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\$2,967.00

From



Donaldsons Working
12-3091-0203850-00

To



FNDC
12-3244-0022509-00

When **Today 12:33pm, Monday 7 October 2024**

Their statement **RC Application Court**

Your statement **FNDC RC appIn 8506Court**

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Ann Lynette Court

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Donaldsons

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:

Ann Court

**Property Address/
Location:**

71 Onekura Road

Kerikeri

Postcode

8. Application Site Details

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

Name/s:

Site Address/
Location:

79C Onekura Road
Kerikeri
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.

Boundary adjustment between two titles.

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) Donaldsons Surveyors

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)

Donaldsons Surveyors

Signature:

(signature of bill payer)

Date

7/10/24

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:

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

Date 7/10/24

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.



NORTHLAND WIDE

KERIKERI DRAINAGE LTD

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE: 094078062 A/HRS
MOBILE: 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

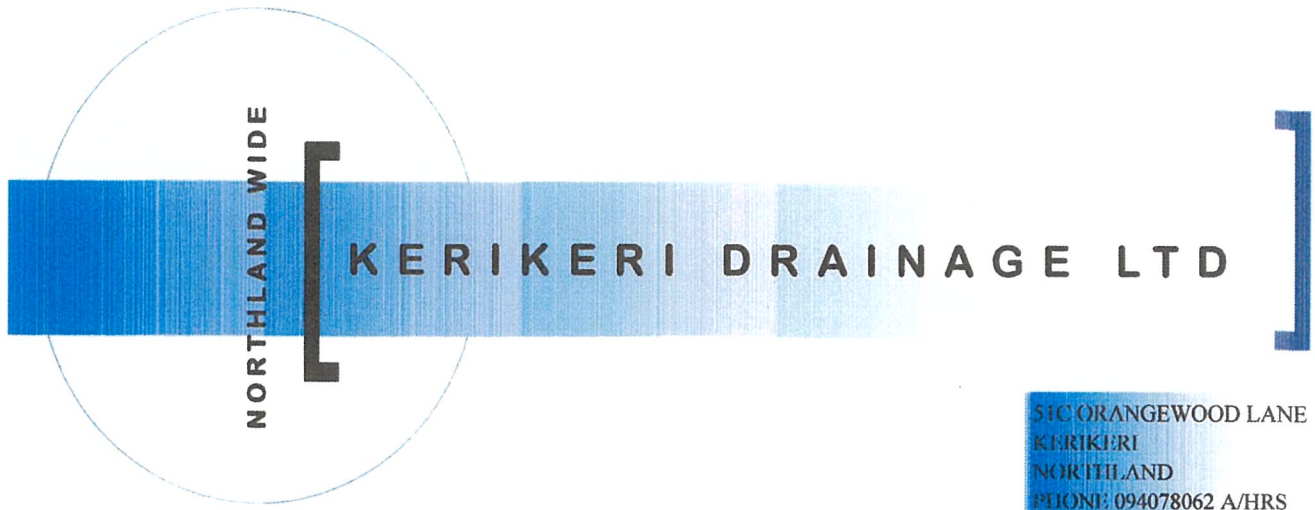
SITE SUITABILITY WASTE WATER REPORT

CLIENT

ANN COURT

SITE LOCATION

71 ONEKURA RD, KERIKERI



51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE: 094078062 A/HRS
MOBILE: 0274931597
FAX: 094078062
E mail: wood123@xtra.co.nz

11/09/24
Resource Consents Department
Far North District Council
Private Bag 752
Kaikohe

RE : SITE SUITABILITY REPORT FOR WASTE WATER FOR A PROPOSED SUBDIVISION OF LOT 3, DP 319638 BEING 71 ONEKURA RD, KERIKERI

On the 10th of September a site inspection was carried out to assess the soil types and soakage of proposed lot 1 for effluent treatment and waste water disposal.

The soil type for the lot is Waipapa clay that is poorly to imperfectly drained.

Because of the ground contour and available areas a secondary waste water treatment system with disposal by pressure compensating dripperlines effluent field would be the best option.

An example for a three bedroom house with a secondary waste water treatment system is attached and a plan as a layout example.

I class this site soil as Cat 5 with a loading rate of 2.85mm per sq M per day.

The dripperlines can be laid out and mulched over or buried in the topsoil to a depth of 100mm to 150mm.

All the required council set backs to boundaries and drains must be adhered to.

The existing house on proposed lot 2 and lot 1, dp 170185 has a secondary waste water treatment system that is working well but the effluent field will have to be relaid in the areas as indicated on the attached plan.

There is plenty of reserve area for the existing house.

Yours Faithfully Steve Wood.

LOT 2

Client:
 Job:
 Location:
 Augerhole No.:
 Drilling Method:

REF:
 Logger:
 Date:
 Page:
 Checked:

PERCOLATION TEST -GRAPH SHEET

Client: Ann Court
 Job:
 Location:

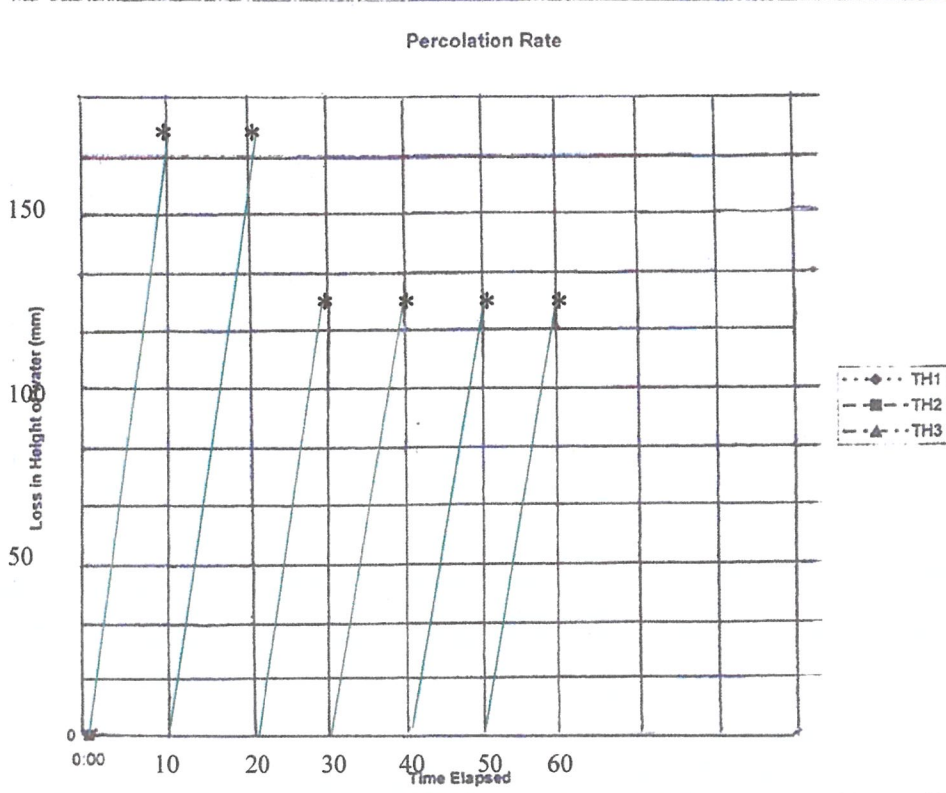
Ref.:
 Report No.:
 Page:

Tested by: Steve Wood
 Date: 10/09/24









Presoaking conditions: 30 Min
 Weather conditions prior: Wet

Time	Time elapsed	Loss in height of water				Percolation Rate (mm/hr)			
		TH1	TH2	TH3	TH4	TH1	TH2	TH3	TH4
	0	0							
	10 MIN	175				1050			
	10 MIN	175				1050			
	10 MIN	125				750			
	10 MIN	125				750			
	10 MIN	125				750			
	10 MIN	125				750			

Depth of hole
 Depth of topsoil
 Diameter of hole



LOT 1

Depth (m)	Legend	Soil Symbol	Soil Description	Water Level	Vane Shear Strength maximum/residual corrected kPa	Soil Sensitivity	Sample Number	Other Tests
0 -0.2			TOPSOIL					
-0.5 -1 -1.2			LIGHT BROWN CLAY WITH HARD SPECKS					
-1.5 -1.8 -2 -2.5 -3 -3.3								
Remarks: Plenty of topsoil and no ground water encountered.					Topsoil Fill Clay Silt	   	Sand Gravel Peat Rock	   

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	tick	Please tick
-----	--	----	------	-------------

If No, why not?

