Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ● **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: David Stannard

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 Surveyors

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: David Stannard & Kerry Shelley

Property Address/ Location:

Postcode

8. Application Site Details

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

Name/s: David Stannard & Kerry Shelley

Site Address/ Location:

Legal Description: Lot 2 DP 317226 **Val Number:**

Certificate of title: RT 67488

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.

Proposed subdivision to create two additional rural residential allotments

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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 Ltd
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)	Micah Donaldson	
Signature: (signature of bill payer		Date 21-Apr-2026
	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) Micah Donaldson

Signature:

Date 21-Apr-2026

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

Checklist (please tick if information is provided)

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

EI 5572637.7 Easement I
Cpy – 01/01, Pgs – 004, 02/05/03, 08:57
DocID: 310849747

(T)

Registrar-General of Land Approval 98/6031EF A.D.L.S.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~I~~/We **Anthony David COLEMAN and Sylvia Mary COLEMAN** and
Barry Norman RONALDSON and Angeline Renee ROBERTON

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **NORTH AUCKLAND**
on the day of under No. **317226**
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. **317226**

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right to transmit electricity and telecommun-ications	**Lot 2**	**D** **I**	**Lot 1**	**67487** –1, DP 314903 **and** 2. DP 314903 **67488**

BNR
ARR

REF: 4050 /1

Registrar-General of Land
Approval
98/6031EF
A.D.L.S.

State whether any rights or powers set out here are in addition to or in substitution for those set out in the ~~Seventh~~ Fourth Schedule to the Land Transfer ~~Act 1952.~~ Regulations 2002.

1. ~~Rights and powers:~~

Electricity and Telephonic Communications:

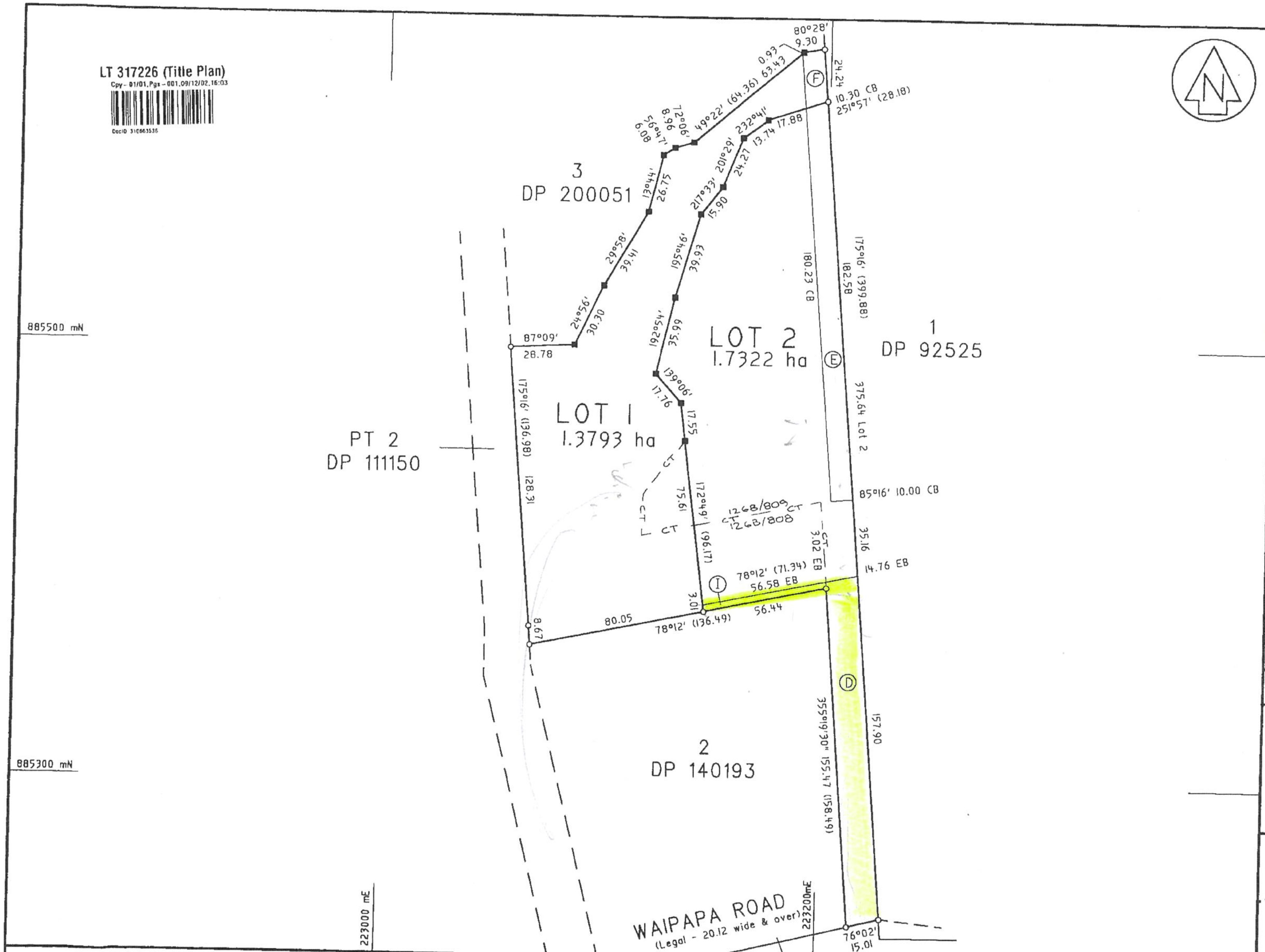
The rights and powers under the ~~rights to convey~~ electricity and telephonic communications are the same rights and powers as those set out in clauses ~~2 and 5~~ of the Fourth Schedule to the Land Transfer Regulations 2002 as if the words "electric power and telephonic communications" were inserted in lieu of the word "water" wherever the same appears in the said clause 2 and ~~as if the words "wires cables conduits and poles" were inserted in lieu of the words "line of pipes" "pipe or pipes" and "pipeline" wherever the same appear in the said clause 5.~~

BNK

DJGR

213-254-00

LT 317226 (Title Plan)



Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 27th day of November 2002 subject to the granting or reserving of the easement(s) set out in the memorandum hereon and for the purposes of Section 224(c) Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council.

Authorised Officer RC 2030271

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to transmit Electricity & Telecomm-unications	D, I	Lot 2 Hereon	Lot 1 Hereon

Areas marked E and F are subject to existing land covenants created by D489132.2.

Class of Survey: Lots 1 & 2 Class I

New C'sT Allocated:
Lot 1: 67487 Lot 2: 67488

Total Area 3.1115 ha

Comprised in CT 126B/808, CT 126B/809

I, Glenn Michael Wilson, being a person entitled to practise as a licensed cadastral surveyor, certify that-
(a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/1:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signature ....
Date 5th December 2002

Field Book .... p .... Traverse Book .... p ....
Reference Plans ....
Examined .... Correct ....

Approved as to Survey by Land Information NZ on 08 / 01 / 03 ~~Approving Surveyor~~

Deposited by Land Information NZ on 2/5/2003 ~~Registrar General of Land~~

File 6472 Coleman
Received 09 OCT 2002
Instructions

Approved LM 93706 TK1164472cde_LT

DP 317226

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: X Kerikeri
NZMS P05 SHEET No. 5.1

Lots 1 & 2 Being a Subdivision of Lots 1 & 2 DP 200051

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1 : 1250 Date: September 2002

Dup 9132.2 Cons

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC1980684 The subdivision of Lot 1 Deposited Plan 140193 Section 20 Blk X Kerikeri Survey District (North Auckland Registry)

PURSUANT to Section 221 and for the purpose 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. The registered proprietors of Lots 2, 3 & 4 Deposited Plan 200051 shall not construct any building on the areas marked "E", "F" "G" and "H", on Deposited Plan 200051.

Signed for **THE FAR NORTH DISTRICT COUNCIL** under delegated Authority

P J Killalea

Dated at KAIKOHE this 9th day of February 2000

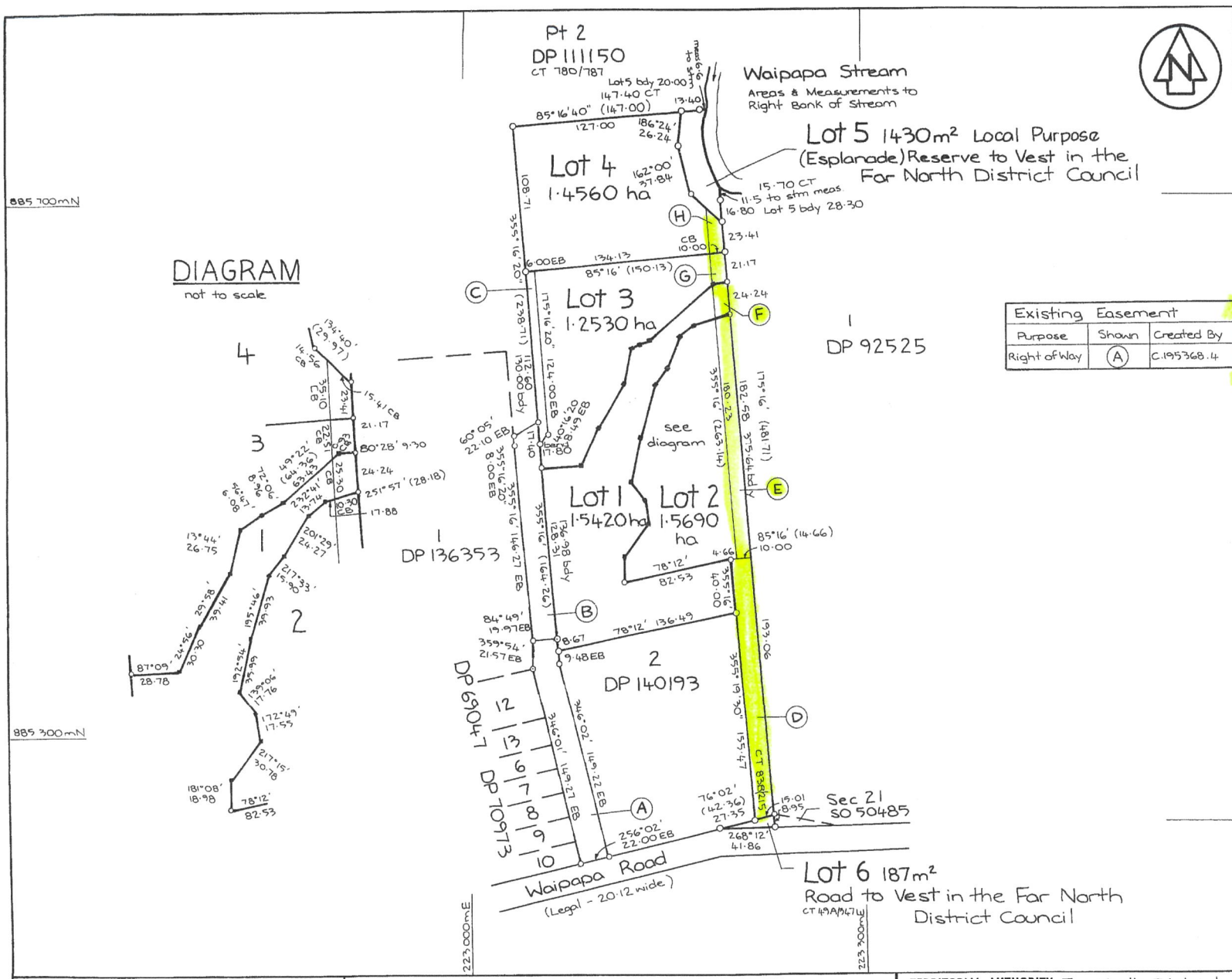
229 20.MAR00 D 489132.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTHLAND
for REGISTRAR-GENERAL OF LAND

1268/80

REGISTRAR-GENERAL OF LAND NEW ZEALAND

(2) CONO - 88



Existing Easement		
Purpose	Shown	Created By
Right of Way	A	C.195368.4

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	pt Lot 2 DP 111150	Lots 1, 3 & 4 hereon
Right to Transmit Electricity	B	pt Lot 2 DP 111150	Lots 3 & 4 hereon
Right to Transmit Telecommunications	C	Lot 3 hereon	Lot 4 hereon
Right to convey water	D	Lot 2 hereon	Lot 1 hereon

Areas marked (E), (F), (G) & (H) to be subject to land covenants.

New C/ST Allocated
Lot 1 : 126B-808 Lot 2 : 126B-809
Lot 3 : 126B-810 Lot 4 : 126B-811

Total Area 5.9817 ha

Comprised in C.T. 838/215 (All), C.T. 49A/147(All) C.T. 780/787 (Easement only.)

I, Glenn Michael Wilson of Kerikeri
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kerikeri this 22nd day of November 1999 Signature

Field Book ..... p..... Traverse Book ..... p.....
Reference Plans .....
.....
~~Examined~~ R. George Correct

Approved as to Survey
14/12/99
Chief Surveyor

Deposited this 20th day of March 2000
for ~~Registrar-General of Land~~ ~~District Land Registrar~~

File 5484 C
Received Instructions 30 NOV 1999

DP 200051

Approvals
A.D. Coleman
S.M. Coleman
Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 7th day of September 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.
P.J. Killalea
Authorised Officer

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. X Kerikeri
NZMS 261 SHT P05 RECORD MAP No 5:1

Lots 1-6 Being A Subdivision of Lot 1 DP 140193 & Sec 20, Blk X, Kerikeri S.D, and Easements Over Pt Lot 2 DP 111150

TERRITORIAL AUTHORITY Far North District
Surveyed by Thomson & King Ltd (Kerikeri)
Scale 1:2000 Date April 1999

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

L.I.N.Z. FORM D16 *APPROVED M82/031

24 MAR 2000

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz

DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

D. STANNARD & K. SHELLEY, 390 WAIPAPA ROAD, KERIKERI

Date: 21 April 2026 Reference: 8715

CONTENTS

INTRODUCTION

The owners of Lot 2 DP 317226 seek Resource Consent to undertake a subdivision creating three lots at 390 Waipapa Road, Kerikeri.

The proposed subdivision will create the following allotments:

- Proposed Lot 1: 9939m^2
- Proposed Lot 2: 4000m^2
- Proposed Lot 3: 3383m^2

The proposed allotment sizes are generally consistent with the character and pattern of development within the surrounding mixed use environment. The proposal does not meet the controlled or discretionary activity standards for subdivision within the Rural Production Zone of the Far North District Plan, and therefore requires resource consent as a non-complying activity in breach of rule 13.7.2.1.

The site currently contains one established residential dwelling that is to remain with the balance area on Lot 1. This lot captures the entire ingress strip serving the site, and as a consequence results in a total impermeable surface area that exceeds the permitted 15%. Additionally, the proposed boundary south of the existing dwelling on Lot 1, is to be aligned approximately 4m from the new boundary, and the Shed on Lot 2 would similarly be setback the same distance.

Affiliated Land Use consents are therefore required pursuant to Rule 8.6.5.1.4 (*Setback from Boundaries*) and Rule 8.6.5.1.3 (*Stormwater Management*).

SITE DESCRIPTION

The properties legal reference:

Appellation:	**Lot 2 DP-317226**
Registered Owner:	D. Stannard & K. Shelley
Record of Tile:	67488
Total Area:	1.7322ha

The site contains one existing dwelling, with a detached garage and separate shed. Access to the site extends from Wipapa Road within an ingress strip that extends for approximately 270m via a 3.0m wide metalled driveway. The entrance onto Waipapa Road is in good condition as a concrete formation and provides good sight visibility in both directions for the posted speed of 60km/hr.

Waipapa Road frontage is well established including cycle lanes on both sides, and a footpath along the northern side of the carriageway.
The property features mature planting, landscaped gardens, and roadside screening, which help mitigate amenity impacts. The vacant portion of the site offers elevated ground with easy contours, without any bush or ecology of significance, suitable for building and wastewater disposal.

The site defines a gentle spur where stormwater from all three lots sheet flows predominantly to the north, east and west. The proposal includes provision for future stormwater discharge with an easement over Lot 2 in favour of Lot 3. This would allow for either a piped or open swale stormwater connection. The easement widens to allow for a future spreader device if required. The proposed stormwater easement adjoins Councils Gross stormwater easement located on adjoining property Lot 2 DP 374903.

Lots 2 & 3 are located on Okaihau gravelly friable clay (OK), being somewhat excessively drained.
These soils formed on basalt lava low in silica and rich in iron and aluminium. They are part of the Kiripaka soil suite.
All old basalt volcanic soils are generally free draining, requiring few drainage structure improvements.

The surrounding area exhibits a mix of rural orchard, rural lifestyle, rural residential, and in proximity urban characteristics. Residential development has increasingly established the dominant land use, signalling a significant transition away from traditional rural-based activities, and this is similarly reflected in the rules and standards of the Proposed District Plan.
The prevailing pattern of residential use comprises sites ranging from approximately 800m^2 (e.g. Mawson Avenue, located around 120m to the west), to larger allotments of approximately 3,000m^2 to the east, adjoining the orchard.

The site also benefits from its proximity to Waipapa's recreational facilities, including tennis courts, soccer fields, and skating amenities. Additionally in proximity, on the other side of Waipapa Road is the current extent of "Light Industrial activities" (*Bunnings and Promax Plastics*).
Overall, the immediate environment is distinctive, reflecting an emerging urban hub that currently integrates both rural and residential elements. It can be described as a unique locality undergoing a transition away from predominantly rural activities.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991 and is required to demonstrate compliance with provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4
An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:
ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA
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 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 application site is well removed from its natural state, having been utilised as an established lifestyle property for many years. It does not contain any identified significant natural ecosystems, indigenous vegetation, or waterways, and the proposal will not result in the loss or degradation of such features. Accordingly, the development maintains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations.

The life-supporting capacity of air, water, soil, and ecosystems will be safeguarded. The subdivision requires only minimal earthworks upgrading the access, and the site's gentle topography enables future development to occur without the need for significant land disturbance (cut and fill less than 1.5m in height).

Stormwater management measures are proposed to ensure that adverse effects on the environment are appropriately avoided, remedied, or mitigated. Roof water from future dwellings on Lots 2 and 3 will be directed to on-site attenuation tanks, and additional stormwater devices will control runoff from impermeable surfaces. These measures will be secured via consent notice requirements and supported by easements to manage discharge. Overall, this represents an improvement in stormwater management compared to the existing use rights, and will reduce potential effects on the receiving environment and lower catchment compared to that currently permitted.

The site is well established, and the proposed subdivision represents an efficient use of underutilised land resources. The development is consistent with the objectives and policies of the Rural Production Zone and aligns particularly well with those of the proposed Rural Residential Zone, which sets the more relevant planning framework for this transition area.

Technical assessments support the suitability of the site for development. A wastewater assessment confirms that the proposed lots can accommodate on-site disposal systems in accordance with TP58 guidelines. Provision has been made such that a geotechnical assessment would be completed with any building consent application.
Overall, the proposal achieves the purpose of the Resource Management Act by enabling people and communities to provide for their wellbeing while ensuring that environmental effects are appropriately managed.

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:

The site is not subject to adverse subdivision effects, particularly in relation to potential impacts on wetlands, lakes, or rivers, due to the proposed stormwater management measures. These measures ensure that post-development runoff is attenuated to no more than 80% of pre-development levels, thereby avoiding or mitigating adverse effects on receiving environments. The impact on the coast is nil.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

There are no known outstanding natural features or landscapes.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

There are no areas of significant vegetation or habitats of indigenous fauna within the subject boundaries.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The Ngāti Rehia Hapū Management Plan identifies key concerns relating to the protection and enhancement of water quality and the avoidance of fragmentation of indigenous vegetation. These matters have been carefully considered in the design of the proposed subdivision.

The proposal does not give rise to any direct conflict with these identified values. No indigenous vegetation clearance is required, and earthworks are minimal in scale. As such, the development will not contribute to vegetation fragmentation or the degradation of ecological values.

In terms of water quality, wastewater from the proposed lots will be treated to a high standard via secondary treatment systems, consistent with current best practice. The site's favourable soil characteristics enable effective on-site disposal through soakage, thereby minimising the potential for adverse effects on groundwater and the wider environment.

Stormwater management has also been carefully addressed through the incorporation of on-site detention measures. Roof water from future dwellings will be directed to attenuation tanks, and additional stormwater devices will manage runoff from impermeable surfaces. These systems are designed to detain and gradually release stormwater, ensuring that post-development flows do not exceed pre-development levels. This approach will mitigate potential adverse effects on receiving environments and downstream catchments, and will assist in maintaining existing water quality.

Furthermore, there are no watercourses, wetlands within the site that could be affected by the proposal.
Ngāti Rehia have expressed that they are not opposed to development per se, provided that it does not adversely affect cultural values, heritage, or the environment. In this regard, the proposal is considered to be consistent with those expectations. The subject site is located along Waipapa Road within an area that exhibits an established pattern of rural-residential development, and much of the surrounding land is zoned for residential purposes. The subdivision represents a logical and efficient use of an existing undersized site that is no longer well-suited to productive rural use.

