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)** (N/A)

** 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: Christopher Richard Bowden

Email: [redacted]

Phone number: Work [redacted] Home

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

[redacted]

Postcode 0494

6. Address for Correspondence

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

Name/s: LMD PLANNING CONSULTANCY (ATTEN: LEONARD DISSANAYAKE)

Email: [redacted]

Phone number: Home

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

[redacted]

**** 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: Christopher Richard Bowden

Property Address/ Location:

40 Bowden Road
Taupo Bay
Mangonui

Postcode 0494~

8. Application Site Details

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

Name/s:

Site Address/ Location:

40 & 37 Bowden Road

Taupo Bay

Postcode 0293

Legal Description: Lots 1 - 2 & Lot 3 DP 556732 **Val Number:** 00121-03711 & 00121-03712

Certificate of title: 973134 & 973135

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.

PLEASE CONTACT CHRIS BOWDEN - PH: 027 292 0461 BEFORE ANY SITE 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.

1. Proposed subdivision by way of cancelling the existing amalgamation condition of Lots 1 and 2 DP 556732, and boundary adjustment of Lots 2 and 3 DP 556732.

2. Land use consents to construct a building platform for a cabin on proposed Lot 2, and for the existing two sheds on Lot 3 due to the breach of the setback from boundary rule from the new common boundary of lots 2 & 3.

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):

- [x] **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**

- [x] **Subdividing land**
- [x] **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) Christopher Richard Bowden

Email: [redacted]

Phone number: [redacted] Home

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

[redacted]

Postcode 0494

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) Christopher Richard Bowden

Signature:
(signature of bill payer) [redacted] Date

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: **(please write in full)** LEONARD DISSANAYAKE (AGENT)

Signature: Date 06-Jul-2025

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

Checklist (please tick if information is provided)

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

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

14. Billing Details:

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

Name/s: (please write in full) Christopher Richard Bowden

Email: [redacted]

Phone number: Home

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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) Christopher Richard Bowden

Signature:
(signature of bill payer) [redacted]

MANDATORY

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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.
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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.

Proposed Subdivision and Land Use Consents

at

37 & 40 Bowden Road, Taupo Bay, Mangonui

Planning Report
including
Assessment of Environmental Effects

for
Resource Consent Application

by

Christopher Richard Bowden

LMD Planning Consultancy
9 Campbell Lane, Kerikeri
Ph/Fax: 09 407 1123
E-mail: lmdpc@xtra.co.nz
Website: www.lmdplanning.co.nz

July 2025

1.0 INTRODUCTION

The applicant, Chris Bowden, proposes to subdivide his properties, Lots 1, 2 and 3 DP 556732, located at 40 and 37 Bowden Road, Taupo Bay, Mangonui. Lots 1 and 2 are presently amalgamated and held under a single title. The proposed subdivision will be carried out by cancelling the existing amalgamation condition of Lots 1 and 2 DP 556732, and by adjusting the boundary between Lots 2 and 3 DP 556732. Consequently, this proposal will result in the creation of an additional title.

The applicant also proposes to construct a building platform for a future residential unit (cabin) within the redefined boundary of the proposed Lot 2. The proposed structure will breach the 'setback from boundary' rule relating to the common boundary of proposed Lots 2 and 3 after the boundary adjustment. At the same time, two existing buildings on Lot 3 DP 556732 will also be affected by the new common boundary due to the breach of the setback from boundary rule, so that necessary land use consents are requested as part of this application.

The site is zoned Rural Production in both the Far North Operative District Plan and the Proposed District Plan. Overall, this application is considered a 'non-complying activity'. Therefore, on behalf of the applicant, I apply for the necessary resource consents to undertake the proposed subdivision and land use activities.

This report assesses the proposal against relevant planning documents and the Resource Management Act 1991 (RMA), including an 'Assessment of Environmental Effects' (AEE) as required by Schedule 4 of the RMA.

2.0 DESCRIPTION OF THE SITE

The site, comprising Lots 1, 2, and 3 DP 556732, is situated at the end of Bowden Road in Taupo Bay, as shown on the map in **Fig. 1** below.

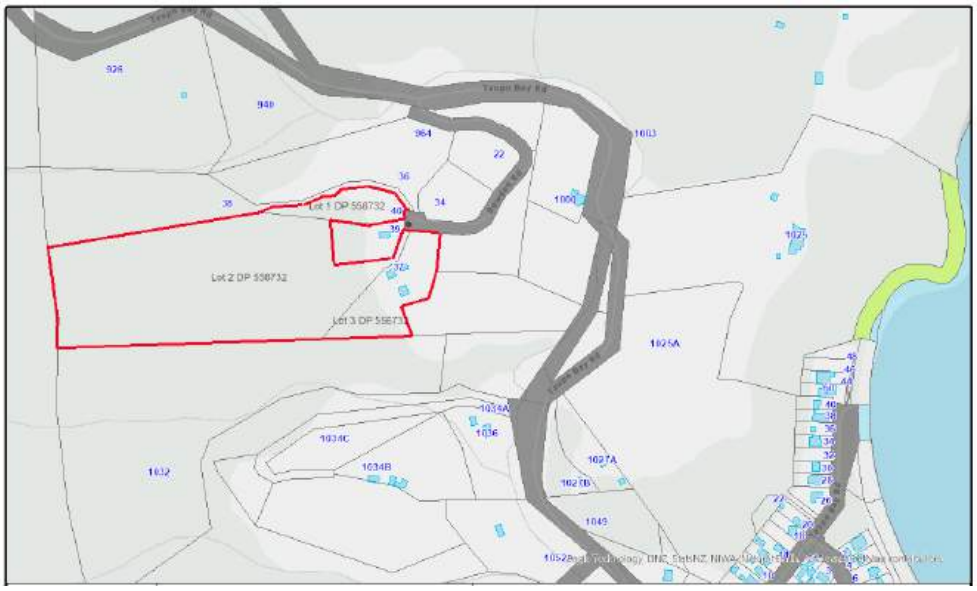


Fig. 1 – Site Location Map (*Source: Far North Maps)*

2.1 Title Details

Copies of the Record of Title (dated 8 October 2021) for the relevant lots are attached in **Appendix 1.**

- RT 973134 – Lots 1 & 2 DP 556732
- RT 973134 – Lot 3 DP 556732

There are several interests registered on the titles, including a Consent Notice (No 12216104.5) on RT 973134. A copy of this Consent Notice is also attached in **Appendix 1**. As far as this application is concerned, the consent notice applies only to the bush protection covenant area marked 'Q' on Lot 2 DP 556732, as shown on the title plan.

The subject sites were created as a result of the subdivision of several amalgamated lots approved under RC 2200512-RMASUB on 24 June 2020. That subdivision resulted in the addition of two titles, one of which (Lot 3) was already developed for residential activities.

2.2 Existing developments and site characteristics

Lot 1 DP 556732 at 40 Bowden Road contains a dwelling, a garage, a storage building, three water tanks and a wastewater disposal system. The existing buildings on this lot were approved under the following resource consents and related building consents.

- RC 2180459 - To construct a dwelling and a garage, breaching the 'building within outstanding landscape', 'fire risk to residential building', and 'setback from boundary' rules.
- BC-2018-899/0 – To construct a relocatable dwelling and garage

- RC 2220487 - To construct a garage/storage building breaching the 'building within outstanding landscape' and 'setback from boundary' rules.
- BC -2022-942/0 – To construct a garage

Lot 2, which has a 'panhandle' access from Bowden Road, is predominantly covered in bush with a small open area towards its eastern end.

Lot 3 DP 556732 at 37 Bowden Road contains a dwelling, a garage, a storage shed, water tanks and a wastewater disposal system. The existing buildings on this lot were approved under the following building consents and resource consents.

- BC – 199-2626 – Farm residence
- BC - 2001-908/0 - Garage

- RC 2050183 & BC- 2005-133 - Storage shed (approved as garage)

Current access to Lot 3 is via the right-of-way J, K & L over Lot 2.

The area of subdivision represents a hill crest, with Lot 1 having the highest elevation. Apart from the established residential areas of Lots 1 & 3, the rest of the land is mainly covered in bush.

According to NZLRI Land Use Capability Maps, the entire site is located within LUC unit VIe9. (Class 6). This soil class is described as being 'not suitable for arable use'.

The surrounding area comprises rural lifestyle lots, farmlands, bush and plantation forests. Taupo Bay coastal settlement is located approximately 500 metres from the eastern boundary of the site.

3.0 BACKGROUND REASONS FOR THE PROPOSED DEVELOPMENT

When the scheme plan was prepared for the previous subdivision consent application (RC 2200512) in 2020, the applicant originally intended to create a separate title for Lot 2. However, due to prevailing property market conditions, he later decided to keep Lot 2 under his ownership. Hence, the amalgamation of Lot 2 with Lot 1 under a single title.

At this time, the applicant's original intention was to apply for a subdivision by way of cancelling the existing amalgamation condition in RT 973134 and construct a cabin on his chosen location of Lot 2. However, due to complications in showing an engineer-approved 30m x 30m building envelope, the cabin's location needed to be shifted toward the east, which necessitated an adjustment to the boundary with Lot 3. Hence, the request for the proposed boundary adjustment.

4.0 DESCRIPTION OF THE PROPOSAL

The applicant seeks approval for the following activities.

Subdivision Consents

There are two components in the subdivision proposal as follows;

1. Firstly, to subdivide by way of cancelling the existing amalgamation condition which currently holds Lots 1 & 2 DP 556732 together in one Certificate of Title (RT 973134). In considering the request, the Council essentially requires the proposal to be treated as a subdivision application, which will create no additional lots but rather two titles (one additional). The two lots will remain in their current allotment configuration, and no changes are proposed to the boundaries or existing easements.

2. Secondly, to subdivide Lot 2 and Lot 3 DP 556732 by way of boundary adjustment. This is to enable the construction of a residential unit (cabin) within the adjusted boundary of Lot 2.

These two components will be undertaken concurrently in this application.

Land Use Consents

There are two components as follows.

1. Land use consent to construct a 3m x 8m building platform and 24m2 cabin within the proposed Lot 2 that breaches the setback from boundary rule relating to the adjusted boundary with the proposed Lot 3.

2. Land use consent for the existing garage & shed on the proposed Lot 3 that breaches the setback from the boundary rule relating to the adjusted boundary with the proposed Lot 2.

A copy of the subdivision scheme plan, prepared by Von Stormers, is attached in **Appendix 2.**

A comparison of the proposed lots with the existing lots is provided below.

Lot 1 – 5360 m2
This lot follows the exact boundaries and area of the existing Lot 1 DP 556732. It contains all the existing buildings and on-site infrastructure facilities with existing access off Bowden Road.

Lot 2 - 5.8982 ha
This lot is the result of the cancellation of the amalgamation condition and boundary adjustment with an additional area of 719m2 to its original size. It will include the bush protection covenant area marked 'Q' in the scheme plan. The proposed cabin will be built within this lot. The additional title to be created by this proposal comes from this lot.

Lot 3 - 9821m2
This lot contains all the existing buildings and on-site infrastructure facilities. Access would be via existing rights of way J, K & L, and proposed right of way 'A' over Lot 2. The area of the lot has reduced by 719m2 from its original size due to the boundary adjustment with Lot 2.

PK Engineering Ltd. has undertaken an engineering assessment with special focus on the proposed minor residential unit (Cabin) on proposed Lot 2. The Site Suitability Report prepared by PK Engineering is attached in **Appendix 3.** (For easy reference, it will be referenced as 'Engineering Report'). The report assesses the site regarding land stability, foundation requirements, stormwater and wastewater Disposal.

PK Engineering Ltd has prepared a separate set of foundation design drawings for the 3m x 8m building platform to support the proposed residential unit (Cabin). These drawings are attached in **Appendix 4.**

The applicant has yet to decide whether to construct the cabin on-site or to relocate a cabin onto the building platform. Therefore, no specific floor plan and elevations of the cabin have been prepared at this stage. These will be

provided at the building consent stage. However, the maximum floor area of the cabin is confirmed to be 24 m² (3m x 8m) for assessing the proposed activity in this report.

To approve the site plan and building plans, the Council may consider using the scheme plan and/or the drawings Nos AS/SG1 and AS/SG2 in the Engineering Report in addition to the relevant structural drawings in **Appendix 4.**

The applicant states that he has been a superannuitant for 12 years and no longer wants to spend the rest of his life managing all of his land. Therefore, he is submitting this resource consent application to create a separate title and construct a cabin for his personal use.

5.0 ACTIVITY STATUS UNDER DISTRICT PLANS

5.1 ASSESSMENT UNDER THE OPERATIVE DISTRICT PLAN (ODP)

The site is located within the Rural Production zone (Zone Maps 16 & 63). It is partially affected by the 'Outstanding Landscape' overlay in Resource Map 16 as shown in **Fig. 2** below.

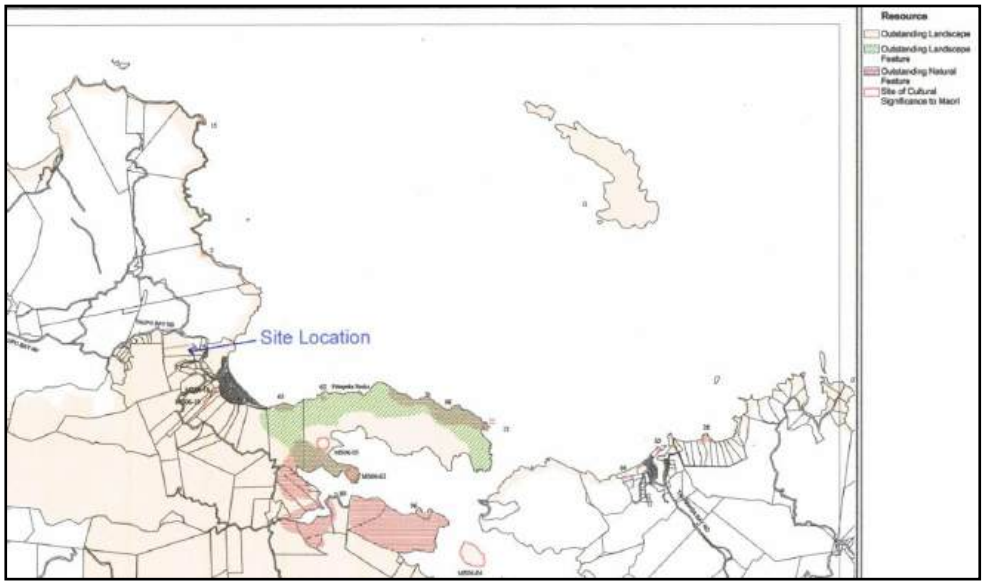


Fig. 2. Resource Map 16 (ODP)

Relevance Of Outstanding Landscape Overlay

Before assessing this application under the Operative District Plan, it is important to emphasise that the Operative District Plan's 'Outstanding Landscape' overlay, which was introduced in 2000, is no longer relevant as a result of the resource classifications adopted by the Regional Policy Statement (RPS) for Northland that became operative in May 2016.

The RPS has a higher hierarchical order than a District Plan. The RMA requires that district plans must "give effect" to the regional policy statement of a region and must "not be inconsistent" with it. [s75(3)&(4)]

Accordingly, the Council must give effect to the RPS, which has defined the areas of 'Outstanding Natural Landscapes' and 'High/Outstanding Natural Character'. The RPS maps indicate that this site is not located within any 'Outstanding Natural Landscapes' or any 'High/Outstanding Natural Character' as shown in **Fig. 3** below.

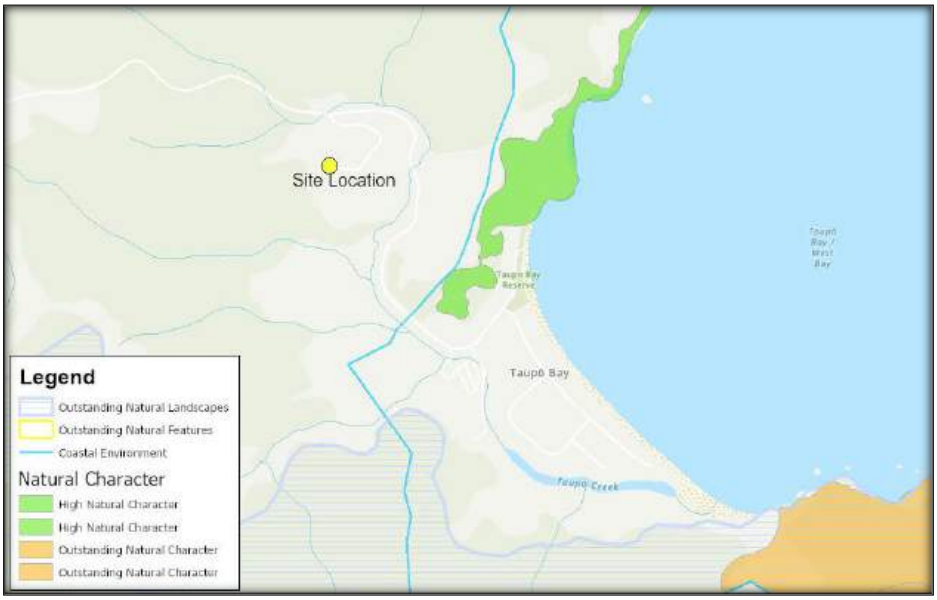


Fig. 3. (Source - RPS online map)

This issue was highlighted in the previous subdivision consent application (RC 2200512), and the Council has given it fair consideration during the decision-making process.

