdivision are primarily well-draining, Houhora sand (HO or HOH) and poorly drained, Ruakākā peaty sandy loam (RK). Soil type along with factors such as proximity to surface water and slope determine the system and disposal method. Primary treatment, for example a septic tank and trenches, may be suitable in some locations over the subdivision. Secondary treatment, for example an aeration treatment system with dripper lines, treats wastewater to a higher standard and is the preferred option. The system, land application method and exact design of the wastewater disposal field are to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application.

There is ample, suitable area for a dwelling serviced by onsite wastewater on proposed Lot 1. The proposed lot will become 5.1210 ha. The area surrounding a proposed or possible future house site was investigated thoroughly. An example of an 800m² area suitable for onsite wastewater and reserve, near the house site, is shown on the Site Plan.

Proposed Lot 2 will become a 9.1401 ha property. Lot 2 is to be amalgamated with proposed Lot 3. There is ample, available area over proposed Lot 2 for onsite wastewater and reserve. The area surrounding a proposed or possible future house site was investigated thoroughly. An example of an 800m² area suitable for onsite wastewater near the house site is shown on the Site Plan.

Following subdivision proposed Lot 4 will become 6.3156 ha. An area of low-lying land to the north of the property, covered by Manuka is prone to flooding in 100-year flood events. This area is to be avoided for wastewater disposal. Slopes greater than 25 degrees are not suitable. Land to the south of the lot was investigated during the site visit. An example of an 800m² area suitable for onsite wastewater is shown on the Site Plan.

1.0 Scope

This report focuses on ensuring that sufficient area is available on proposed Lot 1, 2 and 4 for the onsite disposal of effluent within the proposed lot boundaries. Onsite wastewater treatment systems and land application methods are recommended based on site characteristics including soil type, topography, and surface water setbacks. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b). A 100% reserve area is recommended.

Criteria outlined in the Regional Plan for Northland (2019), Section C.6.1.1, for existing wastewater discharge were used to determine whether the system and field meet permitted activity status on proposed Lot 1. The location of the system and field were determined to ensure they are within the proposed lot boundaries and that a 100% reserve area is available.

Lot 3 is not assessed in this report as it is to be amalgamated with proposed Lot 4.

2.0 Site Visit

The site investigation was undertaken on 24th September 2024 and comprised of a walk over and visual assessment of proposed Lot 1, 2 and 4. As the lot sizes are greater than 5 ha not all areas were assessed. The owner took us to locations on each lot that she felt were possible future house sites. These areas were investigated thoroughly to provide an example of an area suitable for wastewater disposal and reserve. Refer to the Site Plan, Section 15. Thorough investigation of the precise location of the wastewater field will occur during the site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application.

A borehole to a depth of 1200mm was taken on Lot 1, 2 and 4 with a 50mm wide, handheld steel auger. The bores were taken to ascertain soil category and provide some information on groundwater separation. USDA feel method was used to determine soil texture, soil structure and soil category.

3.0 Desk Study

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

4.0 Site Description

Following subdivision proposed Lot 1 will become a 5.1210 ha, irregular shaped rural property primarily covered by scrub including Manuka, Gum and Wattle. A horticultural lot is located to the north (Lot 1 DP 413071) whilst proposed Lot 2 then Waihopo Lake are located to the southwest. Lot 1 is accessed via Kimberley Road, a metal road, which runs along the eastern property boundary.

A metal driveway off Kimberley Road provides access to a shed with bathroom facilities on proposed Lot 1. The shed is serviced by a septic tank and trench, installed in 2017. An As Built diagram shows the approximate location of the pipes from the tank and has been added to the the Scheme Plan, Section 5.

During the site visit the distance from the building to the visible plastic vent was measured at 14.2m as shown in Photograph 1. The proposed boundary was 10m from the building. As the trench was over the proposed boundary the boundary was adjusted from 10 to 18m from the building to ensure the trench was contained within it. 18m provides a minimum 1.5m setback of the trench from the boundary. There is not enough room below the trench for reserve. A reserve area to the northeast of the building is proposed.

As far as could be visually ascertained the septic tank and trench appeared to be working well. No signs of failure such as breakout were observed.