The site is not in proximity to any identified cultural heritage sites recorded in the District Plan, nor does it contain any known sites or features of cultural significance, including waterways or other taonga.

The property is already largely developed, containing two established dwellings, and has been subject to modification over time.

Overall, the proposal is considered to result in no more than negligible adverse environmental or cultural effects. It appropriately recognises and provides for the matters identified in the Hapū Management Plan, while enabling the sustainable use and development of the land resource.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

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—

(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

The subdivision facilitates the efficient use of land that is designated under the Proposed District Plan for Rural Residential development purposes, optimising the lands potential for a property that is no longer suitable for traditional rural activities. By creating two rural residential allotments, the proposal increases the availability of residential land in Kerikeri, supporting housing demand and contributing to the economic vitality of the region. This includes potential benefits such as local construction activity, job creation, and investment in associated services and infrastructure, which collectively enhance social and economic wellbeing.

The site's orientation to the north allows for optimised passive solar gain and potential renewable energy use, promoting sustainable living and reducing long-term energy costs for future residents. The applicant has demonstrated a commitment to effective stormwater management and climate change adaptation measures, further reinforcing the sustainability and resilience of the development.

There are no known onsite habitats or ecological features of significance that would be affected by the proposal. While the subdivision may not directly enhance existing amenity values, it is consistent with the objectives and policies of the zone, which anticipate gradual intensification and infill development in established residential areas. The surrounding environment is undergoing a transition, and the proposed allotment pattern is compatible with the evolving character of the locality.

From a social and community perspective, the proposal provides additional housing options, enhancing accessibility and choice for a diverse range of residents and supporting a sense of community. Overall,

the development strikes an appropriate balance between environmental, social, and economic considerations, supporting the growth and housing needs of the region while maintaining the character and integrity of the existing environment.

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.
The subject site is tagged for rural residential living, contains no identified sites of cultural significance, and the proposal does not affect any Treaty interests. Section 8 obligations are acknowledged but do not impact the lawful use or subdivision of the land.

ASSESSMENT OF THE ACTIVITY AGAINST 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;

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Environmental Standards, and Regional Policy Statement. There are no other relevant provisions.

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:*

The proposed subdivision is not expected to result in any significant adverse effects on the environment, including flora, fauna, or ecological values. The effects are considered **less than minor** when assessed

against the permitted baseline for similar activities in the Rural Production Zone. No alternative locations or methods are considered necessary, as the proposal efficiently utilises the existing site and avoids impacts on sensitive environmental features.

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

The proposed subdivision is not expected to result in any significant adverse environmental effects. Potential effects typical of residential development include effluent discharge, increased stormwater runoff, traffic movements, noise, and the visual presence of new structures. These effects are well-understood, are minor in scale, and compatible with the character of surrounding properties.

The sites development would be consistent with the objectives and policies as described following, which provide a framework for managing and mitigating potential effects. On this basis, the level of actual and potential environmental effects is **considered less than minor**, and no further investigation is required.

(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:

Effluent disposal would uphold high standards in accordance with TP-58 to ensure compliance with the Northland Regional Water and Soil Plan.
Effluent disposal standards would also be registered on a consent notice to inform future landowners of their responsibility to install secondary treatment for any new habitable building.

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

There are no issues to address.

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

The proposal although being a discretionary activity is considered to present effects less than minor not to require neighbour's consultation.

To fully understand the potential effects of the subdivision and identify who may be affected, it is important to consider that the development, in its proposed configuration, mirrors a scenario where secondary buildings are a permitted activity. For a site with an area of 1.7ha, this is sufficient to accommodate two sheds or a "Granny Flat", and secondary building for home office style use.
The Rural zone encourages alternative accommodation and business activities, as outlined in the relevant objectives. As such, the provision for a secondary building is an established right, and its

inclusion could result in a visual appearance of multiple buildings on the site. This is a key consideration in assessing the potential visual and amenity impacts, as the overall development may reflect the presence of more structures than typically expected in a single residential setting.

The concept of the **permitted baseline** provides a framework for understanding the level of development that the site could accommodate without requiring resource consent. Under the parent title, it is possible to cover 15% of the area (2500m^2), which could be used for purposes described above, without triggering additional regulatory requirements. This arrangement is supported by the permitted traffic movements from a rule site (60 one-way movements).

In this context, it is clear that the proposed subdivision does not result in a greater level of environmental or amenity effects than what is already permitted under the current zoning.

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

No monitoring appears necessary.

(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.

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The proposal is considered to align with and promote the objectives of the zone, in particular the more relevant described under the "Proposed District Plan", while being compatible with surrounding land uses. It is anticipated to have no unreasonable adverse effects on the wider community, including social, economic, or cultural aspects.

Overall, the subdivision is designed to integrate with the existing environment, maintaining the rural character and minimizing any potential conflicts with neighbouring land use activity, namely the orchard operation to the east, where the access provides a suitable setback and the hedge acts as a buffer.

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

No concern.

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

The subdivision does not result in any habitat disturbance. Future building activity would be within an area that has an easy contour, is cleared of any vegetation, and already has services available onsite.

(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:

Key values outlined are not depleted.
There is no influence on Fisheries.

(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 both present a standard level of effects through use of best practice as described under their respective headings 'Chapter 13 assessment'.

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

To the best of our knowledge there are no concerns.

In summary, the proposal is seen as an activity that supports both the personal and broader community economic wellbeing, while promoting the efficient use of land near the urban periphery of Kerikeri. The development aligns with the region's growth objectives and contributes to the ongoing economic vitality of the retail and construction sectors. By maximising the use of available land, the proposal helps meet local housing demand, stimulates economic activity, and supports sustainable growth in the area.

PERMITTED BASELINE

To understand the development potential of this 1.7ha parcel, the following outlines credible, non-fanciful land use scenarios that could occur without requiring resource consent.
The assessment considers how the environment may appear as of right, and compares these effects with those arising from the proposed subdivision. The objective is to identify actual or permissible environmental effects and, where effects are more than minor, guide consultation with affected parties.

The permitted baseline demonstrates activities a site can accommodate as of right and allows the council to disregard those effects when assessing resource consents.

Case law guidance:

- *Bayley v Manukau City Council* [1999] 1 NZLR 568 (CA) establishes that adverse effects arising from permitted activities are part of the existing environment and may be excluded from assessment.
- *Eyres Eco Park v Rodney District Council* (A147/04) confirms that existing use rights are considered part of the environment.

The receiving environment—beyond the subject site—is also relevant, as the subdivision may influence adjacent areas. When assessing effects, it is permissible and often necessary to consider the future state of the environment, including:

Modifications from permitted activities; and
Changes from resource consents already granted at the time of assessment.

For this site, common permitted land uses relate to, rural business, home office or accommodation-type activities, where a primary dwelling and secondary buildings can be constructed without exceeding key Rural Production Zone standards:
Key parameters under the Operative District Plan:

- Impermeable surface: The site currently has 1862m² / 17320 x 100 = 10% coverage; therefore approximately 5% (866 m²) remains, allowing for a number of secondary buildings or one exceptionally large structure.
- Building coverage: Maximum 10%; currently 402 m² (2.3%).
- Building height : Maximum 12m
- Scale of activities: 8 person per site (ancillary to farming) or 4 person per site.
- Traffic movements: Maximum 60 one-way movements per day; foot traffic or minivan use is not restricted.

Based on these parameters, reasonable land use scenarios could include:

1. Bed and breakfast accommodation
2. Professional office (consulting or similar)
3. Rural consultancy or produce
4. Trades base with client showroom (e.g., plumbing or electrician)

Although these scenarios are relatively constrained by zone standards, they are feasible with appropriate control measures.

Overall, while a variety of land uses are technically possible, the permitted baseline demonstrates that the act of subdivision does not deviate from those effects that are already anticipated under the current zoning as a permitted activity. This comparison provides a significant support for assessing the additional effects of the proposed subdivision.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents guidelines for the northland region but has limited relevance to this designated development zone and its absence of any vulnerable ecology.

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
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

There is no immediate risk to or impact on ecosystems. The site already has the base infrastructure (legal access & services) in place.

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

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

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

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

The proposed subdivision has been designed so that the location, intensity, scale, and form of development remain subordinate to the site's natural attributes. The pattern of development responds appropriately to existing development patterns, does not visually dominate or detract from natural features or evident trends. The proposal does not encroach upon prominent landforms such as ridgelines, headlands, or other defining landscape elements, and maintains the integrity of existing vegetation patterns and natural systems.

The proposal represents a logical consolidation or infill development within an area where the natural character has already been modified. The site is capable of accommodating additional development without resulting in further degradation of natural character values. The subdivision therefore aligns with the policy direction to concentrate development within or adjacent to existing settlements or in areas where landscape values have been compromised.

Overall, the proposal is consistent with the intent of the policy. It will not result in significant adverse effects on natural character, natural features, or natural landscapes.
Importantly, no areas of high natural character or sensitive features, including wetlands or waterbody margins, are affected by the proposal.

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.

The proposed subdivision is small in scale and is not expected to generate any unreasonable adverse effects on the environment. The surrounding locality is characterised by rural living and residential development, and the site is already used for residential purposes.

When compared against the permitted baseline, the potential environmental effects are similar to those that could arise from permitted land use activities on the site. In this respect, the subdivisions visual impact does not materially increase the scale or intensity of development beyond what could reasonably occur as of right.

The proposal therefore represents a logical and efficient use of the land while remaining consistent with the established character of the surrounding environment. The resulting allotments utilise land that is not suitable for productive rural activity, thereby avoiding the fragmentation of versatile soils capable of supporting horticultural or agricultural production.

Part B) Regional urban design guidelines
Context
Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. In this regard, quality urban design:
(a) Takes a long-term view; and
(b) Recognises and builds on landscape context and character; and

Character
Quality urban design reflects and enhances the distinctive character and culture of our urban environments, and recognises that character is dynamic and evolving, not static. In this regard, quality urban design:

(a) Reflects the unique identity of each town, city and neighbourhood and strengthens the positive characteristics that make each place distinctive;

***5.1.3 Policy** – Avoiding the adverse effects of new use(s) and development*

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

(b) Commercial and industrial activities in commercial and industrial zones;

The proposed subdivision appropriately manages the interface with the adjoining horticultural activity located to the east. A separation distance of approximately 20 metres is provided between the proposed residential lots and the orchard boundary. This setback is consistent with accepted planning practice,

where buffers in the order of 20 metres are generally recognised as effective in reducing potential reverse sensitivity effects, including spray drift, noise, and general operational activities associated with horticulture.
Importantly, this buffer is not simply a notional setback. The proposed accessway is located within this margin, creating a permanent physical separation between the orchard and future building platforms. This design response ensures that residential dwellings cannot be established in close proximity to the orchard boundary, thereby maintaining the integrity of the buffer over time and avoiding incremental encroachment.
The proposal is further supported by the zoning context under the Proposed District Plan, where the adjoining orchard land is identified for Rural Residential use. This zoning anticipates a transition from productive horticultural use to a more intensive rural living environment. As such, the potential for reverse sensitivity effects is reduced over time, and any residual effects are expected to be both minor and typical of a transitional rural environment.
To the extent that any reverse sensitivity effects may arise, these can be appropriately managed through standard consent notice mechanisms. It is recommended that consent notices be imposed on new titles to ensure that future landowners are aware of, and accept, the potential for typical rural effects. These may include, but are not limited to:

-Noise from rural and horticultural activities, including machinery operation, vehicle movements, and seasonal harvesting;

-The use of agrichemicals, including potential spray drift;

-General rural odours, dust, and lighting associated with productive land use; and

-The presence and movement of workers and machinery at various times, including early morning and seasonal peak periods.

In addition, where potable water is sourced from roof catchment systems, consent notices can require appropriate mitigation measures such as first-flush diversion systems and/or water filtration to manage any potential contamination from spray drift.

Proposed Consent Notice Wording :
"The owner/s of this lot acknowledges that the property is located within a rural environment where primary production activities are undertaken as a permitted activity. These activities may generate noise, dust, odour, spray drift, and increased traffic movements at various times, including early morning and seasonal periods. The owner accepts that these effects are a normal part of the rural environment and shall not raise objection or complaint in relation to such effects."

"Where rainwater is collected for potable use, the property owner shall install and maintain appropriate water management systems, including first-flush diverters and filtration devices, to mitigate potential contamination from airborne substances."

Overall, the combination of physical separation, zoning context, and consent notice controls provides a robust and enduring framework to manage reverse sensitivity effects most of which are anticipated to be temporary as the zone transitions away from rural activities. The proposal therefore achieves a compatible interface with existing horticultural activities and is consistent with established planning practice.

NATIONAL ENVIRONMENTAL STANDARDS

The following historic aerial images confirm the property was never used for any horticultural activities, and there are no unidentified historic structures, therefore is not considered a known HAIL site.

There are no other national environmental standards applicable to the application site and subdivision activity.

1982

1977

1953

NATIONAL POLICY STATEMENT

FOR FRESHWATER MANAGEMENT 2020

Part 1
1.3 Fundamental concept – Te Mana o te Wai
(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies
2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
(a) first, the health and wellbeing of water bodies and freshwater ecosystems
(b) second, the health needs of people (such as drinking water)
(c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management
(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:
(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.

(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
(d) Encourage the co-ordination and sequencing of regional or urban growth.

The National Policy Statement directs that development should avoid adverse effects that could compromise inland wetlands and natural features associated with water bodies. The subject site itself does not contain any identified or mapped wetlands. However, the adjoining property (**Lot 2 DP 374903**), to the west, contains a registered stormwater easement in favour of the Far North District Council (FNDC), associated with a gully feature. This gully exhibits characteristics that may be consistent with a potential wetland environment, including low gradients and a concentrated waterflow.

Adopting a precautionary approach, and assuming the adjoining gully functions as a wetland, the proposal appropriately manages potential effects. Stormwater from Lots 1–3 will be controlled through detention measures to ensure that post-development runoff, up to a 100year event, does not exceed pre-development flows. This will maintain the existing hydrological regime and avoid adverse saturation effects on the downstream system.
Furthermore, no earthworks are proposed within 50 metres of the low-lying gully feature as part of the subdivision works or future development stage. The National Policy Statement requires a minimum separation distance of 10m, therefore this subdivision layout provides an additional buffer, ensuring that the physical and ecological characteristics of the area are not compromised.

Overall, the proposal is consistent with the permitted activity framework of the National Policy Statement for Freshwater Management.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

The site has both lass 3s2 & 4e2 soil land use capability and therefore the subdivision is subject to the National Policy Statement for Highly Productive Land 2020 (updated Dec 2025).

Part 2
2.1 Objective
Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies
Policy 1
Highly productive land is seen as a resource with finite characteristics and long-term values for land based primary production.

Policy 4
Highly productive land for land-based primary production is prioritised and supported.

Policy 8
Highly productive land is protected from inappropriate use and development.

Part 3
Implementation
3.2 Integrated management

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

3.5 Identifying highly productive land in regional policy statements and district plans

(7) Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that:

(a) is:
(i) zoned general rural or rural production at the commencement date; and
(ii) LUC 1, 2 or 3; but

(b) is not:
(i) identified for future urban development at the commencement date; or
(ii) subject to a council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle at the commencement date; or
***(iii)** subject to a resource consent application for subdivision, use or development on LUC 3 land for any activity other than rural lifestyle, where that consent has been lodged at or after the commencement date.*

Clause 3.5(7)(b)(iii) requires that subdivisions within the rural zone avoid creating lots primarily intended as "lifestyle" blocks rather than for functional rural purposes; however, it allows flexibility for subdivisions that establish Rural Residential–sized lots. Similarly, Rule 7(b)(ii) provides exceptions for land that is highly productive and has been rezoned to accommodate residential-style uses, recognising that such areas are intended to transition away from traditional rural production.

The proposed lots are intended for residential use only and are no longer lifestyle-sized lots. This aligns with the Council's rezoning of the land to Rural Residential under the Proposed District Plan, reflecting the anticipated transition in land use.

In accordance with Clause 3.5 of the National Policy Statement, the subdivision upholds the policy intent by providing for land use that is consistent with the planned purpose of the zone, avoids the creation of rural lifestyle lots, and ensures that development occurs in a manner that is compatible with the intended outcomes for Rural Residential areas.

Overall, the proposal is consistent with the permitted activity framework of the National Policy Statement for Highly Productive Land 2020 (updated Dec 2025).

DISTRICT PLAN

The property is zoned Rural Production under the Operative District Plan and is not subject to any identified resource management overlays.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	**Discretionary**
Rural Production	*3.* *A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000;*

Lot 1 = 9939m²
Lot 2 = 4000m²
Lot 3 = 3383m²

The current title, RT 67488, was granted on 2 May 2003 and technically does not meet the 28 April 2000 rule. However, this was the result of a boundary adjustment. The preceding title, NA126B/808, was in fact granted on 20 March 2000 and therefore would provide the relevant reference date for consideration under a resource consent assessment.

The balance area of Lot 1 does not meet the 4.0-hectare minimum area standard for a discretionary activity under the Operative District Plan. As such, the proposal is formally presented as a **non-complying** activity. Overall, the non-compliance relates only to minor technicalities rather than substantive environmental effects.

Notwithstanding this status, the proposal aligns with the relevant **objectives and policies** of the Plan. The scale and nature of the non-compliance is such that any adverse environmental effects are **less than minor**. When assessed against the outcomes anticipated for a Controlled Activity, any differences in effect are negligible and not readily discernible.

The resultant balance lot remains functional and appropriate within its rural context. The reduced area does not compromise the overall environmental performance or the intended character of the subdivision.
Further, the Proposed District Plan provides a more contemporary and enabling framework for subdivision in this location. The proposal aligns closely with the Controlled Activity standards under that Plan, demonstrating that the policy outcomes intended by the Plan are achieved despite the current non-compliance under the Operative Plan.

In this context, the non-complying activity status under the Rural Production Zone reflects the outdated structure of the Operative Plan rather than the presence of significant adverse effects. On balance, the proposal is consistent with higher-order objectives and policies, and the associated effects can reasonably be characterised as less than minor.

(Objectives *Subdivision*)

13.3.2 *To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*
The subdivision is not seen to compromise the life supporting capacity of air, water or ecosystems. Net environmental gains are evident, through stormwater management.
The level of effects, in a broader context must be considered against the properties existing use rights, to which it is evident that the proposal being as-built does not introduce a level of effects greater than that already occurring.

The proposed subdivision is not expected to compromise the life-supporting capacity of air, water, or ecosystems. On the contrary, net environmental gains are anticipated, particularly through the implementation of stormwater management measures designed to maintain pre-development flow rates and reduce downstream flooding effects.

The level of effects should also be considered in the context of the site's existing use rights. The proposal, as designed, does not introduce adverse effects beyond those already associated with the existing environment. In this regard, it is consistent with the principle established in case law that the Resource Management Act does not operate as a "no effects" statute. Rather, an assessment of effects must account for permitted baseline activities, providing a realistic comparator to determine whether new effects are, in fact, more than minor.

Further, in consideration of the planning framework, there are no specific environmental degradations identified that would warrant additional avoidance, remediation, or mitigation beyond the measures already proposed (*refer to proposed consent notices for complete review*). The subdivision is therefore consistent with the intent of Clause 13.3.2, achieving appropriate environmental outcomes while accommodating lawful development.

13.3.4 *To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*

As described the property is vastly modified therefore the subdivision is not to be seen as causing alienation or effects contrary to the Rural Production zone intent.

For the most part, the property is not known for any scheduled heritage resources, and the subdivision activity does not cause any physical effects to be of concern.

13.3.5 *To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.*

The proposal satisfies these requirements without concern.

13.3.6 *To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.*

The subdivision is not considered innovative, however does uphold the subdivision objectives and there is no relevance to the policies given the low environmental impact associated with the activity.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

The subdivision is not seen to cause measurable adverse effects on significant natural values, it proves quite the contrary being able to enforce protection and security from potential degradation of natural habitat through management.

RURAL ENVIRONMENT

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone promotes diverse land uses, particularly those that are sustainable and compatible with the natural and physical resource base. In this context, the proposed subdivision of an otherwise underutilised portion of land represents a sustainable outcome. The development maintains the environmental integrity of the site, does not compromise the life-supporting capacity of air, water, or soil, and avoids adverse effects beyond those reasonably associated with existing land use.

Overall, the proposal aligns with the purpose of the Rural Production Zone by providing a productive and functional land-use outcome that supports the social and economic well-being of the applicant and the wider community, while maintaining the environmental values intended to be protected by the zone.

8.6.3 OBJECTIVES

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

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

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

The subdivision does not present any measurable adverse effects on significant natural values.

ASSESSMENT CRITERIA CHAPTER 13 FAR NORTH DISTRICT PLAN

Allotment Sizes and Dimensions

The proposed allotment sizes are sufficient to accommodate all essential infrastructure, including building footprints, access and parking areas, outdoor living spaces, and the efficient management of effluent and stormwater. The lot sizes are therefore functional and enable safe, sustainable, and practical residential development.