Nevertheless, this report refers to the applicable rules in the ODP relating to 'outstanding landscape' for completeness of this assessment. However, it is requested that little or no weighting will be afforded to the Operative District Plan's Outstanding Landscape resource feature by the Council in the decision-making process, as in the case of RC 2200512.

5.1.2 SUBDIVISION RULES

13.7.1 Boundary Adjustments: all zones except the recreational activities and conservation zones

This Rule provides for boundary adjustment subdivisions as a controlled activity subject to the compliance with six performance standards specified in the rule.

The boundary adjustment component of this proposal cannot be considered as a controlled activity as it does not comply with the performance standard (c), which requires each adjusted lot to have a minimum lot size of 20 ha in the Rural Production zone.

13.7.2.1 – Minimum area for vacant new lots and new lots which already Accommodate Structures

Rule 13.7.2.1 – Table 13.7.2.1 (i) of the District Plan specifies the minimum lot sizes for subdivisions within the Rural Production zone. The relevant provisions are summarised below.

- Controlled Activity Status: The minimum lot size is 20ha
- Restricted Discretionary Activity Status:
  (2) - The minimum lot size is 20ha.
  (3), (4) & (5) - Different subdivision options for sites existed prior to 28 April 2000.
- Discretionary Activity Status:
  (1) - The minimum lot size is 4ha.
  (2) - A subdivision option specified for a site existed prior to 28 April 2000
  (3) - A subdivision in terms of a 'management plan'

In this instance, the titles of the subject sites are dated 8 October 2021. The areas of proposed Lots 1 & 3 are less than 4ha. The subdivision proposal is not presented under the 'management plan' option. Accordingly, the proposal cannot be assessed as a controlled or restricted discretionary or discretionary activity in the Rural Production zone.

Since the site is partly in an Outstanding Landscape, a secondary zone consideration should also be applied as per this resource overlay. Table 13.7.2.1 (xix) of the District Plan specifies the minimum lot sizes for subdivisions within an Outstanding Landscape. Once again, the proposal does not comply with any of the standards specified in that rule.

Table 13.7.2.1 further states that *"any existing development on any new lot in the subdivision must comply with all of the relevant zone rules and the rules in Part 3 of the Plan – District Wide Provisions for permitted or controlled activities*."

Proposed Lot 1 (which follows the exact boundaries of the existing Lot 1 DP 556732) accommodates an existing dwelling, garage and storage shed. This existing development has been approved under RCs 2180459 & 2220487. Therefore, it has existing use rights for breaching the rules of 'building within outstanding landscape' (applies to the dwelling) and 'setback from the boundary' (applies to the garage/storage shed) for which consent was granted. The existing development complies with all other rules within the new lot, including the 'stormwater management' rule. [The impermeable surface area is 12.2% of the site area)

The existing development on the proposed Lot 3 also complies with all of the permitted activity rules except for the setback from boundary rule, as the existing shed and garage will be located within the 10m setback from the proposed new boundary with Lot 2. (The total impermeable surface area is 6.7% of the proposed Lot 3 area.]

13.7.2.2 – Allotment Dimensions

Lots 1 and 3 are already developed. Lot 2 does not provide the required 30m x 30m building envelope with the necessary boundary setbacks. Instead, the proposal includes a specific building envelope for the cabin; however, it will encroach into the 10-meter permitted activity boundary setback from the adjusted boundary of Lot 3. Therefore, a request for land use consent is included in this application.

Summary
Overall, the subdivision proposal is considered a '**non-complying activity'** under the ODP.

5.1.3 LAND USE ACTIVITY

The proposed residential unit (Cabin) will be constructed on the proposed Lot 2 once it has been created under the subdivision consent. The assessment of the proposed Cabin against the relevant permitted activity rules in the Rural Production Zone and District Wide provisions is provided in the table below.

Rule/Standard	Compliance/Activity Status
Zone Rules	
8.6.5.1.1 Residential Intensity	The proposed cabin complies with the exception provision in this rule that allows for a single residential unit on an existing or approved site. [Permitted]
8.6.5.1.2 Sunlight	Complies with the specified standard. [Permitted]
8.6.5.1.3 Stormwater Management The maximum impermeable surfaces shall be 15%.	Easily complies with this standard. [Permitted]
8.6.5.1.4 Setback from Boundaries No building shall be erected within 10m of any site boundary.....	The cabin is located 2m from the proposed boundary. Therefore, it is considered a 'restricted discretionary activity' under Rule 8.6.5.3 (a).
8.7.5.1.7 Noise -	The proposed activity will comply with the specified noise limits under this rule. [Permitted]
8.6.5.1.8 Building Height - (P) The maximum height of any building shall be 12m.	The height of the cabin will be less than 12m. [Permitted]
8.7.5.1.10 Building Coverage The Total Building Coverage shall not exceed 12.5% of the gross site area.	The building coverage (24m2) easily complies with this rule. [Permitted]
8.6.5.1.11 Scale of Activities	Not applicable
District Wide Provisions	
Chapter 12.1 Landscape & Natural Features **12.1.6.1.4 Excavation and /or Filling Within Outstanding Landscape** • Max volume - 3000m3 • Max cut/fill face – 1.5m	The proposal Complies with this rule. [Permitted]

12.1.6.1.5 Buildings within Outstanding Landscape (e) Max. gross floor area of any building – 25m2	Gross floor area of the cabin is 24m2. [Permitted]
Chapter 12.2 Indigenous Flora & Fauna **12.2.6.1. Indigenous Vegetation Clearance Throughout the District** Indigenous vegetation clearance is permitted throughout the District where the clearance is for any of the following purposes: (c) the removal of trees and other vegetation which, as a result of old age or a natural event such as a storm or erosion, are a risk to the safety of people or property; or (m) creation and maintenance of firebreaks provided that no more vegetation is cleared than is necessary to achieve the practical purpose of the firebreak; or	The applicant is in the process of clearing some old age kanuka trees at the eastern end of the existing bush. These trees are dead or dying, or damaged by Cyclone Tam. Removal of these will also provide a firebreak for the proposed cabin. Therefore, this activity is considered a permitted activity.
Chapter 12.3 Soils and Minerals **12.3.6.1.2 Excavation and/or Filling –** • Max volume - 5000m3 • Max cut/fill face – 1.5m	The proposal complies with this rule. [Permitted]
Chapter 12.4 Natural Hazards **12.4.6.1.2 Fire Risk to Residential Units** (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;	The proposal will meet this standard. [Permitted]
Chapter 12.7 Lakes, Rivers, Wetlands & Coastline **12.7.6.1.4 Land use activities involving discharges of human sewage effluent** (b) No part of any effluent disposal system shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.	The proposed wastewater disposal system is located more than 30m from the boundary of any water courses. [Permitted]
Chapter 15.1 Traffic, Parking and Access **15.1.6A Traffic** **Table 15.1.6A.1 Traffic Intensity** The first residential unit on the site is exempt from this rule.	[Permitted]

15.1.6B.1.1 – Parking • 2 parking spaces per residential unit.	The site can accommodate 2 parking spaces. [Permitted]
15.1.6C - Access	Access will be from an approved vehicle crossing. The right-of-way complies with all relevant standards in this rule. [Permitted]

Accordingly, the construction of the cabin is considered a '**restricted discretionary activity'.**

5.2 ASSESSMENT UNDER THE PROPOSED DISTRICT PLAN (PDP)

The subject properties are zoned Rural Production under the PDP. They are not affected by any resource overlay maps.

At the time of writing this report, there are no rules relating to subdivision or boundary adjustments in the PDP that have any legal effect. The only applicable rules, which have immediate legal effect, relate to;

- **Rule EW-R12** Earthworks and the discovery of suspected sensitive material, and
- **Rule EW-R13** Earthworks and erosion, and sediment control.

In this instance, the proposed subdivision activities do not involve earthworks activities.

Both of these rules can be achieved as a permitted activity via an advice note relating to compliance with the Accidental Discovery Protocol, and a condition requiring an erosion and sediment control to be implemented in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 prior to commencement of earthworks.

Therefore, no further assessment is required to determine the activity status of the proposal under the PDP. The controlled activity status under the ODP remains unchanged.

5.3 OVERALL ACTIVITY STATUS

Overall, this application is considered a **'non-complying activity'**.

6.0 STATUTORY ASSESSMENT

Section 104 of the RMA establishes the statutory framework within which the Council is required to consider an application for a resource consent.

Section 104(1) outlines that, when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to –

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

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(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; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application

Being a non-complying activity, the proposed subdivision is also subject to the assessment under Section 104D of the Act that provides particular restrictions for a consent authority in the consideration of resource consents. In summary, an application must pass at least one of the gateway tests specified in s104D(1) as follows.

*(a) the adverse effects of the activity on the environment will be minor; **or***

(b) the activity will not be contrary to the objectives & policies of the relevant operative plans and proposed plans.

Accordingly, an assessment of the proposal in terms of these statutory requirements is given in the following sections.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS [s 104(1)(a) Assessment]

Being a Non-Complying activity, the subdivision proposal is assessed under the Assessment Criteria listed in Rule 13.10 in the Operative District Plan.

13.10.1 Allotment Sizes and Dimensions

The proposed lot sizes are of sufficient area and dimensions for the intended purpose of residential/rural lifestyle developments in the Rural Production zone.

Proposed Lots 1 and 3 are already developed for residential land use activities, with associated on-site infrastructure services within the respective lots.

Proposed Lot 2 has an area of approximately 5.9ha with a large area covenanted for bush protection. The applicant proposes to construct a 24m2 cabin within this lot, and a land use consent is being sought for it as part of this application.

The proposed lot sizes resemble those already developed off Bowden Road and follow the pattern of the adjacent subdivision to the south, which has access off Taupo Bay Road.

It is believed that creating an additional title for a large lot, such as Lot 2, to accommodate a very small residential activity will not have any adverse cumulative or long-term effects on the existing rural environment.

13.10.2 Natural and Other Hazards

There are no natural hazards identified for the application site in the District Plan or Regional Council maps.

Lots 1 and 3 are already developed.

As regards the proposed building site on Lot 2, the Engineering Report provides an assessment relating to natural hazards. It confirms that the proposed building site is suitable for the intended purpose of development.

Concerning fire risk, the proposed cabin on Lot 2 will be built with a minimum setback of 20 m from the bush area.

Overall, there will be no adverse effect from natural or other hazards on the subdivision.

13.10.3 Water Supply

Reticulated water supply is not available in this part of Taupo Bay. Both Lot 1 and Lot 3 have established water supply systems within their lots. Potable and firefighting water supply for Lot 2 will be via roof catchment and storage in standard water tanks.

13.10.4 Stormwater Disposal

Both Lot 1 and Lot 3 have established stormwater management and disposal systems on their lots. The percentage of impermeable surfaces following subdivision is calculated for the proposed Lot 1 as 12.2% and for Lot 3 as 6.7%, which are well below the 15% threshold allowed for the Rural Production zone.

No further impermeable surfaces are anticipated on Lots 1 and 3 as a result of subdivision; consequently, no changes to existing stormwater controls are proposed.

Regarding the stormwater management of the proposed residential unit on Lot 2, the Engineering Report has made the following recommendation.

> *"It is recommended that stormwater be channelled away from the building sites via a 300mm wide x 300mm deep rock lined swale drain to a back entry cesspit and piped via Ø300 culvert flume 20 metres downslope to a suitable dispersal bar and rock rip rap where the stormwater flows will return to sheet flow."*

It is considered that, subject to the recommended mitigation measure, there will be no adverse effects due to stormwater disposal from the proposed subdivision.

13.10.5 Sanitary Sewage Disposal

Both Lots 1 and 3 have approved primary treatment systems with soakage trench disposal. Given that the existing Lots 1 and 2 are cheld under a single title, the Engineering Report specifically notes that all current wastewater discharges for that title are situated within the boundaries of Lot 1.

The adjusted boundary of Lot 2 and Lot 3 will not encroach on the existing wastewater disposal field setbacks within Lot 3.

Regarding the wastewater disposal on Lot 2, the Engineering Report includes a TP 58 report for the proposed cabin.

To achieve adequate levels of environmental control of wastewater production without being cost-prohibitive to the size of this development, the Engineering Report proposes to use a Hynds dual chamber septic tank (4500L) fitted with a T100 filter.

Subject to the above mitigation measures, no adverse effects are anticipated from the proposed development in respect of wastewater disposal.

13.10.6 Energy Supply

The existing developments on Lots 1 and 3 are connected to the power supply.

There is an existing easement on Lot 2 to convey electricity. Top Energy has confirmed that their requirement for this subdivision/boundary adjustment is nil. (See **Appendix 5**).

Since the application site is within the Rural Production zone, reticulated power supply to Lot 2 is not a requirement for this subdivision. Therefore, I do not expect a condition requiring the applicant to provide a power supply to Lot 2 before the s224(c) stage.

The standard consent notice condition stating that the lot owner would be responsible for the power supply to the proposed Lot 2 would be sufficient.

13.10.7 Top Energy Transmission Lines

Not applicable to this site.

13.10.8 Telecommunications

Lots 1 & 3 have telecom connections. Since the site is zoned Rural Production, Chorus Ltd has not been consulted regarding a telecom connection.

The standard consent notice condition stating that the lot owner would be responsible for the telecommunication connection to the proposed Lot 2 would be sufficient.

13.10.9 Easements for Any Purpose

The existing appurtenant easements for the right of way, pedestrian right of way, and to convey electricity will run with the proposed appropriate titles. The proposal includes a new easement (A) for the purposes of right of way and right to convey telecommunication due to the slight extension of the existing right of way easement boundary of J, K & L. Refer to the scheme plan in **Appendix 2.**

13.10.10 Provision of Access

All lots have formed chipseal crossings off the sealed cul-de-sac of Bowden Road, shown in photos in **Figs 4 & 5** below. Lots 2 and 3 share the crossing at 37 Bowden Road.

Fig. 4. Entrance to Lots 2 & 3

Fig. 5. Entrance to Lot 1

Lot 3 obtains ROW access over the existing driveway on Lot 2.

The crossing at 37 is chip seal as far as the property boundary, before transitioning to two concrete strips of the driveway leading to the house on Lot 3. An access is also formed from this driveway to provide access to the proposed cabin on Lot 2, as shown in **Fig. 6** below.

Fig. 6 Concrete Strip Driveway (Looking North)

The ROW is approximately 46m long, so no passing bays are required. Sufficient vehicle manoeuvring space is available at the vehicle crossing to the cul-de-sack of the Bowden Road. It is considered that the existing ROW is suitable as a residential driveway to provide access to both Lots 2 & 3 without any further works.

13.10.11 Effect of Earthworks and Utilities

There will be only minimal earthworks for the construction of the proposed building platform for the cabin and associated wastewater disposal system. The environmental effect of it is considered negligible.

13.10.12 Building Locations

Lots 1 & 3 are already developed for residential activities.

The building location for Lot 2 is shown on the scheme plan as well as on the relevant plans in the Engineering Report.

A photograph of the building location is shown in **Fig. 7** below.

Fig. 7 – Building Location (Looking South)
(Yellow pegs indicate corners of the 3m x 8m Building Platform

The Engineering Report confirms that this building location is suitable for the proposed activity.

13.10.13 Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes

There are no heritage resources on the site.

The site sits on the fringe of the 'Taupo Bay Hill' natural area (Ref. P04005A) as identified in the 'Natural Areas of Whangaroa Ecological District', published by the Department of Conservation in 1999. The vegetation on the western side of the site falls within this natural area, which is identified as shrubland and forest. Although part of the site is within an 'outstanding landscape' under the District Plan, the most relevant Regional Policy Statement for Northland does not identify the site as an 'outstanding natural landscape' or as having any 'high or outstanding natural character' values.

The applicant has voluntarily created a bush protection covenant for an area of about 4.2 ha (42%) within the Lot 2 area, allowing for its permanent protection.

Although the site is located within a 'kiwi present' area, I believe it is not necessary to impose any restrictions on dogs or cats in this instance. As in the case of RC 2200512 decision, an advice note in this regard would suffice.

Overall, the adverse effects on vegetation and fauna will be less than minor.

13.10.14 Soil

The subdivision does not involve soil disturbance. Only a small area within Lot 2 will be affected by the construction of the building platform and installation of the wastewater treatment system. The soils of the entire site are not classified as Class I, II or III. It contains Class VI soils, so it is not suitable for arable cropping.

The proposed subdivision and land use activity will not compromise the ability to protect the soil's life-supporting capacity. Therefore, this proposal to create an additional title for Lot 2 is satisfactory and will allow for low-density residential development.

13.10.15 Access to Waterbodies

The site does not adjoin any significant waterbodies. Therefore, public access is not considered a relevant consideration.

13.10.16 Land Use Incompatibility

Lots 1 & 3 contain approved residential activities. Lot 2 is intended for a small-scale residential development, which is compatible with the surrounding residential developments and rural activities. Therefore, it is not considered that there will be any land use incompatibility due to the proposed subdivision.

13.10.17 Proximity to Airports

The site is not within any airport buffer area. Therefore, no issues concerning aircraft noise and vibration are anticipated for the proposed lots.

13.10.18 Natural Character of the Coastal Environment

Not applicable as the site is not located within the coastal environment.