There is ample available area over Lot 1 for a possible future dwelling with onsite wastewater and reserve. A proposed house site on the ridge of a hill to the north of Lot 1 was investigated. The hilltop was grassed with vegetation including Gum and Manuka as shown in Photograph 2. There is available area for onsite wastewater and reserve at this location as shown on the Site Plan, Section 15. Steep slopes greater than 25 degrees are to be avoided as per the Regional Plan for Northland (2019), Section C.6.1.3, Note 4.

Following subdivision proposed Lot 2 will become a 9.1401 ha, irregular shaped lot to be amalgamated with proposed Lot 3. Refer to the Scheme Plan, Section 15 showing Lot 2 and the surrounding area. A drain with standing water is located to the north of the lot. A 15-20m minimum setback from surface water is required as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and TP58 (2004), Table 5.2 depending on level of treatment.

NRC Natural Hazard Maps show an area of low-lying land prone to flooding in 100-year flood events (River Flood Hazard Zone (100-year CC Extent). Onsite wastewater is to be set outside of and well away from this area. Refer to the Site Plan, Section 15.

An area to the south of the drain, on proposed Lot 2, was investigated for suitability for wastewater disposal. The area was flat to slightly sloping, grassed pasture as shown in Photograph 3. The Site Plan, Section 15 shows the location investigated and a suitable area for wastewater disposal and reserve.

Following subdivision proposed Lot 4 will become a 6.3156 ha, roughly rectangular shaped, rural property. The southern part of Lot 4 is elevated hillside with vegetation including Manuka, Gum and Wattle. The lot slopes to the northwest towards a low-lying area with Manuka. Grassed pasture is located between vegetated areas. Refer to the Scheme Plan, Section 5 showing Lot 4 and the surrounding area.