Almost flat section

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

No known problems

Estimated Rainfall and Seasonal Variation:

Information available from N.I.W.A MET RESEARCH

1700mm per year / 1000mm winter / 700mm summer

Vegetation / Tree Cover:

Grass and trees

Slope Shape: (Please provide diagrams)

Very gently sloping to the north

Slope Angle:

1-5 degrees

Surface Water Drainage Characteristics:

Sheet flow

Flooding Potential: YES/NO

No

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation:

Greater than 15M

Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Waipapa Clay that is imperfectly to poorly drained

Geological Map Reference Number NZMS 290 SHEET P06/07

4. What Aspect(s) does the proposed disposal system face? (please tick)

North	tick	West	
North-West		South-West	
North-East		South-East	
East		South	

5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 1.5 M	Check Council requirements
Surface water, rivers Creeks drains etc	Greater than 5 M	Greater than 5 M
Groundwater	Greater than 0.6 M	Greater than 0.6 M
Stands of Trees/Shrubs	NA	
Wells, water bores	NA	NA
Embankments/retaining walls		
Buildings	Greater than 3M	Greater than 3M
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth _____ m	No of Test Pits	
Bore Hole		(Depth <u>1.2</u> m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes tick No _____ Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes _____ No tick _____ Please tick

If yes, please specify the effect of the fill on wastewater disposal

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
 Constant Head Permeameter

Test Report Attached? Yes No Please tick

4. Are surface water interception/diversion drains required?

Yes No Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	2 M	m	Measured		Estimated	<input checked="" type="checkbox"/>
Summer	Greater than 2 M	m	Measured		Estimated	<input checked="" type="checkbox"/>

6. Are there any potential storm water short circuit paths?

Yes No Please tick

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present? Yes If so, Topsoil Depth? 0.3 (m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	<input checked="" type="checkbox"/>
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Tick AS/NZS 1547/2012

Reasons for placing in stated category

Assessment of soil texture
Observation of soakage test
Checking of soil maps

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	<input checked="" type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input type="checkbox"/>

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	12 3 - 11 11	Three
Design Occupancy	Five	(Number of People)
Per capita Wastewater Production	110 110 / 180 180	(tick) (Litres per person per day)
Other - specify	200 110 / 180 180	
Total Daily Wastewater Production	900	(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	Tick	(Please tick)
b) Water Recycling - what %?		%			(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

Standard fixtures
Dual flush toilet

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	tick	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	3000	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	3.33	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	tick	No		Please tick
-----	------	----	--	-------------

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	tick	(Please tick)
-----	--	----	------	---------------

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	<input checked="" type="checkbox"/>	Tick
Home aeration plant	<input checked="" type="checkbox"/>	tick
Commercial aeration plant	<input type="checkbox"/>	
Intermediate sand filter	<input type="checkbox"/>	
Recirculating sand filter	<input type="checkbox"/>	
Recirculating textile filter	<input type="checkbox"/>	
Clarification tank	<input type="checkbox"/>	
Tertiary Treatment	<input type="checkbox"/>	
Ultraviolet disinfection	<input type="checkbox"/>	
Chlorination	<input type="checkbox"/>	
Other	<input type="checkbox"/>	Specify
		<input type="text"/>

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	<input type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input checked="" type="checkbox"/>

2. High water level alarm to be installed in pump chambers

Yes no

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	To manufacturers recommendation	(m)
Pump Chamber Volume	160	(Litres)
Emergency Storage Volume	1000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	Tick	
Sub-surface Dripper irrigation	tick	
Standard Trench		
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	2.85	(Litres/m2/day)
Disposal Area	Design	315 (m2)
	reserve	315 (m2)

Explanation (Refer TP58 Sections 9 and 10)

Loading rate adopted for secondary treated effluent for category 5 soil.

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	315 sq M
Percentage of Primary Disposal Area (%)	100 percent

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

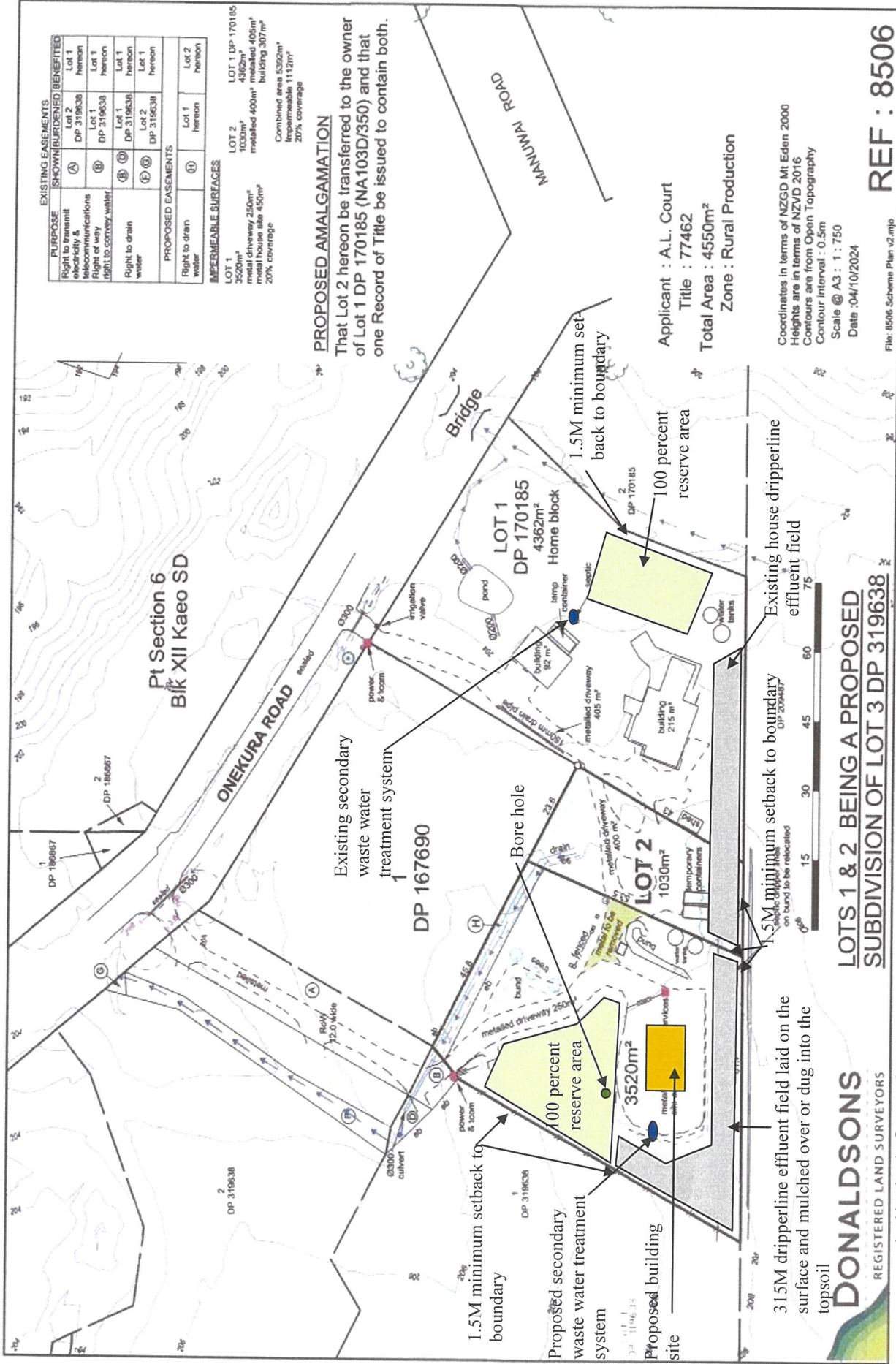
Description and Dimensions of Disposal Field:

A minimum of 315 M of RAMM dripline with 3.5 L/HR emitters at 1 M spacing and 1 M line separation spacing.
Dripperline to be laid on top of ground, pinned and mulched over or buried 100 to 150 in the topsoil...