13.10.19 Energy Efficiency and Renewable Energy Development / Use

Lots 1 & 3 contain approved built developments. The proposed cabin on Lot 2 will be constructed in an energy-efficient way under the Building Code.

13.10.20 National Grid Corridor

Not applicable as the site is not located within the National Grid Corridor

7.1 Other Effects

A – Effects due to the breach of the 'setback from boundary' rule.

The proposed cabin on Lot 2 and the existing sheds on Lot 3 will not comply with the setback from boundary rule (i.e. Rule 8.6.5.1.4) from the new boundary created after the boundary adjustment. This rule breach has been assessed as a 'restricted discretionary activity'.

Therefore, the matters listed in Rule 8.6.5.3.4 have been considered to assess the effects of the proposed activities. The matters relevant for this site are;

(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;
(b) the extent to which the buildings restrict visibility for access and egress of vehicles;
(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

(a) Currently, the applicant owns both properties in question and meets this criterion without issue.

(b) The affected buildings do not restrict visibility for vehicle movements

(c) Proposed cabin and existing sheds are located in a bush environment, so further planting is not necessary.

Accordingly, there will be no adverse effects due to the breach of the setback from boundary rule by the proposed activities.

B - Rural Character and Amenity Value

The existing land use pattern of the surrounding area designated for the Rural Production zone is seen as highly fragmented, with rural lifestyle development dominating along Bowden Road and much of the western side of Taupo Bay Road. The cluster of lifestyle properties located off Bowden Road and another

cluster on the southern side, accessible from Taupo Bay Road (ranging from 926 to 1052A), includes approximately 20 properties. The sizes of these lots range from 3,465 m² to 8.79 hectares, with 11 of the properties being less than 1.13 hectares in size.

In this context, the proposed subdivision to create an additional title for the undeveloped Lot 2, measuring 5.9 ha, is considered compatible with the area's mixed development pattern..

Proposed Lots 1 & 3 are already developed; as such, the buildings and activities thereon form part of the 'existing environment'. Therefore, the focus should be on any potential amenity effects from the proposed cabin on Lot 2 on the local environment. As discussed earlier, any amenity-related effects from the cabin are limited to within the internal boundaries of the proposed Lots 2 and 3, with less than minor effects on the neighbouring properties.

Overall, the subdivision proposal is unlikely to create a fundamental change to the amenity and the character of the local area.

B - Precedent Effect

It is acknowledged that the notion of 'precedent' is a relevant factor for the Council in considering whether to grant a resource consent for a non-complying activity such as this proposal.

This insists on the Council to consider each of such applications on its merits, as there are different aspects to consider, including the nature of non-compliance with the District Plan rules, the purpose of the proposed activity, and the uniqueness of the site in terms of its location within the surrounding environment.

In this context, the proposed subdivision has the following distinguished characteristics.

- Of the three new lots proposed (due to the cancellation of the amalgamation condition and boundary adjustment), two (Lots 1 and 3) are already developed for residential activities.

- The proposed lots follow the same dimensions and areas of the existing lots, except for a minor adjustment to the common boundary between Lot 2 and Lot 3, with no interference with any adjoining property boundary.

- Lot 1 with the same dimensions and area was previously created as a separate lot under RC 2050005 and was legally described as Lot 11 DP 379468, but it subsequently became part of a title having amalgamated lots.

- Although treated as a non-complying activity due to the district plan’s rules relating to the title date and minimum lot sizes, the average lot size of this subdivision is 2.4 ha, which satisfies the average lot size required for a Management Plan subdivision as a discretionary activity in the Rural Production zone.

- The resultant effect of this subdivision is the creation of an additional title for the proposed Lot 2. Proposed Lot 2 meets the discretionary activity lot size standard of 4 ha for the zone.

- The topography and other features of Lot 2 limit the sustainable and economic viability of the land being used for soil-based productive purposes and other rural production activities, so a minor residential development on it is justifiable.

- Proposed Lot 2 includes an already created bush protection covenant (voluntarily offered by the applicant) for the permanent protection of indigenous vegetation on the site, which can be regarded as a bonus in creating a new title.

- The application site is within a rather concentrated developed area and not in an isolated and very remote location in the Rural Production zone.

- The topic of 'precedent' also needs to be measured in line with other relevant planning considerations. The Regional Policy Statement emphasises the need to direct future development patterns in the district with new residential lots close to existing town centres and settlements. The proposed lots are located less than 1 kilometer from the established Taupo Bay settlement.

Taking the above factors into account, it is considered that this subdivision involving cancellation of amalgamation condition and boundary adjustment is different from the 'generality of cases' found in the Rural Production zone subdivisions in the locality.

It is believed that approving this subdivision will not create any adverse precedent that could be applied to different sites elsewhere within the Rural Production zone.

7.2 Summary

Based on the above analysis, the actual and potential adverse effects of the proposed subdivision and land use activities on the wider environment are no more than minor. Any adverse effects can be avoided or mitigated through conditions of consent to a degree which is less than minor.

8.0 POSITIVE EFFECTS

[S104(1)(ab)Assessment]

There will be positive effects from this proposal. These would include the social and economic benefits arising from creating a new residential unit on this site and providing much-needed affordable housing lots for the community.

9.0 NATIONAL ENVIRONMENT STANDARDS

[S104(1)(b)(i) Assessment]

9.1 National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (Resource Management Regulations 2011) - (NES-CS).

It was established in the previous subdivision and land used consent applications; NES-CS regulations do not apply to this site.

The current Northland Regional Council's 'Selected Land-use Register' online maps do not show any SLU points or SLY Polygons within the site area.

Further, the applicant has assured that this property has not been used for any HAIL activity after the previous subdivision consent.

Therefore, the proposal is considered a permitted activity under NES-CS Regulations.

10.0 NATIONAL POLICY STATEMENTS / NZ COASTAL POLICY STATEMENT

[S104(1)(b)(iii) & (iv) Assessment]

10.1 National Policy Statement for Highly Productive Land (NPS – HPL)

The site does not contain Class 1, 2 or 3 categories of soils. Therefore, NPS-HPL is not relevant to this proposal.

10.2 NZ Coastal Policy Statement (NZCPS)

The site is not located in a coastal environment. Therefore, the NZCPS is not relevant to this proposal.

11.0 REGIONAL POLICY STATEMENT FOR NORTHLAND (RPS)

[S104(1)(b)(v) Assessment]

As indicated earlier, the RPS maps do not identify the site as being included within any outstanding natural landscapes or features, outstanding or high natural character areas, or the coastal environment. No issues of significance to tangata whenua, historic heritage or natural hazards have been identified as affecting the proposed lots. Matters relating to transportation, site servicing and reverse sensitivity have been addressed previously, with any associated effects regarded as no more than minor.

The focus of the RPS is to promote the social and economic well-being of people (present and future generations) by avoiding, mitigating and remedying adverse effects on natural and physical resources.

Based on assessments undertaken and outlined previously, the proposal is considered to give effect to the environmental results anticipated by the RPS objectives and policies, particularly in respect of the following objectives and policies.

Objective 3.5 - Enabling economic wellbeing

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

It is believed that the proposed subdivision adheres to sustainable management principles and will enhance the economic well-being of communities by providing additional developed lands for housing and economic activities near the Taupo Bay coastal settlement.

Objective 3.6 - Economic activities, reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

(i) Primary production activities;
(ii) Industrial and commercial activities;
(iii) Mining;*
(iv) Existing and planned regionally significant infrastructure;

(b) Sterilisation of:

(i) Land with regionally significant mineral resources; or
(ii) Land which is likely to be used for regionally significant infrastructure.
**Includes aggregates and other minerals.*

The site does not adjoin properties with primary production, commercial and industrial activities (including commercial orchards), mining or existing and planned regionally significant infrastructure.

Therefore, it is unlikely that any reverse sensitivity issues will arise from this subdivision.

Objective 3.11 - Regional form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

The main intent of Regional Form is to promote the creation of new lots concentric to existing developed areas utilising existing infrastructure and to ensure new use and development fit within the context of the surrounding environment and provides a range of lifestyle choices, provided there is no increase in noise, odour or vibration from incompatible activities.

The proposed subdivision to create an additional title for a residential activity is located only ½ kilometer from the existing Taupo Bay coastal residential settlement. The proposal utilises the existing infrastructure and is compatible with the existing rural lifestyle developments in the locality.

Therefore, the proposal is consistent with the above objective.

5.1.1 Policy – Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;
(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;
(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;
(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;
(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and
(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.
(h) Is or will be serviced by necessary infrastructure.

Comments

(a) The proposal is consistent with the Regional Form and Development Guidelines.

(b) As the site is not urban, this item is not applicable.

(c) The proposed subdivision creates one additional rural residential title within an area already dominated by a similar development. Given the purpose of the zoning (which allows for a wide range of activities) and existing style of development, rural residential development is the anticipated long- term use of the site. The potential cumulative effects of the proposed Lot 2 at this location have been recognised and addressed in this report. The proposal ensures that any adverse effects on the receiving environment are mitigated to a minor level.

(d) The development will be integrated with the available infrastructure facilities such as roading network, electricity supply and telecom services.

(e) It will not result in incompatible land uses.

(f) The site is within the LUC Units Vie9, so it does not contain highly versatile soils. Therefore, the proposal will not materially reduce the potential for soil-based primary production on land.

(g) It is considered that the proposal is capable of creating an environment that would maintain or enhance the sense of place and character of the surrounding area.

(h) The proposal is a well-thought-out and coordinated development that can lead to higher levels of amenity, lower infrastructure costs and greater community wellbeing. Since all necessary infrastructures for the development are already available or easily attainable, the proposal avoids unplanned 'overloading' of essential infrastructure.

Overall, it is considered that the proposal is consistent with the Regional Policy Statement.

12.0 REGIONAL PLANS

[S104(1)(b)(vi) Assessment]

The proposal is consistent with the relevant objectives, policies and rules in the operative Regional Water and Soil Plan as well as the Proposed Regional Plan for Northland. It does not breach any Regional Plan rules.

13.0 DISTRICT PLAN OBJECTIVES AND POLICIES

13.1 FAR NORTH OPERATIVE DISTRICT PLAN (ODP)

[S104(1)(b)(vi) Assessment]

The objectives and policies relevant to this proposal are those listed in Chapter 8 (Rural Environment), Chapter 8.6 (Rural Production Zone) and Chapter 13 (Subdivision). Assessments of the proposal under these objectives and policies are given below.

RURAL ENVIRONMENT

8.3 Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

This proposal would promote the 'sustainable management' of the existing and intended land use of the proposed lots by contributing to the social, economic and cultural well-being of future occupants and their health and safety, whilst avoiding or mitigating any adverse effects on the environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

The soil type of the entire site has been classified as Class VI, which is unsuitable for arable cropping. The proposed lots already contain developed residential land uses and areas of bushland. Therefore, the life-supporting capacity of soils is not compromised by this subdivision.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

The assessment of effects included in the application confirms that there are no more than minor adverse and cumulative effects of this subdivision on the rural environment. Any adverse effects from the proposed cabin on Lot 2 can be mitigated to a minor level within the lot boundaries.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Proposed Lot 2 already includes a bush protection covenant for the permanent protection of a significant area of existing indigenous vegetation on the site.

8.3.5 To protect outstanding natural features and landscapes.

The site does not possess any outstanding landscape features. As for the area covered by the District Plan's outstanding landscape overlay, Lots 1 & 3 are already developed, and approximately 70% of the proposed Lot 2 is subject to a bush covenant. (In any case, due to the classification by the subsequent RPS, the above objective is considered not relevant.)

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

There are no established commercial, industrial or horticultural activities in the vicinity of the site. The site is situated in an area experiencing gradual change, leading to a mix of land uses, primarily comprising small rural residential and lifestyle lots. The proposed additional title will integrate well into this evolving environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

The effects of the proposal on the amenity values of the rural environment were discussed previously under the 'Assessment of Effects' section. It is considered that the proposed subdivision and land use activities do not diminish the existing amenity values at this location.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

This subdivision is not of a scale that would warrant the use of a management plan and integrated development techniques.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

This subdivision will not completely deviate from the opportunities of undertaking rural production activities on the site.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

This subdivision will result in establishing rural residential activities that are compatible with the prevailing amenity values of the surrounding rural environment.

8.4 Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

Sustainable management of the natural and physical resources of the site will be achieved as discussed under Objective 8.3.1.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

As concluded in the assessment of effects, no adverse effects would arise on the life supporting capacity of soils and the ecosystem of the site due to this subdivision.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

This application does not involve the design of new infrastructure.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

As assessed earlier, the amenity values of the local rural environment will be maintained by this proposal.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).

The proposed land uses are compatible with neighbouring properties.

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

The substantial area of existing indigenous vegetation on Lot 2 is safeguarded by a bush protection covenant.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

The subdivision proposal can be considered as an efficient use and development of this particular piece of land. There will be no adverse effects on the existing infrastructure, such as roading network and service infrastructure, as they are appropriately integrated into this subdivision.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

The 'assessment of effects' in this planning report shows that the scale and intensity of the anticipated built environment deriving from this subdivision can be accommodated without adverse effects on the receiving environment.

RURAL PRODUCTION ZONE

8.6.3 Objectives

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

This has already been discussed in the previous assessment under 'Rural Environment', with the conclusion that sustainable management of the site can be achieved through this subdivision.

In this regard, it is also considered important to highlight the descriptive 'Context' for the Rural Production zone that states, *"A wide range of activities are carried out in this zone at present and these are generally considered to be appropriate. The zone contains environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, while ensuring that the natural and physical resources of the rural area are managed sustainably ....."*

The proposal aims to enhance the social and economic well-being of the community by providing affordable land to address current housing needs.

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.

The efficient use and development have already been discussed under Policy 8.4.7 above.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

This is similar to the objective discussed under 8.3.7 for Rural Environment. The content therein is applicable here for the Rural Production zone. As concluded, the amenity values of the site will not be diminished by this proposal.

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

The significant natural value of a large area of indigenous vegetation on Lot 2 is already protected by a 'Bush Covenant'.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

Not applicable. The site is not on Kerikeri Road

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

The proposal will not cause reverse sensitivity effects.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

The intended purpose of the subdivision is primarily to create one additional title for a small-scale residential development. It is not incompatible with the surrounding environment.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

Not relevant for this proposal.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

This is similar to the objective discussed under 8.3.9 for Rural Environment.

8.6.4 Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

As demonstrated in the AEE, the proposed subdivision can be carried out without adverse effects, including any reverse sensitivity effects. The above policy allows for a wide range of activities, including residential uses within the zone. As this subdivision accommodates such uses without adverse effects on the surrounding environment, it is considered appropriate.

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

No adverse off-site effects have been identified. Any adverse effects of the subdivision can be mitigated through appropriate mitigation measures and consent conditions, ensuring that these effects remain minor on the wider environment.

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

The proposal will lead to better land management practices at the site without creating adverse effects.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

The scale and intensity of the proposed subdivision are considered to be appropriate for this particular site. It is compatible with the amenity of the locality and does not adversely affect the productive intent of the zone as a whole.

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

The efficient use and development of the site have already been addressed under 'Rural Environment' Policy 8.4.7.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Not applicable. The site is not located along Kerikeri Road.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

There are no conflicting land use activities in the vicinity. The surrounding rural lifestyle activities are compatible with the intended purpose of this subdivision.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

Such separation is not required for this particular subdivision proposal, as any adverse effects of it can be mitigated to a minor level.

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The proposed subdivision and land use activities support residential development that harmoniously integrates with the existing environment. It is considered unlikely that it will compromise the continued operation of any lawfully established existing activities in the adjacent area.

SUBDIVISION

13.3 Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

The purpose of the Rural Production zone is to provide environmental and amenity standards which will enable the continuation of a wide range of existing and future activities while ensuring that the natural and physical resources of the rural area are managed sustainably. The earlier assessments demonstrate that sustainable management of the existing and proposed activities is within the range of uses considered appropriate within the zone and will not give rise to adverse effects on the particular environment of the site's locality.

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 from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

This aspect has also been addressed in the earlier assessment. The proposed subdivision will be carried out with minimal adverse effects on the life-supporting capacity of water, soil or ecosystems and the adjacent properties. The proposal is considered appropriate because of the particular characteristics of the site and its location in proximity to the already developed residential/rural lifestyle lots.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

Not applicable as the site is not within the coastal environment.

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

There are no heritage resources within the site or in the immediate vicinity.

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

On-site water storage and satisfactory stormwater management systems are available on Lots 1 & 3. Consent Notice condition may be included for Lot 2 to ensure that a sufficient water supply will be secured through roof water collection for domestic consumption and fire-fighting purposes.

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 nature of the site is such that the type of special forms of subdivision intended by this objective is not necessary.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

The District Plan has not identified any site of significance to Maori on the site or its vicinity.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

Electricity supply is already available for Lots 1 & 3. Top Energy's requirement for this subdivision is nil.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

The proposed residential unit on Lot 2 will ensure that it is able to support energy-efficient design to achieve the outcome of this objective.

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

All relevant infrastructures such as access, electricity and telecommunication are either existing or readily available to support the subdivision.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

The National Grid will not be affected by this subdivision.

13.4 Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

(a) natural character, particularly of the coastal environment;
(b) ecological values;
(c) landscape values;
(d) amenity values;
(e) cultural values;

(f) heritage values; and
(g) existing land uses.