These sizes are consistent with the existing character of the surrounding area and align with Council planning policies, including the objectives and rules of the Rural Residential zone. The development reflects an infill growth approach, with allotment dimensions and layouts that are comparable to other properties in the immediate and wider vicinity. This consistency contributes to the established pattern of land use, reinforcing the orderly and cohesive development of the area while maintaining compatibility with the zone's intended outcomes.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

(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.

This vicinity is designated as a transition zone, and this is expressed in the Proposed District Plan where the minimum lot size reduces to 2000m^2, which aims to better utilize existing infrastructure and meet the growing demand for compact sites.

The Strategic Directions outlined in the Proposed District Plan includes:

- *Alignment with the Council's vision for the district's development and environmental quality, as set out in Far North 2100, the district's 80-year strategy;*

- *Fostering a prosperous economy by enabling a wide range of rural and urban business activities in appropriate locations;*

- *Managing urban growth through the integration of existing and future infrastructure, ensuring sufficient land and opportunities to meet housing and business growth demands.*

This proposal aligns with and supports these strategic objectives.

(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.
No concern.

(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
The proposal has been demonstrated to be compatible with the wider development trends.

(d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.
No concerns the site is alienated land and its further utilisation for residential purposes of this scale promotes sustainable development consistent with council strategic direction.

Hazards
To the best of our knowledge there are no known natural hazards onsite. Flooding does occur in proximity and proposed stormwater mitigation supports avoiding compounding effects.

Water Supply
A public water supply is available along Waipapa Road, from which a new connection may be provided to Lots 2 and 3. In the event that a connection is not feasible, domestic water will be supplied via roof runoff collected in storage tanks.

With respect to firefighting requirements, Lot 1 is an as-built property and is therefore not subject to additional firefighting mitigation. Lots 2 and 3, being vacant, will be subject to a consent notice registered on the titles. This notice will require the provision of a minimum 10,000-litre firefighting water storage for any habitable building up to 300 m^2. Buildings exceeding this area will need to comply with the standards set by Fire & Emergency New Zealand.

Additionally, a consent notice is proposed for all lots where potable water is sourced from roof catchments. This notice will require the installation and ongoing maintenance of appropriate water filtration systems to ensure safe drinking water from roof-collected supply.

Stormwater
Lots 2 & 3 are vacant and could be developed without breaching the permitted impermeable surface cover standard. Mitigation for increased impermeable surface areas is however proposed through the requirement for stormwater detention at the sites future building stage. This is beneficial for purposes relating to proximity to wetlands or lower catchments subject to flooding.

Lot 1 reflects an established land use scenario. While the existing impermeable surface coverage calculates over the permitted standard, this exceedance is appropriately offset by the proposed

treatment of future building activity on Lots 2 & 3. Specifically, all impermeable surfaces on proposed Lots 2 & 3 will be fully mitigated through the recommended stormwater detention measures.

A typical site is permitted up to 15% impermeable surface coverage without any detention measures, the proposal effectively reduces the operative threshold for Lots 2 & 3 to 0%, and any further impermeable surface on Lot 1 would by default of breaching the applicable rule, be subject to detention measure at that time. This confirms that the overall stormwater effects of the subdivision are mitigated, notwithstanding the current existing exceedance on Lot 1.

For clarity, this approach does not create a requirement for resource consent for all future impermeable surfaces on Los 2 & 3. The underlying rule framework remains unchanged, i.e 15% permitted impermeable surface standard under Rule (Stormwater Management). However, the proposed consent notice will require, at the building consent stage, that any new impermeable surfaces be supported by appropriate stormwater attenuation measures regardless of district plan compliance. This mechanism ensures that stormwater effects are appropriately managed while remaining consistent with the intent and application of the relevant district plan provisions.

Lot 1:
Minor land use consent is therefore sought for stormwater management associated with Lot 1, specifically for impervious surfaces exceeding 15% of the lot area. Any future building activity on Lot 1 will be subject to stormwater detention measures, which will be addressed through the requirement for a separate land use consent at the time of development.

Although no physical mitigation works on Lot 1 are proposed as part of the current consent, this approach is considered fair and reasonable. The potential effects are associated with existing development and are informed by Section 10 of the RMA (Existing Use Rights). Furthermore, any residual effects are offset by the requirement for full stormwater detention for all new impermeable surfaces created on Lots 2 and 3 at the time of future development. This ensures that the overall management of stormwater is consistent with the objectives of the Plan and protects downstream receiving environments.

Lots 2 & 3:
Be required to provide, within their net area a means for the disposal of collected stormwater from the roof of all buildings and impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.

It is proposed to control discharge flow rate to match or be less than predevelopment flows in the post-development scenario designed in accordance with the onsite control practices as contained in Stormwater Management Devices – GD 01.

A consent notice is proposed for any building activity on Lots 2 & 3 to require stormwater attenuation for 1%, 10% & 50% AEP storm events in accordance with Council Engineering Standards and Guidelines.

Land Use consent can therefore be issued in confidence to allow Lot1 an impermeable surface coverage as shown on the attached scheme plan, subject to all impermeable surfaces on Lots 2 & 3 being attenuated at the future building stage.

Refer to the proposed consent notice wording below.

Lots 2 and 3 adjoin a gross stormwater easement along their western boundary, in favour of the Far North District Council (FNDC), which provides for legal drainage rights. Lot 3 is being granted a dedicated easement over Lot 2, identified as Area ‘C’, to allow for the lawful conveyance of stormwater across the lot into the council discharge area.

Further assessment is described in the attached Stormwater Report.

Sewage
An effluent disposal assessment has been prepared by Kerikeri Drainage, and describes sufficient area including for 100% backup disposal field without compromise to stormwater drainage patterns or breach to setback standards.

Energy Supplies & Telecommunications
Comments from service providers Top Energy Ltd and Chorus NZ Ltd are attached.
Requirements are to provide documentation that the service providers of electricity and telecommunications are satisfied with the arrangements made for the provision of services.
Gross easements are proposed where required.

Easements & Covenants
There are existing easements over Area 'D' (Lot 1) and Area 'I' (Lot 3) for the purposes of electricity and telecommunications, created by Instrument EI5572637.7.

A gross stormwater easement exists over the adjoining property, Lot 2 DP 374903, which benefits Lots 1–3 by providing for lawful stormwater conveyance.

In addition, a consent notice covenant (Instrument D489132.2) imposes a building restriction along the eastern boundary. This covenant will carry forward onto proposed Lot 1 and provides ongoing mitigation of actual and potential reverse sensitivity effects arising from the adjoining orchard activities.

The applicant offers the following land covenants pursuant to Section 221 RMA:

1 *In conjunction with the construction of any additional building/s (excluding those existing as at April 2026), the owner of the Lot shall submit to Council a report and design, prepared by a Suitably Qualified and Experienced Person, in accordance with Council's Engineering Standards 2023. The report must provide details of stormwater attenuation to 80% of pre-development flows for the 1%, 10% & 50% AEP rain events, including allowance for climate change, and maintenance program to be administered by the landowner, to the satisfaction of the council engineer.*
[Lots 1 - 3]

2 *In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the applicant shall submit with the Building Consent application an Onsite Wastewater Report prepared by a Suitably Qualified and Experienced Person in accordance with AS/NZS 1547:2012 or TP58. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus an appropriately sized reserve disposal area in accordance with the Northland Regional Council Regional Plan for Northland requirements.*
[Lots 2 & 3]

3 *Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.*
[Lots 2 & 3]

4 *In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided.*
[Lots 2 & 3]

5 *The site is located in a Kiwi Present zone. All cats and dogs must be kept indoors or in a secure enclosure at night.*
[Lots 1-3]

Property Access
Lots 1 – 3 utilise an existing lawfully established entrance onto Waipapa Road.
To comply with council engineering standards, conditions of consent needs to include that the entrance be upgraded in accordance with council engineering standards and guidelines May 2023.

TRANSPORTATION

15.1.6A.2.1 TRAFFIC INTENSITY
This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 20 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.
This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.
Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Traffic occurs from single residential units and therefore all are exempt.

15.1.6B PARKING
15.1.6B.1 PERMITTED ACTIVITIES
15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:
(i) an activity establishes; or
(ii) the nature of an activity changes; or
(ii) buildings are altered to increase the number of persons provided for on the site;

A site intended for a single residential unit (dwelling) requires 2 parks, and this is achievable on all lots having adequate tracking curves and manoeuvring areas without concern.

15.1.6B.1.2 - 15.1.6B.1.4 *(being access onto Williams Road, Kerikeri Road & Accessible car parks)*
Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS
All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES
Not applicable.

15.1.6C ACCESS
15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones
(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1
Standards for private access
Access is off Waipapa Road, which has a legal width of 20m & over with a sealed carriageway 6.0m wide plus cycle lanes and a footpath.
The vehicle speed limit along Waipapa Road has recently reduced to 60km/hr.

The entrance is lawfully established, and to meet current engineering standards would need to be upgraded with a concrete formation up to the property boundary.
Visibility from all entrances achieves 100m + in either direction, compliant with the sight visibility standards set in the current Engineering Standards and Guidelines May 2023.

Appendix 3B-2
Standards for Roads to vest.

Not applicable.

Appendix 3C
Parking spaces required.

No concern.

Appendix 3D
Manoeuvring and parking space dimensions
(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E
Tracking curves would be compliant without concern.

15.1.6C.1.1
(a)
The access complies with Appendix 3B1.
(b)
Applicable only to urban & commercial zones.
(c)
A private accessway may serve a maximum of 8 household equivalents.
There is no shared access.

(d) *Where a subdivision serves 9 or more sites, access shall be by public road.*
Not applicable.
There are only 3 users.

(e) *Access shall not be permitted:*
(i) onto a State Highway or a Limited Access Road;
Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;
Not applicable.

(iii) *onto an arterial or collector road within 30m of its intersection with a local road*;
Not applicable.

(iv) *onto a local road within 30m of its intersection with an arterial or collector road;*
Not applicable.

(v) *onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.*
Not applicable.

(vi) *onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.*
Not applicable.

15.1.6C.1.2 *Private Accessways in urban zones*
Not applicable.

(b)
Commercial zones.
Not applicable.

(c) *All private accessways in all urban zones which serve two or more activities are to be sealed or concreted*
Not applicable.

15.1.6C.1.3 *Passing bays on private accessways in all zones*
One passing bay is proposed, as shown on the scheme plan. The access formation along this section is gravel, and the passing bay will be constructed of the same material.

15.1.6C.1.4 *ACCESS OVER FOOTPATHS*
Not applicable.

15.1.6C.1.5 *VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES*
(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that an upgraded entrance be formed to service Lots 1 - 3 in accordance with Council Engineering Standards May 2023. An entrance design plan has been prepared as attached, confirming this can meet the permitted standards. Longsection and Cross Section data has also been computed, and this information, if required is available on request.

15.1.6C.1.6 *Vehicle Crossing Standards in Urban zones*
Not applicable.

15.1.6C.1.7 *General Access Standards*

(a) *Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.*
The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) *All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.*
No concerns.

(c) *Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.*
Berms are grassed.

(d) *Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.*
No concerns.

15.1.6C.1.8 *Frontage to existing roads*
(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

The road frontage is in good condition with wide mown berms, footpath & cycle lane, and the road formation falls well within the legal road reserve.

(b) *Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.*

Waipapa Road formation does not require any upgrading within the subject road frontage.
The road formation is considered to comply with current council engineering standards.

(c) *Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:*
(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) *is from the road or service lane or ROW that carries the lesser volume of traffic.*

Not applicable.

(d) *Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.*

No concern; the road boundary is well away from the formation edge.

15.1.6C.1.9 *New Roads*

Not applicable.

15.1.6C.1.10 *Service lanes, cycle and pedestrian accessways*

Not applicable.

15.1.6C.1.11 *Road designations*

Not applicable.

In summary the proposal complies with all transportation standards as a permitted activity, on the basis that the design entrance upgrade plan would be constructed as a consent condition.

EFFECT OF EARTHWORKS AND UTILITIES

Soil
There is no significant soil disturbance required to complete the subdivision.
The life supporting capacity of the sites soil remains uncompromised.

Access to water bodies
Not applicable.

Land Use Incompatibility
The proposal is in keeping with the surrounding environment.

Proximity to Airports
No concern.

Natural Character of the coastal environment
The property does not have a coastal influence.

Energy Efficiency
The proposal is considered to adopt an acceptable level of energy efficiency being located in close walking distance to public facilities and the building sites orientate with good solar gain to the north.

NATURAL AND PHYSICAL RESOURCES

There is no vegetation clearance or earthworks greater than that permitted, meaning those effects are less than minor.

Existing Use on Lot 1

8.6.5.1.1 RESIDENTIAL INTENSITY
There would be only one residential unit per lot. **Complies**

8.6.5.1.2 SUNLIGHT
No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary. **Complies**

8.6.5.1.3 STORMWATER MANAGEMENT
The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Lot 1 is 16.8 % - **Fails to Comply**

Lot 2 has 4.7 % - **Complies**

Lot 3 has 0 % - **Complies**

Stormwater mitigation is proposed to compensate for the minor exceedance occurring on Lot 1.
Land Use consent is accordingly requested for this activity breach as described under the subdivision assessment.

All future impermeable surfaces on Lots 1 – 3 would be subject to stormwater attenuation as described in the Stormwater Management Report attached.

8.6.5.1.4 SETBACK FROM BOUNDARIES
*No building shall be erected within **10m** of any site boundary; with the following exceptions;*
(a) no accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m²;

The proposed boundary arrangement from existing buildings would include the following infringements:
Boundaries Lot 1 closest position = 4.3m from the attached garage. **Fails to comply**
Boundaries Lot 2 closest position = 4.0m from the shed. **Fails to comply**
All other boundary to building setbacks comply.

All infringements comply with fire safety setbacks.
Land Use consent is requested to breach the permitted standard.

8.6.5.1.5 TRANSPORTATION
As discussed earlier, all lots are able to comply with the transportation standards with the following conditions of consent; one passing bay is proposed and entrance upgrade to meet Council Engineering Standards and Guidelines 2023.

8.6.5.1.6 KEEPING OF ANIMALS
Not applicable.

8.6.5.1.7 NOISE
No concern with residential activity.

8.6.5.1.8 BUILDING HEIGHT
The maximum height of any building shall be 12m.
There are no buildings proposed.

8.6.5.1.9 HELICOPTER LANDING AREA
Not applicable.

8.6.5.1.10 BUILDING COVERAGE
Building coverage allows for 12.5% of Gross Site Area. **Complies**

8.6.5.1.11 SCALE OF ACTIVITIES
Residential activity from a single dwelling per site is exempt.

In summary, a minor land use is requested to allow Lot 1 to exceed 15% impermeable surface area under rule 8.6.5.1.3 Stormwater Management, as a controlled activity (compliant with 8.6.5.2.1), which allows 20% impermeable surface coverage.

ASSESSMENT – *Controlled Activity*
8.6.5.2.1 STORMWATER MANAGEMENT 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;

Lot 1 buildings, parking area and driveway all exist and therefore the subdivision action does not present or contribute to the total catchment impermeability.

All future buildings, parking areas, and driveways on all lots would be subject to stormwater detention; therefore, the effects of increased stormwater are mitigated and therefore less than minor.

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;
Stormwater detention using onsite storage devices with slow release orifices for 2, 10, & 100 year events achieve low impact design.

(c) any cumulative effects on total catchment impermeability;
Cumulative effects are mitigation up to and including a 1 in 100 year event.

(c) 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;
This is an existing situation so there is no change to grades.

(e) the physical qualities of the soil type;
Lots 2 & 3 are located on Okaihau gravelly friable clay (OK), being somewhat excessively drained.

These soils formed on basalt lava low in silica and rich in iron and aluminium. They are part of the Kiripaka soil suite.
All old basalt volcanic soils are generally free draining, requiring few drainage structure improvements.

(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;
There continues to be ample area for onsite waste water disposal with the existing system in good working order.

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

All impermeable surfaces are necessary. The bulk of the impermeable surfaces are part of the main access formation, and unfortunately being a rear allotment there are no alternative access options capable of reducing total site coverage in that regard.

(h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;

Existing on-site drainage paths are well vegetated, including the presence of established mature hedging. In addition, all receiving gullies are extensively vegetated, with planting undertaken historically that has since developed into mature stands of mixed-species trees.

This established vegetation provides effective natural mitigation by slowing surface runoff, promoting infiltration, and reducing the potential for erosion and sediment transport. As such, the existing landscape framework contributes positively to managing the adverse effects of stormwater runoff.

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

The proposal incorporates stormwater management through the use of on-site detention devices, designed to restrict discharge rates to no more than 80% of pre-development flow levels.
This approach ensures that post-development runoff remains within the permitted activity threshold, effectively mitigating potential increases in stormwater flows and maintaining consistency with the performance standards of the Plan.

The proposal to offset the existing impermeable surface exceedance occurring on Lot 1 is technically offset, as described in the Stormwater Assessment 'Other Considerations' page 15)

Summary
The proposal satisfies the matters of control under Rule 8.6.5.2.1. Existing development on Lot 1 does not increase catchment impermeability, and all future development across Lots 1–3 will incorporate stormwater detention measures to mitigate any increase in runoff. Low Impact Design principles are achieved through on-site detention systems designed to manage flows up to the 1 in 100-year event and restrict discharge to within permitted activity thresholds.

No alteration to natural landform or drainage patterns is proposed. The underlying Okaihau soils are free-draining and suitable for development, and there remains sufficient area for on-site effluent and stormwater disposal without adverse effects. Impermeable surfaces are necessary to support access and functional use of the site.

Existing mature vegetation within drainage paths and receiving gullies provides effective natural mitigation by slowing runoff and reducing erosion.

Overall, stormwater effects are appropriately managed, with less than minor adverse effects anticipated.

PROPOSED DISTRICT PLAN

The site is located in the **Rural Residential Zone (RRZ)** under the Proposed District Plan and is not subject to any overlays. As the RRZ represents the more recent and relevant zoning framework, it warrants greater weight in the assessment than the outdated Rural Production Zone under the Operative District Plan.

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the District's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

Objectives
RRZ-O1 *The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.*

RRZ-O2 *The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:*
a. peri-urban scale residential activities;
b. small-scale farming activities with limited buildings and structures;
c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle Zones; and
d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.
RRZ-O3 *The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*

RRZ-O4 *Land use and subdivision in the Rural Residential zone:*
a. maintains rural residential character and amenity values;
b. supports a range of rural residential and small-scale farming activities; and

c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

Policies
RRZ-P1 *Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:*
a. rural residential activities;
b. small-scale farming activities;
c. home business activities;
d. visitor accommodation; and
e. small-scale education facilities.

RRZ-P2 *Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:*
a. activities that are contrary to the density anticipated for the Rural Residential Zone;
b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and
c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.

RRZ-P3 *Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other nonproductive activities on primary production activities in adjacent Rural Production Zones and Horticulture Zones.*

RRZ-P4 *Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:*
a. telecommunications:
i. fibre where it is available;
ii. copper where fibre is not available;
iii. copper where the area is identified for future fibre deployment.
b. local electricity distribution network.

The subdivision proposal aligns with the objectives and policies of the Rural Residential Zone (RRZ) under the Proposed District Plan. The proposed allotment sizes provide for rural residential living while maintaining flexibility for small-scale, rural-compatible activities, supporting RRZ-O1 and RRZ-O4(b). The scale and density of the lots are consistent with the anticipated peri-urban character, maintaining the amenity and rural residential identity of the area (RRZ-O2), and are smaller than typical Rural Production or Rural Lifestyle lots, consistent with the zone's intent.

The proposal contributes to infill growth around the urban centre, supporting the efficient use of land and future urban transition, in line with RRZ-O3. Reverse sensitivity effects are addressed through measures such as the continuation of existing covenants, buffers adjacent to orchard operations, and stormwater and effluent management practices, thereby satisfying RRZ-O4(c) and RRZ-P3.

All proposed development and infrastructure, including water supply, telecommunications, electricity, stormwater, and wastewater management, are capable of meeting RRZ-P4 standards. The design, scale, and intensity of the development are compatible with the existing rural residential character, consistent with RRZ-P1, while avoiding incompatible or intensive primary production activities (RRZ-P2).
Overall, the proposal is consistent with the RRZ objectives and policies, delivering a subdivision that supports the zone's purpose without undermining the amenity, character, or functionality of the area.

Standards
The proposal is not subject to any of the Standards, either by default, having no legal effect or are not applicable.

District Wide Matters

Provisions under earthworks and natural hazards have immediate legal effect.
Other aspects with immediate legal effect include heritage, ecosystems and indigenous biodiversity, however are not considered applicable to the site or scale of activity at hand.