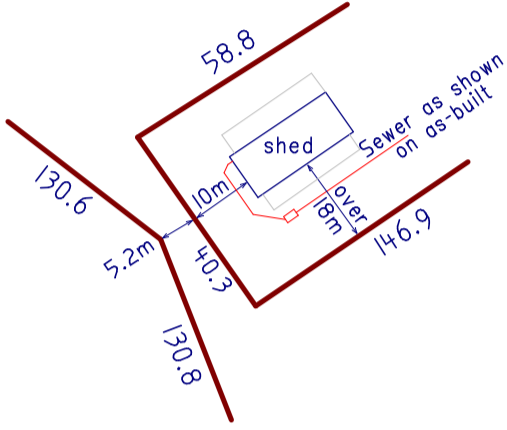
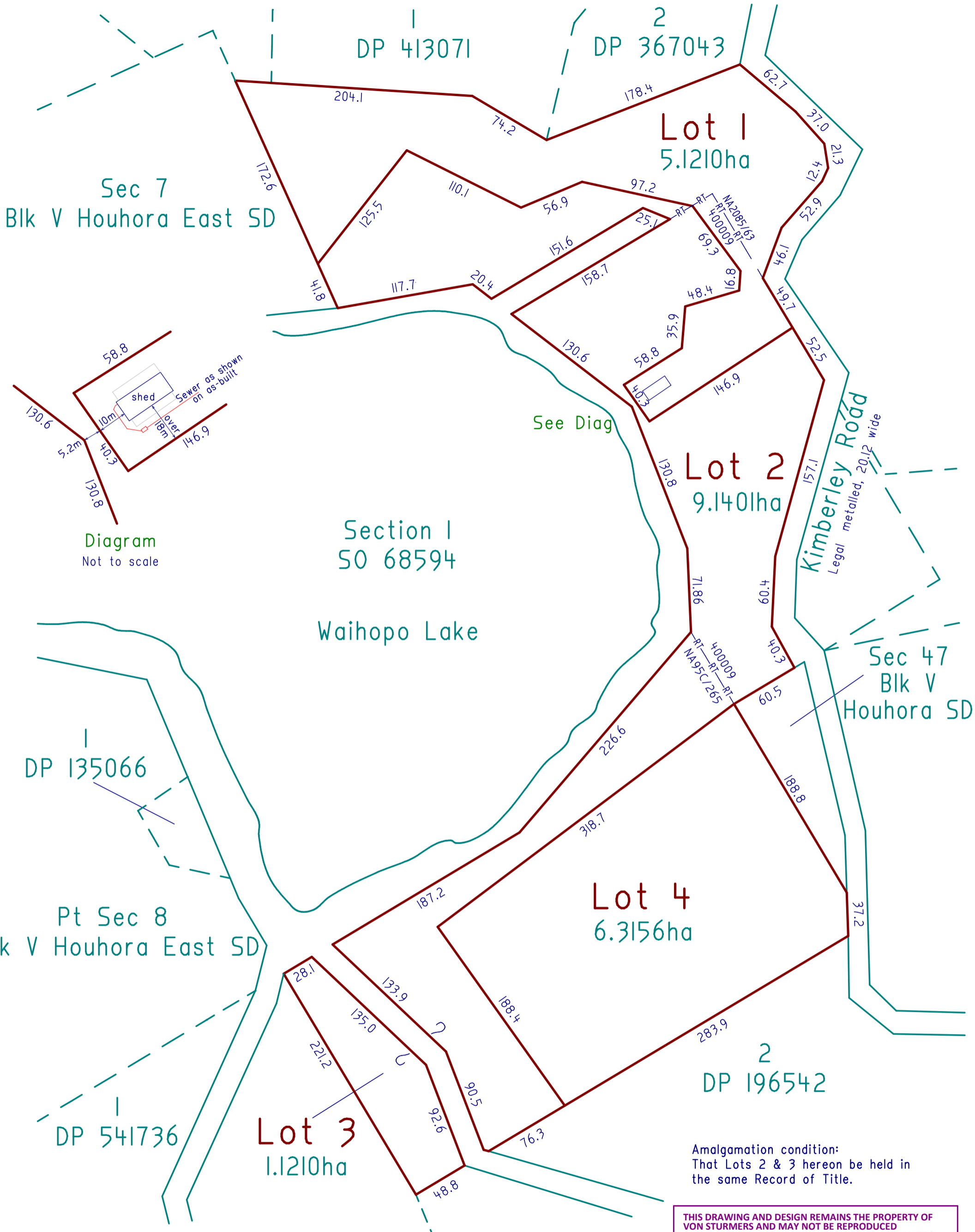
NRC Natural Hazard Maps show the low-lying area is prone to flooding in 100-year flood events (River Flood Hazard Zone (100-year CC Extent)). Onsite wastewater is to be set outside of and well away from this area. Refer to the Site Plan, Section 15.

A possible future house site was located to the south of Lot 4 on the ridge of a hill well away from the low-lying area. This area was investigated for wastewater suitability. The area sloped slightly and was covered by regenerating vegetation. Steep slopes greater than 25 degrees are to be avoided. Refer to Photograph 4 and the Site Plan, Section 15 showing an example of a suitable area for wastewater disposal and reserve.

A wastewater disposal field is to be setback a minimum of 15m from surface water as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. TP58 (2004), Table 5.2 recommends a 20m setback with primary treatment. A 30m separation distance from certain water bodies (river, lake, wetland, or the boundary of the coastal marine area) is required in the Far North District Plan, Section 12.7.6.1.4(b).

The NRC Biodiversity Wetlands Map shows the extent of Lake Waihopo and the surrounding wetland. A 30m setback from the wetland is shown on the Site Plan, Section 15. The setback does not extend over lot boundaries. Low lying wet areas near the wetland are to be avoided.

The Site Plan, Section 15 provides examples of areas investigated during the site visit suitable for wastewater disposal and reserve along with areas to be avoided or setback from. Section 10 of this report provides additional information on permitted wastewater regulations.



Sec 7
Blk V Houhora East SD

Section 1
SO 68594

Waihopo Lake

Sec 47
Blk V
Houhora SD

Pt Sec 8
Blk V Houhora East SD

Local Authority: Far North District Council

Total Area: 21.6977ha
Comprised in: RTs 400009, NA2085/63 & NA95C/265

Amalgamation condition:
That Lots 2 & 3 hereon be held in the same Record of Title.