Plan Attached?	Yes	tick	No	(Please tick)
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If not, explain why not

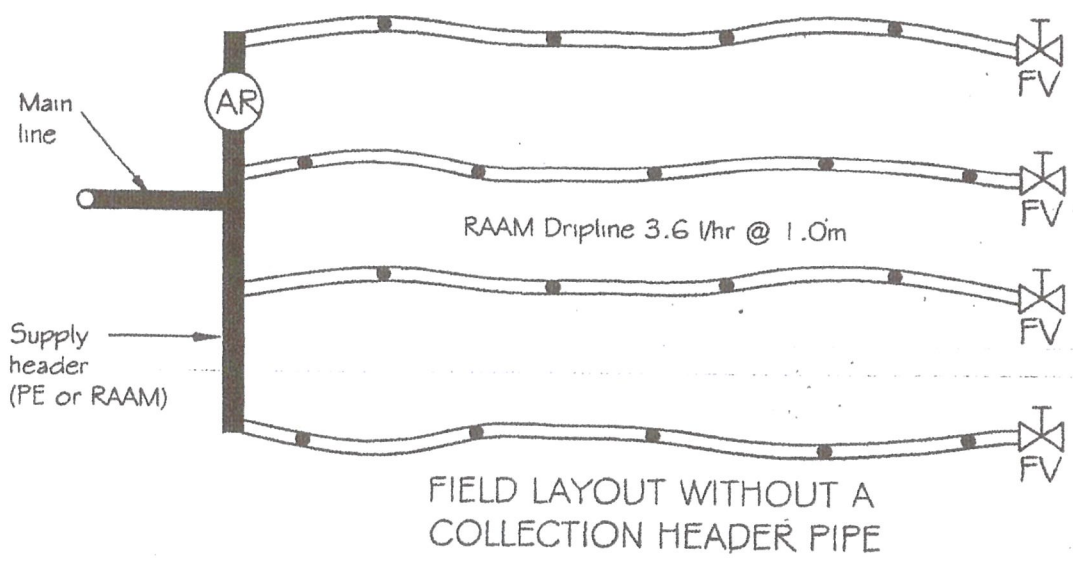
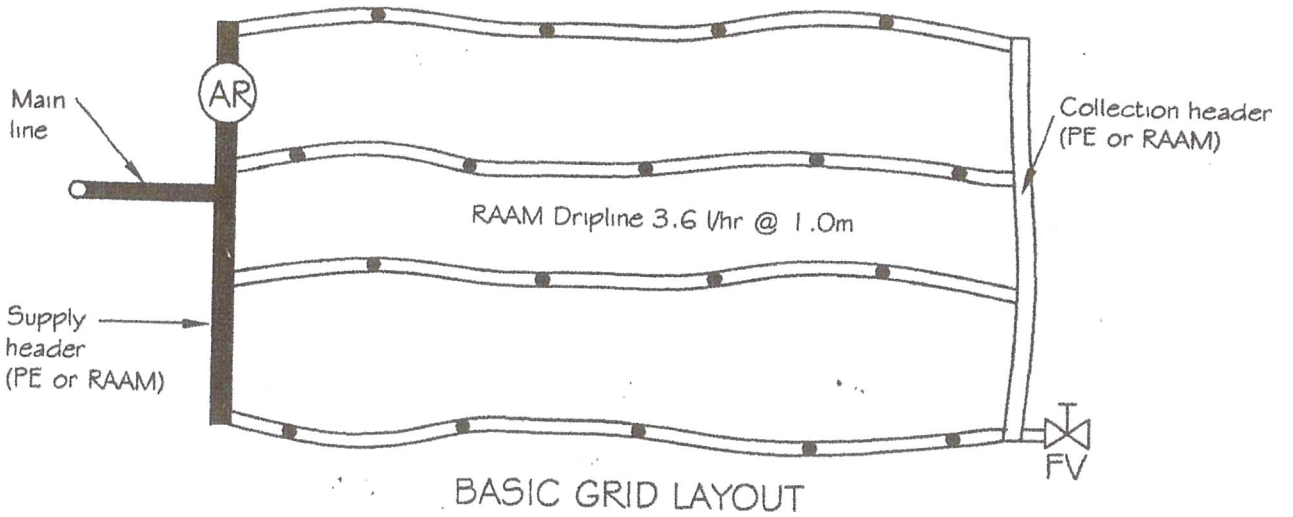
PLAN



DONALDSONS
 REGISTERED LAND SURVEYORS
 Land / engineering Surveyors & development planners

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 3 DP 319638

REF : 8506

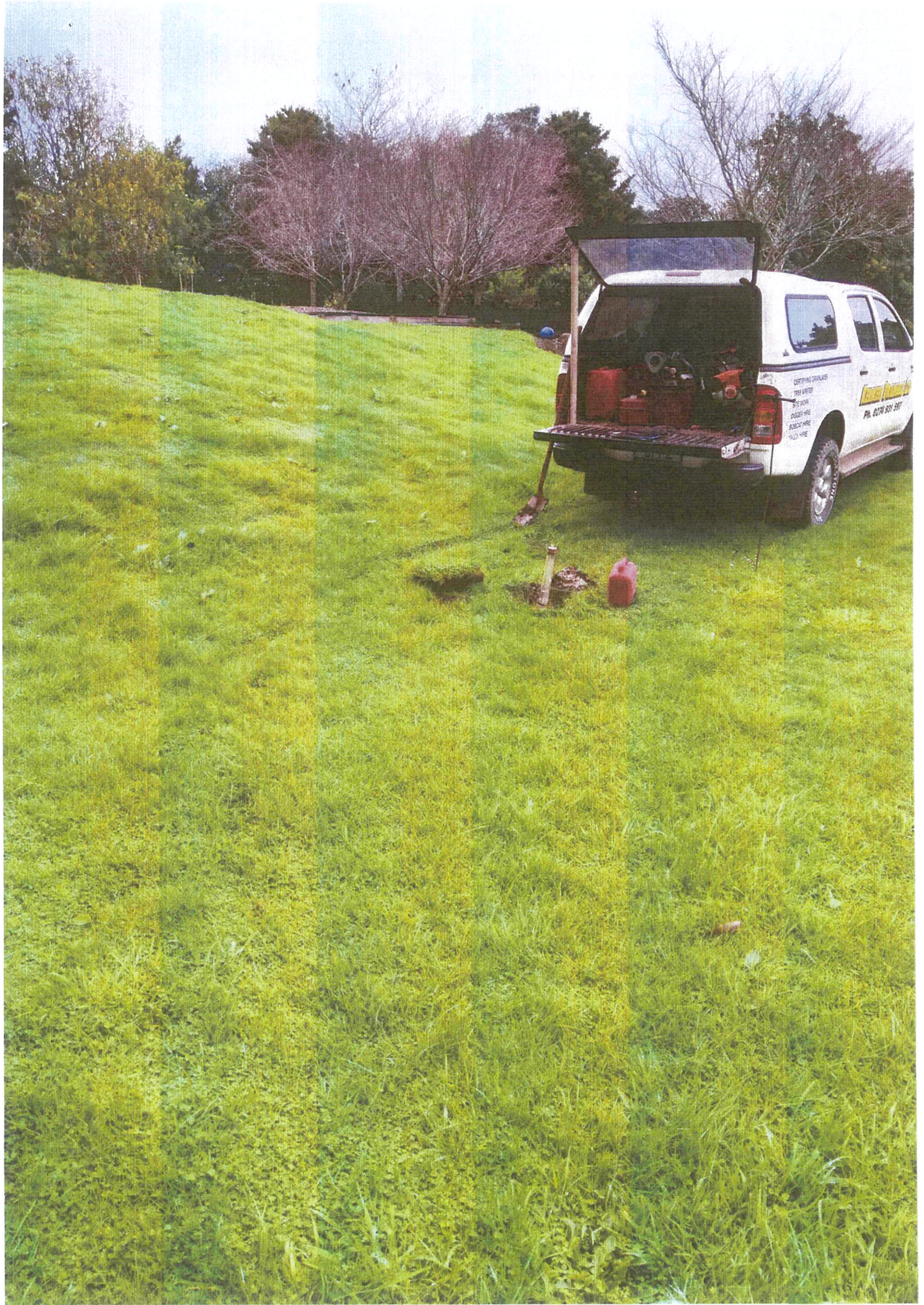


AR Air / Vacuum Release Valve

FV Flushing Valve

ON-SITE EFFLUENT DISPOSAL
TYPICAL FIELD LAYOUTS
Trickle Irrigation

Ref:	Sheet:
Scale: NTS	Draw:
Date:	Check:





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Ph. 0274 931 597

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TIPS WINTER
SITE WORK
DIGGER HIRE
BORING HIRE
TRUCK HIRE

Terrace soils

Soil types in this group

- Albany silt loam - AB
- Kamo clay loam - KO
- Kamo peaty silt loam - KOy
- Kamo red clay loam - KOr
- Kamo silt loam - KOI
- Kohumaru clay - KM
- Kohumaru mottled loamy clay - KMm
- Pakotai brown clay - PCr
- Pakotai clay - PC
- Pakotai dark grey clay - PCm
- Pakotai peaty clay loam - PCy
- Waipapa clay - YF
- Waipu clay - YU
- Waipu peaty sand - YUay
- Waipu peaty silt loam and peaty clay - YUy
- Waipu sand - YUa
- Waipuna clay - WU
- Wairua clay - YA
- Whareora clay - WO
- Whareora sand - WOf



Waipu clay (YU) soil profile

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

Features of terrace soils

- These soils are found on terraces and alluvial fans that are generally above flood level and no longer being replenished by sediment in floodwater
- They are part of the Waipapa, Waipu, Whareora and Kohumaru soil suites
- These alluvial soils formed from a variety of volcanic or sedimentary parent material previously deposited by water
- These soils vary considerably at a paddock scale and should be managed accordingly
- Although soils within this group vary from well drained to very poorly drained, the majority are seasonally very wet. It is the drainage characteristics of the individual soils that largely determine their versatility

Structure and drainage management

Issues	Management tips
Terrace soils can have a pan in their subsoil that restricts natural drainage. Where a pan exists waterlogging can create anaerobic conditions that impact on soil structure, root growth and nutrient availability	Pans may be broken with subsurface drainage to improve soil structure
	Heavy applications of lime will help build up humus, improve soil structure and drainage and reduce the loss of soluble nutrients
High clay content can cause terrace soils to crack in summer as the soils dry out and shrink	Managing winter grazing to minimise pugging will create conditions that result in the build-up of humus and improve soil structure
Soil cracking also allows water to drain quickly to subsurface drains, exaggerating leaching of effluent and nutrients. This is particularly a problem if heavy rain falls after a prolonged dry period	Where possible water from subsurface drains should be routed through natural or constructed seeps or wet areas to remove ammonia, nitrates and soluble phosphates
The high clay content makes these soils prone to pugging when wet, especially when fodder crops are fed in situ	Fodder crops should be fed off-paddock or in drier seasons on site, with back fencing to reduce runoff into waterways
They have impeded drainage and do not dry out enough in spring to allow early cultivation	Ensure soils are dry enough for cultivation and harvest; crops with short growing seasons are more suitable for wet soils.

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Terrace edge slips	All terrace soils	Slips can occur where open drains discharge water over the edges of terraces On the edges of terraces, natural seepage may also cause slips	To control terrace edge slips, drainage channels can be armoured with rock Channels can also be planted with willows Slip areas can be planted with willows to stabilise soil movement



Waipuna clay (WU) on higher terrace, Whakapara soils on flats (described in recent Alluvial soils, Factsheet 1.1.1 & 1.1.2)

Nutrient management

Soil type	Nutrient status	Management strategies
Most terrace soils	These soils are generally reasonably fertile	A 'little but often' maintenance fertiliser programme will minimise leaching losses



Pakotai clay (PC) soil profile



Kohumaru clay (KM) soil profile

Drainage classes

Soil symbol	Full name	Drainage class
KOHUMARU SUITE On terraces built from Tangihua volcanic alluvium (dolerite and andesite rocks) 5–10 m above floodplain Found in Tangihua volcanic rock catchments		
PCr	Pakotai brown clay	4 - Well drained
KM	Kohumaru clay	3 - Moderately drained
PC	Pakotai clay	2 - Imperfectly drained
KMm	Kohumaru mottled loamy clay	1 - Poorly drained
PCm	Pakotai dark grey clay	1 - Poorly drained
PCy	Pakotai peaty clay loam	1 - Poorly drained
WHAREORA SUITE On terraces built from sedimentary rock alluvium 5–10 m above floodplain Found in Tangihua sedimentary rock catchments		
AB	Albany silt loam	2 \Rightarrow 1 Imperfectly to very poorly drained
WOa	Whareora sand	4 - Well drained
WO	Whareora clay	3 - Moderately drained
WU	Waipuna clay	1 - Poorly drained
WAIPU SUITE On terraces built from sedimentary rock alluvium 3–5 m above floodplain Found where rising sea or lakebed levels have blocked off valleys in greywacke hill country catchments		
YUa	Waipu sand	1 - Poorly drained
YUay	Waipu peaty sand	1 - Poorly drained
YA	Wairua clay	2 \Rightarrow 0 - Very poorly drained to imperfectly drained
YUy	Waipu peaty silt loam and peaty clay	1 \Rightarrow 0 Very poorly drained
YU	Waipu clay	0 - No natural drainage
WAIPAPA SUITE On terraces built from basalt rock alluvium 15–20 m above floodplain Found in valleys draining Tangihua volcanic high country		
KOr	Kamo red clay loam	4 \Rightarrow 1 - Well to poorly drained
KO	Kamo clay loam	1 - Poorly drained



Whareora (WO) on low terraces, hills have Rangiora soils (described in Mature greywacks soils fact sheet 3.4.2)

Northland soil factsheet series

- Northland's climate, topography, historic vegetation and mixed geology have combined to form a complex pattern of soils across the region. There are over 320 soil types in Northland. Other regions in New Zealand average only 20 soil types per region.
- The information in this fact sheet is based on a 1:50,000 mapping scale. Therefore, it is not specific to individual farms or properties. However, it may help you to understand general features and management options for recent alluvial soils.
- Knowing your soils' capabilities and limitations is the key to sustainable production in Northland. Northland Regional Council (NRC) land management advisors are available to work with landowners to provide free soil conservation advice, plans and maps specific to your property.
- Regular soil tests are recommended. If you are concerned about your soil structure or health, the Visual Soil Assessment test could be useful. Contact the land management advisors at Northland Regional Council for more information.
- Further background information about the processes that have formed these soils can be found here:
www.nrc.govt.nz/soilfactsheets

Contact a land management advisor on
0800 002 004 or visit www.nrc.govt.nz/land



8506

4 October 2024

RESOURCE CONSENT APPLICATION TO SUBDIVIDE A. COURT, ONEKURA ROAD, KERIKER

PLANNING REPORT

INTRODUCTION

The applicant Ann Court seeks Resource Consent to carry out a minor boundary adjustment between two of her adjacent properties located on Onekura Road Kerikeri, such that her **home block** will increase in area from 4362m² to 5392m² and that her **vacant block** will decrease from 4550m² to 3520m², an area change of just 1030m²

Both lots already have their own independent approved accesses, and reticulated power, telecommunication and water supply, so we don't envisage any adverse effects being created by this simple boundary adjustment.

The **home block** is held jointly by a Trust whereas the **vacant block** is not.