Subdivision

Subdivision is the process of dividing an allotment or building into one or more additional lots or units or changing an existing boundary location. The way an allotment is subdivided, including its size and shape is important as it not only determines the quality and character of development, but it also impacts on surrounding sites and the future use of the land. Subdivision affects the natural and physical environment and introduces long-term development patterns that are unlikely to be reversed.

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;
b. contributes to the local character and sense of place;
c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and
f. manages adverse effects on the environment.

SUB-P3 Provide for subdivision where it results in allotments that:
a. are consistent with the purpose, characteristics and qualities of the zone;
b. comply with the minimum allotment sizes for each zone;
c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

The proposal is considered to accord with the objectives and policies under the subdivision standards.

Rules

SUB-R3 Subdivision of land to create a new allotment
CON-1
1. The subdivision complies with standards:
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;
SUB-S7 Easements for any purpose;

CON-2
1. The subdivision complies with standards:
SUB-S1 Minimum allotment sizes
SUB-S8 Esplanades

The subdivision rules do not currently have legal effect.

Summary of Proposed District Plan

While the Proposed District Plan currently has limited legal effect, it represents the more up-to-date framework and provides guidance on the standards and expectations for development in the area. The proposal demonstrates

that all relevant standards are met or, where applicable, result in effects that are less than minor, and therefore do not require further assessment.
Overall, the subdivision is considered to be consistent with the relevant objectives and policies of the Proposed District Plan and is not contrary to their intent.

SUMMARY

The subdivision assessment reflects the purpose and principles of the Resource Management Act 1991 (RMA), particularly the sustainable management of natural and physical resources. Having regard to the scale, nature, and context of the proposal, no unreasonable adverse environmental effects are anticipated, either at the subdivision stage or from subsequent development.

While the activity is classified as non-complying, the associated effects are considered less than minor. The surrounding locality is characterised by established allotments ranging from 2,000 m^2 to 3,000 m^2, alongside higher-density urban environments, providing a clear indication of the receiving environment and supporting the proposed subdivision intensity and density.

With respect to stormwater management, the subdivision maintains existing drainage paths and preserves gully environments. The use of stormwater detention measures for all future impermeable surfaces ensures that runoff and erosion effects are appropriately mitigated. The underlying Okaihau soils are free-draining, and there is ample space for effluent and stormwater disposal without adversely affecting adjacent properties.

The subdivision is consistent with the objectives and policies of the Rural Residential Zone and the broader rural environment framework. Existing and proposed easements and covenants further mitigate reverse sensitivity risks from the adjoining orchard. The proposal supports low-density rural-residential development, maintains amenity and character values, and aligns with the Operative and Proposed District Plan frameworks, including the anticipated RRZ pattern, scale, and infrastructure requirements.

On this basis, the proposal demonstrates an appropriate level of management that accords with the objectives and policies, satisfying the gateway tests under section 104D of the RMA.

Non-Notification Request

Although the application is for a non-complying activity, it is appropriate that it be processed on a non-notified basis for the following reasons:

- *Any potential adverse environmental effects are assessed as less than minor;*
- *There is no rule or national environmental standard that requires public or limited notification;*
- *No persons are considered to be adversely affected;*
- *The applicant has not requested notification; and*
- *The proposal is consistent with the intent and outcomes anticipated for the Rural Living Zone and integrates appropriately with the existing environment.*

Given that the effects are no more than minor and the proposal is consistent with the relevant statutory objectives and policies, the applicant respectfully requests that the application be processed on a non-notified basis pursuant to the relevant provisions of the RMA for both the subdivision and land use activities.

CONCLUSION

The subject site is located in the **Rural Production Zone** under the Operative District Plan, which provides for low-intensity rural activities while safeguarding amenity, landscape values, and productive land use. The proposed subdivision, creating two additional rural-residential lots, is consistent with the zone's objectives and policies, as it maintains the intended rural character and surrounding amenity without undermining their purpose.

Under the Proposed District Plan, the site is zoned Rural Residential, which anticipates low-density rural-residential development. The proposed allotments are consistent with the scale, density, and pattern of development anticipated for the RRZ.

The subdivision is considered to align with both the operative and proposed zoning frameworks, reflecting the intended transition of this location toward rural-residential use.

Land Use consent under the stormwater management assessment demonstrates that future development will be controlled to ensure post-development runoff remains within permitted thresholds through use of detention methods. Existing drainage paths and gullies are maintained, and stormwater detention measures for Lots 1–3 mitigate potential effects on the lower catchment environment.

The proposal also complies with higher-order instruments, including the Northland Regional Council Regional Policy Statement, the National Environmental Standards for Freshwater, and the National Environmental Standard for Assessing and Managing Contaminants in Soil, and is consistent with Part 2 of the RMA.

Overall, given the scale, context, and absence of more than minor adverse effects, the proposal is suitable for approval, subject to standard conditions of consent.

Micah Donaldson
MNZIS - Assoc.NZPI - RPSURV
DONALDSONS
Land / Engineering Surveyors and Development Planners

Quickmap Title Details

Information last updated as at 06 Apr 2026

RECORD OF TITLE
DERIVED FROM LAND INFORMATION NEW ZEALAND
FREEHOLD

Identifier **67488**

Land Registration District **North Auckland**

Date Issued 02 May 2003

Prior References

NA126B/808 NA126B/809

Type Fee Simple

Area 1.7322 hectares more or less

Legal Description Lot 2 Deposited Plan 317226

Registered Owners

Kerry Shelley and David Paul Stannard

D489132.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 20.3.2000 at 2.29 pm(affects

The easements created by Easement Instrument 5572637.7 are subject to Section 243 (a) Resource Management Act 19

Subject to a right to transmit electricity & telecommunications easements over parts marked D & I on DP 317226 create Easement Instrument 5572637.7 - 2.5.2003 at 9:00 am

10200482.2 Mortgage to Westpac New Zealand Limited - 9.10.2015 at 2:53 pm

Chorus New Zealand Limited

27 March 2026

Chorus reference: 11562346

Attention: Donaldson's Surveyors Ltd

Quote: New Property Development

3 connections at 390 Waipapa Road , Waipapa, Far North District, 0230

Your project reference: 8715 Stannard

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	$0.00

The total contribution we would require from you is **$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 27 March 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team

Top Energy Limited
John Butler Centre
60 Kerikeri Rd, PO Box 43
Kerikeri 0245, New Zealand
+64 (0)9 407 0600

27 March 2026

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
D Stannard – 390 Waipapa Road, Kerikeri. Lot 2 DP 317226.

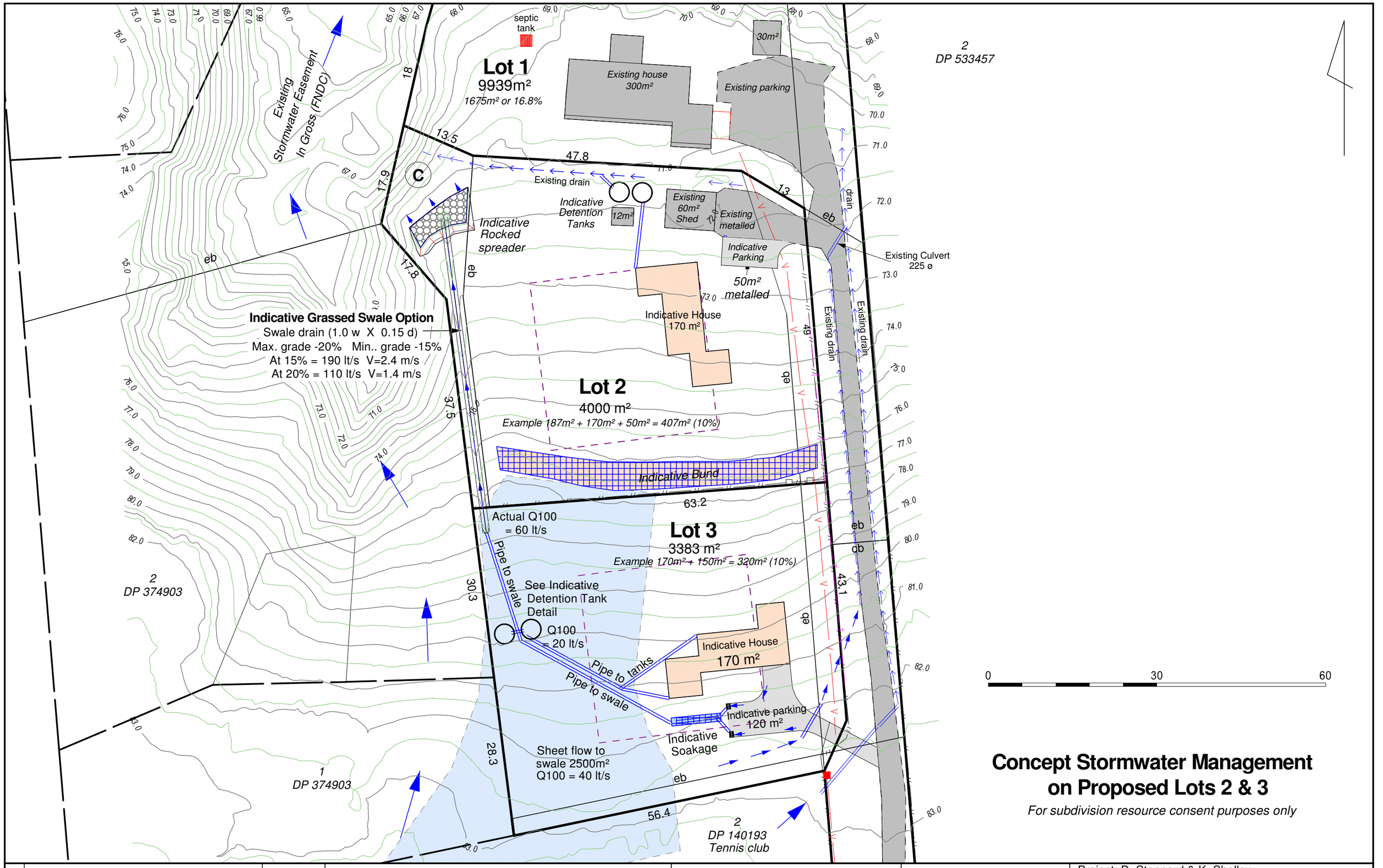
Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lots. Top Energy advises that there is an existing power supply to proposed lot 1. Design and costs to provide a power supply to proposed lots 2 and 3 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

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

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz



0 30 60

Concept Stormwater Management on Proposed Lots 2 & 3

For subdivision resource consent purposes only

No.	Revision	Date Approved

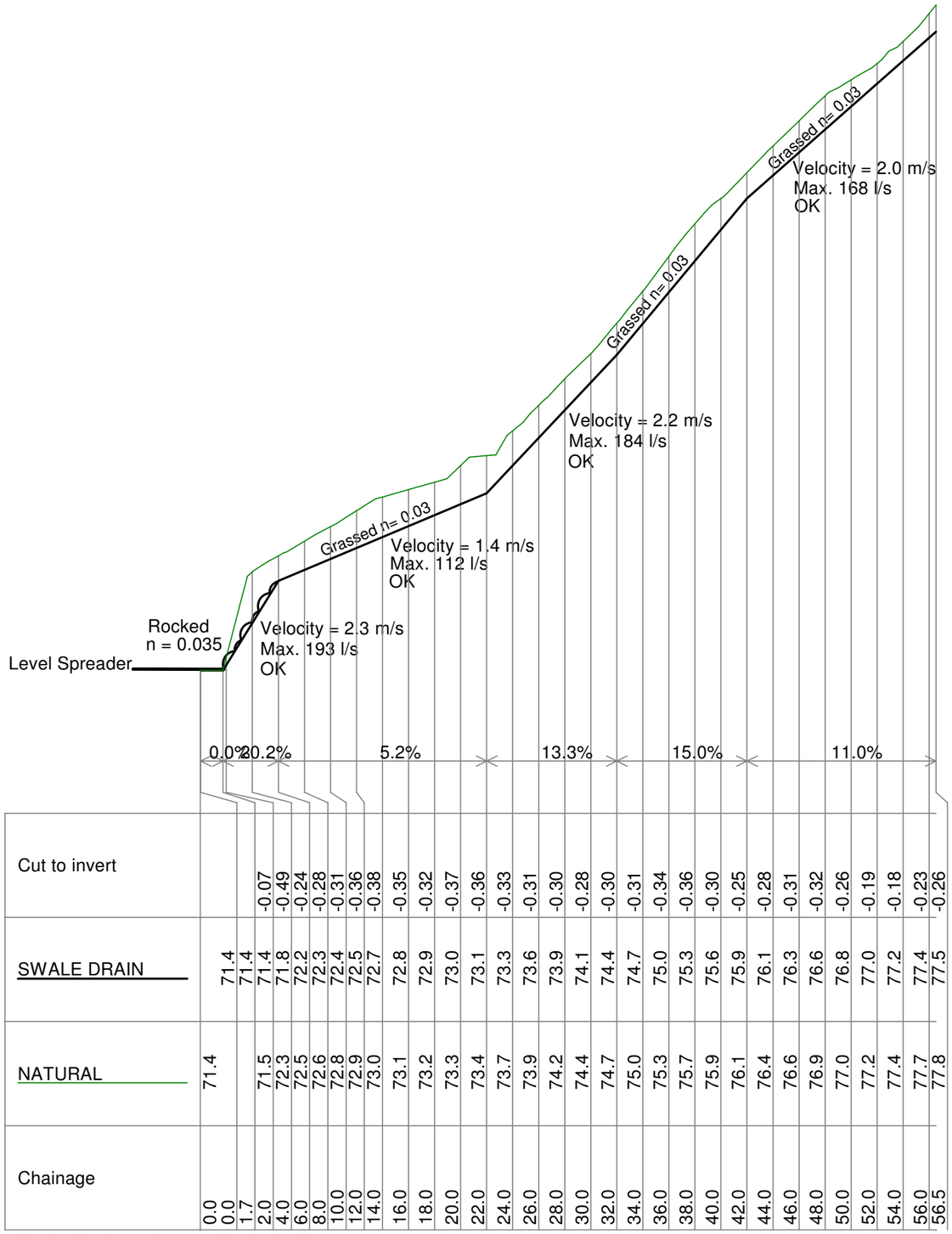
DONALDSONS
REGISTERED LAND SURVEYORS

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions & locate services on site before construction

	Checked	Date
Surveyed		
Designed		April 2026
Drawn		
Approved		

Project: D. Stannard & K. Shelley
390 Waipapa Road, Kerikeri
Title: Stormwater Management Assessment
Proposed Subdivision of Lot 2 DP 317226
Contour Interval 0.5m
Scale at A3 1:600
Job No. 8715

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



Cut to invert				-0.07	-0.49	-0.24	-0.28	-0.31	-0.36	-0.38	-0.35	-0.32	-0.37	-0.36	-0.33	-0.31
SWALE DRAIN		71.4	71.4	71.4	71.8	72.2	72.3	72.4	72.5	72.7	72.8	72.9	73.0	73.1	73.3	73.6
NATURAL	71.4			71.5	72.3	72.5	72.6	72.8	72.9	73.0	73.1	73.2	73.3	73.4	73.7	73.9
Chainage	0.0	0.0	1.7	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0	22.0	24.0	26.0

Cut to invert	-0.30	-0.28	-0.30	-0.31	-0.34	-0.36	-0.30	-0.25	-0.28	-0.31	-0.32	-0.26	-0.19	-0.18	-0.23	-0.26
SWALE DRAIN	73.9	74.1	74.4	74.7	75.0	75.3	75.6	75.9	76.1	76.3	76.6	76.8	77.0	77.2	77.4	77.5
NATURAL	74.2	74.4	74.7	75.0	75.3	75.7	75.9	76.1	76.4	76.6	76.9	77.0	77.2	77.4	77.7	77.8
Chainage	28.0	30.0	32.0	34.0	36.0	38.0	40.0	42.0	44.0	46.0	48.0	50.0	52.0	54.0	56.0	56.5

Scale Horizontal 1:400 Vertical 1:50

Longsection - Indicative Swale Drain

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Resource Consent Purposes Only
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions & Locate Services on site before construction

		Checked	Date
Surveyed			
Designed			April 2026
Drawn			
Approved			

Project: D. Stanard & K. Shelley
Title: 390 Waipapa Road, Kerikeri
Stormwater Review - Swale drain

Job No. 8715

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

DAVID STANNARD

SITE LOCATION

390 WAIPAPA RD, KERIKERI

NORTHLAND WIDE

KERIKERI DRAINAGE LTD

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

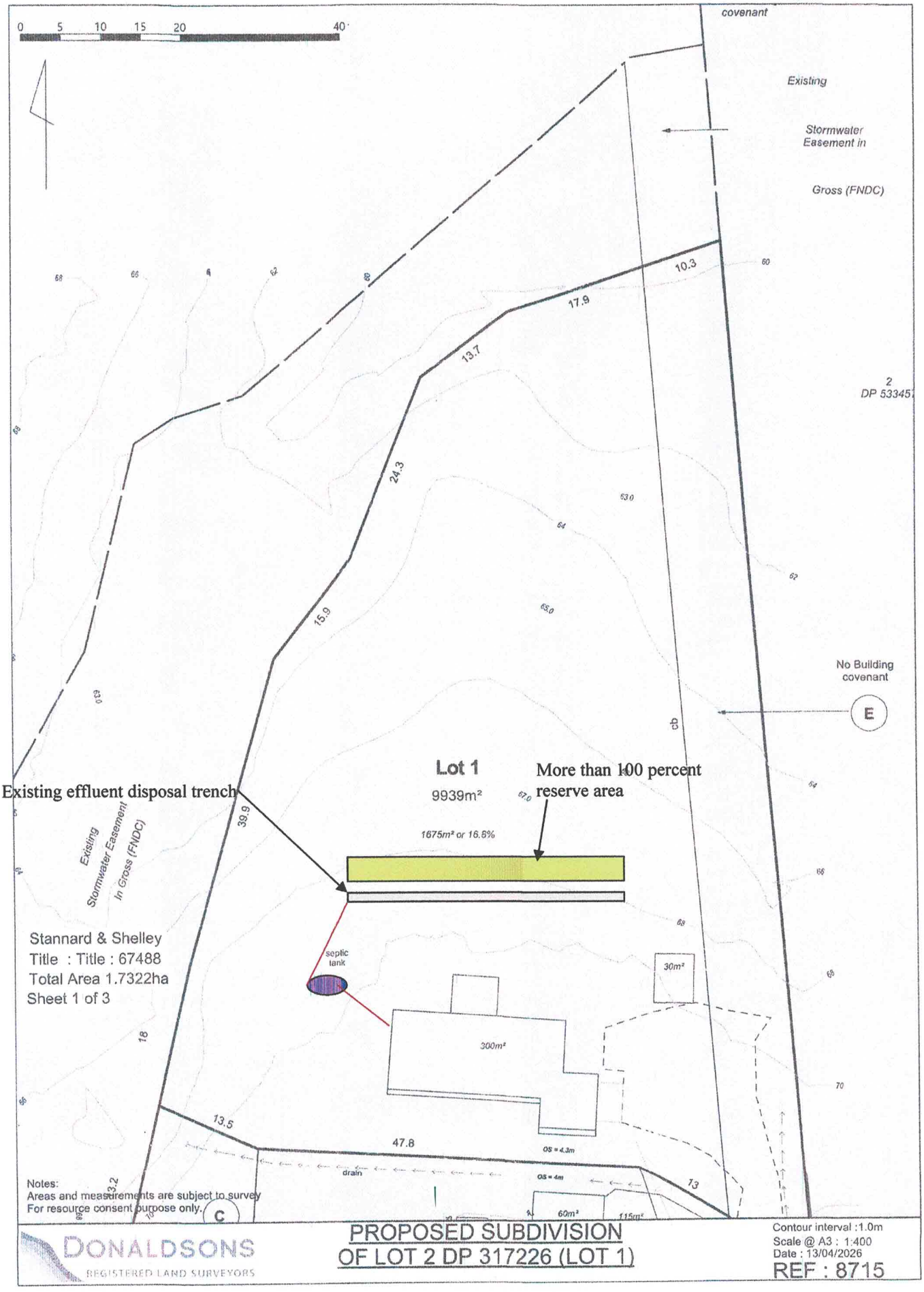
13/04/26
Resource Consents Department
Far North District Council
Private Bag 752
Kaikohe

RE : SITE SUITABILITY REPORT FOR WASTE WATER FOR A PROPOSED SUBDIVISION OF LOT2, DP 317226 (LOT 3) BEING 390 WAIPAPA RD, KERIKERI

On the 8th of April a site inspection was carried out to assess the soil types and soakage of proposed lots 2 and 3 for effluent treatment and waste water disposal and the condition and position of the waste water system on lot 1.
The soil type for the proposed lot 2 is Okaihau gravelly friable clay that is moderately drained.
Because of the ground contour and available areas a secondary waste water treatment system with disposal by pressure compensating dripperlines effluent disposal field would be the best option.
An example for a three bedroom house with secondary waste water treatment systems is attached and plans as a layout example.
I class these sites soil as Cat 4 with a loading rate of 3.57mm per sq M per day.
The dripperlines can be laid out, pinned and mulched over or buried in the topsoil to a depth of 100mm to 150mm.
Lot 2 has a proposed open drain down its western boundary the requires a 5M set back.
There is a proposed bund on the southern boundary that will serve as a cut of drain for the effluent field as per the attached plan. This site was very wet down at the bottom of the section so was hard to get a proper soakage report therefore the effluent field would be best sited toward the higher area of the section where it is protected by the bund.
Lot 3 will need a 5M minimum set back from the proposed bund on lot 2 and requires a shallow swale cut off drain to divert stormwater away from the effluent field as per the attached plan.
All the required council set backs to boundaries, buildings and drains must be adhered to.
The existing house on proposed lot 1 has a primary waste water treatment system that is working well and inside the proposed new boundaries.
There is plenty of reserve area for the existing house as shown on the plan.