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Email: kaitiaki@saps.co.nz

**SUBDIVISION OF LOT 1 DP 400373,
LOT 1 DP 50368 & PT SECTION 3 SO 64135**

PREPARED FOR: BELLA VINCI LTD

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design				
Drawn	SH	Aug 2024	1:3000	A3
Rev	SH	Sept 2024		
Rev	SH	07-10-24		

Surveyors Ref. No:
15313
Bella Vinci Series
Sheet **1 / 2**



Local Authority: Far North District Council

Total Area: 21.6977ha
Comprised in: RTs 400009, NA2085/63 & NA95C/265

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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**SUBDIVISION OF LOT 1 DP 400373,
LOT 1 DP 50368 & PT SECTION 3 SO 64135**

PREPARED FOR: BELLA VINCI LTD

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey				
Design				
Drawn	SH	Aug 2024	1:3000	A3
Rev	SH	Sept 2024		
Rev	SH	07-10-24		

Surveyors Ref. No:
15313
Bella Vinci
Series
Sheet **2 / 2**



Photograph 1: View to the northeast showing the shed and plastic vent from the trench (in front of the deciduous fruit tree).



Photograph 2: Showing a slightly sloping area suitable for wastewater disposal on the ridge of a hill/possible future house site.



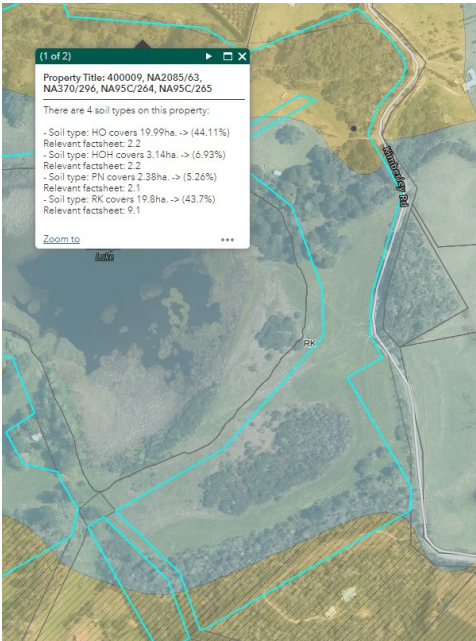
Photograph 3: View to the south showing part of proposed Lot 2. A grassed, flat to slightly sloping area suitable for onsite wastewater disposal.



Photograph 4: Showing a slightly sloping vegetated area on the ridge of a hill suitable for onsite wastewater disposal on proposed Lot 4.

6.0 Soil Profile

NRC Managing Northland Soils Map shows soils over proposed Lot 1 to be well drained, Houhora Sand (HO) and poorly drained, Ruakaka peaty sandy loam (RK). Soils over proposed Lot 2 are primarily poorly drained, Ruakaka peaty sandy loam (RK). This same soil type dominates proposed Lot 4; however, a band of well drained Houhora Sand (HOH) runs along the hillside to the south of the lot. Refer to the NRC Managing Northland Soils image below.



NRC Managing Northland Soils image showing soil types.

A 1200mm borehole was taken with a 50mm wide handheld steel auger on proposed Lot 1, 2 and 4. Soils are defined as category 4 sand with moderate drainage. Category 4 rather than 3 is assigned due to compaction of the soil. Refer to the Borehole Logs, Section 14. The soil type in the location of the wastewater field at building consent stage will influence the system chosen and design.



Photograph 1: Showing a soil sample from BH 1, 50mm of slightly moist, brown, sandy topsoil followed by slightly moist, fine, brownish orange then orange sand.

7.0 Groundwater

TP58 (2004), Table 5.2, p.43 states groundwater separation must be greater than 900mm for secondary treated effluent in category 4 soils. The Regional Plan for Northland, Section C.6.1.3, Table 9 requires a less conservative distance of 600mm. A 1200mm separation distance from groundwater with primary treatment is required as per TP58, (2004), Table 5.2. Groundwater was not encountered during the 1200mm deep bore logs.

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

No freshwater bores are mapped on or in the near vicinity of the subdivision (NRC Water Resources map) or known of by the owner.