The potential effects of the subdivision on the relevant aspects, being cumulative effects, landscape values, amenity values and existing land uses have been discussed in this planning report. These assessments do not identify any adverse effects on these factors.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

Proposed Lots 1-3 gain direct or existing ROW access off Bowden Road.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

The site is located in an area that is not prone to any natural hazards. The Engineering Report has confirmed the suitability of the proposed building platform for the cabin within the adjusted boundary of Lot 2.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

Underground connections to utility services are already available for all lots.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

All lots have established access from Bowden Road. Earthworks and vegetation clearance are not required at the subdivision stage.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

As noted earlier, a large part of the indigenous vegetation on Lot 2 is currently covenanted for bush protection. Other matters mentioned in this policy are not relevant.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:
(a) result in increased demands on car parking associated with non-residential activities; or
(b) result in increased; or
(c) involve adverse effects on riparian areas; or
(d) depend on the assimilative capacity of the environment external to the site.

The application does not trigger the threshold for these considerations. Therefore, it is not considered to warrant any financial contribution.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

As commented under Objective 13.3.5, the provision of water storage has been taken into account in this subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

This policy does not apply to this proposal.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

This is not relevant.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

There are no known sites of significance to Maori within the site.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

This is not relevant as the subdivision is not presented under the 'management plan' provision.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

Overall, the techniques described in this policy are not of particular relevance as the site does not possess the values or characteristics the techniques aim to protect, except for some consideration regarding items (a) & (b). This

subdivision will have no negative impact on the existing indigenous vegetation on the site.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

The objectives and policies of the Rural Environment and Rural Production zone have been taken into account as described in the previous sections. The only relevant section of Part 3 is considered to be Chapter 15 relating to Traffic, Parking and Access. The proposal is consistent with the provisions and relevant standards of Chapter 15.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:
(a) development of energy efficient buildings and structures;
(b) reduced travel distances and private car usage;
(c) encouragement of pedestrian and cycle use;
(d) access to alternative transport facilities;
(e) domestic or community renewable electricity generation and renewable energy use.

Apart from (a), other aspects are not relevant to this proposal. The subdivision will allow for building an energy-efficient cabin on the proposed Lot 2.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:
(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;
(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and
(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Not Applicable.

SUMMARY OF ASSESSMENT AGAINST OBJECTIVES AND POLICIES

Overall, it is considered that the proposal subdivision and land use activity achieve the objectives and policies for the relevant chapters of the Operative District Plan because –

- They promote sustainable management;
- They do not compromise the life supporting capacity of soils;
- They avoid, remedy or mitigate any adverse effects;
- They are compatible with, and have no adverse effects on, the existing amenity and character of the area;
- They do not unduly increase the risk of land use incompatibility.
- The permanent protection of indigenous vegetation is already in place on Lot 2; and
- The site and the proposed cabin on Lot 2 is not affected by outstanding landscapes or features.

13.2 FAR NORTH PROPOSED DISTRICT PLAN (PDP)

An assessment against the relevant objectives and policies in the Subdivision and Rural Production Zone of the PDP follows:

SUBDIVISION

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.

I consider the subdivision achieves the objectives of the relevant zone and district wide provisions. Local character is not affected; reverse sensitivity issues will not result, and risk from natural hazards will not be increased. Adverse effects on the environment are considered to be less than minor and do not require mitigation.

SUB-O2
Subdivision provides for the:

a. Protection of highly productive land; and
b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

The site does not contain any land that meets the definition of 'highly productive land'. The site contains no ONF's or ONL's, nor areas of high or outstanding natural character. There are no 'natural inland wetlands'. There are no lakes or rivers, no Sites and Areas of Significance to Maori and no Historic Heritage. There are no Significant Natural Areas.

SUB-O3 *Infrastructure is planned to service the proposed subdivision and development where:*

a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

The site already has the necessary infrastructure facilities, and Lot 2 can be easily connected to them.

SUB-O4
Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;
b. esplanade where land adjoins the coastal marine area; and
c. esplanade where land adjoins other qualifying water bodies

Subdivision is accessible from the existing roading network. Items (a) –(c) are not relevant for this proposal.

SUB-P1
Enable boundary adjustments that:
a. do not alter:
i. the degree of non compliance with District Plan rules and standards;
ii. the number and location of any access; and
iii. the number of certificates of title; and
b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

The proposed subdivision includes a boundary adjustment. Since it does not comply with all the requirements in this policy, the application has been assessed as a non-compliant activity.

SUB-P2
Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

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 subdivision proposal essentially involves rearranging the approved lots, resulting in one additional title for Lot 2. The rules specifying minimum lot sizes have no legal effect and have been heavily challenged through submissions. The proposed allotments are consistent with the purpose, characteristics and qualities of the zone. Lots 1 & 3 have adequate sizes and contain existing residential developments. The Engineering Report confirms that the location of the proposed building platform is suitable for the proposed cabin. All lots have legal and physical access.

SUB-P4
Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The subdivision has had regard to the hazard and risk sections of the plan. All other matters listed are not relevant to this site.

SUB-P5
Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone...

Not applicable.

SUB-P6 *Require infrastructure to be provided in an integrated and comprehensive manner by:*

a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and

b. ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.

The subdivision takes place in a rural zone with no nearby Council-administered infrastructure networks.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

Not applicable to this site.

SUB-P8 *Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:*

a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and

b. will not result in the loss of versatile soils for primary production activities.

Part (a) of the above policy does not apply to this proposal. The subdivision will not result in the loss of versatile soils.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The subdivision is not a Management Plan subdivision.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from Principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not applicable to this subdivision.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

a.consistency with the scale, density, design and character of the environment and purpose of the zone;

b. the location, scale and design of buildings and structures;

c.the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for onsite infrastructure associated with the proposed activity;

d. managing natural hazards;

e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and

f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

At this stage, no subdivision consent is required under the PDP. All of the above have been considered, where relevant.

Summary
In summary, the proposed subdivision is consistent with the relevant objectives and policies of the subdivision section in the PDP.

RURAL PRODUCTION ZONE

Objectives

RPROZ-O1
The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2
The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

I believe the above-mentioned two objectives place too much emphasis on primary production activities, whereas zone rules specifically provide for other activities as permitted activities, including residential living. These objectives, therefore, seem contradictory to the zone rules. Residential use is an expected land use in the rural production zone.

In this subdivision, established residential uses will be contained within the proposed lots while incorporating another residential activity on Lot 2.

RPROZ-O3
Land use and subdivision in the Rural Production zone:

a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
d. *does not exacerbate any natural hazards; and*
e. *is able to be serviced by on-site infrastructure.*

The proposed land use and subdivision activities do not conflict with this objective. The soils over the site are not LUC class 1, 2 or 3. The subdivision does not unduly increase any risk of reverse sensitivity and does not compromise the use of nearby land for rural production activities. The proposed cabin can be developed without exacerbating natural hazards and is able to be serviced with on-site infrastructure.

RPROZ-O4
The rural character and amenity associated with a rural working environment is maintained.

The subdivision and land use activity will maintain the rural character and amenity.

Policies

RPROZP1
Enable primary production activities, provided they internalise adverse effects onsite where practicable while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

The application is not for a primary production activity.

RPROZP2
Ensure the Rural Production zone provides for activities that require a rural location by:

a. enabling primary production activities as the predominant land use;
b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

Residential activity is an accepted complementary land use within a rural area. The site is not an economic primary production unit. Allowing for the continued use of the site for low-density subdivision and land use activity proposed is a sustainable use of the land.

RPROZP3
Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

Reverse sensitivity effects have already been discussed in this report. It is considered that the proposal does not unduly or significantly increase the risk of reverse sensitivity.

RPROZP4
Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

a. a predominance of primary production activities;
b. low density development with generally low site coverage of buildings or structures;
c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
d. a diverse range of rural environments, rural character and amenity values throughout the District.

The proposal is low density, with a low percentage of site coverage by buildings or structures. Reverse sensitivity effects will not increase unduly. The rural character and amenity associated with a rural working environment are maintained.

RPROZP5

Avoid land use that:

a. is incompatible with the purpose, character and amenity of the Rural Production zone;

b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
c. would result in the loss of productive capacity of highly productive land;
d. would exacerbate natural hazards; and
e. cannot provide appropriate on-site infrastructure.

The proposed cabin is not a type of land use activity that is described in this policy.

RPROZP6
Avoid subdivision that:
a. results in the loss of highly productive land for use by farming activities;
b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
1. the type of farming proposed; and
2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
c. provides for rural lifestyle living unless there is an environmental benefit.

The subdivision does not result in the loss of highly productive land. The soils are poor. Lots 1 and 3 are already developed for residential activities. Lot 2 is currently not an economically productive unit given its site characteristics. Providing for a small residential unit on Lot 2 is a sustainable use of that land.

RPROZP7
Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:
a. whether the proposal will increase production potential in the zone;
b. whether the activity relies on the productive nature of the soil;
c. consistency with the scale and character of the rural environment;
d. location, scale and design of buildings or structures;
e. for subdivision or non-primary production activities:
i. scale and compatibility with rural activities;
ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
iii. the potential for loss of highly productive land, land sterilisation or fragmentation
f. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
g. the capacity of the site to cater for onsite infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
h. the adequacy of roading infrastructure to service the proposed activity;
i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

All these matters have been considered where relevant and commented on earlier in this report.

14.0 WEIGHTING OF DISTRICT PLANS

The Proposed Far North District Plan (PDP) was notified on 27 July 2022. The Hearings on the submissions are proceeding. According to the PDP timeline, the Council's decision is to be released in May 2026. It is considered that PDP has not gone through a sufficient process to allow a considered view of the objectives and policies for the Rural Production Zone.

Nevertheless, the outcomes sought under the operative and the proposed plan frameworks were found to be the same. Therefore, no weighting is necessary.

15.0 EFFECTS ON NEIGHBOURS

Due to the nature and scale of this proposal, it is believed that the only individual who may be potentially affected by the proposed activities is the owner of Lot 1 DP 420260, which is located between the three lots of the application site.

Other neighbouring property owners are not considered to be affected by this proposal due to the following reasons.

- There are no changes to the common boundaries of the application sites with all of the adjoining property boundaries.
- The adjustment of the existing boundary between Lot 2 and Lot 3 does not change its current location with the boundary of the adjoining Lot 2 DP 312686.
- No changes are proposed for the existing built environment within the proposed Lot 1 and Lot 3.
- The proposed cabin will be hidden from all other adjoining properties due to the extensive vegetation on those properties, as well as the existing vegetation and intervening buildings on the site.
- The traffic intensity of the cabin is exempted for Lot 2. Therefore, none of these adjoining properties is affected due to any additional traffic effects from this proposal

Therefore, the effects of this proposal on the owners of other neighbouring properties are considered to be 'less than minor'.

Nevertheless, as a matter of courtesy, the applicant has consulted the owners of the adjoining properties to the north, west and south and has obtained their written approvals in addition to the owner of Lot 1 DP 420260, as detailed below.

1 **Salvacion T Bumiltac**
Lot 1 DP 420260 - 39 Bowden Road

2 **Alan Hunter**
Lot 9 DP 379468 - 38 Bowden Road

3 **Brent C Andrews**
Lot 2 DP 393362 - Taupo Bay Road

4 **Tim F Walker**
Lot 2 DP 312686 – 102 Taupo Bay Road

Copies of the signed written approvals are included in **Appendix 6**

16.0 S104D OF THE RMA

Being a non-complying activity, the proposed activity is subject to the assessment under Section 104D of the Act which provides particular restrictions for a consent authority in the consideration of resource consents.

In summary, an application must pass at least one of the gateway tests specified in s104D(1) as follows.

(a) the adverse effects of the activity on the environment will be minor; ***or***
(b) the activity will not be contrary to the objectives & policies of the relevant plans.

As concluded in the previous sections of this report, the actual and potential effects of the proposal on the environment will be minor [s104(1)(a)].

The proposal satisfies the relevant provisions of both the Operative District Plan and Proposed District Plan and other applicable statutory documents [s104(1)(b)].

Hence, the proposal meets both statutory tests specified in Section 104D for a non-complying activity.

17.0 PART 2 OF RMA

Part 2 of the Act contains sections 5-8. The purpose of the Act (as stated in Section 5) is to promote the sustainable management of natural and physical resources.

The proposed subdivision is believed to effectively use the existing site to benefit the wider community by offering affordable land and housing. This approach aims to protect the current environment while ensuring that the life-supporting capacity of air, water, soil, and ecosystems in the surrounding area is not compromised. Therefore, the proposal is seen as a means to achieve sustainable management of natural and physical resources.

In terms of Section 6 (Matters of National Importance), Item (h), which relates to 'the protection of areas of significant indigenous vegetation', has already been recognised and provided for on Lot 2 as a result of the previous subdivision consent.

Due regard has been given to the relevant parts of Section 7 (Other Matters) with particular reference to the following matters;

(b) the efficient use and development of natural and physical resources:
(c) the maintenance and enhancement of amenity values:
(f) maintenance and enhancement of the quality of the environment.

Section 8 (Treaty of Waitangi) has no direct relevance to this proposal.

In summary, all matters of Part 2 have been taken into account and it is considered that the proposal is consistent with the sustainable management purpose of the Act.

18.0 NOTIFICATION

In terms of s95A and s95D of the Act, it is believed that public notification of this application is not necessary. The actual and potential adverse effects of the proposal on the wider environment will not be more than minor. There are no relevant rules or national environmental standards requiring public notification, and no special circumstances exist. Further, the applicant does not request public notification.

In terms of s95E of the Act, the applicant has obtained written approvals from the relevant person who may be potentially affected by this proposal. No other person is considered to be affected by this proposal. Therefore, the application does not require 'limited notification'.

19.0 CONCLUSION

Although the proposed subdivision is a 'Non-complying' activity, the effects of the proposed subdivision on the environment are considered to be minor, and any potential adverse effects can be mitigated to a level less than minor.

The proposed subdivision and land use activity are consistent with the objectives and policies of both the Far North District Operative District Plan and the Proposed District Plan.

The proposal is consistent with the provisions of the Regional Policy Statement for Northland and other related statutory documents.

The proposal does not contravene any provisions in Part 2 of the Resource Management Act.

The proposal meets the statutory requirements of both (a) and (b) of section 104D (1) of the Act so that the Council is in a position to approve the application.

Written approvals have been obtained from the persons who may be considered as affected by this proposal.

For these reasons, I request the Council to approve this application on a non-notified basis, subject to any appropriate conditions.

Leonard Dissanayake
Principal Planner
LMD Planning Consultancy

6 July 2025

Appendices

Appendix 1 - Certificate of Title & Consent Notice
Appendix 2 - Subdivision Scheme Plan
Appendix 3 - Site Suitability Report
Appendix 4 - Structural Drawings
Appendix 5 - Top Energy Letter
Appendix 6 - Written Approvals

APPENDIX 1

RECORD OF TITLE

AND

CONSENT NOTICE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **973134**
Land Registration District **North Auckland**
Date Issued 08 October 2021

Prior References
477080

Estate Fee Simple
Area 6.3623 hectares more or less
Legal Description Lot 1-2 Deposited Plan 556732
Registered Owners
Christopher Richard Bowden

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Land Covenant in Easement Instrument 7938214.2 - 16.9.2008 at 9:00 am

Subject to a right (in gross) to convey electricity over Lot 2 DP 556732 part marked J on DP 556732 in favour of Top Energy Limited created by Easement Instrument 8254273.2 - 12.8.2009 at 3:57 pm

The easements created by Easement Instrument 8254273.2 are subject to Section 243 (a) Resource Management Act 1991

10356872.3 Revocation of Covenant 7938214.2 insofar as it is over Lots 7 and 9 DP 379468 appurtenant hereto - 11.4.2016 at 6:57 pm