In addition the applicant seeks a Land Use Consent to extend the impermeable surfaces to 20% over both, the proposed Lot 1, and the combined Lot 2 / home block, as a Controlled Activity.

The Operative District Plan zone is Rural Production.

SITE DESCRIPTIONS

Legal reference of the properties subject to proposed boundary adjustments:

Home block:				
Lot 1 DP 170185	RT NA103D/350	4362m ²	A.L. Court	
Vacant block:				
Lot 3 DP.319638	RT 77462	4550m ²	A.L. Court and YHPJ Trustees (2009) Ltd	

The **home block**, has direct frontage to Onekura Road, contains a residence, sheds, good access off the road, has on site stormwater and wastewater disposal, and has connections to power and telecommunications.

The wastewater disposal beds currently extend into the adjacent block but the situation will automatically be rectified on subdivision by acquiring the additional land, as reported in the accompanying wastewater report.

There is a consent notice registered on the **home block** title that requires any building to have a floor level of 0.8 metres above the deck of the adjacent bridge, which we believe has been respected in the case of the existing buildings.

The **vacant block** is a rear parcel of land having a metalled right of way access over the nearby Lots 1 & 2 DP 319638 and is currently used by a total of 3 properties and will remain as such even after the subdivision.

The **vacant block** is fully reticulated with power, telecommunication and a water supply.

There is a consent notice registered on the **vacant block** title that requires a storm water interception drain to be maintained on an ongoing basis. This drain is defined on the scheme plan as easement area 'H'. The consent notice can continue to apply to both the proposed Lots 1 & 2, even after subdivision.

The **vacant block** has a Land Use Category 3w2 which falls within the interim definition of versatile land but clearly the versatility of 4000m² must be questionable.

OPERATIVE DISTRICT PLAN

Under the Far North District Plan the property is zoned Rural Production.

There are no Outstanding Landscapes directly associated with the property.

13. SUBDIVISION

Assessment under the boundary adjustment rules :

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) *There is no change in the number and location of any access to the lots involved;*
This boundary adjustment does not require any change to the existing entrance or access.
- (b) *There is no increase in the number of lots;*
There is no increase in the number of lots.
- (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 proposal does not comply for Controlled status because Lot 1 has an area less than 20 ha., although, on the other hand, I question whether or not the degree of non-compliance has in fact been increased by the reduction in the lot size because a 3000m² site cannot be said to be any more non-compliant than a 4000m² site, given that a 2000m² site sits within the rules for Discretionary Activity.

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

The areas remain contiguous with that of the current boundary.

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

Both blocks exceed the 15% permitted impermeable surfaces rule.

Total impermeable of Proposed Lot 1 is 20% and the total impermeable of the combined Lot 2 and home block is also 20%. Assessment to follow.

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

The proposal complies

The proposed boundary adjustment upholds all but two of the controlled activity standards and therefore, shall we say, defaults to a non-complying activity.

8.6.5.2.1 STORMWATER MANAGEMENT ASSESSMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

In considering an application under this provision the Council will restrict the exercise of its control to:

- (a) *the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;*

The **vacant block** is on a defined ridge such that stormwater runoff is mostly to the north and partly to the south, with the proposed house site being the highest and driest spot.

The actual catchment area is therefore very small and site specific.

Runoff south is captured in a cut off drain located across the southern boundary within the neighbouring farm Lot 2 DP 209487 and has been for a number of years without concern.

Runoff to the north is captured in a cut off swale drain along the northern boundary, shown as easement area 'H' on the scheme plan. This drain was engineered in 2003 at the time the **Vacant block** was created under RC 2020494 and has been well maintained in accordance with its Consent Notice conditions.

- (b) *the extent to which Low Impact Design principles have been used to reduce site impermeability;*

To the contrary, the impermeability of the **vacant block** has been increasing over the last 20 years by the addition of metalled driveways that link through with the adjacent home block. The impermeability currently stands at 22%, then, on subdivision, the 3520m² Lot 1 will reduce to 20% and the adjoining home block will absorb the 39% impermeable surfaces the 1030m² Lot 2 giving an overall coverage 20%. Note that the boundary between proposed Lots 1 & 2 has been carefully positioned to achieve this overall coverage of 20%. Removal of some unwanted metal is also required.

- (c) *any cumulative effects on total catchment impermeability*

Cumulative effects over the **vacant lot** will be minor because any new building will more than likely be constructed on existing impermeable ground.

- (d) *the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;*
It is anticipated that area of proposed Lot 1, at 20% impermeability, will be sufficient for future development without further disturbance or degradation.

- (e) *the physical qualities of the soil type;*

Soil type is clay loam having moderate to slow drainage (according to the waste water report)

- (f) *the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;*

The waste water report by Kerikeri Drainage confirms that there is ample land for the disposal of effluent without effecting water quality.

- (g) *the extent to which paved, impermeable surfaces are necessary for the proposed activity;*
Noted

- (h) *the extent to which landscaping and vegetation may reduce adverse effects of run-off;*
Runoff is totally under control.

- (i) *the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.*

A Consent Notice condition can be placed on the new title of Lot 1 to the effect that a landowner shall submit with any building consent a stormwater attenuation design to limit post development flow rates to predevelopment rates in the 10% and 1% AEP events.

13.10 ASSESSMENT

13.10.1 ALLOTMENT SIZE

- (a) *Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.*

Lot 1 area of 3520m² is considered to be suitable for residential purposes given that 2000m² is the discretionary minimum area in this the Rural Production zone.

- (b) *Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.*

Lot 1 has already been shaped and developed ready for a 170m² residential dwelling to be constructed (although that project has since been aborted by the applicant) and further, such a dwelling can readily uphold the 10m rural setback requirement on all boundaries.

- (c) *The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.*

Onekura Road is quite prolific in similar sized land parcels 2500m² - 4000m² and is renowned for a wide range of lifestyle properties.

- (d) *Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.*

As a boundary adjustment, having no additional titles created, the effects on the rural environment are less than minor.

13.10.2 NATURAL AND OTHER HAZARDS

Occasional extreme flood events have been experienced but mitigation methods have already been activated under prior consent notice conditions as to minimum floor levels and also the on going maintenance of a cut off drain (shown 'H' on scheme plan). The site is already well structured for the control of any invasive stormwater events.

Further mitigation measures can be placed on proposed Lot 1 such as a consent notice condition to the effect that a landowner shall submit with any building consent a stormwater attenuation design to limit post development flow rates to predevelopment rates in the 10% and 1% AEP events.

There are no recorded or known HAIL sites.

There is no evidence of erosion, subsidence, or contamination.

13.10.3 WATER SUPPLY

Both properties, home block and vacant block, have independent connections to the Kerikeri Irrigation Company supply. The home block is metered, the vacant block is not as yet, and on subdivision this connection will be reserved for proposed Lot 1. This of course is not a potable supply.

Domestic potable supply is only obtainable by tank storage of rainwater. There is no orchard activity nearby so filtration of water off the roof is not mandatory.

13.10.4 STORMWATER DISPOSAL

The **home block** has a small creek just east of the eastern boundary which then passes through the eastern most corner of the property and out under the bridge on Onekura Road. All stormwater off the home block discharges to the creek at the eastern corner of the property.

There are no concerns with any of that.

The **vacant block** discharges all of its runoff to the west along a well formed open drain that runs along the northern boundary of that block (shown 'H' on the plan). It then continues west along a well defined channel within easement areas 'B', 'D', 'F' and 'G' over neighbouring properties out to and under Onekura Road.

13.10.5 SEWAGE DISPOSAL

There is no reticulated system in this neighbourhood.

All effluent disposal must be carried out on site.

The **home block** has an existing secondary waste water treatment system that is working well but the effluent field will have to be re-laid – as reported in the attached report by Kerikeri Drainage dated 11/02/24

The **vacant block**, in particular proposed Lot 1, is reported as requiring a secondary waste water treatment system with pressure compensating dripper lines over a recommended effluent disposal area, plus a 100% reserve area.

Subdivision effects are less than minor.