8.0 Onsite Wastewater Disposal Design

System Requirements for Proposed Lot 1, 2 and 4

Secondary treatment, for example an aeration treatment system with dripper lines is recommended. Primary treatment with a septic tank and trenches may be suitable in some locations over the subdivision. Alternative designs can be considered provided they meet current wastewater standards.

Secondary treatment

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

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

Cost of approximately \$15,000 - \$28,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

The wastewater design is based on category 4 soils, TP58 (2004), Table 9.2 with 180 litres of wastewater produced per person for roof water tank supply, TP58, Table 6.2.

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

$$6 \times 180 / 4 = 270\text{m}^2$$

Primary treatment

An example of primary treatment is a septic tank (minimum capacity of 4500 litres) with conventional trenches, excavated to a depth of no greater than 450mm.

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

Potential occupancy of a 4-bedroom dwelling x litres per person per day / loading rate = area of wastewater field
 $6 \times 180 / 15 = 72\text{m}^2$

The exact dimensions of the field may differ in the site-specific Onsite Wastewater Disposal Report (TP58), for example the number of bedrooms may change altering system volumes and the size of the field.

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

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

9.0 Reserve Area

A 100% reserve area, meeting setback requirements, is available on proposed Lot 1, 2 and 4.

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

10.0 Setback Requirements

General setback requirements for wastewater are outlined in the Regional Plan for Northland (2019), Section C.6.1.3, TP58 (2004), Table 5.2, p.43 and the Far North District Plan, Section 12.7.6.1.4(b) provided below. These setback distances are to be adhered to in any site-specific onsite wastewater report (TP58).

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

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

-
- 1) The on-site system is designed and constructed in accordance with the *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*, (TP58, 2004 also used) and
 - 2) the volume of wastewater discharged does not exceed two cubic metres per day, and
 - 3) the discharge is not via a spray irrigation system or deep soakage system, and
 - 4) the slope of the disposal area is not greater than 25 degrees, and
 - 5) the wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*; or is via an irrigation line system that is:
 - a) dose loaded, and
 - b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
 - 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - a) the wastewater, excluding greywater, has received at least secondary treatment, and
 - b) the irrigation lines are firmly attached to the disposal area, and
 - c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
 - e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
 - f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
 - 7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems*, and
 - 8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
 - 9) the following reserve disposal areas are available at all times:
 - a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
 - b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and

- 10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
- 11) the discharge does not contaminate any groundwater water supply or surface water, and
- 12) there is no surface runoff or ponding of wastewater, and
- 13) there is no offensive or objectionable odour beyond the property boundary.

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

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

TP58 (2004), Table 5.2

Separation distances outlined in TP58 (2004), Table 5.2 for category 4 soils are the same as those stated in the Regional Plan for Northland (2019), Section C.6.1.3. However, TP58 (2004) recommends a more conservative separation distance from groundwater in category 4 soils, 900mm vs 600mm.

A 20m setback from surface water and 1200mm separation distance from groundwater is recommended for primary treatment.

Far North District Plan, Section 12.7.6.1.4(b)

Specific to the Far North District is a more conservative separation distance from a river, lake, wetland, or the boundary of the coastal marine area. The Far North District Plan, Section 12.7.6.1.4(b) requires a 30m setback, greater than the 15m required by the Regional Plan for Northland (2019), Section C.6.1.3 and the 15-20m setback required by TP58 (2004), Table 5.2. The mapped extent of the wetland surrounding the lake and a 30m setback from it is outside of the subdivision boundaries.

11.0 Stormwater Management

The property is identified as being in the Rural Production zone as per the Far North District Plan.

To be a permitted activity under the Stormwater Management section of the plan the property must have maximum 15% impermeable surfaces per lot. Proposed Lot 1, 2 and 4 easily meet permitted activity status.

12.0 Site Planning for Onsite Wastewater

Impermeable surfaces such as driveways, sheds and swimming pools may take up area available for wastewater. Setback distances from surface water, potential flooding and other site constraints such as steep slopes also reduce area available for wastewater disposal.