Yours Faithfully Steve Wood.

LOT 1

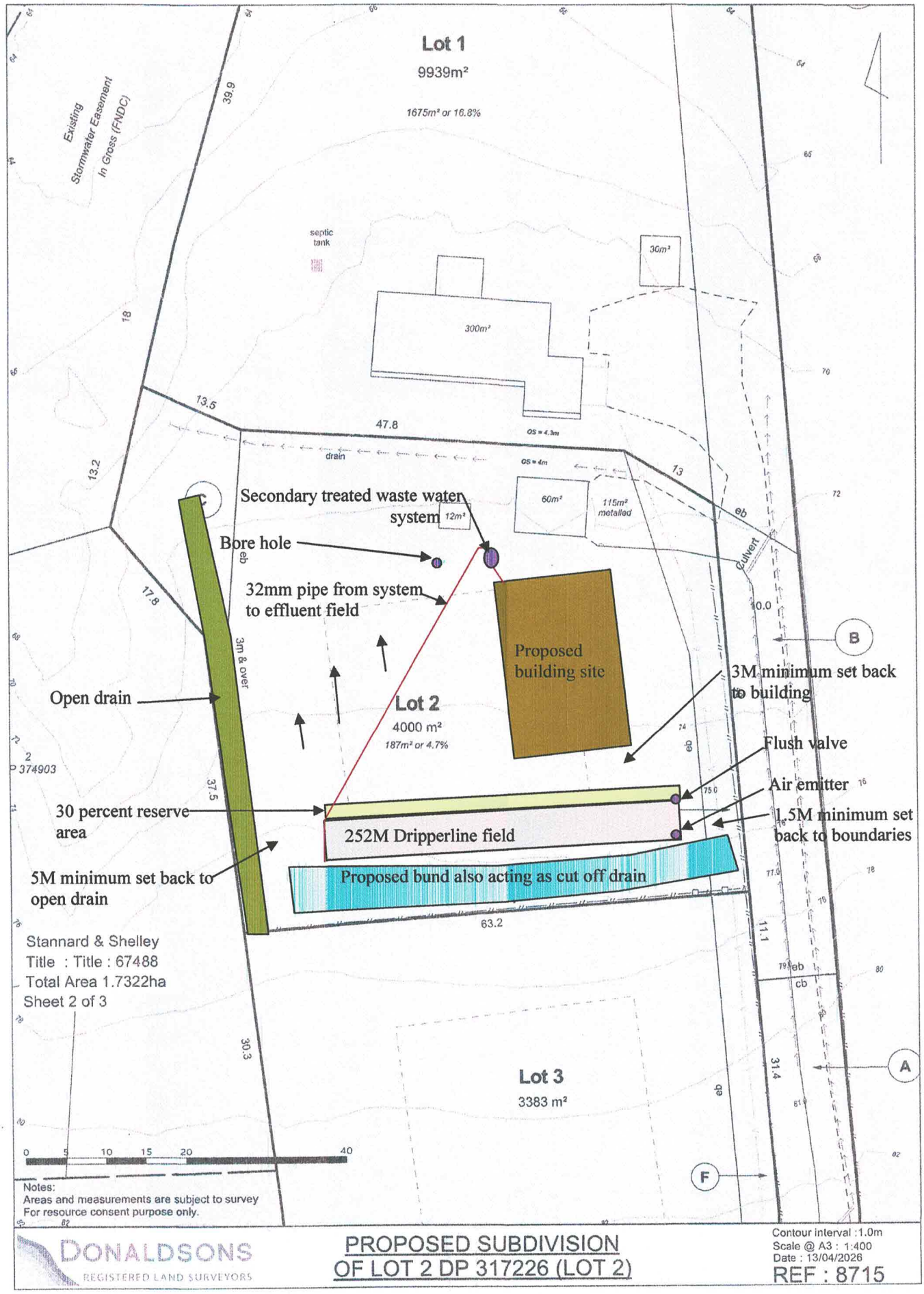


DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED SUBDIVISION
OF LOT 2 DP 317226 (LOT 1)

Contour interval :1.0m
Scale @ A3 : 1:400
Date : 13/04/2026
REF : 8715

LOT 2

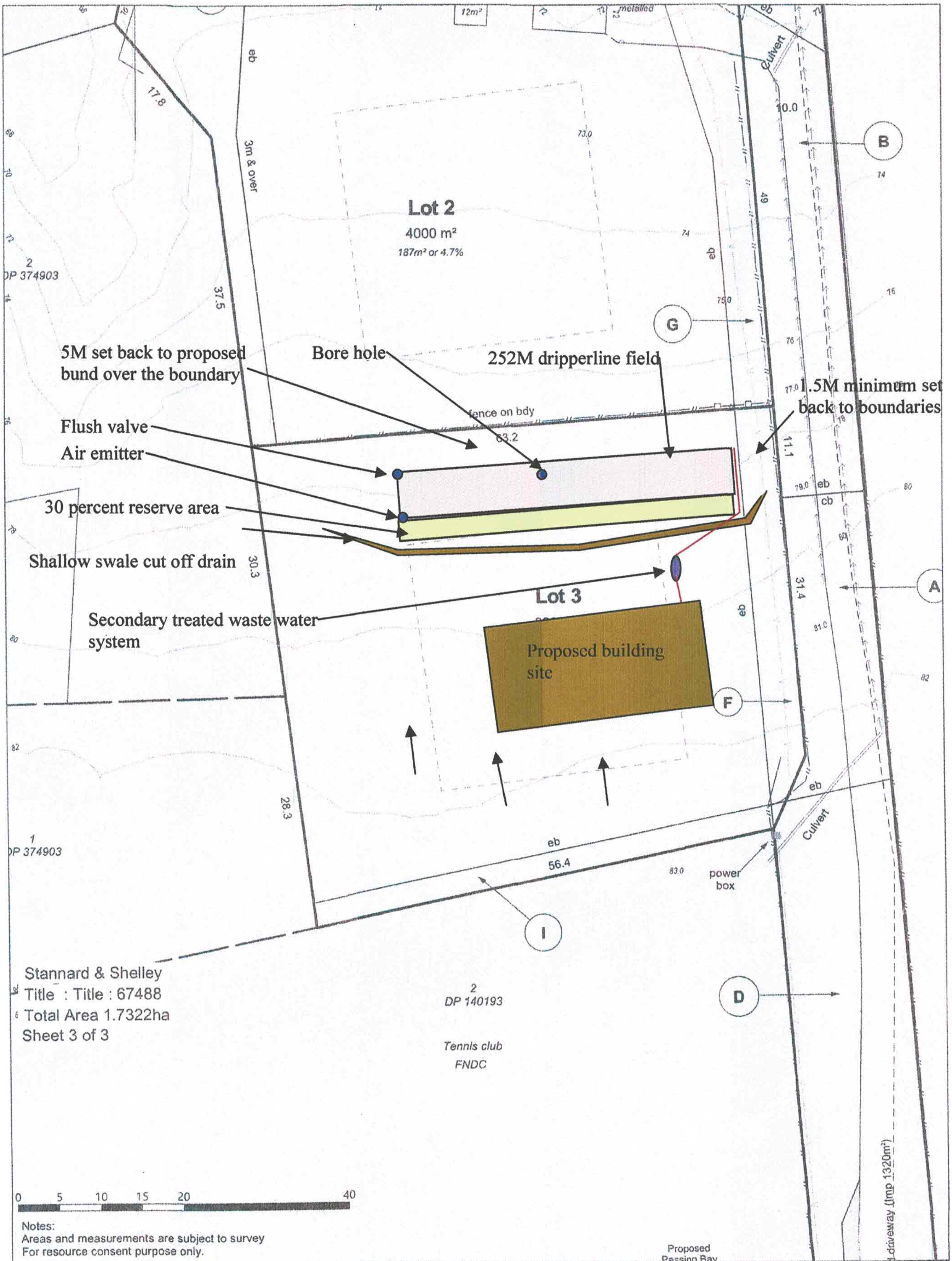


DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED SUBDIVISION
OF LOT 2 DP 317226 (LOT 2)

Contour interval :1.0m
Scale @ A3 : 1:400
Date : 13/04/2026
REF : 8715

LOT 3



Lot 2
4000 m²
187m² or 4.7%
5M set back to proposed bund over the boundary
Bore hole
252M dripperline field
1.5M minimum set back to boundaries
fence on bdy
Flush valve
Air emitter
30 percent reserve area
Shallow swale cut off drain
Secondary treated waste water system
Lot 3
Proposed building site
2
DP 374903
1
DP 374903
3m & over
Culvert
power box
Stannard & Shelley
Title : Title : 67488
Total Area 1.7322ha
Sheet 3 of 3
2
DP 140193
Tennis club
FNDC
driveway (Imp 1320m²)
Notes:
Areas and measurements are subject to survey
For resource consent purpose only.

DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED SUBDIVISION
OF LOT 2 DP 317226 (LOT 3)

Contour interval : 1.0m
Scale @ A3 : 1:400
Date : 13/04/2026
REF : 8715

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

Yes		No	tick	Please tick

If No, why not?

Gently sloping sections

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
Slope Shape: (Please provide diagrams)
Very gently sloping to the north
Slope Angle:
5-6 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 5M
Site Characteristics: or any other limitation influencing factors

3. Site Geology **Check Rock Maps**

Okaihau gravelly friable clay that is moderately 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 1.2 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	tick	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	tick	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 tick
Summer	Greater than 2 M	m	Measured		Estimated tick

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

Yes		No	tick	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?	0.25	(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	Tick AS/NZS 1547/2012
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

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)	tick
Bore/well	
Public supply	

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	/2/- 3 -/4///	Three
Design Occupancy	Five	(Number of People)
Per capita Wastewater Production	/140//\/160//\ /180	(tick) (Litres per person per day)
Other - specify	200//\/220/	
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	3383	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	3.76	

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, duel 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	Tick
Home aeration plant	tick
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	

Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	
Dosing Siphon	
Pump	tick

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	3.57		(Litres/m2/day)
Disposal Area	Design	252	(m2)
	reserve	76	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate adopted for secondary treated effluent for category 4 soil.

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

Reserve Disposal Area (m²)	76 sq M
Percentage of Primary Disposal Area (%)	30 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 252 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)

If not, explain why not

LOT 2 & 3

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 - - -1.5 - - -1.8 - -2 - - - - -2.5 - - - - -3 - - -3.3			LIGHT BROWN FRIABLE CLAY					

Remarks:

Plenty of topsoil and no ground water encountered.

Topsoil		Sand	
Fill		Gravel	
Clay		Peat	
Silt		Rock	

LOT 2 &3

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

REF:
Logger:
Date:
Page:
Checked:

PERCOLATION TEST -GRAPH SHEET

Client: David Stannard
Job:
Location:

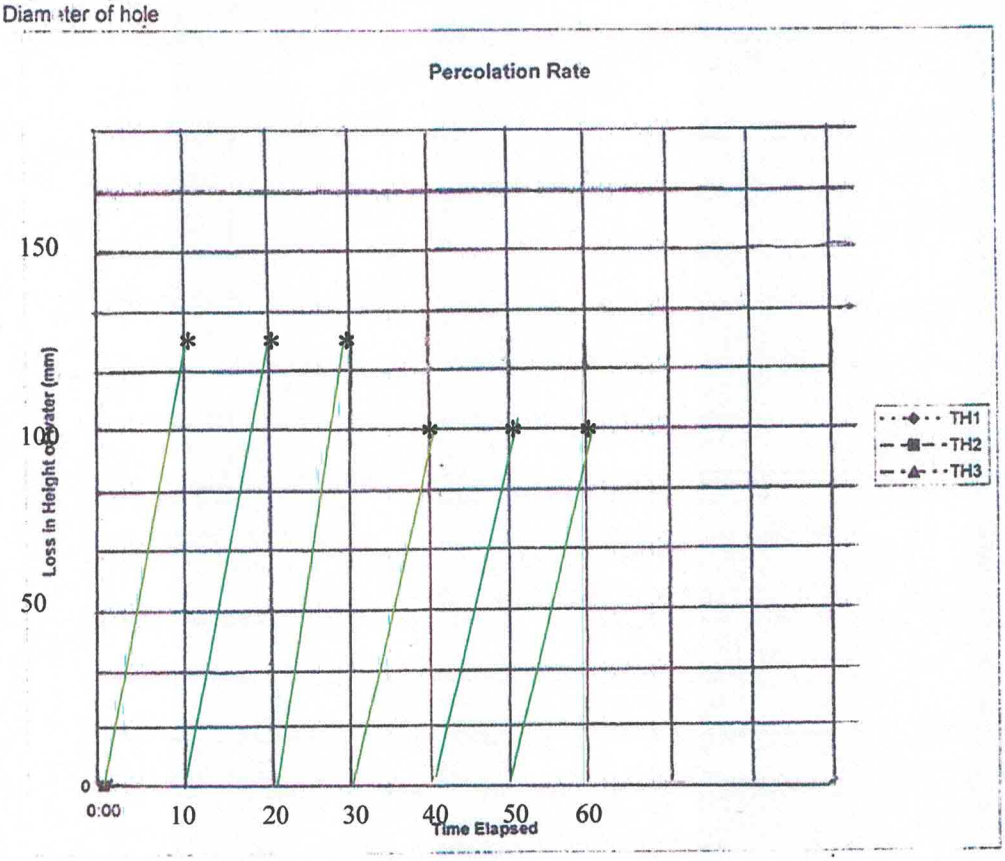
Ref.:
Report No.:
Page:

Tested by: Steve Wood
Date: 08/04/26

Presoaking conditions: 30 Min
Weather conditions prior: Very wet

		Loss in height of water					Percolation Rate (mm/hr)			
Time	Time elapsed	TH1	TH2	TH3	TH4		TH1	TH2	TH3	TH4
	0	0								
	10 MIN	125					750			
	10 MIN	125					750			
	10 MIN	125					750			
	10 MIN	100					100			
	10 MIN	100					100			
	10 MIN	100					100			

Depth of hole
Depth of topsoil
Diameter of hole



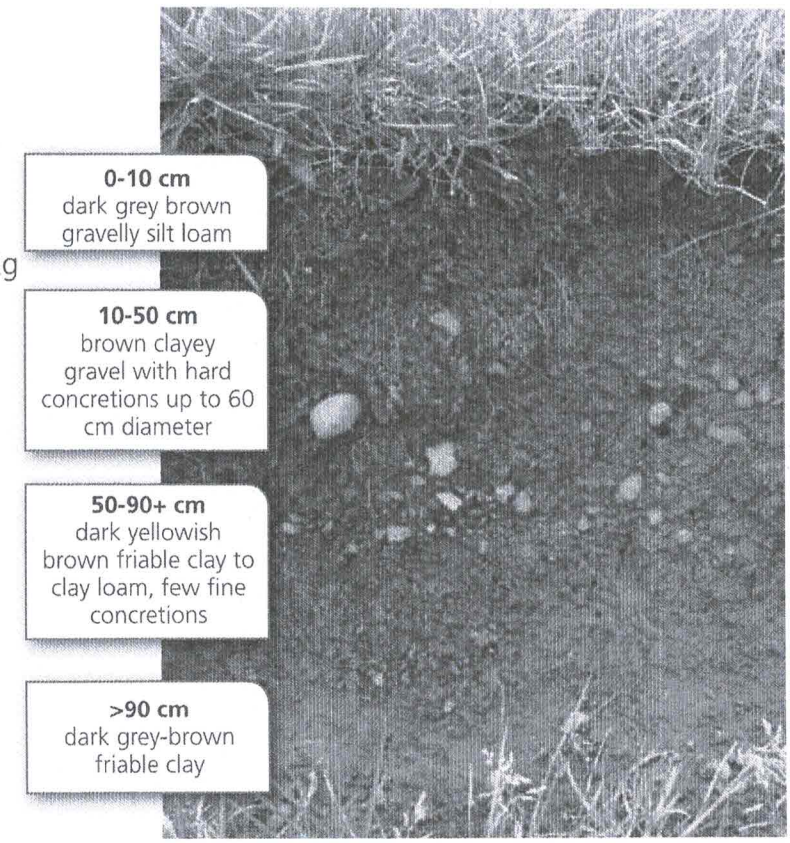
Old basalt volcanic soils

Soil types in this group

- Ōkaihau gravelly friable clay - OK
- Ōkaihau gravelly friable clay with dull brown subsoil - OKu
- Ōkaihau very gravelly friable clay - OKg
- Otaha clay – OD, ODH*
- Otaha gravelly clay loam - ODg
- Pungaere gravelly friable clay - PG
- Taraire gravelly friable clay - TA

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

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.



Okaihau gravelly friable clay (OK) soil profile *Photo by Ian Hanmore*

Features of old basalt volcanic soils

- These soils formed on basalt lava low in silica and rich in iron and aluminium
- They are part of the Kiripaka soil suite
- Old soils on basalt became laterites or 'ironstone soils' as water filtering through kauri produced acids that leached nutrients and clays from the upper horizons
- Leaching is strong to very strong, and the process left an infertile friable topsoil over ironstone nodules
- Heavy dressing of lime and superphosphate by the Lands and Survey Department in the 1950s made farm development possible
- Some soils are bouldery, typical of the edges of lava flows where the igneous rock cooled quickly into the hard balls we call boulders today
- All old basalt volcanic soils are generally free draining, requiring few drainage structure improvements

Northland REGIONAL COUNCIL

Structure and drainage management

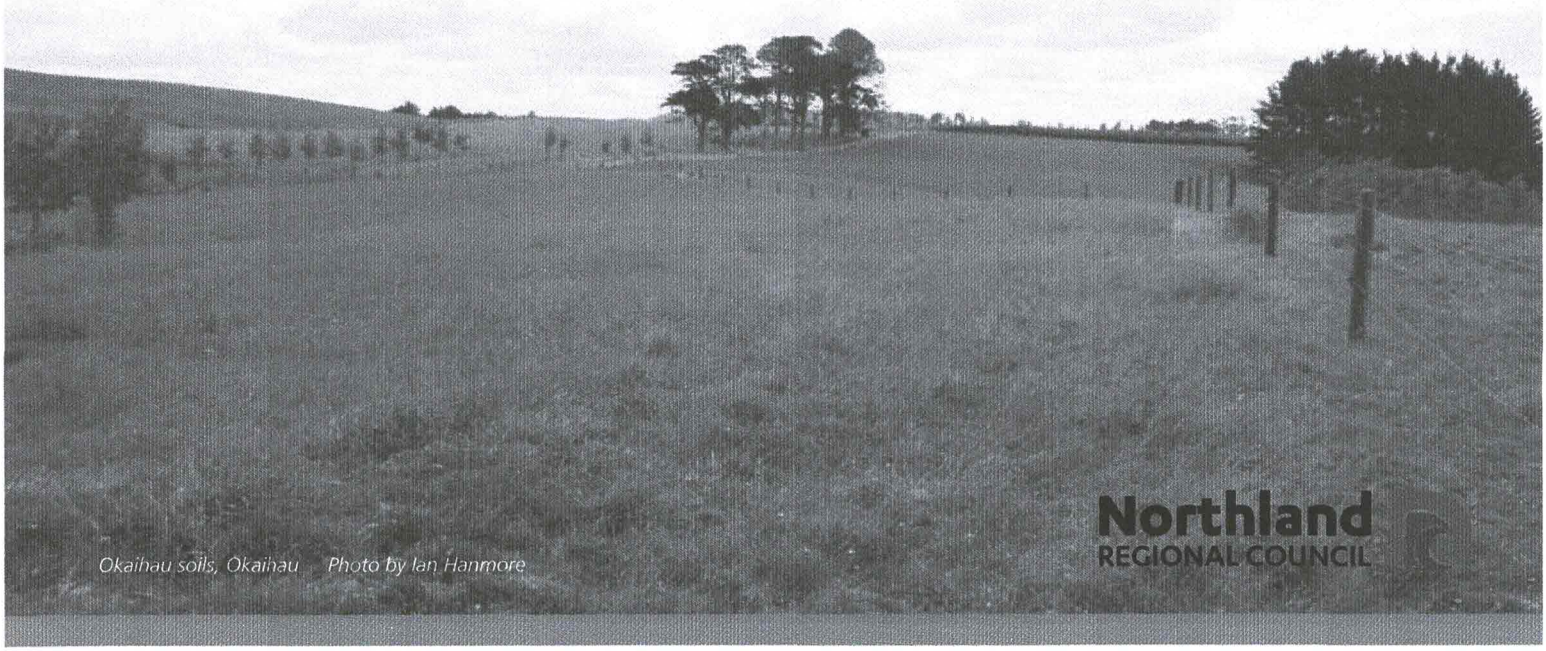
Issues	Management tips
Old basalt topsoils are very thin and have a strongly developed nutty structure that is stable when wet but easily destroyed when dry	To avoid compaction, soils should be allowed to dry after rain for a few days before running heavy equipment or stock over them
This makes old basalt soils 'brittle' and easily damaged by over-cultivation or compaction in summer	Shallow ripping shatters cultivation pans/surface compaction and aerates soils, maintaining structure and reducing fungal root diseases
Topsoils can become a fine powdery surface layer known as a 'dust mulch' that seals the surface, repelling water and increasing runoff	Careful crop-pasture-crop rotations retain topsoil structure
Because soils are generally free draining, they are drought prone; subsoils toxic to plant roots make both pasture and crop species shallow rooted, exacerbating drought problems	Avoid exposing plant-toxic subsoils because replanting any vegetation and/or reinstating topsoil layer is very difficult