13.10.6 ENERGY SUPPLY

Both properties are already independently reticulated with electricity.

Subdivision has no effect.

13.10.7 TOP ENERGY TRANSMISSION LINES

Subdivision has no effect.

13.10.8 TELECOMMUNICATIONS

Both properties are already independently reticulated for telecommunications.

Subdivision has no effect.

13.11.9 EASEMENTS AND COVENANTS

The **home block** has no easements or covenants except for a consent notice requirement for building floor levels to be 0.8 metres above the deck of the adjacent bridge on Onekura Road. No new easements are required.

The **vacant block** has existing appurtenant easements over other land for right of way, transmit electricity, telecommunications, and convey and drain water as scheduled on the scheme plan. One new easement is required along the northern boundary of proposed Lot 1 for right to drain water in favour of proposed Lot 2. A consent notice exists regarding the on going maintenance of this drain.

13.10.10 PROVISION OF ACCESS (Chapter 15 Transportation)

Both lots have an existing entrance which were approved under prior Resource Consents.

There are 3 users of the existing right of way, one being the **vacant block**. The boundary adjustment does not change this situation. The formation is 75 metres long with a 3.0 metal formation with passing bays at two of the side entrances. The entrance itself is compliant with the engineering standards at the time of construction being sealed 3 metres in from the existing seal formation.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

Non-applicable

13.10.12 BUILDING LOCATIONS

Proposed Lot 1 is adequately sized for a new building to readily uphold each and every Permitted Activity rule of the Rural Production Zone, namely 8.6.5.1.1 – 8.6.5.1.12.

13.10.13 PRESERVATION AND ECOLOGY

There are no recorded significant or outstanding habitats of indigenous fauna, heritage resources or landscape features. Preservation or protection measures are not required.

13.10.14 SOIL

The **vacant block** has a Land Use Category 3w2 which falls within the interim definition of versatile land but clearly the versatility of 4000m² must be questionable. The subdivision has little or no effects upon the versatility of the soils.

13.10.15 ACCESS TO WATERWAYS

Not applicable

13.10.16 LAND USE INCOMPATIBILITY

The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

The subdivision has little or no effects upon the existing situation.

OTHER MATTERS - Far North District Plan

Amalgamation Conditions

Local Authority is to request the following amalgamation conditions from LINZ.

That Lots 2 hereon be transferred to the owners of Lot 1 DP 170185 (NA103D/350) and that one Record of Title be issued to contain both those parcels.

SUMMARY

In summary, the subdivision assessment accords with the guidelines, principles and purpose of the Resource Management Act, and without causing any unreasonable environmental effects that would be considered “more than minor”.

Part 3 - District Wide Provisions

Natural and Physical Resources

The proposal does not require any earthworks or vegetation clearance.

OPERATIVE REGIONAL POLICY STATEMENT

The Operative Northland Regional Policy Statement presents the latest initiatives and guidelines for the northland region, and because of its fresh direction holds particular relevance.

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

We need people and businesses to choose Northland as a place to invest, and our economic development needs to be aligned with environmental outcomes.

4.6.1 Policy - Managing effects on the characteristics and qualities natural character, natural features and landscapes

(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:

- a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins;*
- b) In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;*
- c) Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.*

(3) When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are

any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

- a) Recognise that a minor or transitory effect may not be an adverse effect;*
- b) Recognise that many areas contain ongoing use and development that:

 - (i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
 - (ii) May be dynamic, diverse or seasonal;**

All physical effects exist, and the reduced allotment size, under 4000m², does not present any conflict with the policies intentions.

The site is near other areas of developed land.

The site is not an outstanding landscape or of high natural character.

There is no physical change to the landscape, and the location of Lot 1 is well obscured.

There is no vegetation clearance or earthworks.

The core infrastructure is already in place (access and power), and the subject environment is largely modified without the subdivision causing further physical modification.

6.1.1 Policy – Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

In summary, the Regional Policy Statement strives to encourage sustainable management, and sets in place framework for subdivision activity to avoid environmental degradation, which the proposal is considered to uphold without concern.

RESOURCE MANAGEMENT ACT 1991

Part 2

Purpose and principles

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 well-being 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*

The assessment has discussed that the subdivision creates allotments that complement the wider farming activity and land use achieving positive outcomes in accordance with sustainable management.

The site has implemented the necessary controls and effective management of land use, development, and protection of natural and physical resources.

All surrounding land use activity is consistent with the proposal. Reverse sensitivity effects are considered to be less than minor.

SCHEDULE 4 RMA 1991

An application for Resource Consent for an activity must include the following:

ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard:
- (ii) other regulations:
- (iii) a national policy statement:
- (iv) a New Zealand coastal policy statement:
- (v) a regional policy statement or *proposed regional policy statement*:
- (vi) a plan or proposed plan;

These provisions have been covered without concern.

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;

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;

...

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

The proposal achieves the sustainable management purpose and principles of the RMA as it manages the use, development, and protection of natural and physical resources, in a manner, which maintains and enhances the environment, while providing for economic, cultural and social well-being.

(3)

An application must also include an assessment of the activity's effects on the environment that –

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

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

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

Although in breach of the zone controlled minimum area standard, each lot defines an asbuilt situation adjacent to rural activities that visually appear to be part of the overall landscape. For this reason, alternatives are limited and unnecessary.

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

The levels of effects are considered adequately understood with less than minor effects.

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

Not applicable.

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

As discussed, there are no concerns.

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

Not applicable.

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

Having been through the planning assessment criteria and demonstrated a balanced environmental outcome, the effects based concept of the Far North District Plan implies that any adverse effects on the environment are less than minor, thereby the Resource Management Act does not require notification.

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

Monitoring is not required.

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

No concern.

(2)

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

Noted

CLAUSE 7 – Assessment of Environmental Effects

7 Matters that must be addressed by assessment of environmental effects

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

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

The subject location has no direct influence on the public, being well screened, and without any change occurring to impact the social, economic or cultural effects.

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

There are none.

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

There is no physical damage to ecosystems.

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

The site does not prove to be of significant natural value, and the physical subdivision effects are minor.

- (e) *any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:*

Stormwater and sewage are the main discharges and these prove to present a standard level of effects without concern.

- (f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

No concern.

PROPOSED DISTRICT PLAN

The property is located in the Horticulture zone of the Proposed District Plan.
There are no environmental overlays

SUB-R1 Boundary adjustments

All zones (except Open Space zones, Motorua Island zone, and Airport zone)

Activity status: Controlled Where:

CON-1. The boundary adjustment complies with minimum allotment sizes for controlled activities, except where an existing allotment size is already non-

compliant, the degree of noncompliance shall not be increased;

SUB-S2 Requirements for building platforms for each allotment;

SUB-S3 Water supply;

SUB-S4 Stormwater management;

SUB-S5 Wastewater disposal;

SUB-S6 Telecommunications and power supply; and

SUB-S7 Easements for any purpose;

This application fails CON-1 on account the area of Lot 1 does not meet the minimum controlled standard and is therefore deemed restricted discretionary.

Activity status where compliance not achieved with CON-1 : Restricted Discretionary

Matters of discretion are restricted to:

- a. matters of any infringed standard; and*
- b. any relevant matters of control.*

CON-2 the boundary adjustment does not alter:

- i. the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;*
- ii. the degree of non compliance with zone or district wide standards;*
- iii. the number and location of any access; and*
- iv. the number of certificates of title.*

CON-3 1. The boundary adjustment complies with standard: SUB -S8 Esplanades.

Matters of control are limited to:

- a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses;*
- b. the provision of easements or registration of an instrument for the purpose of public access and reserves;*
- c. the effects of development phase works on the surrounding area;*
- d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, āhi tapu and other taonga;*
- e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or*

indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists;
f. natural hazards or geotechnical constraints;
g. where relevant compliance with Far North District Council Engineering Standards April 2022; and
h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.

NOTE: *If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.*

Overview of the Proposed District Plan

As an overview the requirements for boundary adjustments under the proposed district plan are not unlike those under the operative district plan and therefore do not, for the sake of repetitiveness, warrant further assessment

The rural character and amenity of this environment is undoubtedly rural based, and the subdivision promotes this theme without introducing any physical change, being an asbuilt situation.