TP58 (2004), Table 6.1 states that rooms that could be considered bedrooms such as an office, study, sewing, media, or games room are to be included as potential bedrooms for wastewater calculations. This means that some large modern houses may have an increased occupancy. For example, a 4-bedroom dwelling with an office and media room that could potentially be used as bedrooms would have the following wastewater calculation with secondary treatment:

Potential occupancy of a 6-bedroom dwelling x litres per person per day / loading rate = area of effluent field

$$9 \times 180 / 4 = 405\text{m}^2$$

Prior to development of the site, site planning should be undertaken to ensure a suitable area for wastewater and reserve is available.

13.0 Summary

The boundary near the shed on proposed Lot 1 was adjusted so that the existing trench is located within it. The system and field appeared to be working satisfactorily during the site visit. A 100% reserve area is available for the existing trench.

Secondary treatment is recommended for proposed Lot 1, 2 and 4, however primary treatment may be an option. There is suitable available area for the disposal of onsite wastewater and 100% reserve within the proposed boundaries of each lot.

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

14.0 Borehole Logs



BOREHOLE LOG 1



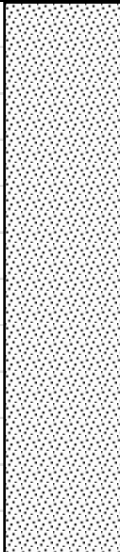
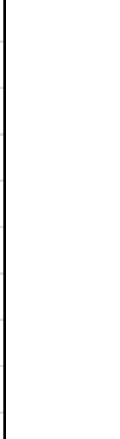
Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 1	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category	
100	Groundwater not intercepted	Houhora sand (HO)		Slightly moist brown topsoil (high organic matter)	4	
200				Slightly moist brown fine SAND	4	
300					Slightly moist brownish orange fine SAND	4
400						
500						
600						
700						
800						
900						
1000						
1100						
1200						
1300				EOB		
1400						
1500						
1600						
1700						
1800						
1900						
2000						
2100						

Graphic Log Legend						<p>The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.</p>
Fill	Topsoil	Gravel	Sand	Clay	Silt	

BOREHOLE LOG 2

Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 2	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category			
100	Groundwater not intercepted	Ruakaka peaty sandy loam (RK)		Brown fine SAND	4			
200								
300								
400								
500								
600				Groundwater not intercepted	Ruakaka peaty sandy loam (RK)		Reddish brown fine SAND	4
700								
800								
900								
1000								
1100								
1200							Groundwater not intercepted	Ruakaka peaty sandy loam (RK)
1300								
1400								
1500								
1600								
1700								
1800								
1900								
2000								
2100								

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay


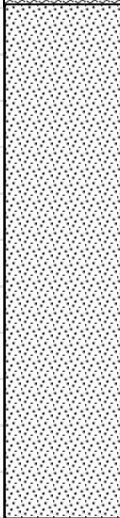


Silt

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

BOREHOLE LOG 3

Client	Aveael Webb	Job No.	2988
Project	Subdivision	Date Drilled	24/09/2024
Site Address	527 Kimberley Road, Ngataki	Drilled By	Martin O'Brien
Legal Description	Proposed Lot 4	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Houhora sand (HOH)		50mm Slightly moist brown topsoil	4
200				Slightly moist brownish orange fine SAND	4
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand

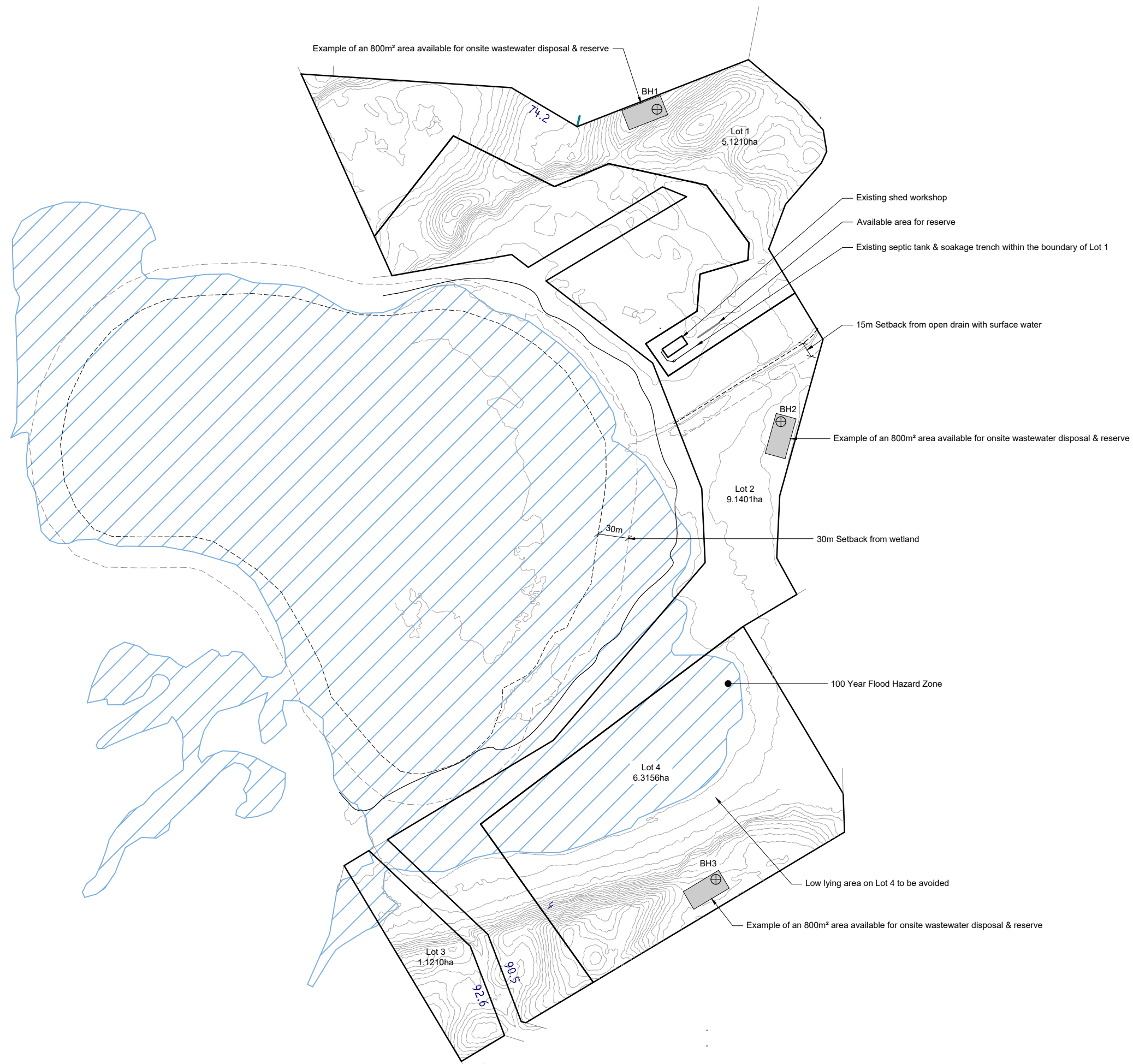


Clay



Silt

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



Wastewater Disposal Field Setbacks:

In order to meet permitted activity status, the wastewater disposal field & reserve shall conform to the setback requirements outlined in the Regional Plan for Northland, Section C.6.1.3, the Far North District Plan, Section 12.7.6.1.4(b) & TP58 (2004).

Contours sourced from LIDAR NRC Maps.

Setback distances to include:

- 1.5m to 3m from boundaries depending on level of treatment
- 1.5m to 3m from buildings depending on level of treatment
- 5m from any existing or future intermittent stormwater flow path such as an overland flow path or open drain
- 15m to 20m from open drain with standing water depending on level of treatment
- Outside 100 year flood zone & low lying potential wet areas
- Field to be laid on slopes less than 25 degrees, avoid areas with soil creep.
- 600mm minimum from groundwater with secondary treatment, 1200mm minimum with primary treatment.
- Outside 100 year flood zone
- Refer to Setback Requirement section of the report for further details.

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

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

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Project Title
 Bella Vinci Limited.
 527 Kimberley Road
 Pukenui
 Lot 1 DP 400373, Lot 1
 DP 50368 &
 PT SECTION 3 SO 64135

Sheet Title
 Wastewater Site Plan

Drawn 2 October 2024

Project No 2988

Rev	Sheet
A	A01

Scale (A3 Original) 1: 4000



16.0 Limitations

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



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