Nutrient management

Soil type	Nutrient status	Management strategies
All old basalt volcanic soils	Water filtering through ancient kauri leaf litter left friable, infertile topsoils sitting over ironstone, aluminium and manganese nodules in subsoils; at low pH, free iron and aluminium fix phosphate and other elements and create a hostile environment for plant roots Ōkaihau gravelly friable clay soil can theoretically fix 100+ tonnes of superphosphate/ha	Soils should be well limed to raise pH and decrease free iron/ aluminium; phosphate should be applied little and often Applying dairy effluent as sludge or spray will build organic matter and buffer against nutrient loss
All old basalt volcanic soils	Phosphate fixation by iron/aluminium is irreversible, so leaching of phosphate to groundwater is unlikely; however, sediment and nutrient runoff into lakes and rivers is common	Avoid overgrazing and exposing soil surface to drying to retain nutrients in topsoil and keep plant-toxic subsoils well below the surface
All old basalt volcanic soils	Free iron/manganese upsets the balance of many micronutrients, causing deficiencies in both plants and animals	Micronutrient supplements will probably be required for livestock, even when not necessary for plant growth

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Shallow slipping	Rolling hill country soil variants	Slips occur because of more pronounced leaching and extremely friable (crumbly) topsoil Exposed red subsoils are difficult to revegetate because of toxic levels of free iron, manganese and aluminium Slipping is often associated with seepage areas at the heads of gullies	Manage water discharge and flow from higher elevations Plant and cultivate on the contour Break the slope by working in 'protected lands' Form 'protected lands' by grassing water diversion channels at intervals down the slope with runoff directed to protected waterways Investigate using sediment traps in frequently or continuously cropped areas Open plant poplars where groundwater is surfacing to control slipping Mulching exposed red subsoils on road cuttings and where erosion has occurred, with old hay, silage, or effluent pond sludge prior to planting, will assist revegetation Exclusion of stock from revegetated areas is essential for recovery Fence bush enclaves in gully heads to allow ground cover to regenerate and hold soils in place
Sheet erosion	All old basalt volcanic soils	Dry powdery summer surfaces shed water and form a dust mulch The dust mulch seals soil surfaces and repels water, especially under compaction, making sheet erosion after drought more likely Loss of topsoil exposes unproductive, plant-toxic, gravelly ironstone subsoils below, and increases loss of sediment-bound nutrients into waterways	
Rill erosion	All old basalt volcanic soils	Water runoff from compacted land above runs downslope, gouging channels or rills into topsoils Bare, cropped soils are especially susceptible to rill erosion Rills become deeper with successive rainstorms	



Okaihau soils, Okaihau Photo by Ian Hanmore

Drainage classes

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
OKg	Ōkaihau very gravelly friable clay	5 - Somewhat excessively drained
ODg	Otaha gravelly clay loam	5⇌4 - Somewhat excessively to well drained
OK	Ōkaihau gravelly friable clay	5⇌4 - Somewhat excessively to well drained
TA	Taraire gravelly friable clay	4⇌3 - Well to moderately drained
OD, ODH	Otaha clay	4 - Well drained
OKu	Ōkaihau gravelly friable clay with dull brown subsoil	4 - Well drained
PG	Pungaere gravelly friable clay	3 - Moderately drained

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**

Top Energy Limited
John Butler Centre
60 Kerikeri Rd, PO Box 43
Kerikeri 0245, New Zealand
+64 (0)9 407 0600

27 March 2026

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
D Stannard – 390 Waipapa Road, Kerikeri. Lot 2 DP 317226.

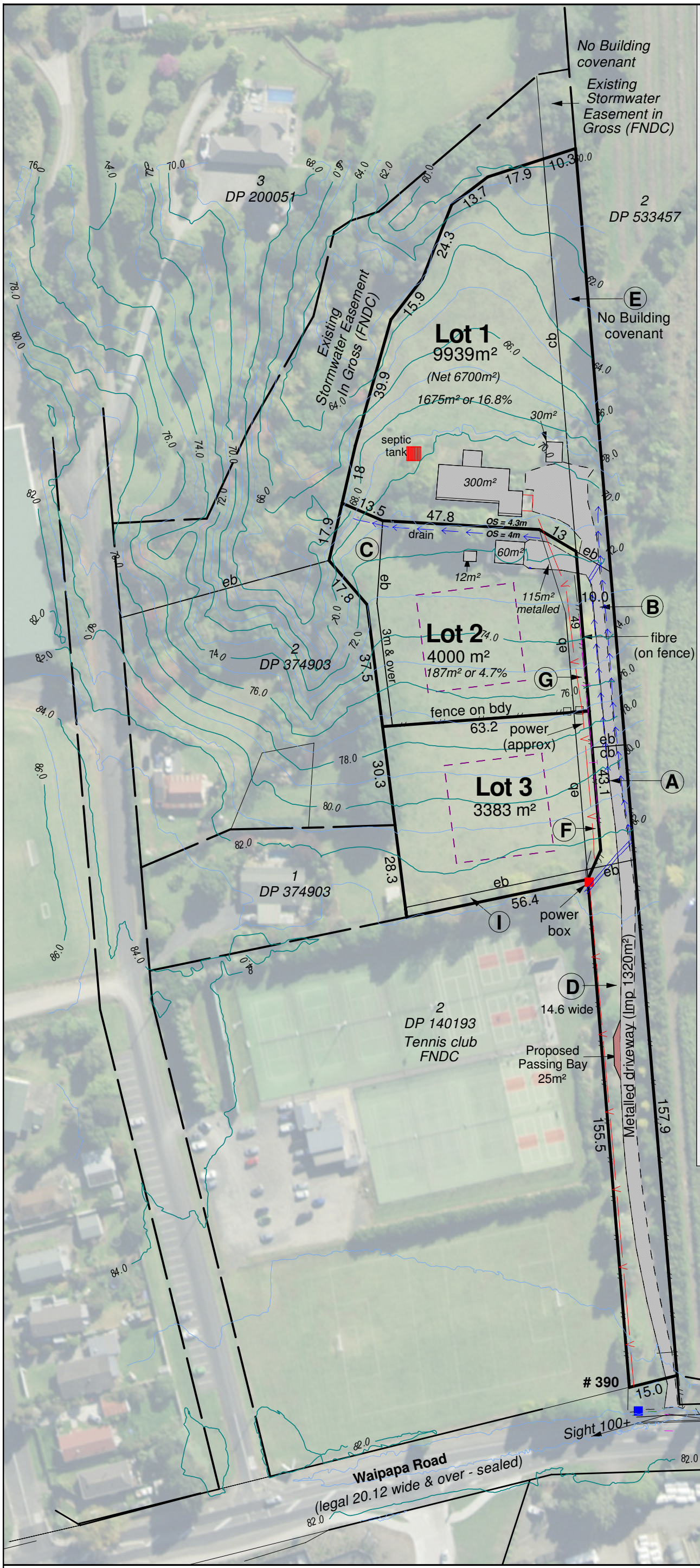
Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lots. Top Energy advises that there is an existing power supply to proposed lot 1. Design and costs to provide a power supply to proposed lots 2 and 3 would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

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

Yours sincerely

Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz



Existing Easements

Purpose	Shown	Burdened	Benefited
Right to Transmit electricity & Telecommunications	D	Lot 1 hereon	.1.&.2. DP 374903 EI5572637.7
	I	Lot 3 hereon	.1.&.2. DP 374903 EI5572637.7

Proposed Easements

Right of Way Right to convey electricity & Telecommunications	A D	Lot 1	Lot 2 Lot 3
	B	Lot 1	Lot 2
Stormwater	C	Lot 2	Lot 3
Electricity	D	Lot 1	Top Energy Ltd
	F	Lot 3	Lot 1, 2
	G	Lot 2	Lot 1
Telecommunications	A B D	Lot 1	Chorus NZ
	F	Lot 3	
	G	Lot 2	

Existing Covenant

Areas marked B & E are subject to existing "no buildings" land covenant, created by D489132.2

Proposed Land Use Consents:

Building to boundary setback (8.6.5.1.4) - LOTS 1 & 2
Stormwater Management 15% (8.6.5.1.3) - LOT 1

0 10 20 30 40 50 100

Applicant : D. Stannard & K. Shelley
Title : 67488
Total Area : 1.7322ha
Zone : Rural Residential (PDP)
Rural Production (ODP)
Land Use Capability: 3s2 & 4e2

DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED SUBDIVISION OF LOT 2 DP 317226

Contour interval : 1.0m
Scale @ A3 : 1:1250
Date : March 2026
REF : 8715

LOT 1

2
DP 140193

2
DP 533457

Existing
Metalled

Proposed Widening
Metalled (4m²)

boundary

15.0

LOW

4m

Hump

Proposed 20Mpa Concrete
with 665 Mesh (48m²)
Basecource GAP 45
Compaction CIV >15

BOI County Council
Section 21
Blk X Kerikeri SD

Post wire fence
boundary

Proposed Widening
20Mpa Concrete
with 665 Mesh (10m²)
Basecource GAP 45
Compaction CIV >15

X Fall -1%

low spot

HIGH

Existing metalled
entrance

Existing Concrete Footpath

Sight 100+

R= 5.0

Existing Kerb / Channel

Cycle Lane

Edge white line

Edge white line

xfall

xfall

390 Waipapa Road

Centre white line

83.0

0 5 10

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

For Resource Consent Purposes
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions & locate services on site before construction

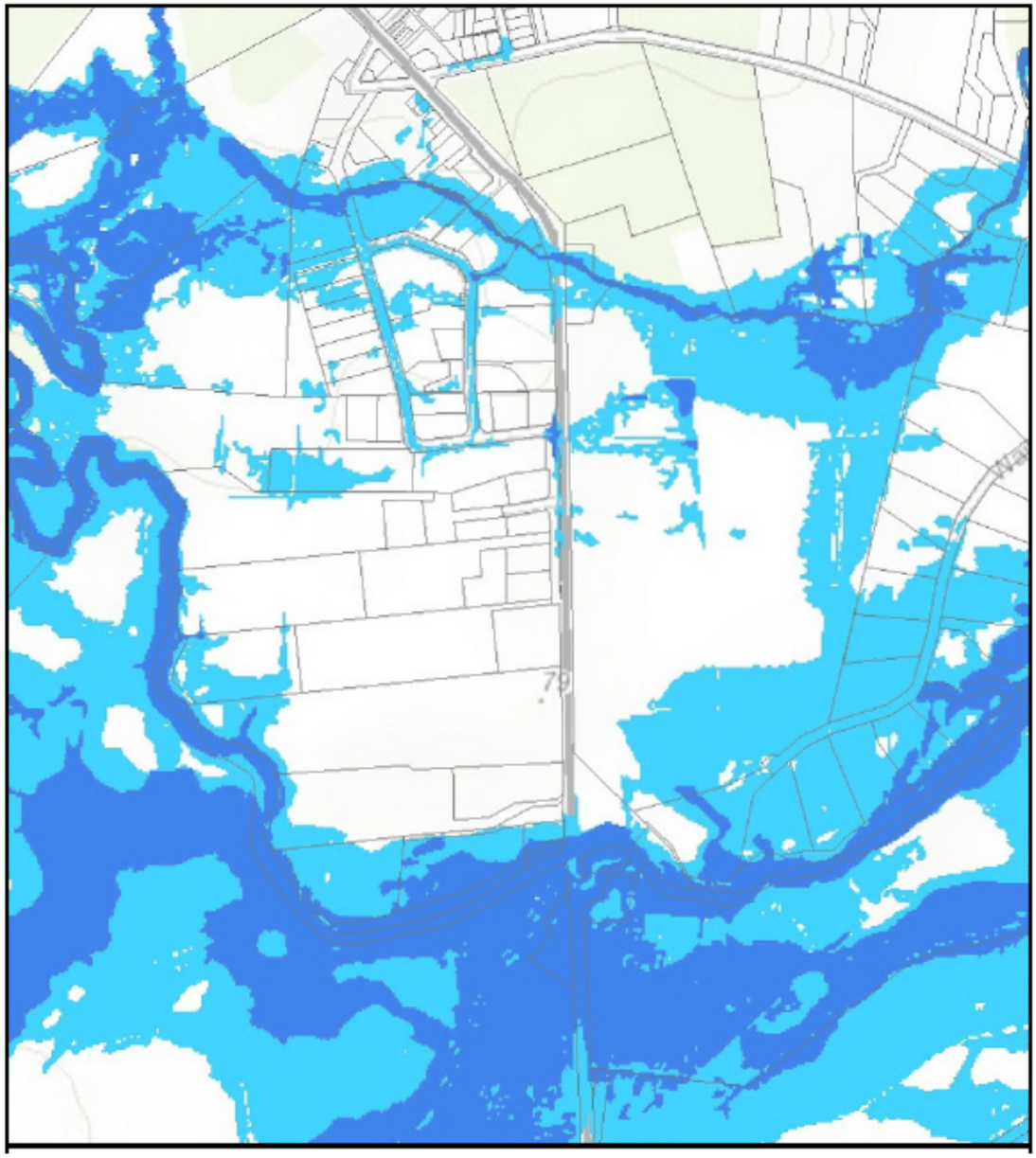
		Checked	Date
Surveyed			
Designed			April 2026
Drawn			
Approved			

Project: Entrance Upgrade for Proposed Subdivision
Title : Lot 2 DP 317226 - Stannard

Contour Interval 0.1m
Scale 1:100 at A3

8715

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182



8715
April 2026

STORMWATER MANAGEMENT ASSESSMENT
D. STANNARD & K. SHELLEY, 390 WAIPAPA ROAD, KERIKERI

Introduction

This report presents a stormwater management assessment for the proposed subdivision of RT 67488, located at 390 Waipapa Road, Kerikeri, which seeks to create two additional rural residential lots. The assessment addresses potential changes to stormwater runoff, catchment characteristics, and impermeable surface coverage associated with the development.

Proposed Lots 2 and 3 are currently vacant and form the primary focus of this assessment, as they will be subject to future development. Proposed Lot 1, the balance lot, is already developed and is considered in the assessment to account for existing site conditions and runoff contributions.

The property is zoned Rural Production under the Operative District Plan and Rural Residential under the Proposed District Plan. This assessment demonstrates that post-development stormwater effects can be effectively managed to maintain predevelopment runoff levels, in accordance with permitted activity standards for stormwater discharge. The evaluation is based on a draft building scenario to model potential future development and should not be interpreted as the only possible layout or design solution.

Furthermore, land use consent is sought for Lot 1 to exceed the permitted impermeable surface coverage under Stormwater Management Rule 8.6.5.1.3, with mitigation measures proposed to ensure compliance with the District Plan objectives.

Scope of Assessment

The scope of this assessment includes:

- Analysis of existing site conditions and catchment characteristics.
- Estimation & mitigation of future stormwater runoff resulting from proposed development on Lots 2 and 3.
- Evaluation of the effects of additional impermeable surfaces and potential changes to downstream catchments.
- Review of compliance with the relevant provisions of the Far North District Plan, Stormwater Management Rule 8.6.5.1.3, and Far North District Council Engineering Standards (May 2023).

Exclusions from this assessment:

- *Detailed design of stormwater infrastructure, which will be addressed at the engineering design building consent stage.*
- *Design constraints / integration that could arise as part of the geotechnical assessment conducted at the building consent stage.*
- *Off-site stormwater influences, which would need to be managed based on the final building locations and development layout.*

Site, Soil & Situation Evaluation

The site is located at 390 Waipapa Road, Kerikeri.

The site is located on a gentle spur, with stormwater from all three proposed lots primarily sheet flowing to the north, east, and west. The subdivision includes provision for future stormwater discharge via an easement over Lot 2 in favour of Lot 3, accommodating either a piped connection or an open swale. The easement is designed to widen where required to allow for future spreader device options. It adjoins the Council's Gross Stormwater Easement on Lot 2 DP 374903.

The proposed lot areas are as follows:

Lot 1: 9,939 m² (balance lot, existing development)
Lot 2: 4,000 m²
Lot 3: 3,383 m²

Existing on-site drainage paths are well-vegetated, including mature hedging, while all receiving gullies contain established mixed-species trees. This vegetation provides natural mitigation by slowing surface runoff, promoting infiltration, and reducing erosion and sediment transport, contributing positively to stormwater management.

Soils and Geology
Lots 2 and 3 are underlain by Okaihau gravelly friable clay (OK), part of the Kiripaka soil suite (NZMS 290 Sheet P04/05), formed on low-silica, iron- and aluminium-rich basalt lava. These soils are moderately drained and generally free-draining, supporting subsurface soakage if preferred.

Existing Development and Access
Lot 1 contains an existing dwelling, a detached garage, and a separate shed. Access is via a 3.0 m-wide metalled driveway approximately 270 m in length from Waipapa Road.

Vacant Areas
Lot 2 has a small shed and parking area, and Lot 3 is vacant in pasture. All sites consist of gently sloping, elevated ground with no significant bush or ecological constraints, suitable for future building platforms and on-site wastewater disposal.
The western side of Lots 2 and 3 receives greater sheetflow accumulation and is therefore typically subject to higher soil moisture conditions during prolonged rainfall events.

Stormwater Management Review & Strategy

The existing hydrological regime across Lots 2 and 3 is characterised by diffuse overland sheet flow, with some locally concentrated flow occurring along the western margins. There are no defined channelised flow paths across the sites.

The lots are situated downslope of the adjoining Lot 2 DP 140193 (club tennis courts) and are therefore subject to runoff generated from this developed area. Due to the very flat surface of the courts, the direction and extent of runoff is not clearly understood. However, site observations indicate that flows remain shallow, laterally dispersed, and non-channelised. As a result, this overland flow can be readily intercepted and managed without adverse effects on future building platforms.

The proposed development incorporates a stormwater management approach based on interception, attenuation, and controlled discharge. This includes the use of shallow swales and/or low bunding to intercept and redirect overland flow away from identified building areas on Lot 2, maintaining separation between flow paths and development.

A stormwater easement is proposed over Lot 2 in favour of Lot 3 to formalise inter-lot drainage and provide flexibility for a range of discharge solutions, such as level spreaders or piped outlets. This easement connects to the Council's gross stormwater easement within Lot 2 DP 374903, ensuring a secure legal and outfall for the site.

The stormwater layout accompanying this review is indicative only, and demonstrates just one feasible solution, including a swale conveying runoff to a disposal area within Easement 'C'. This layout is not intended to be prescriptive as a subdivision consent condition, as alternative solutions may be preferred at the building consent stage (such as piped systems discharging via a bubble-up structure and spreader).

Future development of the lots will increase impervious surfaces through buildings, driveways, and hardstand areas. To mitigate this, on-site detention and flow control measures are recommended to restrict post-development peak flows to no more than 80% of pre-development levels on Lots 2 & 3.
Suitable methods may include rainwater tanks with controlled outlets, soakage systems (subject to ground conditions), or small detention features, designed in accordance with the Far North District Council Engineering Standards (2023) and GD01 Low Impact Design principles.
This assessment demonstrates attenuation based on a detention tank scenario.