CONCLUSION

The subdivision proposal defines a straight forward rural boundary adjustment.

The proposal has been assessed against the relevant planning legislation on an effects basis, and is considered to fulfil the relevant objectives and policies.

The subdivision is considered consistent with the higher planning documents, the Coastal and Regional Policy Statements, and the natural character of the property is not deemed 'significant', or even of 'high ecological value'.

Through implementation of the proposed management techniques positive effects are employed, such that the effects overall are less than minor.



R.J. Donaldson
 Registered Surveyor
DONALDSONS

Land / Engineering Surveyors and Development Planners



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




R. W. Muir
Registrar-General
of Land

Identifier 77462
Land Registration District North Auckland
Date Issued 09 April 2003

Prior References
NA109A/798

Estate Fee Simple
Area 4550 square metres more or less
Legal Description Lot 3 Deposited Plan 319638
Registered Owners
Ann Lynette Court and YHPJ Trustees (2009) Limited

Interests

Fencing Covenant in Transfer D112156.1 - 25.2.1997 at 2.00 pm
5549621.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.4.2003 at 9:00 am
Appurtenant hereto is a right to transmit electricity, telecommunications, right of way, right to convey water and a right to drain stormwater easements created by Easement Instrument 5549621.4 - 9.4.2003 at 9:00 am
The easements created by Easement Instrument 5549621.4 are subject to Section 243 (a) Resource Management Act 1991

211-3346-00

DIAGRAM A
SCALE 1:1000
see diagram C

DIAGRAM B
not to scale

DIAGRAM C
not to scale

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Transmit Electricity & Telecommunications	(A)	Lot 2 Heron	Lots 1 & 3 Heron
Right to Convey Water	(B)	Lot 1 Heron	Lot 3 Heron
Right to Drain Storm Water	(D)	Lot 1 Heron	Lot 3 Heron
Right to Drain Storm Water	(E)	Lot 2 Heron	Lots 1 & 3 Heron
Right to Drain Storm Water	(F)	Lot 2 Heron	Lots 1 & 3 Heron

Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Transmit Electricity	(A)	Lot 2 Heron	Top Energy Ltd
Right to Convey Water	(B)	Lot 1 Heron	

Total Area 4.6480 ha
Comprised in 109A/798

I, **Chen Michael Wilson**, being a person entitled to practise as a Surveyor in the Survey Act 2002, do hereby certify that the Survey to which this plan relates is accurate, and was under taken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules 2002. I hereby certify that the boundaries shown on this plan are correct and that the easements have been created in accordance with that Act and those Rules.

Signature: *[Signature]*
 Date: 15/09/2003
 Print Name: Chen Michael Wilson
 Address: 100/100
 Contact: 06 774 62 000

Approved as to Survey by Land Information NZ
 on 12/09/2003

Deposited by Land Information NZ
 on 12/09/2003

File No: 100/100
 Received: 04-MAR-2003
 Instructions: DP 319638
 Approved: [Signature]

Existing Easements

Purpose	Shown	Servient Tenement	Creating Instrument
Water Supply	(G)	Lot 2 Heron	B940617.1

Scale: 1 : 1500
 Date: September 2002
 LOCAL AUTHORITY: Far North District
 Surveyed by: Thomson Survey Ltd

LOTS 1-3 BEING A SUBDIVISION OF LOT 2 DP 177039

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: XII KAEO
 NZMS P05 SHEET No. 4.1

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

CONO 5549621.1 Consen

Cpy - 01/01.Pgs - 003.08/04/03.15:43



DocID: 310810866

SECTION 221: CONSENT NOTICE

REGARDING RC 2020494
The subdivision of
Lot 2 DP 177039
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate new titles.

SCHEDULE

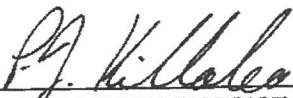
To be registered on Lot 1

1. All on-site wastewater treatment and disposal systems shall be specifically investigated and designed by a suitably qualified engineer. All storm water shall be diverted away from the systems.

To be registered on Lot 3

1. All on-site wastewater treatment and disposal systems shall be specifically investigated and designed by a suitably qualified engineer. All storm water shall be diverted away from the systems.
2. The storm water interception drain is to be maintained on an on-going basis in accordance with the design details approved in accordance with condition 2 (d) of this consent or further assessment shall be carried out by a suitably qualified engineer for an alternative means of controlling storm water that fulfil the requirements of condition 2(d) of the consent.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 24th day of February 2003.

RC 2020494
SRM\CERT\3wilson221



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




R. W. Muir
Registrar-General
of Land

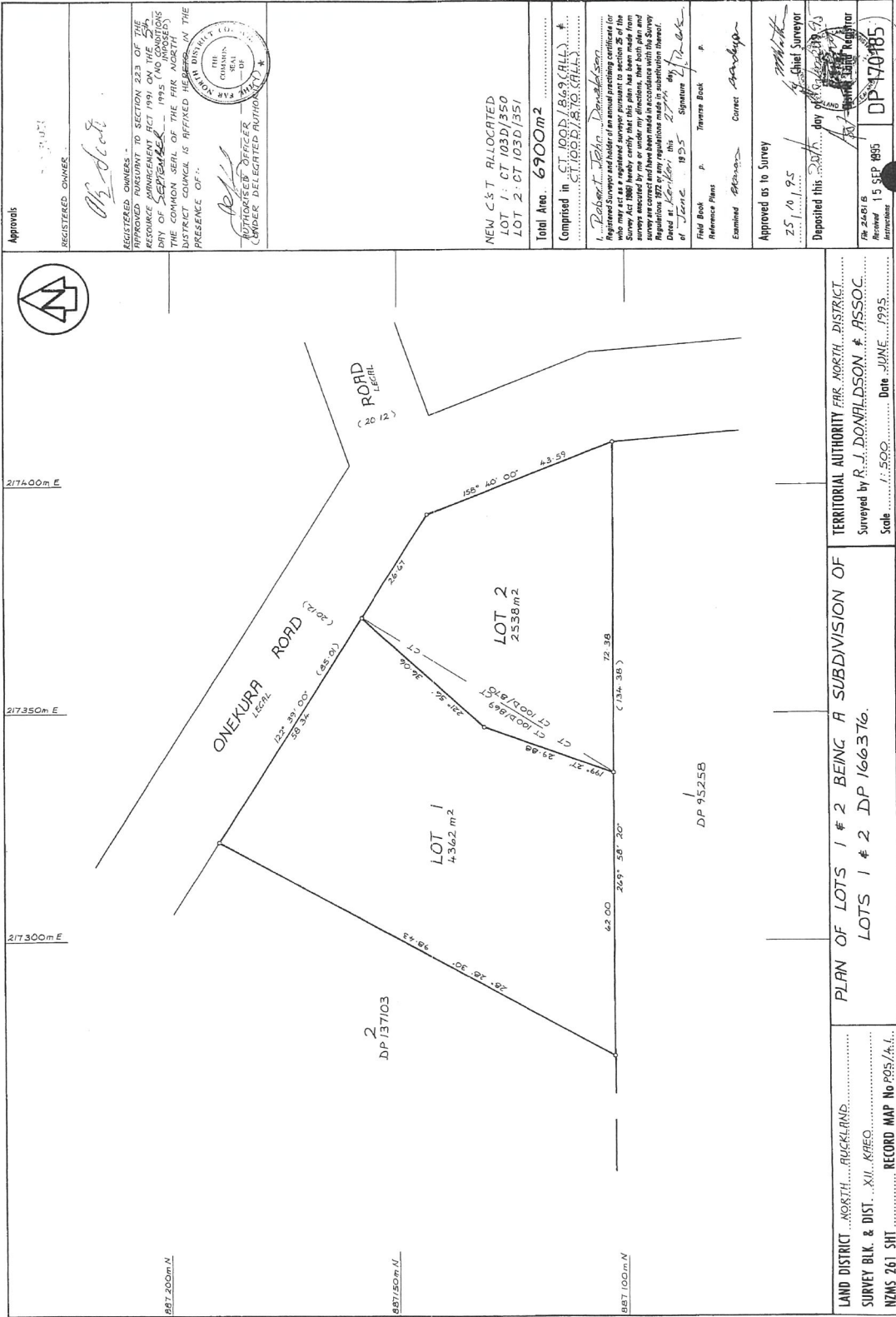
Identifier **NA103D/350**
Land Registration District **North Auckland**
Date Issued 20 November 1995