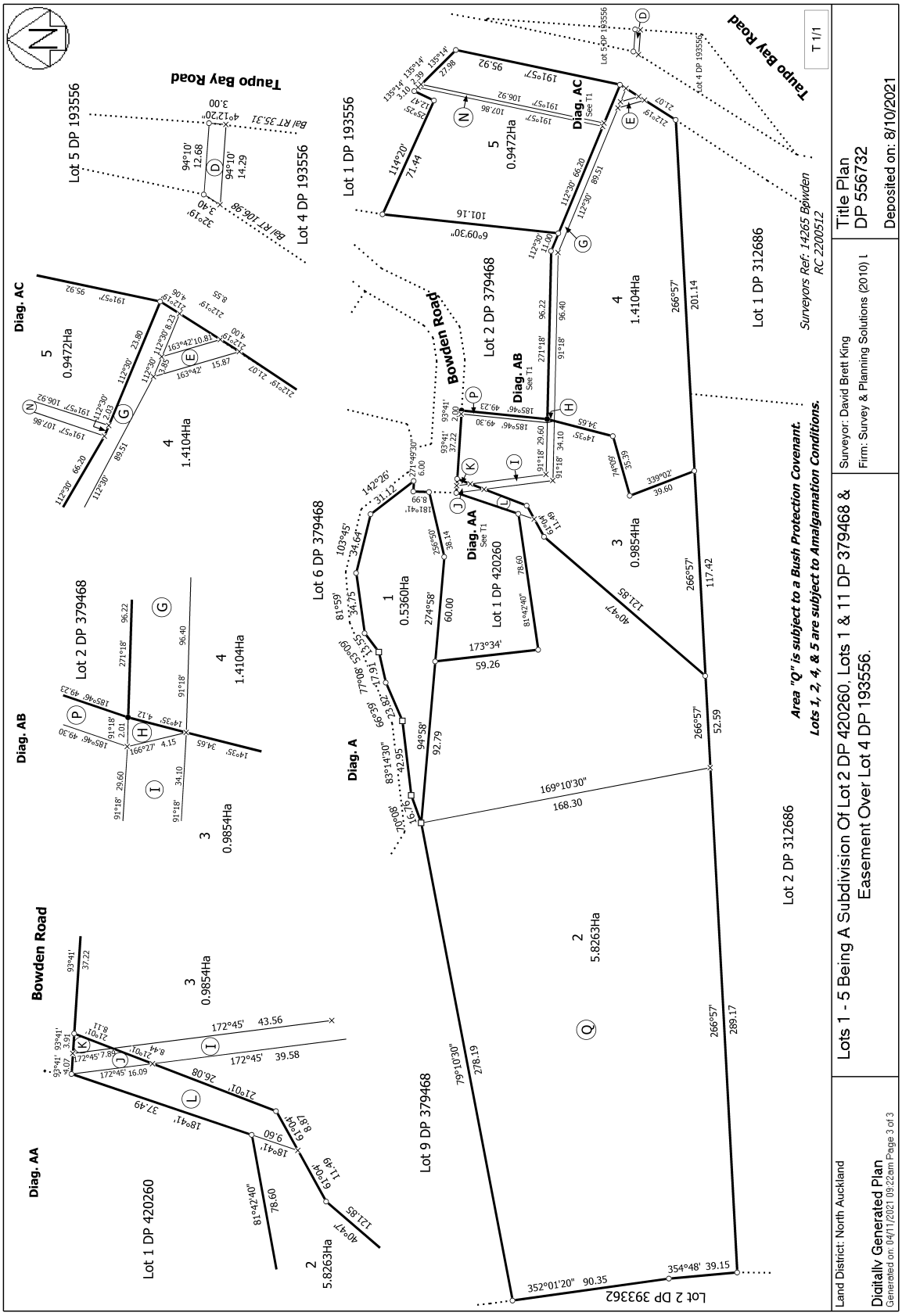
Subject to Section 241(2) Resource Management Act 1991 (affects DP 556732)

12216104.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2021 at 3:54 pm (Affects Lot 2 DP 556732)

Subject to a right of way and a right to convey telecommunications over Lot 2 DP 556732 parts marked J, K and L DP 556732 created by Easement Instrument 12216104.6 - 8.10.2021 at 3:54 pm

Some of the easements created by Easement Instrument 12216104.6 are subject to Section 243 (a) Resource Management Act 1991 (See DP 556732)

Appurtenant to Lot 1 DP 556732 is a pedestrian right of way created by Easement Instrument 12216104.8 - 8.10.2021 at 3:54 pm


Taupo Bay Road
Lot 5 DP 193556
Lot 4 DP 193556
Lot 1 DP 193556
Lot 2 DP 379468
Lot 6 DP 379468
Lot 9 DP 379468
Lot 1 DP 420260
Lot 1 DP 312686
Lot 2 DP 312686
Lot 2 DP 393362
Bowden Road
Diag. AC
Diag. AB
Diag. AA
Diag. A
Area "Q" is subject to a Bush Protection Covenant.
Lots 1, 2, 4, & 5 are subject to Amalgamation Conditions.
Surveyors Ref: 14265 Bowden
RC 2200512
Lots 1 - 5 Being A Subdivision Of Lot 2 DP 420260, Lots 1 & 11 DP 379468 & Easement Over Lot 4 DP 193556.
Title Plan
DP 556732
Deposited on: 8/10/2021
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) L
Land District: North Auckland
Digitally Generated Plan
Generated on: 04/11/2021 09:22am Page 3 of 3
T 1/1

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **973135**

Land Registration District **North Auckland**

Date Issued 08 October 2021

Prior References
477080

Estate Fee Simple

Area 9854 square metres more or less

Legal Description Lot 3 Deposited Plan 556732

Registered Owners

Christopher Richard Bowden

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Land Covenant in Easement Instrument 7938214.2 - 16.9.2008 at 9:00 am

Subject to a right (in gross) to convey electricity over parts marked H and I on DP 556732 in favour of Top Energy Limited created by Easement Instrument 8254273.2 - 12.8.2009 at 3:57 pm

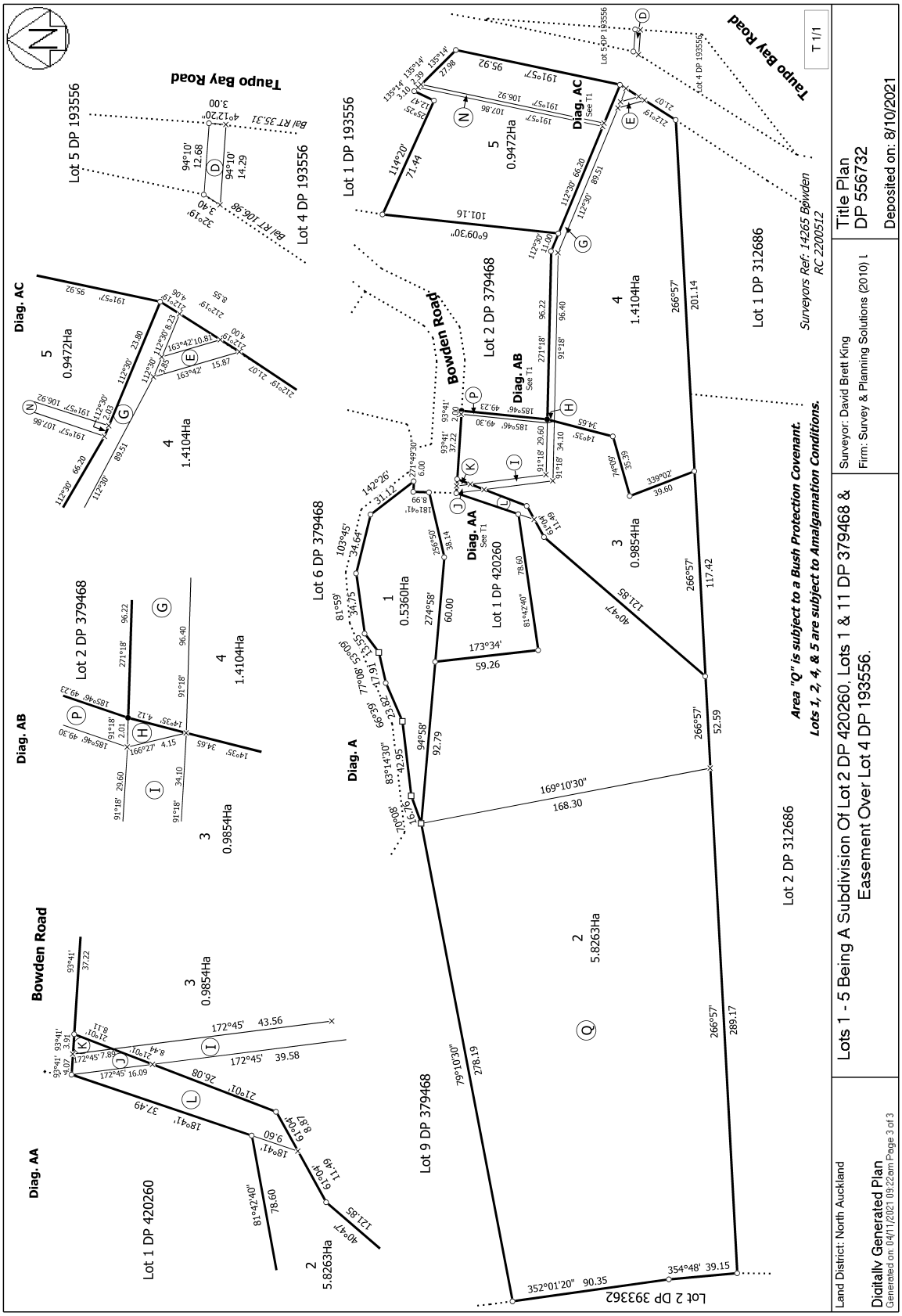
The easements created by Easement Instrument 8254273.2 are subject to Section 243 (a) Resource Management Act 1991

10356872.3 Revocation of Covenant 7938214.2 insofar as it is over Lots 7 and 9 DP 379468 appurtenant hereto - 11.4.2016 at 6:57 pm

Appurtenant hereto is a right of way and a right to convey telecommunications created by Easement Instrument 12216104.6 - 8.10.2021 at 3:54 pm

Some of the easements created by Easement Instrument 12216104.6 are subject to Section 243 (a) Resource Management Act 1991 (See DP 556732)

Subject to a pedestrian right of way over parts marked H and P on DP 556732 created by Easement Instrument 12216104.8 - 8.10.2021 at 3:54 pm


Lot 1 - 5 Being A Subdivision Of Lot 2 DP 420260, Lots 1 & 11 DP 379468 & Easement Over Lot 4 DP 193556.
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Lot 1 DP 420260
Lot 1 DP 312686
Lot 2 DP 312686
Lot 2 DP 393362
Diag. A
Diag. AA
Diag. AB
Diag. AC
Bal RT 35.31
Bal RT 106.98
1 0.5360Ha
2 5.8263Ha
3 0.9854Ha
4 1.4104Ha
5 0.9472Ha

View Instrument Details

Instrument No	12216104.5
Status	Registered
Date & Time Lodged	08 October 2021 15:54
Lodged By	Gray, Jane Margaret
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
973134	North Auckland
973136	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Russell Howard Manning as Territorial Authority Representative on 30/08/2021 04:13 PM

***** End of Report *****

Far North District Council

Private Bag 752, Kaitaia
Kaitaia 0410, New Zealand
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Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC2200512**
Being the subdivision of Lots 1 and 11 DP 379468, Lot 2 DP 420260
and the creation of an easement over Lot 4 DP 193556
North Auckland Registry

PURSUANT to section 221 and for the purpose of section 224 (c) (ii) 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 these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 4 DP 556732

(i) A stormwater management system shall be designed in conjunction with a building consent application for a habitable dwelling, for the approval of Council's duly authorised officer.

It shall be designed by a suitably qualified person and implemented to ensure peak stormwater runoff from the impermeable surfaces does not exceed flows anticipated for the pre-development during a design 10% annual exceedance probability storm event with a recognised allowance for climate change.

(ii) Prior to the development of the building site on the lot, the property owner must upgrade the culvert at the stream crossing in accordance with the recommendation contained in the site suitability report prepared by Haigh Workman Ltd, reference 19152, dated April 2020, and submitted in support of subdivision consent RC2200512.

(iii) Upon construction of any habitable dwelling, sufficient water supply for potable use and firefighting is to be provided by way of tank storage or other approved means. Water for firefighting must be made accessible to firefighting appliances and be provided in accordance with the 'NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008'.

Far North District Council

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Website www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

(iv) In conjunction with a building consent application for a habitable dwelling, the lot owner shall provide a landscape/planting plan for the approval of Council's monitoring officer or other duly delegated officer. It shall be prepared by a suitably qualified and experienced person, detailing the means of reducing the visual impact of the building and any earthworks by way of suitable plantings and landscaping.

The plan is to identify the species of plants to be used, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting.

The approved landscaping/planting is to be implemented within 12 months of the landscape/planting plan approval date and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).

(v) Reticulated power supply and telecommunications services are not a requirement of subdivision consent RC2200512. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 2 DP 556732

(vi) The owner shall preserve the indigenous trees and bush as indicated on the survey plan as area "Q" and shall not without the prior written consent of the Council, and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush.

The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

SIGNED: P.J. Killalea.

Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 17th day of May 2021

APPENDIX 3

SITE SUITABILITY REPORT –

PK ENGINEERING LTD

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

SITE SUITABILITY REPORT

FOR
PROPOSED MINOR DWELLING
AT
37 BOWDEN RD
LOT 2 DP556732

FOR
CHRIS BOWDEN

Job No:	25-011
Date: First Issue	12-05-2025

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
Telephone: 09 407 3255 Email: teampk@pkengin.co.nz

Revision	Date of issue	Description
Rev 0	12-05-2025	First Issue
Rev 1	27-05-2025	Wording revisions to sections 2.1, 2.4, 11 & 12 As per discussions with planner and client. Update to wastewater features in site plans.

Prepared By: **Jonty White**	Reviewed and Authorized By: **Pradeep Kumar**
	
Engineering Geologist (BSc, Geology)	B.E hons, NZCE, MIPENZ, IntPE, CPEng. (Structural, Geotechnical)

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APPENDIX A – ***Copy of the Building consent for Lot 1.***
Augerhole data, Scala Penetrometer Data, Soakage Sheets
Locality Plan, Site Plans, Survey information, cross sections, test locations, other important features.

APPENDIX B – ***TP58, PS1, SUITABLE PLANT SPECIES, HYNDS SEPTIC TANK MANUAL.***

1. INTRODUCTION

This report was requested by Chris Bowden and has been prepared to assess the geotechnical and site suitability aspects of LOT 2 DP 556732, 37 Bowden Rd, Taupo Bay for the proposed minor dwelling.

The client proposes to undertake a subdivision of Lots 1 and 2, along with a boundary adjustment between Lots 2 & 3. The client is the sole proprietor of all 3 lots. The purpose of this proposal is to obtain resource consent for the construction of a minor dwelling (8m x 3m) on the newly created lot.
It is important to note that the existing Lots 1 and 2 are held under a single title, and all current stormwater and wastewater discharges for this title are situated within the boundaries of Lot 1.
Please refer to the appended plans for details of the proposed boundary adjustments and the location of the minor dwelling.

This report assesses the site regarding, land stability, foundation requirements, stormwater and wastewater disposal and has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of PK Engineering Ltd.

2. DESKTOP STUDY

2.1 GENERAL SITE DESCRIPTION

FOR THIS SECTION REFER TO APPENDIX A, PLAN SHEETS SG0 (SITE LOCALITY PLAN) AND SG1 (SITE PLAN)

The lot encompasses a land area of approximately 6.3Ha hectares and is located off Bowden Rd, which is located off the main Taupo Bay Road, less than 1km from the Beach. The lot 2 is an amalgamation of Lot 1 which has a house site at the top of the site at the Bowden Road Cul De Sac. The majority of Lot 2 is predominately bush covered with a cleared site at the Eastern portion of the lot for the proposed future minor dwelling situated nearby to existing sheds (located within the Lot 3 site). The site is located on a Southwest facing hill with moderately steep slopes ranging from 12-25 degrees. The minor dwelling is accessed off a shared right of way with Lot 3, where a gravel and concrete formed track terminates close to the proposed building platform. It should be noted that the property title indicates that Lot 2 owns this right of way and Lot 3 has an easement through it. At the time of this report there is a proposal to shift the boundary of Lot 3 setback 10 metres from where it exists to make room for the minor dwelling as shown on sheet SG1 of Appendix A.

A site topographic survey has been conducted by a registered surveyor and the locations and dimensions of all features are shown on the accompanying plans and are discussed in this report from the survey. The subsurface conditions discussed in this report have been determined at very specific locations and will not identify any variations in ground strength or composition at other locations on this site. During construction

should ground conditions be found to vary significantly from those described in this report, PK Engineering Ltd is to be notified immediately.

2.2 COUNCIL NATURAL HAZARDS

No Natural Hazards have been identified by Northland Regional Council.

2.3 GEOLOGICAL MAPPING

The site has a thin veneer of clayey topsoil, (average depth 150mm) overlaying a layer of clayey SILT (Residual soils) with varying amounts of clay and traces of sand- encompassing a layer approximately 1 metre deep, overlying a layer of completely weathered rock which appears to be greater than 6 metres deep. This is the end product of the weathering down of the underlying bedrock, which has been classified according to Northland Regional Council Soil Maps as being Rangiora clay loam (part of the Marua clay suite). The underlying rock is mapped as sandstone, strongly indurated, poorly stratified conglomerate, sandstone and argillite of the Northland Allochthon Tupou Complex, according to the GNS Geology NZMS 290 P 04/05 rock and soil maps.

2.4 PREVIOUS REPORTING

The client has provided us with a previous report titled “Site suitability assessment for proposed subdivision”, 37 & 40 Bowden Road, which was undertaken in April 2020 by Haigh Workman. The report provides generalized geotechnical information regarding the site which is consistent with our findings. Our site investigation data collaborates well with the information contained in the Haigh Workman report.
The Haigh Workman report also confirms that the Existing Wastewater and Stormwater discharge for Lot 1 is contained within its boundaries and doesn’t discharge into Lot 2’s Boundaries. Refer to the approved building consent plan (BC-2018-899) included in Appendix A.

The relevant building and resource consent and plans for lot 1 have been listed below:

- (BC-2018-899) Confirming the approved Stormwater and Wastewater discharge for Lot 1 (Site plan included in appendices.
- (RC 2220487) & (BC-2022-942) were obtained on Lot 1 for the construction of the existing garage/storage shed (plans for this are included in the appendices)

A list of existing resource consent and building consent permits for lots 1 and 3 which border Lot 2 as listed in the Haigh Workman April 2020 Report has been provided in figure 1 below.