TP10, Chapter 11 – *Rainwater tanks* specifies a nominal 120 m² allowance for non-roof impervious surfaces; this reflects the understanding that roof-derived detention storage can additionally offset a limited extent of additional paved or hardstand area up to 120m². **As the proportion of non-roof**

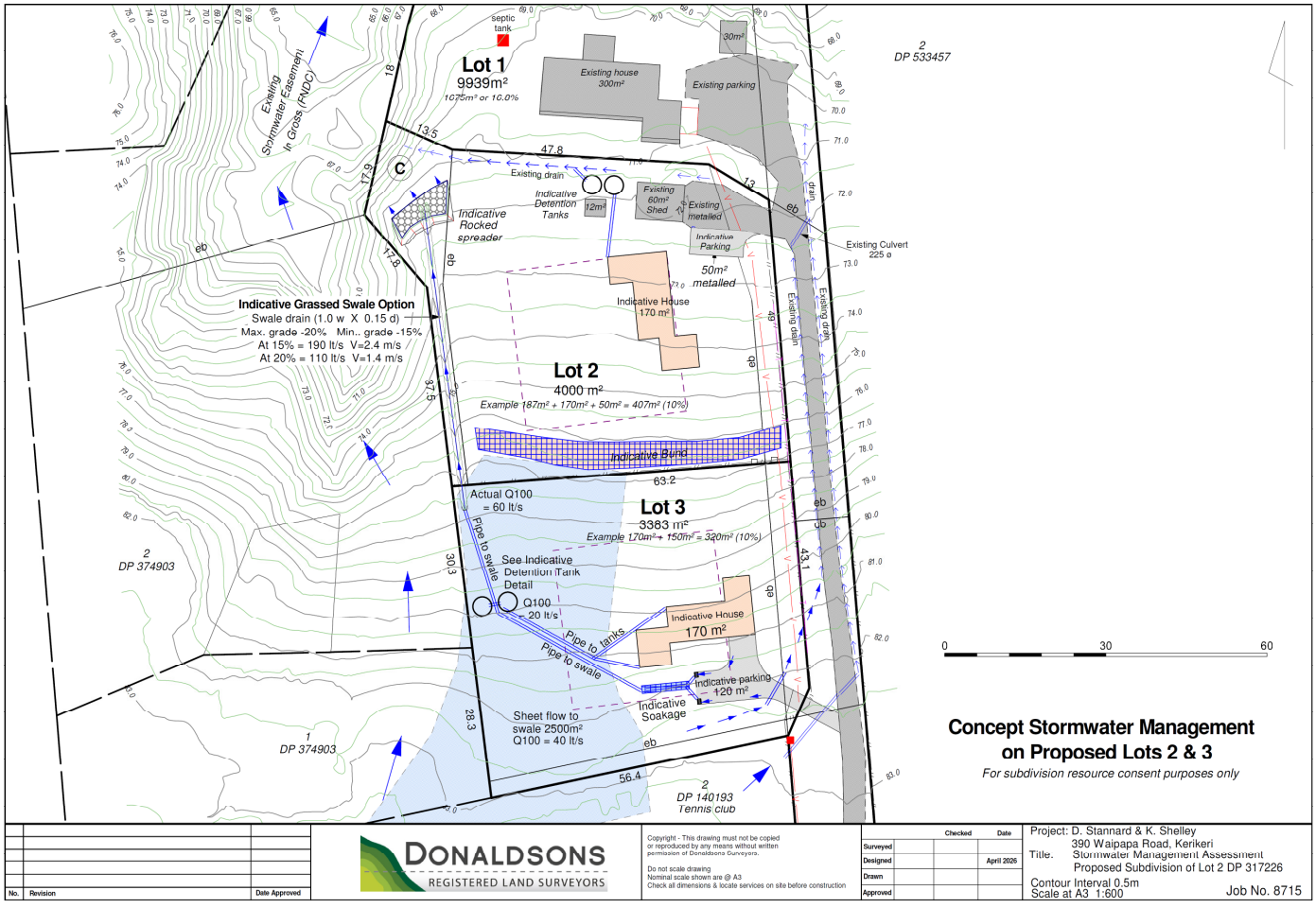
impervious area increases, the effectiveness of roof-based attenuation diminishes, and reliance on rainwater tanks alone becomes insufficient to achieve required stormwater performance outcomes.

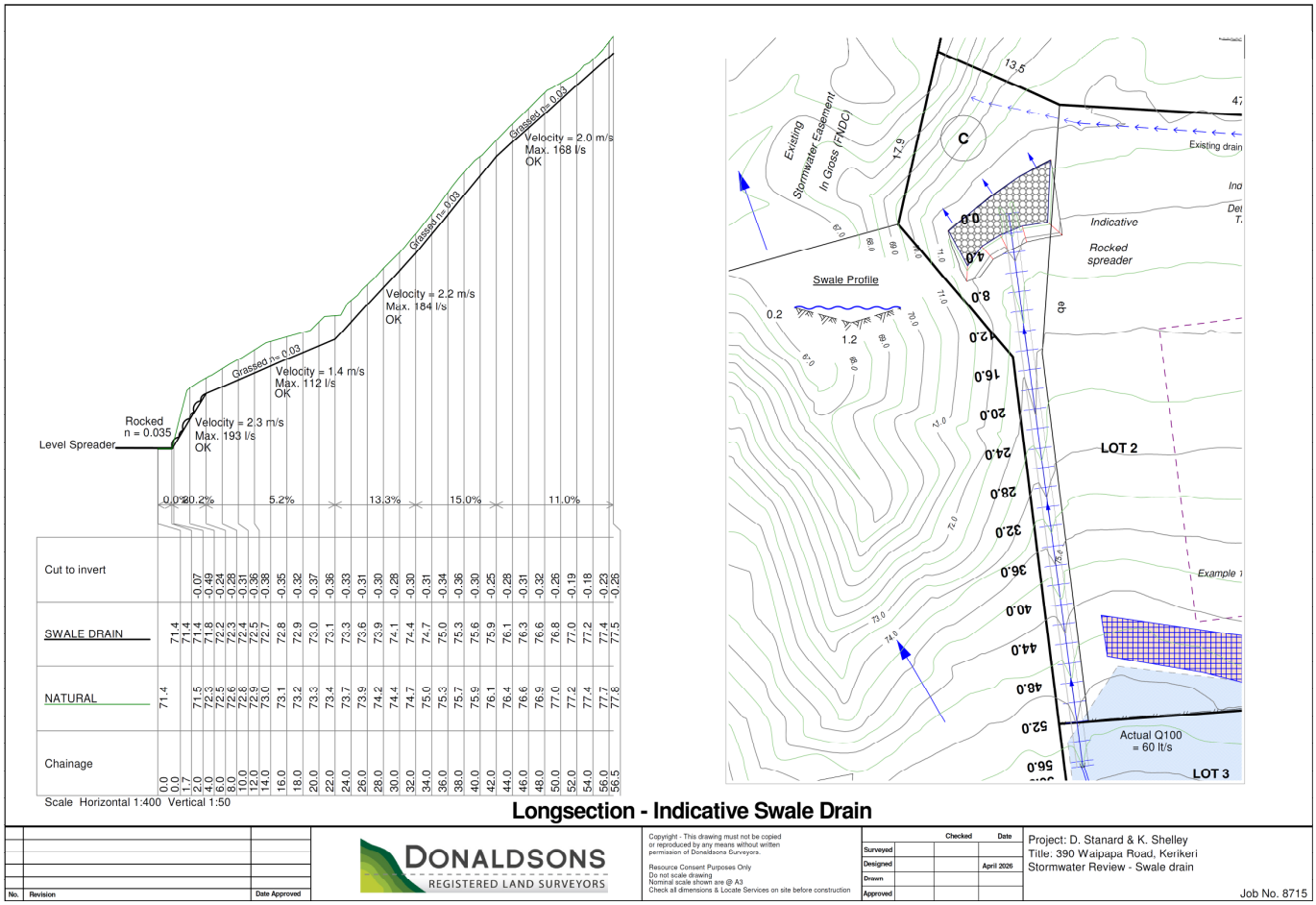
Accordingly, where development exceeds this indicative range, TP10 anticipates that additional or alternative stormwater management measures (such as soakage systems, swales, or dedicated detention devices) will be required to supplement rainwater tank storage and ensure compliance with peak flow and volume control objectives.

Considerations are also made to manage any off-site overland flow from the adjoining tennis courts. Depending on final building locations, localised interception measures may be required along site boundaries.

Lot 1 contains the whole driveway and consequently exceeds the permitted impermeable area threshold, requiring a land use consent for this breach. To mitigate those effects, or offset them, it is recommended that all future impermeable surface on Lots 2 and 3 be subject to stormwater detention that achieves 80% pre-development flow rates.

This assessment is conceptual in nature and intended to demonstrate that the sites can be developed with appropriate stormwater management, and that the impermeable surface breach on Lot 1 can be offset, overall concluding effects **less than minor**.





Stormwater flow rate and storage analysis

The following assessment provides an indicative analysis of how future site development can manage stormwater runoff such that post-development peak flow rates do not exceed 80% of predevelopment flow rates for the critical storm events (1%, 10%, and 50% AEP), including an allowance for climate change (RCP 6.0, 2081–2100).

The analysis is based on a representative development scenario comprising a roof area of 266 m² and a ground-level parking area of 44 m². This scenario does not represent the exact layout for either Lot 2 or Lot 3 because both would be different, but rather provides a reasonable mid-range development envelope to assess potential stormwater effects.

This approach is consistent with TP10, Chapter 11 – Rainwater Tanks, which provides design guidance for roof catchments up to 500 m² and compensation within a tank for paved areas **up to 120 m²**. The adopted scenario falls within these parameters and is therefore considered appropriate for preliminary stormwater assessment and sizing of on-site attenuation.

The assessment demonstrates how future building development can mitigate adverse stormwater effects through the use of on-site attenuation measures. These measures are designed in accordance with the Far North District Council Engineering Standards and Guidelines (May 2023) to achieve compliance with flow control requirements and maintain predevelopment hydrological conditions.

HIRDS HISTORIC DATA AND CLIMATE CHANGE IDF VALUES (RCP6.0 2081-2100)

Current Historic

Intensity

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	59.1	42.8	35.4	25.4	18.0	9.88	6.49	4.10
2	0.500	64.7	46.9	38.8	27.8	19.7	10.8	7.14	4.50
5	0.200	83.8	60.8	50.3	36.2	25.7	14.2	9.34	5.91
10	0.100	97.7	71.0	58.8	42.4	30.1	16.7	11.0	6.95
20	0.050	112	81.4	67.5	48.7	34.6	19.2	12.7	8.03
30	0.033	120	87.6	72.7	52.5	37.3	20.7	13.7	8.68
40	0.025	126	92.0	76.4	55.2	39.2	21.8	14.4	9.14
50	0.020	131	95.5	79.2	57.2	40.7	22.6	15.0	9.51
60	0.017	135	98.3	81.6	59.0	42.0	23.3	15.4	9.81
80	0.013	141	103	85.3	61.7	43.9	24.4	16.2	10.3
100	0.010	146	106	88.1	63.8	45.4	25.3	16.7	10.6

Depth

Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	9.85	14.3	17.7	25.4	35.9	59.3	78.0	98.4
2	0.500	10.8	15.6	19.4	27.9	39.4	65.1	85.7	108
5	0.200	14.0	20.3	25.2	36.2	51.4	85.1	112	142
10	0.100	16.3	23.7	29.4	42.4	60.2	100	132	167
20	0.050	18.7	27.1	33.8	48.7	69.3	115	152	193
30	0.033	20.1	29.2	36.3	52.5	74.6	124	164	208
40	0.025	21.1	30.7	38.2	55.2	78.5	131	173	220
50	0.020	21.8	31.8	39.6	57.3	81.5	136	180	228
60	0.017	22.5	32.8	40.8	59.0	84.0	140	185	235
80	0.013	23.5	34.2	42.6	61.7	87.9	147	194	247
100	0.010	24.2	35.4	44.1	63.8	90.9	152	201	256

Climate Change

RCP6.0 (2081-2100)

Intensity

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	71.0	51.2	42.3	30.2	21.1	11.3	7.23	4.48
2	0.500	78.0	56.3	46.5	33.3	23.3	12.4	8.00	4.94
5	0.200	102	73.7	60.9	43.7	30.6	16.4	10.6	6.54
10	0.100	119	86.4	71.5	51.3	36.0	19.3	12.5	7.73
20	0.050	137	99.4	82.2	59.1	41.6	22.4	14.5	8.94
30	0.033	148	107	88.7	63.8	44.9	24.2	15.6	9.68
40	0.025	155	112	93.2	67.0	47.2	25.5	16.5	10.2
50	0.020	161	117	96.8	69.7	49.1	26.5	17.1	10.6
60	0.017	166	120	99.7	71.8	50.6	27.3	17.7	11.0
80	0.013	173	126	104	75.1	53.0	28.6	18.5	11.5
100	0.010	179	130	108	77.7	54.8	29.7	19.2	11.9

Depth

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	11.8	17.1	21.1	30.2	42.2	67.5	86.7	108
2	0.500	13.0	18.8	23.3	33.3	46.6	74.6	96.0	119
5	0.200	17.0	24.6	30.4	43.7	61.3	98.4	127	157
10	0.100	19.9	28.8	35.7	51.3	72.1	116	150	186
20	0.050	22.8	33.1	41.1	59.1	83.1	134	173	215
30	0.033	24.6	35.7	44.3	63.8	89.7	145	188	232
40	0.025	25.8	37.5	46.6	67.0	94.4	153	198	245
50	0.020	26.8	38.9	48.4	69.7	98.1	159	206	255
60	0.017	27.6	40.1	49.8	71.8	101	164	212	263
80	0.013	28.9	42.0	52.2	75.1	106	172	222	276
100	0.010	29.8	43.4	53.9	77.7	110	178	231	286

Target pre development natural (current / historic climate conditions)
Pre-development conditions have been modelled using a Curve Number (CN) representative of compacted soils, reflecting the site's existing hobby farm use where stock and machinery use are expected to result in a higher degree of compaction.

The 266m² roof surface example for predevelopment conditions excludes 44m² to compensate for that area of ground impermeable surface. This area is accordingly introduced back into the post development calculations to get the adjusted detention volume and control outlet orifice sizing.

Target outflow rates are 80% of current / historic predevelopment levels:
Q2 (**0.0010** x 0.8 = **0.0008**)
Q10 (**0.002** x 0.8 = **0.0016**)
Q100 (**0.0036** x 0.8 = **0.0029**)

50% AEP calculations

Historic Predevelopment

Note for pre-development calculations, 44m² has been excluded to restrict outflow rates as compensation for ground impermeable surface.

Pre Pre Nat Assumes Crop — Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0010 cms
Storm Frequency	= 2-yr	Time to Peak	= 8.00 hrs
Time Interval	= 1 min	Runoff Volume	= 15.2 cum
Drainage Area	= 0.026 ha	Curve Number	= 80
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 109 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

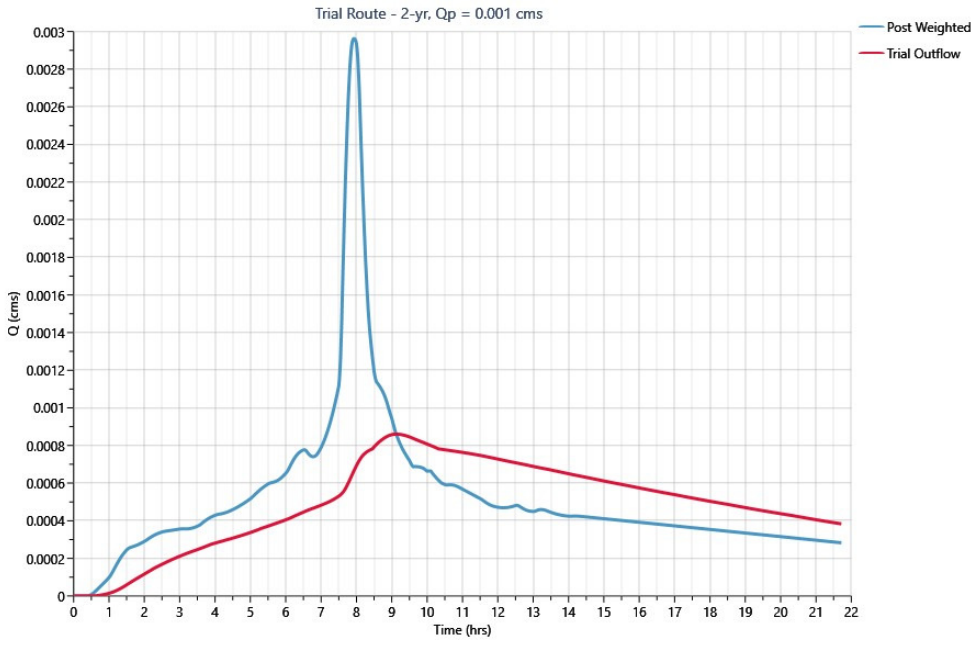
Note for post-development calculations, 44m² has been included to account for the impermeable ground surface as compensation.

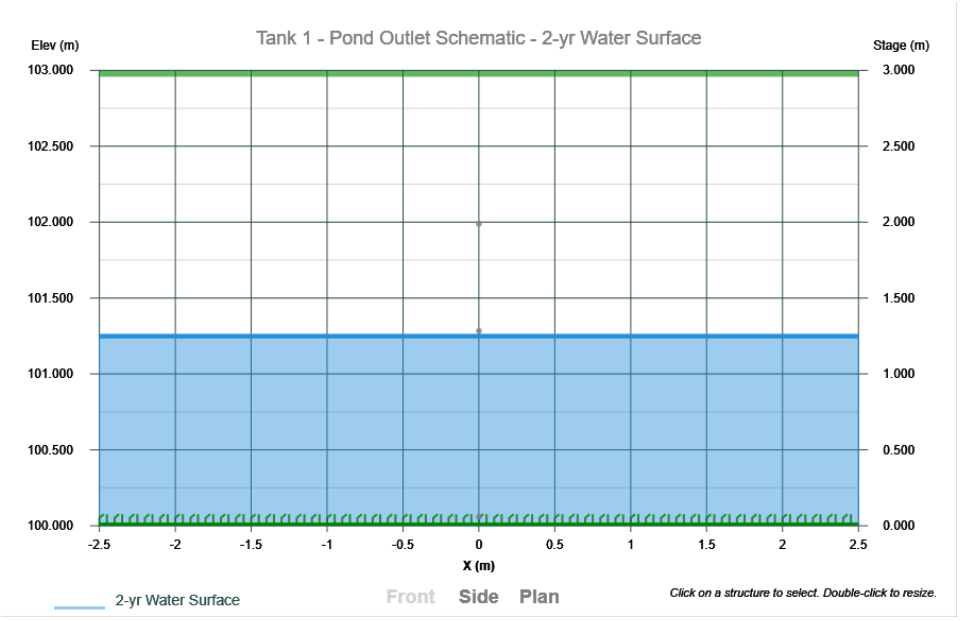
Post Impermeable — Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0030 cms
Storm Frequency	= 2-yr	Time to Peak	= 7.93 hrs
Time Interval	= 1 min	Runoff Volume	= 43.3 cum
Drainage Area	= 0.031 ha	Curve Number	= 98
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 146 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

Post Detention — Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0009 cms
Storm Frequency	= 2-yr	Time to Peak	= 9.12 hrs
Time Interval	= 1 min	Hydrograph Volume	= 43.2 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 101.262 m
Pond Name	= Tank 1	Max. Storage	= 10.6 cum





10% AEP calculations

Pre Pre Nat Assumes Crop — Hyd. No. 1

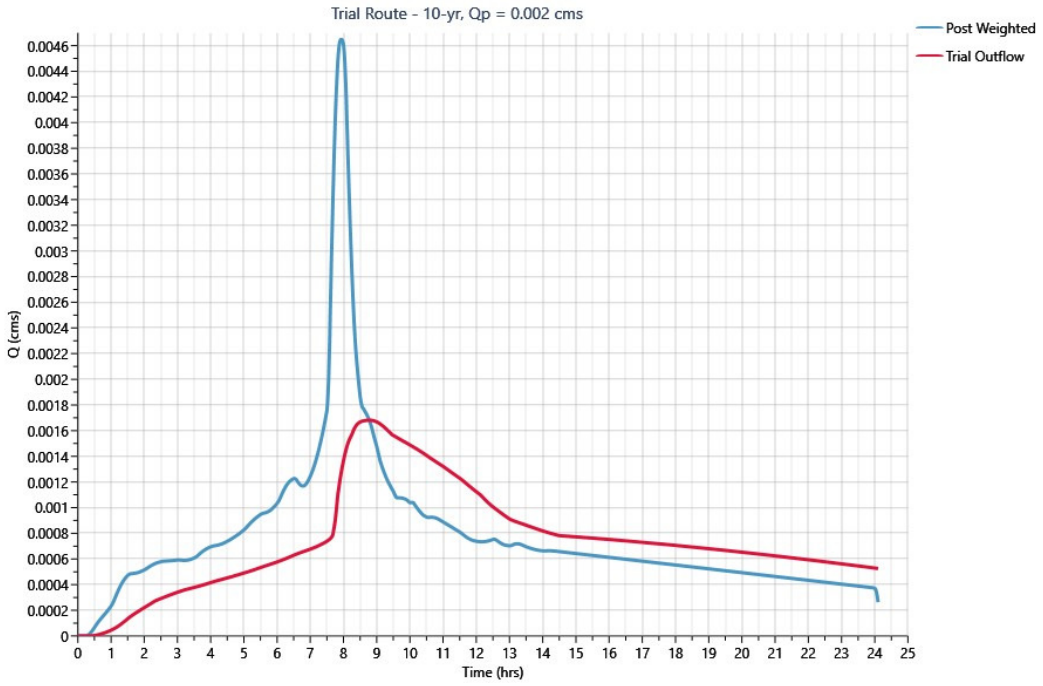
Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0020 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.00 hrs
Time Interval	= 1 min	Runoff Volume	= 28.9 cum
Drainage Area	= 0.026 ha	Curve Number	= 80
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 168 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