Prior References
NA100D/869

Estate Fee Simple
Area 4362 square metres more or less
Legal Description Lot 1 Deposited Plan 170185
Registered Owners
Ann Lynette Court

Interests

C467984.1 Statutory Land Charge pursuant to Legal Services Act 1991 - 2.4.1993 at 1.34 pm
C634386.1 Statutory Land Charge pursuant to Legal Services Act 1991 - 28.7.1994 at 1.37 pm
C834697.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 21.4.1995 at 1.05 pm
C871317.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 28.7.1995 at 2.41 pm



Approvals
 REGISTERED OWNER
 REGISTERED OWNERS
 APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE DAY OF SEPTEMBER 1995 (NO CONDITIONS) THE COMMON SEAL OF THE FIR NORTH DISTRICT COUNCIL IS AFFIXED HEREIN IN THE PRESENCE OF:
 AUTHORIZED OFFICER
 UNDER DELEGATED AUTHORITY

NEW C.S.T. ALLOCATED
 LOT 1: CT 103D/350
 LOT 2: CT 103D/351
 Total Area 6900m²
 Comprised in CT 100D/1649 (ALL) *
 CT 100D/1649 (ALL) *
 i. Robert John Donaldson
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 29 of the Survey Act 1977 and who is duly qualified in accordance with the survey regulations enacted by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1977 by my regulations and my substitution thereof.
 R. DONALDSON
 19.05.95
 Signature
 Field Book P. Thavers Book P.
 Reference Plans Examined
 Approved as to Survey 25.10.95
 Chief Surveyor
 Deposited this 15th day of SEPTEMBER 1995
 DP 170185
 RECEIVED 15 SEP 1995
 DEPARTMENT OF SURVEY AND LAND INFORMATION

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

C834697.2
CNO


REGARDING The subdivision of Lot 3 DP 137103
Kerikeri S.D North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate new titles.

SCHEDULE

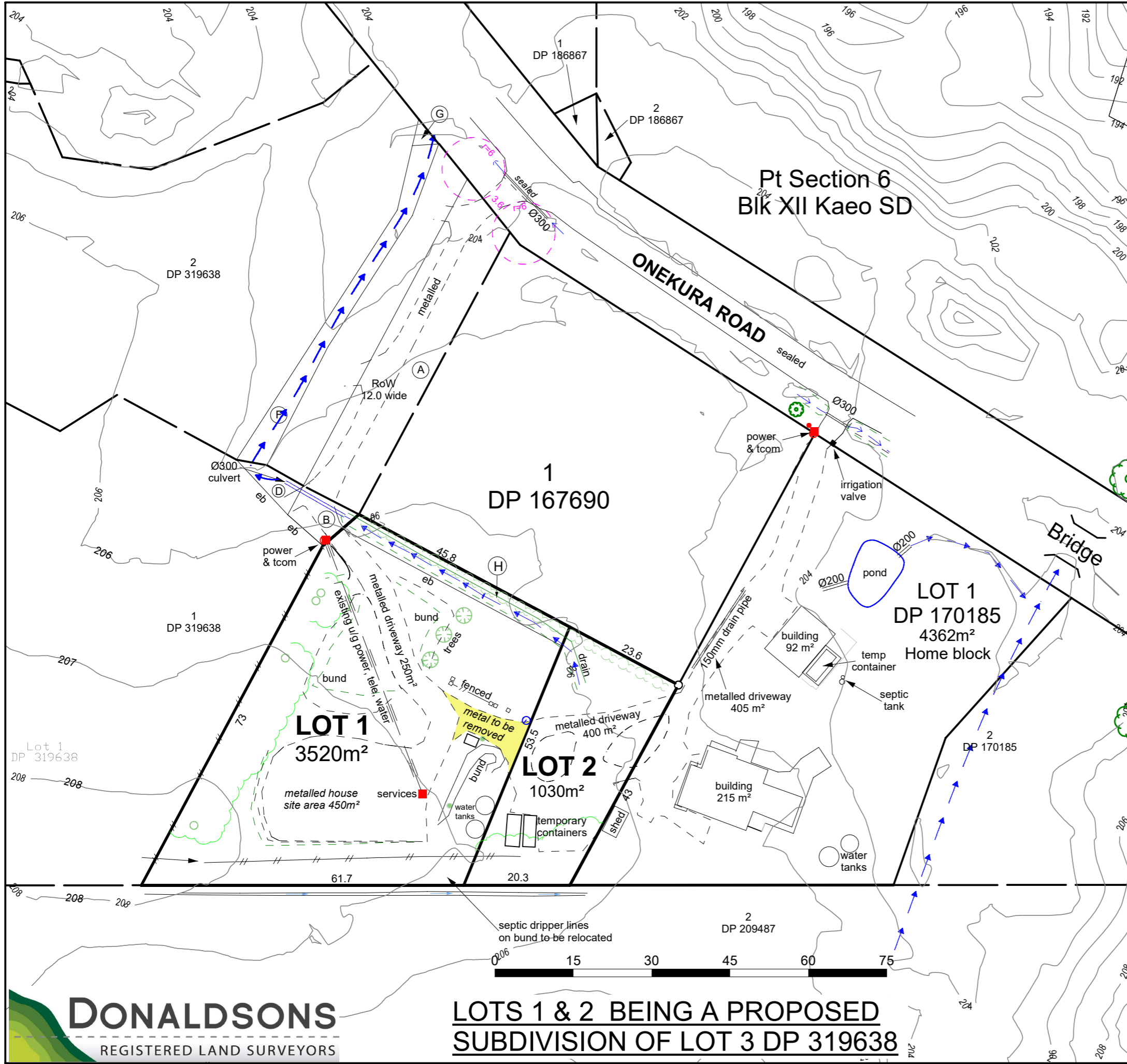
- (1) That a restriction against the Title of Lot 1 DP 166376 such that the floor level of any building thereon must be 0.8 metres above the deck of the adjacent bridge on Onekura Road."

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
pursuant to Section 252 of the
Local Government Act 1974.

DATE:

13/4/95



EXISTING EASEMENTS			
PURPOSE	SHOWN	BURDENED	BENEFITED
Right to transmit electricity & telecommunications	(A)	Lot 2 DP 319638	Lot 1 hereon
Right of way right to convey water	(B)	Lot 1 DP 319638	Lot 1 hereon
Right to drain water	(B) (D)	Lot 1 DP 319638	Lot 1 hereon
	(F) (G)	Lot 2 DP 319638	Lot 1 hereon
PROPOSED EASEMENTS			
Right to drain water	(H)	Lot 1 hereon	Lot 2 hereon

IMPERMEABLE SURFACES		
LOT 1 3520m ² metal driveway 250m ² metal house site 450m ² 20% coverage	LOT 2 1030m ² metalled 400m ²	LOT 1 DP 170185 4362m ² metalled 405m ² building 307m ²
Combined area 5392m ² Impermeable 1112m ² 20% coverage		

PROPOSED AMALGAMATION
That Lot 2 hereon be transferred to the owner of Lot 1 DP 170185 (NA103D/350) and that one Record of Title be issued to contain both.

Applicant : A.L. Court
Title : 77462
Total Area : 4550m²
Zone : Rural Production

Coordinates in terms of NZGD Mt Eden 2000
Heights are in terms of NZVD 2016
Contours are from Open Topography
Contour interval : 0.5m
Scale @ A3 : 1 : 750
Date : 04/10/2024

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 3 DP 319638

REF : 8506