Table 7-1 - Relevant Permits/ Licences/ Consents

Date(s)	Details	Structures approved
24/07/96	BC – 1997 - 96	Storage shed proposed lot 5
06/04/00	BC – 1999 - 2626 - 0	Farm shed with ablutions and kitchen
23/01/01	BC – 2001 – 908 - 0	Garage on proposed lot 3 and wastewater disposal field
07/12/04	BC – 2005 - 133 - 0	Garage on proposed lot 3
27/04/18	BC – 2018 - 899 - 0	Dwelling on proposed lot 1 and wastewater disposal field
27/04/18	BC – 2018 - 899 - 1	Garage on proposed lot 1
23/09/2004	2050183 - RMALUC	Shed on proposed lot 3 (approved as garage)
20/03/2018	2180459 - RMALUC	Dwelling and garage on proposed lot 1
26/02/2018	3001074 - LGAEWK	Earthworks permit for garage on proposed lot 1

Figure 1: Table of subdivision permits extracted from Haigh Workman Report.

The above table confirms the existence of a wastewater discharge consent for Lot 3 (BC-2001-908-0) of which we have obtained a site verification of the septic tank for this existing on the site located near to the proposed minor dwelling on Lot 2 and illustrated indicatively on our site plan SG1 to ensure proper FNDC setbacks are met. These setbacks are listed on the drawings and section 8 of this report.

3. SITE INVESTIGATIONS AND SOIL CLASSIFICATION

3.1 VISUAL INVESTIGATION

A thorough walkover of the site was undertaken, and geotechnical features related to site stability were noted.

3.2 SUBSURFACE INVESTIGATIONS.

Two subsurface exploratory auger holes have been drilled on the site shown on the attached site plan as AH1-AH2. In situ undrained shear strength readings were taken at 300mm intervals in each hole. These holes were drilled with a 50mm hand auger to a target depth of 3.0 metres and in the case of AH1 to a depth of 3.85 metres to provide further information. Scala penetrometer tests were carried out in the base of the auger holes and readings were taken as blows per/50mm increment until 2.0 metres below the auger hole. A table has been provided below with the summary of the data (Table 1).

Table 1: Subsurface data

Item	Auger Depth (m)	Rock Intercept (m)	Scala Depth (m)	GWL
AH1/PT1	3.85	-	6.6	-
AH2/PT2	3.00	-	4.9	-

Auger holes all encountered a thin veneer of topsoil of 150mm thick transitioning to a residual soil profile of very stiff to hard Silty CLAY from the surface to 1.0 m below ground level. Below 1.0 metres we encountered less cohesive soils characteristic of stiff to very stiff completely weathered rock (as per NZGS

field descriptions) until termination depth. All holes intercepted silts and clays with undrained shear strengths exceeding 100kPa.
Scala penetrometer tests were undertaken at the base of all the auger holes and generally encountered progressively stronger soils with depth. The weathered profile of soil as shown by the scala readings is deeper than the 6.6 metres total depth, and no rock was encountered in our investigation.

The auger hole inferred subsoil profiles have been illustrated on cross section A-A. Reference should be made to sheets SG2 in Appendix A and the auger hole logs and scala penetrometer sheets in appendix A.

3.3 GROUND WATER AND MOISTURE CONDITIONS

At the time of the investigation the locality was under drought conditions off the back of a drier than normal summer. The soils we encountered were mostly dry for the upper 1.7 metres. Increased moisture content was encountered in the soils from 1.70m. This type of moisture condition is considered normal for these types of elevated landforms such as is present on this site. The seasonal ground water table is considered to be deeper than 3.0 metres, in the winter and increased wetting of the soils would happen only under periods of higher than usual rainfall. It is important to ensure that the upper clay layer does not get exposed to excessive concentrated stormwater flows.

3.4 LABORATORY TESTING

No Laboratory testing was undertaken as part of this investigation.

3.5 SEISMIC SUBSOIL CLASS

This site is considered Subsoil Class C – Shallow soil site as defined by NZS 1170.5 (2004) “Structural Design Actions) Part 5: Earthquake actions – New Zealand “based on the greater than 3 metres of soil encountered on the site.

4. SITE STABILITY

4.1 DEFINITION AND LEGISLATION

This section provides information that relates to section 71 (3) of the Building Act (2004), which in purpose is set out to assess the geotechnical hazards and their limitations and restrictions on buildings on land subject to natural hazards. Those hazards are:

- Erosion (including coastal erosion, bank erosion, and sheet erosion)
- Falling debris (including soil, rock, snow and ice)
- Subsidence
- Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding).
- Slippage.

The relevant hazards and their relationship to the site and buildings are outlined in the remainder of this section below.

4.2 EARTHQUAKE AND TSUNAMI HAZARDS

This site is located in the low-risk zone for earthquakes due to its distance from known active faults and the Hikurangi subduction zone. Earthquake design criteria is not considered necessary for the proposed development. Likewise, the risk of inundation is low on this site due to its elevation of 56 metres above the mean sea level datum.

4.3 LIQUEFACTION

This site has low risk of liquefaction due to the known properties of the soil type encountered. The significant cohesive clay fraction ensures that the critical property of a soil that leads to liquefaction has a very low probability of occurring on this site. Liquefaction prone soils are largely granular in nature and have elevated groundwater tables.

4.4 GROUND DEFORMATION OR SETTLEMENT

The soils on this site generally exhibit high strength and low compressibility. With a consistent soil profile encountered between the two auger holes, differential settlement isn’t considered a concern for this site.

4.5 SOIL EXPANSIVITY.

The soils on this site can be classified as moderately to highly expansive based on tactile descriptions made on site and experience in the locality. It is recommended to limit the exposure of any cut surfaces to excessive wetting and drying over the seasons. This can lead to desiccation cracking and instability. Any cut faces should be vegetated with plant such as vetiver grass or any locally hard-wearing deep-rooted plant known to provide erosion control. A suitable geomesh such as CIRTEX BIOCOIR Coconut Matting (0800 247 839) may also be used to prevent excessive drying of exposed cut faces. Any foundations in these clay layers need to be a minimum of 1.0m into the stiff natural ground- this will insulate the foundation from any susceptibility to the shrink/swell behaviour of the existing clays.

4.6 SLOPE STABILITY

The sub soils on this site indicate good engineering properties. A combination of very stiff silty clay and clayey Silts ranging from 0.15m to 3.85m deep exhibited strong resistance to shear stress, with in-situ shear vane readings all in excess of 100kPa undrained shear strength. The clay layers were in. Reference should be made to the auger hole logs presented in Appendix A.

Cross sections (A-A) have been provided in appendix A indicating the subsoil profile based off our auger hole data and existing ground level shape taken from the contours provided by the surveyor.
The slope stability of this site is governed by the shape of the slope and the greater than 6-metre-deep layer of residual soils/completely weathered rock
We have carried out Slope stability analysis based on this standardised model from information obtained along cross section (A-A). The analysis has been performed using a modelling software (Geo-Studio 2023) to model the slopes under static conditions with higher-than-normal porewater pressure. Our slope stability analysis confirms that it is imperative to keep the slopes devoid of excessive moisture content. From our stability analysis it is apparent that under saturated condition the factor of safety against slippage is just above 1.5. This is considered the safe zone with regards to engineering measures and therefore presents a viable model for the foundation design to support the lightweight cabin that is proposed on this site.

The upper 1.0metre of this site is characteristic of “Creep” type behaviour under higher-than-normal porewater conditions, and therefore the foundations should be embedded below the 1.0 metre layer to provide stability to the dwelling

The topography beyond this existing track (as shown on sheet SG1) gets steeper and thus more prone to circular slip type of failures. It is recommended that all foundations be kept higher than this track and the gentler landform which is inherently stable.

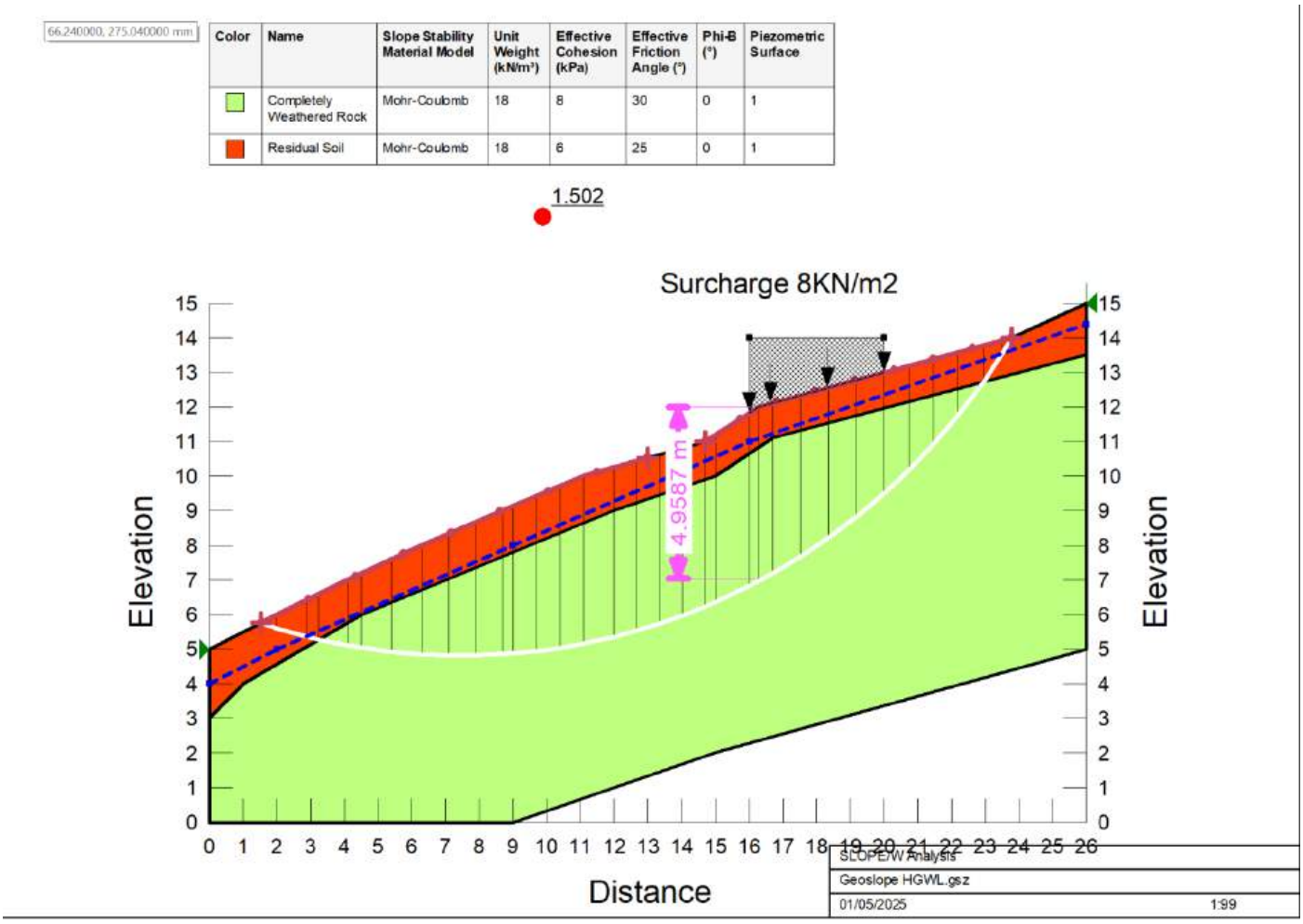


Figure 1: Cross section A-A Slope Stability Model.

5. ENGINEERING RECCOMENDATIONS

5.1 BUILDING FOUNDATIONS

A timber pole platform type of foundation is ideal for supporting the minor dwelling (cabin) proposed for this site. The foundations should be designed to account for the upper metre of moderately expansive to highly expansive soils, which place this site outside the limits of NZ3604:2011. The foundations should be embedded a minimum of 1.5 metres into the stiff natural clays.

The following parameters should be utilized for the design of all foundations:

IN STIFF CLAY:

Bulk Density	= 18kN/m³
Ultimate Bearing Capacity	= 300kPa
Allowable Bearing Capacity (F.O.S = 3)	= 100kPa
Dependable Bearing Capacity (ϕ = 0.5)	= 150kPa

IN HIGHLY WEATHERED ROCK:

Bulk Density	= 25kN/m³
Ultimate Bearing Capacity	= 6MPa
Allowable Bearing Capacity (F.O.S = 3)	= 2MPa
Dependable Bearing Capacity (ϕ = 0.5)	= 3MPa

5.2 RETAINING WALLS.

Any retaining greater than 1.0 metre of height or subject to surcharge loading (buildings, driveways, or backslope exceeding 15 degrees) should be designed by a suitably experienced chartered professional engineer. Where applicable retaining walls are to provide support to cut faces. All retaining wall heights should be verified prior to structural design.

5.3 ACCESS AND PARKING

Access and parking were not included in our brief. However, we noted in our site visit that an existing concrete drive is available to access the site.

6. EARTHWORKS RECOMMENDATIONS

6.1 SITE PREPARATION AND EARTHWORKS

The minor dwelling does not require any terra forming to establish platform and therefore earthworks are considered to be minimal, however the sub sections below outline some of the engineering constraints and recommendations proposed for this site.

6.1.1 CUT BATTER SLOPES

Maximum cut batters up to 1.5m may be used in developing this site provided they have a maximum slope of 1 vertical to 2 horizontal (Approx 25 degrees). All cut batter slopes should be planted in vegetation (e.g Vetiver grass) or covered by a suitable geofabric following excavation.

6.1.2 ENGINEERED FILL

Care must be taken to not place additional fill on the slopes, as this would cause excessive surcharge and would result in the reduction of the factor of safety against slippage. The fill must be finished at gradients of 1 vertical to 2 horizontal (Approx 25 degrees). All clay fill is to be well compacted with a sheepsfoot roller to achieve a minimum in situ undrained strength of 120kPa.

6.1.3 SITE DRAINAGE

Drainage measures should be in place so that no pooling or concentrated water is on or around the building platform, this includes short term and long-term drainage measures. Care should be taken to provide a system of silt control measures so that no migration of sediment occurs outside the boundaries of the property during construction.

6.1.4 FOUNDATION PREPARATION

All foundations should be free of excessive soil spoils or water prior to approval by an engineer to pour concrete. Foundations should be protected from direct water; stormwater flows in the event that they cannot be poured prior to rainfall.

7. STORMWATER

The careful management of stormwater runoff is vital to the continued stability of the proposed site. All stormwater flows should be piped away from the building platform via suitable dispersal system to provide sheet flow to the natural gully downslope. Reference should be made to sheet SG1 in Appendix A. It is recommended that stormwater be channelled away from the building sites via a 300mm wide x 300mm deep rock lined swale drain to a back entry cesspit and piped via Ø300 culvert flume 20 metres downslope to a suitable dispersal bar and rock rip rap where the stormwater flows will return to sheet flow. Any future Water tanks should have an overflow pipe connected to the back entry cesspit, so no stormwater is able to saturate the soils around the building platform.

8. WASTEWATER

The soils that exist on this site exhibit poor drainage rates. It has been classified as a category 6 type of earth as per the recommendations set by the technical publication NO. TP58. A TP58 report has been provided in appendix B, along with a suitable list of plant species.

To achieve adequate levels of environmental control of wastewater production without being cost prohibitive to the size of this development, it is proposed to use a Hynds dual chamber septic tank (4500L) fitted with a T100 filter. This system will evenly dose the fully enclosed Tet beds with a quality effluent free of fines to be discharged via evapotranspiration. The Tet beds are designed to incorporate enough storage volume and transpiration area to cope with the daily flows (360L/Day) for the 1-bedroom household.

The Hynds septic tank technical manual has been provided in appendix B. As part of the standard maintenance procedure for these systems it is required to check the T100 filter every 6 months and clean if necessary. The dual chamber septic tank should be emptied every 3-5 years or as routinely required by council.

A similar septic tank system can be utilized for this site should the client wish to choose a specific model, provided it is minimum 4500L Dual chamber with an outlet filter attached. The routine maintenance must be carried out as per the manufacturer's guidelines.

The proposed location of this septic tank system is to be located as per the plans on sheet SG1 of Appendix A and should be located minimum 1.5m from the proposed boundary. The same goes for the location of the Tet boxes (1.5m Setback from boundary)

This design is based on a 1-bedroom dwelling with a 2- person occupancy using 180 litres/day per person giving a total wastewater production of 360litres/day.

The recommended control of wastewater is using TET (total evapotranspiration) beds located (see appendix A SG1) along the contour below the proposed house (cabin) to the west of the existing walking track. See SG1 , WW1-WW5 in Appendix A for the design details. The plumbing aspect of this design should be constructed by a qualified and approved drainlayer.

An average dosing rate of 10 litres/m²/day of available leaf area can be used in calculating the size and volume of the TET beds.

I wish to draw attention to the fact the TET beds that have been designed are fully sealed and thus rely on feeding biomass for the final discharge of effluent waters through total evapotranspiration, therefore any requirements for setbacks from stormwater flow paths is considered irrelevant. No discharge will enter the surrounding environs.

Design Guidelines

The TET beds should consist of 2 (OFF) with the following dimensions 4m long x 1.5m wide x 1.0m high beds. Reference should be made to the cross sections and detailing on sheets WW1-WW5.

The total contained volume provided by the beds alone is greater than 12m² and there is provision for the containment of minimum 4.7 cubic metres of effluent water inside them i.e approximately 13 days' worth of storage.

A 30% reserve area of 4m² (plan view surface area) and 4m³ (reserve volume) has been located next to the main storage area which should remain available at all times as per Clause C.6.1.1 of the proposed regional plan 2024.