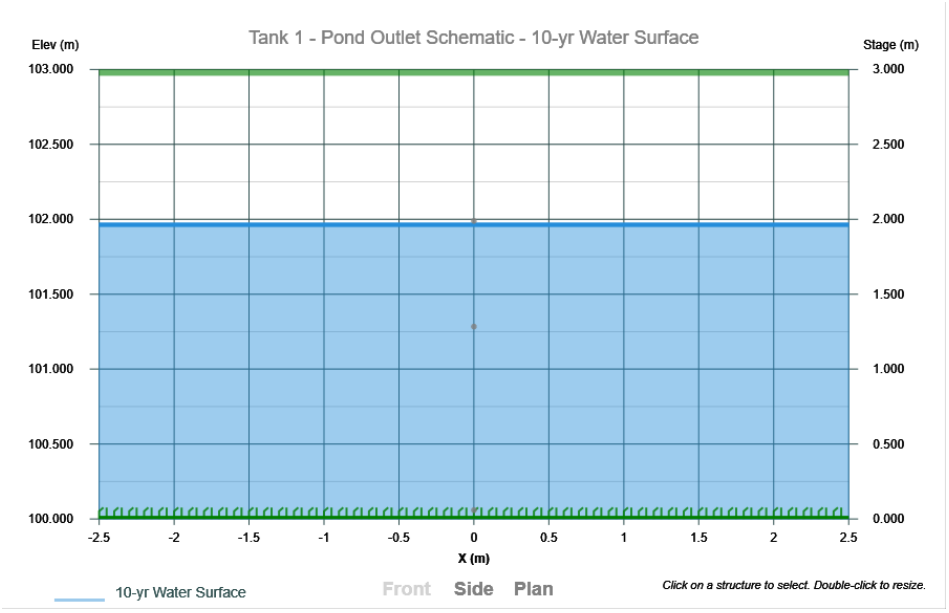
Post Impermeable — Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0046 cms
Storm Frequency	= 10-yr	Time to Peak	= 7.93 hrs
Time Interval	= 1 min	Runoff Volume	= 68.7 cum
Drainage Area	= 0.031 ha	Curve Number	= 98
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 228 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

Post Detention — Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0017 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.78 hrs
Time Interval	= 1 min	Hydrograph Volume	= 68.7 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 101.977 m
Pond Name	= Tank 1	Max. Storage	= 16.6 cum





1% AEP calculations

Pre Pre Nat Assumes Crop **Hyd. No. 1**

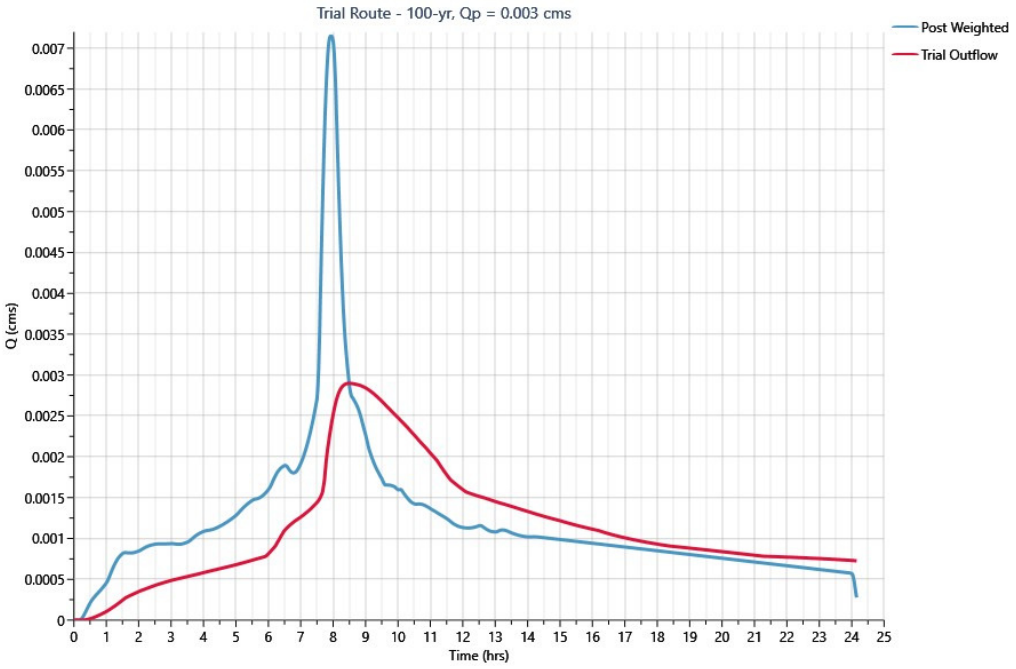
Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0036 cms
Storm Frequency	= 100-yr	Time to Peak	= 7.97 hrs
Time Interval	= 1 min	Runoff Volume	= 50.6 cum
Drainage Area	= 0.026 ha	Curve Number	= 80
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 256 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

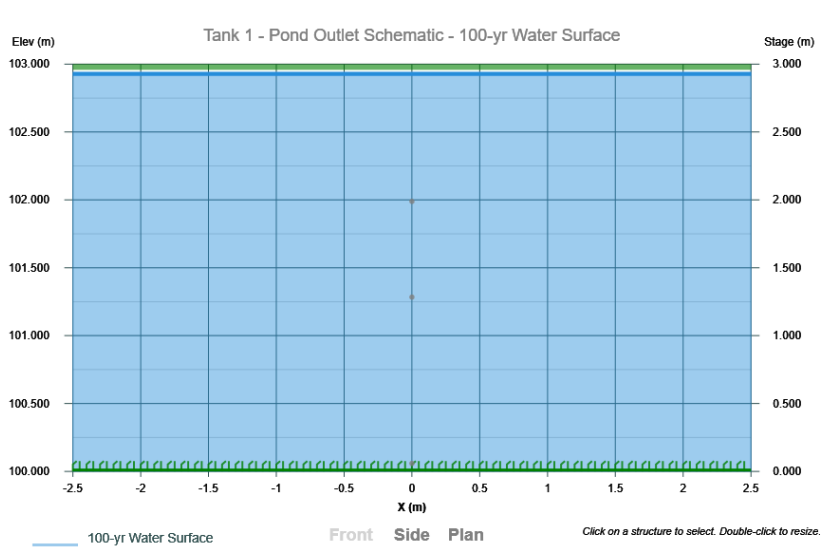
Post Impermeable — Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0071 cms
Storm Frequency	= 100-yr	Time to Peak	= 7.93 hrs
Time Interval	= 1 min	Runoff Volume	= 106 cum
Drainage Area	= 0.031 ha	Curve Number	= 98
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 350 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.14

Post Detention — Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0029 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.50 hrs
Time Interval	= 1 min	Hydrograph Volume	= 107 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 102.941 m
Pond Name	= Tank 1	Max. Storage	= 24.7 cum





Tank 1

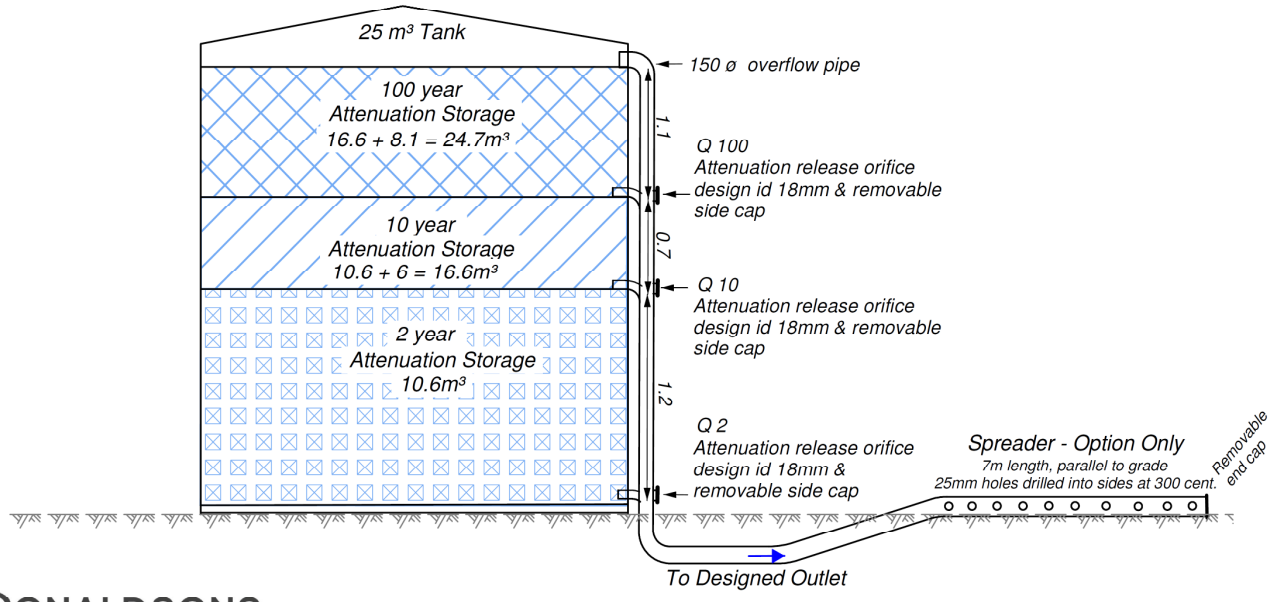
Culvert / Orifices	Culvert	Orifice		
		1 (i)	2 (i)	3 (i)
Rise, mm		18	18	18
Span, mm		18	18	18
No. Barrels		1	1	1
Invert Elevation, m		100.050	101.275	101.980
Orifice Coefficient, Co		0.650	0.650	0.650

Tank 1 — Stage-Storage-Discharge Summary

Stage (m)	Elev. (m)	Storage (cum)	Culvert (cms)	Orifices, cms			Riser (cms)	Weirs, cms			Pf Riser (cms)	Exfil (cms)	User (cms)	Total (cms)
				1	2	3		1	2	3				
0.000	100.000	0.0000		0.000	0.000	0.000								0.000
1.000	101.000	8.400		0.0007	0.000	0.000								0.0007
2.000	102.000	16.8		0.0010	0.0006	0.0001								0.0017
3.000	103.000	25.2		0.0013	0.0010	0.0007								0.0030

Attenuation storage and outlet orifice schematic - Single Tank option

25m³ detention tank



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8715 - Tank Detail - dgtank

Target Pre-development

Q2 80% (0.0010 x 0.8 = **0.0008 m³/s**)
Q10 80% (0.002 x 0.8 = **0.0016 m³/s**)
Q100 80% (0.0036 x 0.8 = **0.0029 m³/s**)

Design

Post-detention 0.0009 m³/s
Post-detention 0.0017 m³/s
Post-detention 0.0029 m³/s

The calculations concluded a near perfect match for the 80% target pre-development values (current conditions based on historic recorded data).

As a generic assessment, based on a 266 m² building roof and 44 m² hardstand area confirms that onsite stormwater attenuation can be effectively achieved with a 25 m³ detention tank, controlling peak flows for the 2-, 10-, and 100-year storm events.

Given this context, the recommended detention measures for all future development on Lots 2 & 3 would therefore result in a net positive outcome that adequately compensates for the minor exceedance occurring on Lot 1.

DISTRICT PLAN

Subdivision Assessment Criteria

The following cover the Stormwater Management assessment criteria under the Operative District Plan.

STORMWATER DISPOSAL ASSESSMENT

(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.

The proposed stormwater management does not require discharge permits under the Act.
Where stormwater detention is provided the regional rules are satisfied as a permitted activity.

FNDC has a Gross Stormwater easement over the adjoining property Lot 2 DP 374903, and this secures legal rights for the immediate catchment.

(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).

While the Operative District Plan references compliance with the Far North District Council Engineering Standards and Guidelines (2004, revised 2009), Council has adopted the updated Engineering Standards and Guidelines (May 2023), which all suitably qualified and experienced practitioners (SQEPs) are now expected to follow.

Accordingly, the stormwater management scenario has been prepared in accordance with the May 2023 standards, TP 10 and in conjunction with NZS 4404:2010.

(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

Not applicable.

(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.

The proposal recommends low impact design techniques during the building stage utilising open swales, detention and spreader devices. A working example of how this is achievable has been described.

(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

Stormwater easement 'C' is proposed to convey intercepted or diverted sheet flow from Lot 3 and also detention device outflows across Lot 2, connecting to the Council's gross stormwater easement, which is a defined gully. The sites have sufficient and consistent grades to allow practical control of collected stormwater. A range of on-site detention devices could be implemented to manage future development, with rainwater tanks being the most commonly adopted and practical solution for roof impervious areas.

Driveway surfaces on each lot, although classified as impermeable under the District Plan, are considered to have an effective runoff coefficient of 0.5, reflecting partial infiltration and absorption. Runoff from these areas will be directed to soakage swales to encourage infiltration and reduce concentrated flows.

Future building roofs will be required to capture and attenuate runoff through detention devices sized to ensure post-development peak discharges do not exceed 80% of current pre-development levels for climate change–adjusted storm events (2-, 10-, and 100-year). Roof gutter and downpipe systems will also be designed to accommodate a 1% AEP storm event + climate change.

Where practicable, roof detention capacity may compensate for a limited area of ground impervious surface, consistent with accepted industry practice, provided overall stormwater performance remains compliant with the FNDC Engineering Standards (May 2023). The example provided adopted a figure of 44m² to demonstrate this option.

(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.

Not applicable.

(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.

There are no recommended network systems.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.

Detention systems recommended for Lots 2 and 3 are designed to ensure post-development discharge rates do not exceed 80% pre-development conditions, thereby preventing increased loading on the downstream catchment infrastructure.

(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.

Not applicable. There is no increase in outflow rates.

(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.

Stormwater attenuation is recommended. Ground basins and soakage devices are options to be considered at the building stage.

(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

No concerns given the site upholds permitted activity standards.

(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.

Not applicable.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.

Not applicable.

(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.

Easements are necessary as shown area 'A'.

(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.

Not applicable.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.

Not applicable.

(q) The need for and extent of any financial contributions to achieve the above matters.

Not applicable.

(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

Not applicable.

In outlining the principal stormwater management frameworks, Auckland Council Technical Publication 10 (TP10) and Guideline Document GD01 – Stormwater Management Devices: Design Guideline Manual, the following key principles are referenced in support of the proposed approach and the existing site conditions:

TP-10
Chapter 1
1.1 Objectives of these guidelines
The primary objective of these guidelines is to outline and demonstrate the ARC's preferred design approach for structural stormwater management devices. Specifically this includes design guidance for water quality and water quantity ponds, wetlands, filtration practices, infiltration practices, biofiltration practices and other practices that may be used.

1.3 Managing stormwater
Stormwater management aims to protect human and ecological values by preventing or mitigating the adverse effects of stormwater quality and quantity on the human and aquatic environment.

Chapter 8
8.3.2 Pre-treatment
The use of vegetative filters as a pre-treatment BMP to improve long term performance of infiltration practices cannot be stressed enough.

Stormwater Management Devices GD01
A1.2
The scope of this guideline document is confined to the management of stormwater, which is defined as:
"Rainfall runoff from land, including constructed impervious areas such as roads, pavement, roofs and urban areas which may contain dissolved or entrained contaminants, and which is diverted and discharged to land and water."

A4.2 Designing to reflect mana whenua values (GD01)
Mauri is a concept recognised by mana whenua as the connection between spiritual, physical and temporal realms. Loosely translated as the life force or life essence which exists within all matter, mauri sits at the very core of sustainable design for mana whenua and Te Ao Māori – the Māori worldview.
A key concern to mana whenua is the effect on the mauri of water caused by pollution of a stream, river, estuary, catchment or harbour. This can be due to sediment entering waterways, loss of riparian margins and the loss of native habitat to support native flora and fauna.

B1.0 Design process for stormwater management devices
Stormwater management must be considered early in the overall design process to ensure the site meets the hydrologic needs of the post-development catchment. It is important that a comprehensive land planning assessment is done, taking into consideration the proposed development land use and the effects on the wider catchment, both upstream and downstream. This will ensure stormwater management is designed for, alongside all other aspects of the development.

In summary the recommended control mechanism upholds the guideline intent.

OTHER CONSIDERATIONS

The proposal to offset the existing exceedance on Lot 1 is based on the principle that all future impermeable surfaces on Lots 2 and 3 will be fully subject to on-site stormwater detention, ensuring controlled discharge in accordance with the applicable standards.

Lot 1 currently exceeds the permitted impermeable surface threshold by 433m², calculated as the difference between the permitted coverage (12.5% of the site area = 1242m²) and the actual existing impermeable coverage of 1675m².
Applying the same 12.5% permitted coverage to the proposed subdivision yields the following maximum allowable impermeable areas:

- **Lot 2 (4000 m²):** 500m²
- **Lot 3 (3383 m²):** 422m²
- **Combined allowable area:** 922m²

Accordingly, while Lot 1 currently represents an unmitigated exceedance of 433m², the proposed development ensures that all impermeable surfaces on Lots 2 and 3 are fully detained. This results in a net improvement in stormwater management outcomes of approximately **489m²** (922m² – 433m²) when comparing controlled future impervious area against the permitted uncontrolled exceedance.

This demonstrates an overall reduction in adverse stormwater effects at a site-wide scale, as future development introduces full attenuation control over new impermeable areas thereby effectively offsetting Lot 1 non-compliant impervious coverage.

RECOMMENDATIONS

A stormwater detention design be prepared by a Suitably Qualified and Experienced Professional (SQEP) in accordance with the Far North District Council Engineering Standards (May 2023). The design must demonstrate that post-development discharge rates do not exceed 80 percent of pre-development flow rates for the 1%, 10%, and 50% Annual Exceedance Probability (AEP) storm events, while also accounting for climate change effects.
The design shall include supporting calculations for gutter capacity and downpipe (dropper) sizing to ensure compliance with best-practice hydraulic design standards.

Maintenance

i) Stormwater infrastructure is governed by Schedule 5 Land Transfer Regulation.
Where applicable, maintenance for detention devices within site boundaries shall at a minimum include:

- *removal of debris at gutters, pipe inlet or outlet orifices, removal of sediment build-up greater than 50mm in the base of detention tank.*
- *Any damaged pipework, headwalls or any other related component within the site boundaries shall be repaired by a certified drainlayer.*
- *Planting, weed infestation, building, or excavation onsite must not impede the function of overland flowpaths, swale drains or detention devices.*

ii) All detention devices, inground or tank systems are to have easily accessible inspection points at all detention outlet orifices.

- *Landowners ongoing responsibilities for detention devices includes installation and maintenance of gutter guard, removal of debris at gutter downpipes, tank inlets and outlets, removal of sediment build-up greater than 100mm in the base of the detention device.*
- *Any repairs shall be completed by a certified drainlayer at cost to the landowner.*
- *Councils monitoring officer may at any time conduct audits and where detention devices are neglected, enforce infringement penalties.*

[**LOTS 2 & 3**]

CONCLUSION

The stormwater management assessment finds that provided mitigation measures are implemented to reduce the peak post development flowrates occurring from the site to be equivalent to 80% predevelopment levels for 1%, 10% & 50% AEP storm events (*including climate change predictions*), the development overall is acceptable in terms of the management of effects on the environment.

The attenuation method, overland flowpath drainage, spreader devices achieve the intention of low impact design by encouraging onsite absorption whilst reducing discharge rates, with less than minor stormwater effects.

Both subdivision and the affiliated land use for stormwater management are supported activities.

Micah Donaldson (***MNZIS***)
Registered Professional Surveyor

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REGISTERED LAND SURVEYORS

8715
21 April 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED SUBDIVISION
D. STANNARD & K. SHELLEY, 390 WAIPAPA ROAD, KERIKERI

We hereby submit this application for Resource Consent to undertake a subdivision to create 2 additional Rural Residential Lots in the Rural Production Zone. The proposal is assessed as a Non-Complying Activity under Rule 13.7.1 of the operative District Plan.

This application is accompanied by the following supporting documentation:

- Application form & deposit $3044
- Planning Report
- Scheme Plan
- Record of Title
- Stormwater Assessment
- Wastewater Assessment
- Top Energy & Chorus Comments

Yours faithfully,

Micah Donaldson
MNZIS - Assoc.NZPI
DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

NZIS REGISTERED PROFESSIONAL SURVEYOR

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