Once fully established and fully planted the total leaf area available for transpiration is estimated to approximately 120m². For the expected wastewater loadings, a daily dosing rate of 8-10mm/day is considered conservative.

Once the mound is fully planted over with established species, this will result in a vast leaf area available for water take up transpiration. During wetter period, storage within the beds will occur. The 400mm deep scoria bed at the base of the TET beds will ensure even distribution of wastewater In the individual beds.

The beds should be dose loaded via a distribution box, so that each bed is evenly dosed (refer to sheet WW1 for schematic plan)

Refer to Appendix A – for a list of suitable plant species for the planting.

Only biodegradable detergents and cleaning agents are to be used in any water discharging to the wastewater system.

9. WATER SUPPLY

Potable water supply is from tank roof water. An FNDC approved inline water filter should be fitted between the tank and proposed dwelling.

10. RECOMMENDATIONS

After carrying out my investigation and analysis proposal, I make the following recommendations:

- The site is considered suitable for the proposed dwelling if the recommendations in this report are carried out diligently.
- The dwelling as described in this report is to be located as shown on these plans. It is not considered viable to locate the cabin any further westward or downslope than it is already proposed to be located.
- All foundations be embedded minimum of 1.5m below existing ground level, to account for the highly expansive soils which are present on this site.
- Stormwater be controlled as per section 7 of this report
- Wastewater be followed out as per section 8 of this report and constructed by a qualified and certified drainlayer.
- All earthworks to be inspected and approved by a suitably chartered professional engineer. All fill over 600mm depth is to be inspected and approved by an engineer. Earthworks should be managed as per section 6 of this report.

11. CONCLUSION

After carrying out our geotechnical study, we conclude that this site can be developed in a sustainable manner without compromising the stability of the location for the chosen minor dwelling (cabin) on the newly defined boundary of Lot 2 DP 556732, following the proposed amalgamation of land from Lot 3. For this to hold true the recommendations in this report should be followed diligently.

12. LIMITATIONS

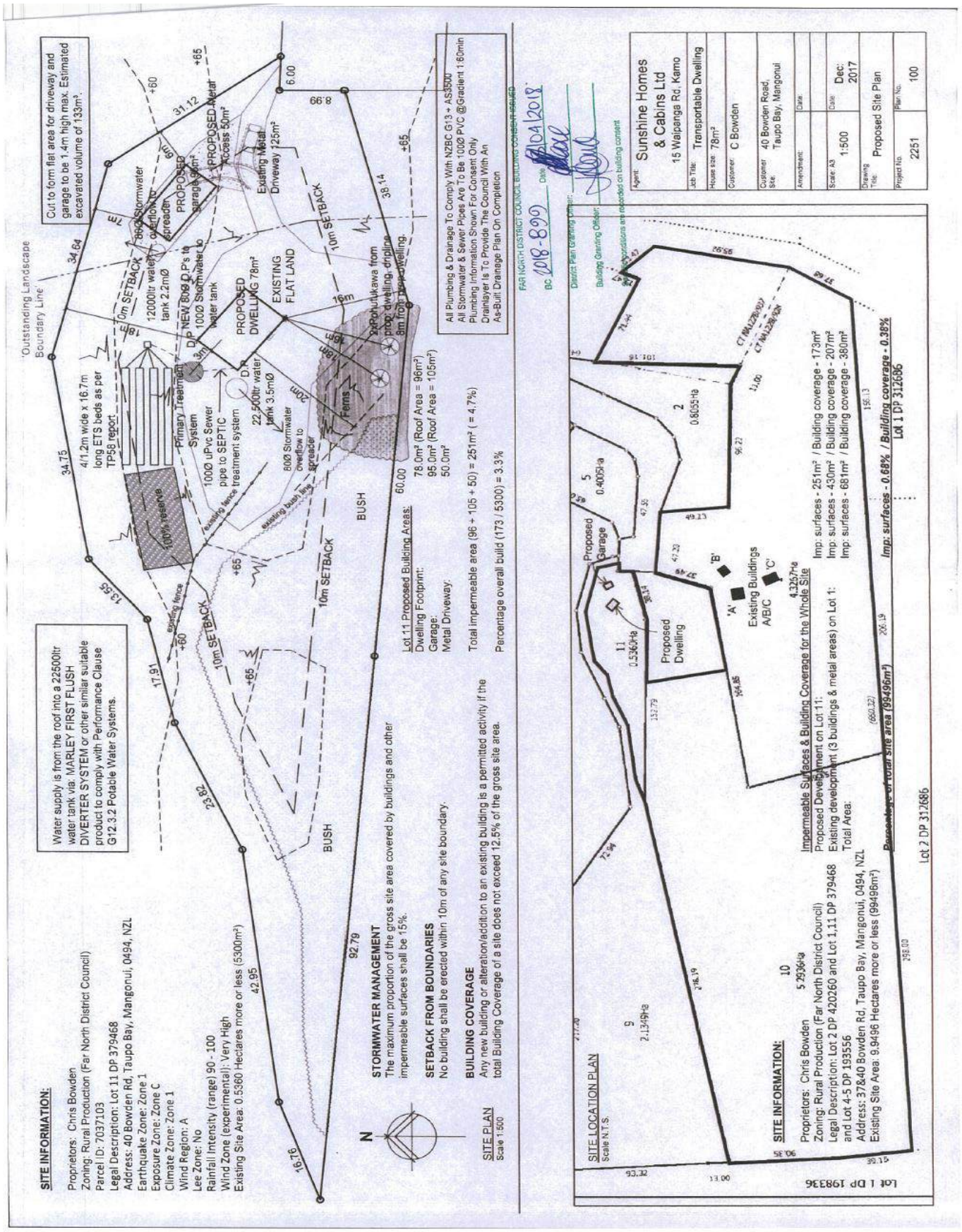
This report should be read and produced in its entirety including the limitations to understand the context of the opinions and recommendations given.

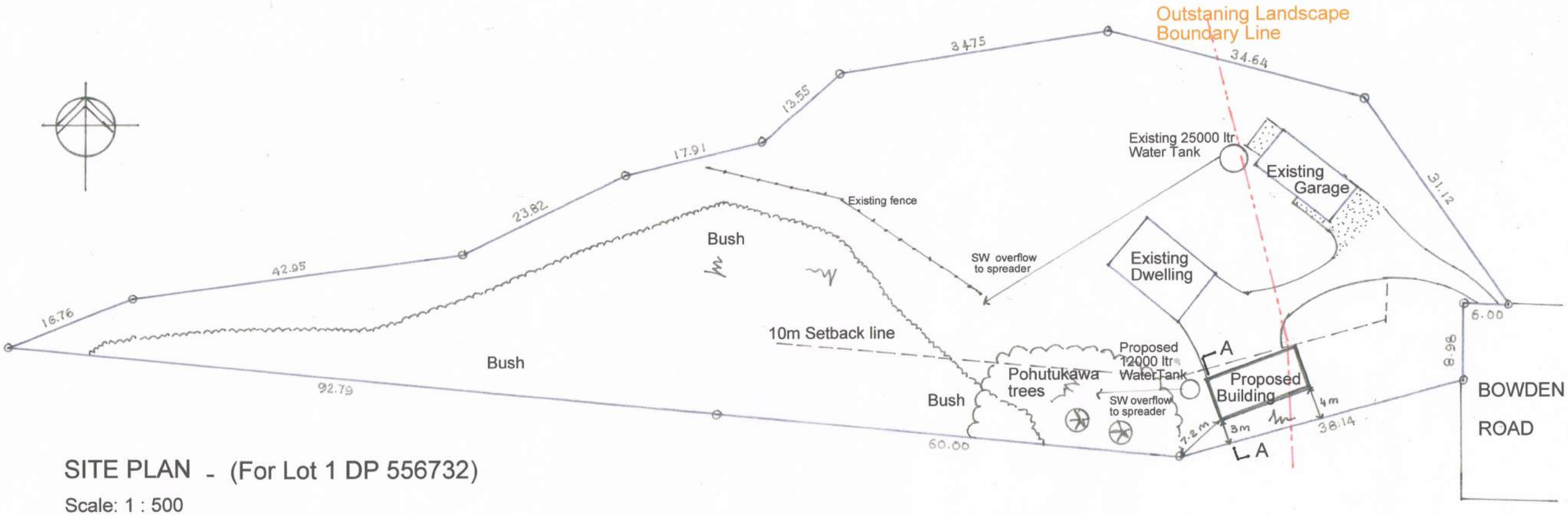
This report has been prepared for Chris Bowden in accordance with the brief given to us and the agreed scope and will be deemed exclusive to the owner (Chris Bowden) or any new owners of this block of land, currently Lot 2 DP556732. Information, opinions, and recommendations contained in this report can only be used for the purposes with which it was intended. PK Engineering Ltd accepts no liability or responsibility for any use or reliance on this report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities. This report is not to be used for purposes beyond those for which it was intended for. This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.
The description of soils and analysis is based upon soil mapping in set locations on the site. It has been assumed that soil conditions are consistent with the discoveries in their location - there may be unforeseen variation in between. If any variation is found during the construction phase, then PK Engineering Ltd must be notified as soon as possible to advise on any changes to foundations that may be necessary.

APPENDIX A – ***Copy of the Building consent and Resource consent plans for Lot 1. Augerhole data, Scala Penetrometer Data, Soakage Sheets Locality Plan, Site Plans, Survey information, cross sections, test locations, other important features.***

APPENDIX B – ***TP58, PS1, SUITABLE PLANT SPECIES, HYNDS SEPTIC TANK MANUAL.***

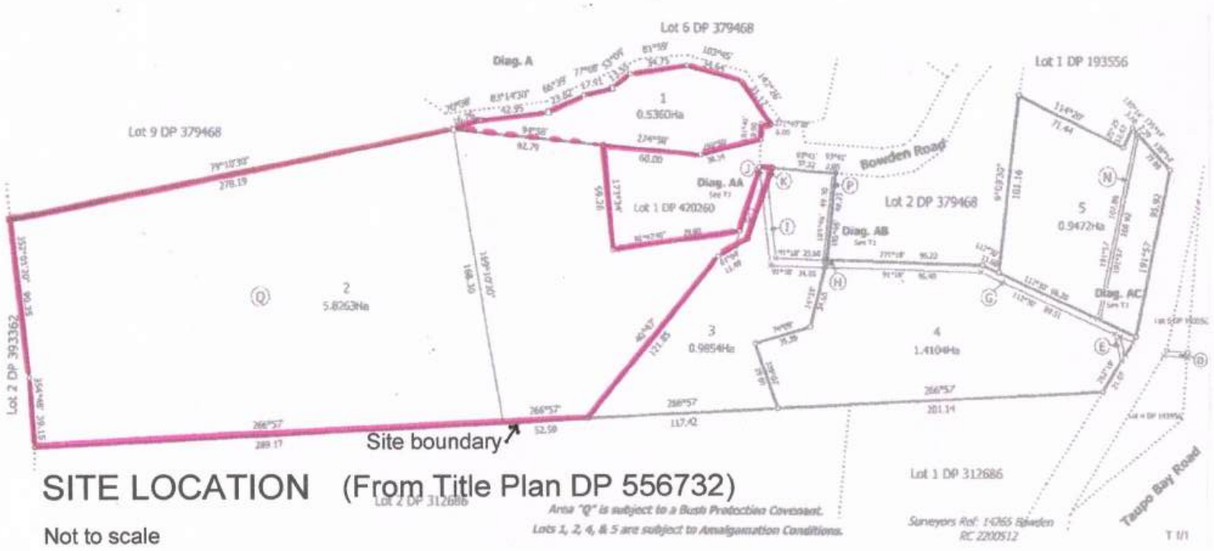
APPENDIX A


SITE INFORMATION:
Proprietors: Chris Bowden
Zoning: Rural Production (Far North District Council)
Parcel ID: 7037103
Legal Description: Lot 11 DP 379468
Address: 40 Bowden Rd, Taupo Bay, Mangonui, 0494, NZL
Earthquake Zone: Zone 1
Exposure Zone: Zone C
Climate Zone: Zone 1
Wind Region: A
Lee Zone: No
Rainfall Intensity (range) 90 - 100
Wind Zone (experimental): Very High
Existing Site Area: 0.5360 Hectares more or less (5300m²)
Water supply is from the roof into a 22500ltr water tank via: MARLEY FIRST FLUSH DIVERTER SYSTEM or other similar suitable product to comply with Performance Clause G12.3.2 Potable Water Systems.
Cut to form flat area for driveway and garage to be 1.4m high max. Estimated excavated volume of 133m³.
'Outstanding Landscape Boundary Line'
4/1.2m wide x 16.7m long ETS beds as per TP58 report
Primary Treatment System
1000Ø uPvc Sewer pipe to SEPTIC
22,500ltr water tank 3.5mØ
100% reserve
existing fence
existing bush line
existing lence treatment system
800Ø Stormwater overflow to spreader
PROPOSED DWELLING 78m²
EXISTING FLAT LAND
DP NEW 800Ø P's to 1000Ø Stormwater to water tank
12000ltr water tank 2.2mØ
860Ø Stormwater overflow to spreader
PROPOSED garage 96m²
PROPOSED Metal Access 50m²
Existing Metal Driveway 125m²
10m SETBACK
BUSH
Ferns
2xPohutukawa from prop. dwelling. dripline 8m from new dwelling.
All Plumbing & Drainage To Comply With NZBC G13 + AS3500
All Stormwater & Sewer Pipes Are To Be 100Ø PVC @Gradient 1:60min
Plumbing Information Shown For Consent Only
Drainlayer Is To Provide The Council With An As-Built Drainage Plan On Completion
FAR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED
BC 108-890 Date 10/04/2018
District Plan Granting Officer:
Building Granting Officer:
All dimensions are recorded on building consent
STORMWATER MANAGEMENT
The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.
SETBACK FROM BOUNDARIES
No building shall be erected within 10m of any site boundary.
BUILDING COVERAGE
Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.
Lot 11 Proposed Building Areas:
Dwelling Footprint: 78.0m² (Roof Area = 96m²)
Garage: 95.0m² (Roof Area = 105m²)
Metal Driveway: 50.0m²
Total impermeable area (96 + 105 + 50) = 251m² (= 4.7%)
Percentage overall build (173 / 5300) = 3.3%
SITE PLAN
Scale 1:500
N
Agent: Sunshine Homes & Cabins Ltd
15 Waipenga Rd, Kamo
Job Title: Transportable Dwelling
House size: 78m²
Customer: C Bowden
Customer Site: 40 Bowden Road, Taupo Bay, Mangonui
Amendment: Date:
Scale: A3 1:500 Date: Dec: 2017
Drawing Title: Proposed Site Plan
Project No: 2251 Plan No: 100
SITE LOCATION PLAN
Scale N.T.S.
Proposed Garage
Proposed Dwelling
Existing Buildings A/B/C
'A' 'B' 'C'
Impermeable Surfaces & Building Coverage for the Whole Site
Proposed Development on Lot 11: Imp: surfaces - 251m² / Building coverage - 173m²
Existing development (3 buildings & metal areas) on Lot 1: Imp: surfaces - 430m² / Building coverage - 207m²
Total Area: Imp: surfaces - 681m² / Building coverage - 380m²
Percentage of total Site area (99496m²) Imp: surfaces - 0.68% / Building coverage - 0.38%
SITE INFORMATION:
Proprietors: Chris Bowden
Zoning: Rural Production (Far North District Council)
Legal Description: Lot 2 DP 420260 and Lot 1,11 DP 379468 and Lot 4-5 DP 193556
Address: 37&40 Bowden Rd, Taupo Bay, Mangonui, 0494, NZL
Existing Site Area: 9.9496 Hectares more or less (99496m²)
Lot 1 DP 312686
Lot 2 DP 312686
Lot 1 DP 198336



SITE PLAN - (For Lot 1 DP 556732)

Scale: 1 : 500



SITE LOCATION (From Title Plan DP 556732)

Not to scale

SITE INFORMATION

Legal Description: Lot 1 - 2 DP 556732

Total Area: 6.3623 hectares

Zoning: Rural Production

Resource overlay: Partly affected by 'Outstanding Landscape'

District Plan rule breaches:

- Setback from boundary
- Buildings within Outstanding Landscapes

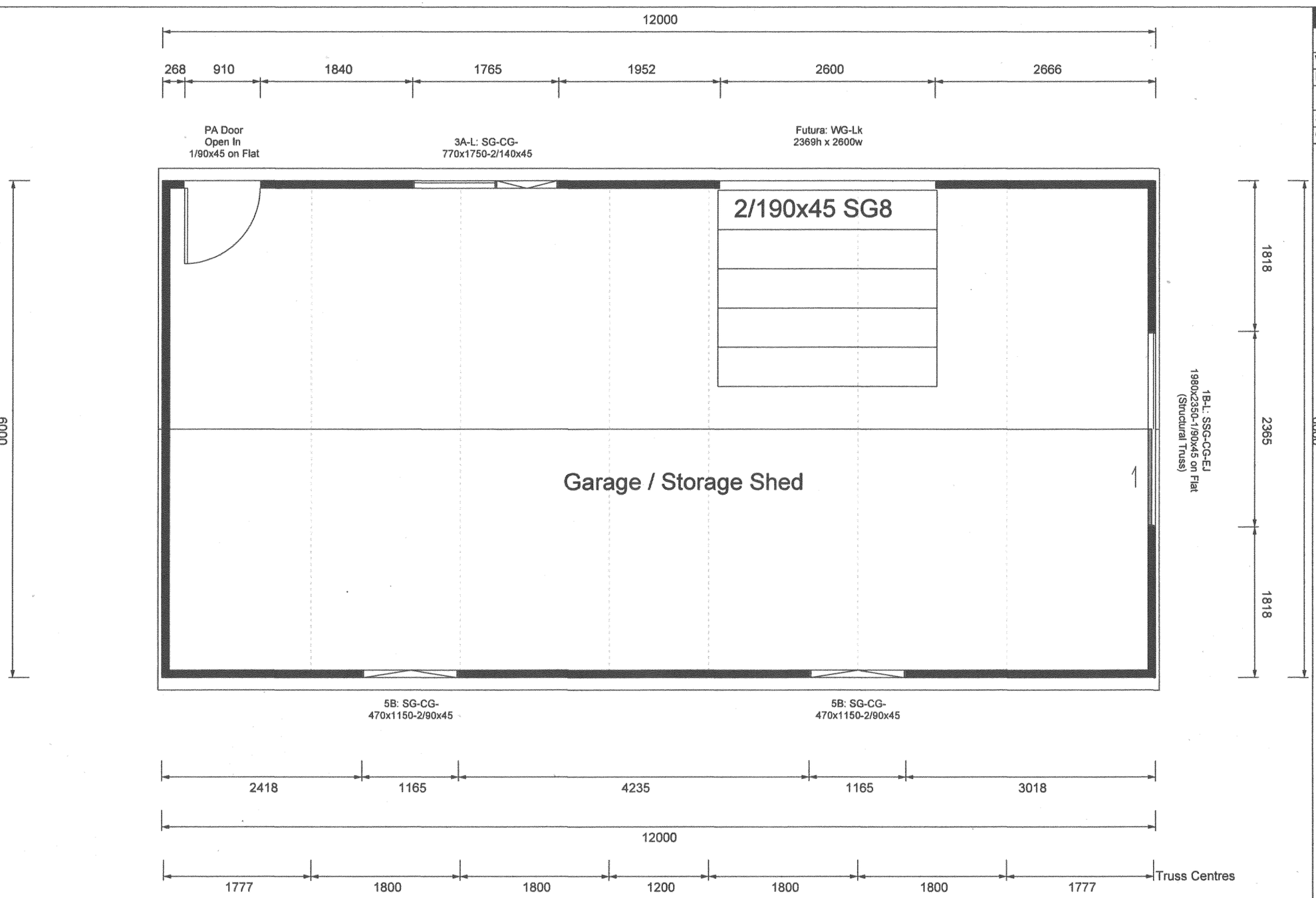
Impermeable surfaces:

Existing:	Roof areas of dwelling and garage & Driveway and paved areas	- 504m2
Proposed:	Roof area of garage/storage shed & Driveway extension	- 150m2
	Total	- 654m2 (1.02% of site area)

APPROVED PLAN
Planner: JaclynW
RC: RC2220487
Date: 02/02/2022

Proposed Garage /Storage Shed At 40 Bowden Road, Taupo Bay, Mangonui	Applicant: **Chris Bowden**	Prepared by: **LMD Planning Consultancy**	Title: **Site Plan**	Scale: **1: 500** @ A3	Date: **07. 01. 2022**

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



SCALE A3-1:50

LEGEND	
Sectional Door	
WG	Woodgrain Finish
Lk	Lock Set
Aluminium Joinery	
SSG	Single Safety Glazing
CG	Clear

APPROVED PLAN
Planner: JaclynW
RC: RC2220487
Date: 02/02/2022

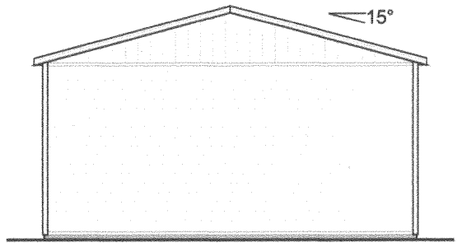
MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

Versatile® Building Better

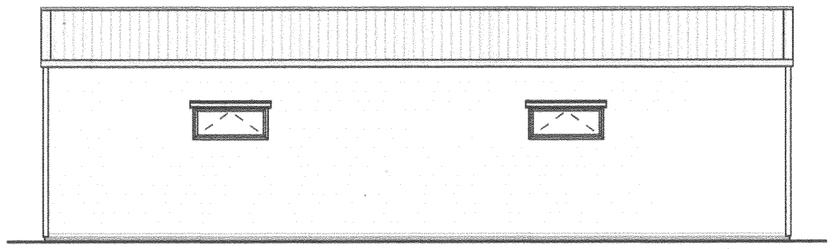
For: Chris Bowden
40 Bowden Rd Taupo Bay
Mangonui
0494

VB2000 - Design

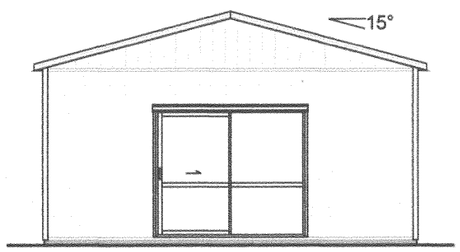
Floor Plan General



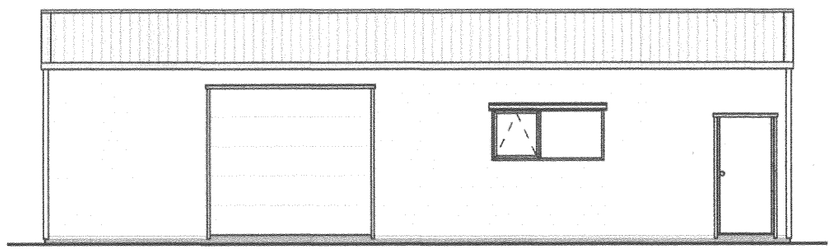
ELEVATION VIEW 1



ELEVATION VIEW 2



ELEVATION VIEW 3



ELEVATION VIEW 4

SCALE A3-1:100

APPROVED PLAN

Planner: JaclynW
RC: RC2220487
Date: 02/02/2022

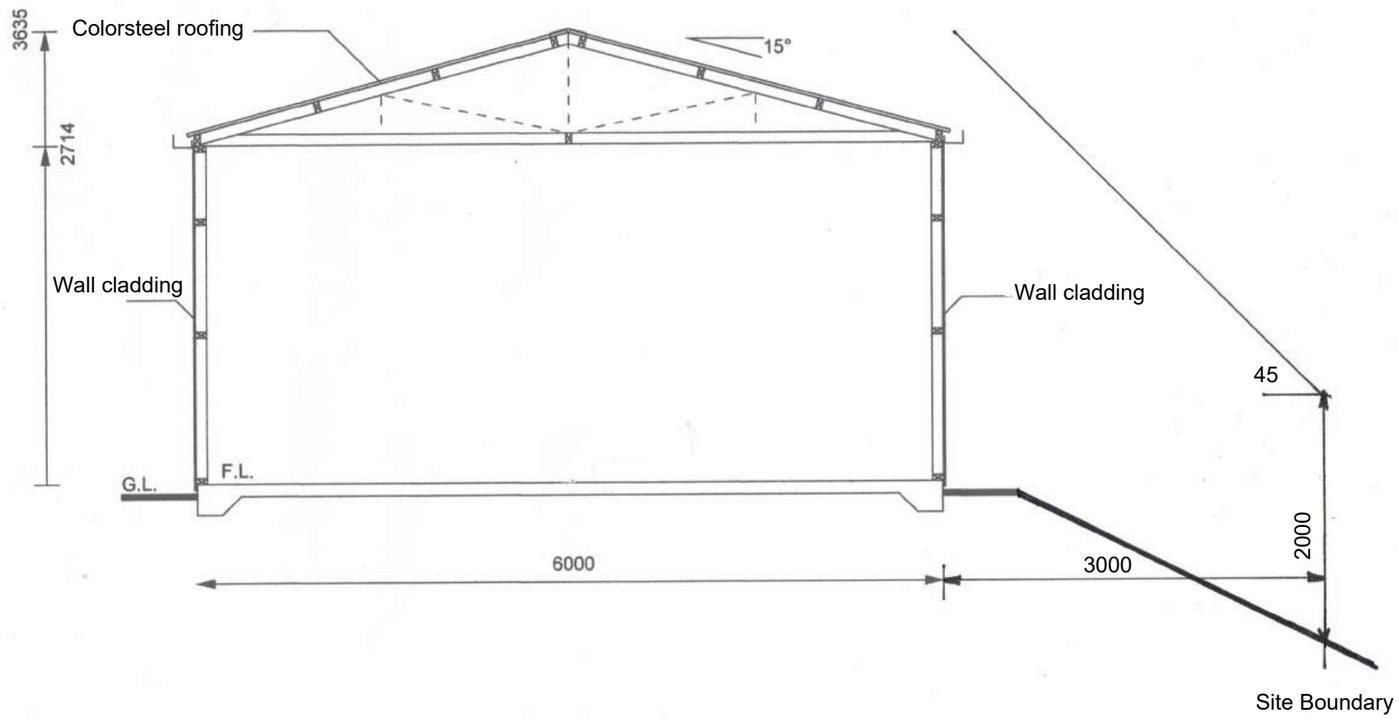
MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

Versatile® Building Better

For: Chris Bowden
40 Bowden Rd Taupo Bay
Mangonui
0494

VB2000 - Design

Elevations



APPROVED PLAN

Planner: JaclynW
RC: RC2220487
Date: 02/02/2022

The southwestern part of Lot 1 is covered in bush with two large pohutukawa trees located to the south of the existing dwelling. There are some planting along the northern/northeastern boundaries. The site has an established wastewater disposal system and stormwater management system.

Lot 2 is vacant land that is predominantly covered in bush.

The site is undulating. The surrounding area comprises rural lifestyle lots, undeveloped properties and a forestry area. Taupo Bay is located approximately 2.5 km driving distance from the site.

3.0 DESCRIPTION OF THE PROPOSAL

The applicant proposes to construct a 72m2 building to be used as a garage/storage shed within the area of Lot 1 DP 556732.

The site plan and architectural drawings of the proposed building are presented in **Appendix 2** as follows**.**

- Site Plan (covering Lot 1 DP 556732 area & the location of the whole site)
- Floor Plan (prepared by Versatile)
- Elevations (prepared by Versatile)
- Section A-A

The building will be located with a minimum setback of 3m from the southern boundary.

The exterior colour scheme of the proposed building will be the same or similar as the exiting garage on the site as follows. (Refer to Fig. 2).

- Roof/garage door - Colorsteel Lignite
- Cladding - Colorsteel Sandstone Grey

The applicant is also proposing to install a 12000ltr water tank for storage of roof water and back up the existing water supply system.

4.0 OPERATIVE FAR NORTH DISTRICT PLAN RULES

4.1 MAPS REFERENCE

The site is located within the Rural Production zone (Zone Maps 16 & 63). The western part of the site is affected by the resource feature 'Outstanding Landscape' shown in Resource Map 16. As indicated on the Site Plan, the proposed building is mostly located within the 'Outstanding Landscape' area.

4.2 ZONE RULES AND DISTRICT WIDE PROVISIONS

The proposed development is assessed against the Rural Production zone rules and District Wide provisions in the following table.

Note: The table lists the permitted standards (P). Other standards such as restricted discretionary (RD) are listed only where the permitted standards are not achieved. It excludes some rules or part of rules that are not relevant to this application.

Rule/Standard	Compliance/Activity Status
Zone Rules	
8.6.5.1.1 Residential Intensity – (P) Residential development shall be limited to one unit per 12ha of land. …….	Not applicable

Accidental Discovery Protocol (ADP)

From Heritage New Zealand Pouhere Taonga

Prior to the commencement of any works, a copy of this ADP should be made available to all contractors working on site.

Under the *Heritage New Zealand Pouhere Taonga Act 2014* an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 12,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

For Maori sites (the most common site types in Northland), the largest and most obvious site types are pa, pits and terraces. However, evidence may be of a smaller nature, in the form of bones, shells, charcoal, burnt stone etc; a midden is an archaeological rubbish tip, in which many of these items can be found consolidated together. Evidence of disturbance of a midden can be a scattering of shell across a wide area; this can be confusing if it is near a beach. Pieces of obsidian or chert, together with stone tools, may also be recovered.

In later sites of European origin artefacts such as bottle glass, iron/metal, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures.

Burials/koiwi tangata may be found from any period.

Some examples:

Shell midden

Historic bottle

Animal bone

Archaeological stratigraphy

A flight of pits in forest

Shell midden uncovered in road scraping

In the event of an "accidental discovery" of archaeological material the following steps must be taken:

1. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
2. The contractor/works supervisor/owner will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
3. The contractor/works supervisor/owner will notify the Area Archaeologist of Heritage New Zealand – Pouhere Taonga (Northland Office), tangata whenua and any required statutory agencies[1] if this has not already occurred.
4. Heritage New Zealand – Pouhere Taonga advise the use of a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, under the terms of the *Heritage New Zealand Pouhere Taonga Act* 2014, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand – Pouhere Taonga before work resumes.
6. If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and the Area Archaeologist of Heritage New Zealand – Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
7. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

ADVICE TO ALL CONTRACTORS/SITE WORKERS/OWNERS:-

IF IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE AREA ARCHAEOLOGIST

Contact details for the Area Archaeologist in Northland is:

Dr James Robinson, Archaeologist
Heritage New Zealand – Pouhere Taonga
PO Box 836, Kerikeri 0245
PH: (64 9) 407 0470 - DDI. (64 9) 407 0473 - MOBILE 027 249 0864
jrobinson@heritage.org.nz

[1] For example, the New Zealand Police in the event that human remains are found.

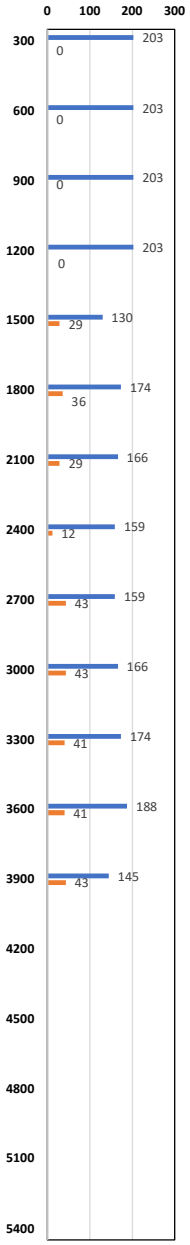
BOREHOLE LOG NO - AH1 **Location of Borehole**

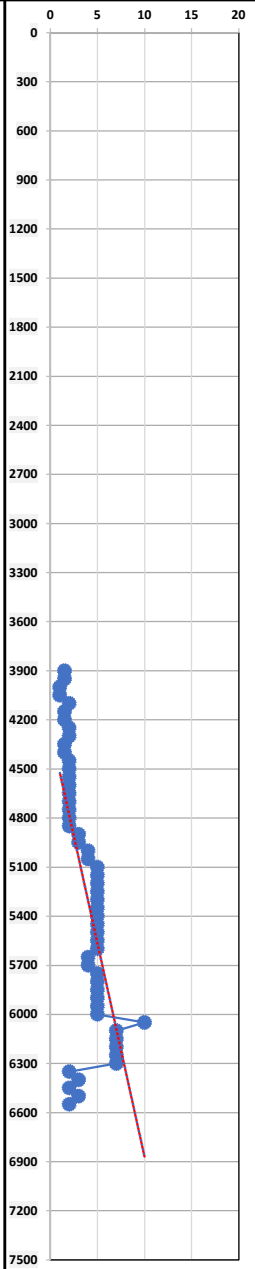
Project: Proposed Minor Dwelling
Client: Chris Bowden
Job No: 25-011

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

Graphic Symbol	@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐÐ	In situ shear vane reading
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil	Remoulded shear vane reading
								Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	GEOLOGY	LAYERS	Field Description	GWL
0	:::::::::	Waipapa Group Melange (Waipapa Composite Terrane) - (age 154-270 MA)	NATURAL COMPLETELY WEATHERED WIPAPA TERRANE & RESIDUAL SOIL (RANGIORA CLAY LOAM)	**150mm TOP SOIL.** (**0.15**-**1.0m**) Silty CLAY, light orange/brown, very stiff-hard, dry, moderately plastic **(1.0m)** SILT, some clay,minor fine sand, light orange brown, and grey mottled, cream specks. very stiff, dry, low plasticity. **(1.4m)** minor clay, very crumbly, dark red mottles, soft to firm. **(1.7m)** Cream/brown colour, soft to touch, moist. **(2.4m)** Fine gravel inclusions. E.O.H @3.85m (sufficient depth)	GWL NOT ENCOUNTERED
300	:::::::::				
600	:::::::::				
900	:::::::::				
1200	###				
1500	###				
1800	###				
2100	###				
2400	###				
2700	###				
3000	###				
3300	###				
3600	###				
3900	###				
4200					
4500					
4800					
5100					





Drill Methods	50 mm hand auger	**Note:** All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location	Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location.
Test Date	25/03/2025	The data will not identify any variations away from the location.
Drilled By	JW	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand, Telephone: 09 4073255 Email: TeamPK@pkengin.co.nz

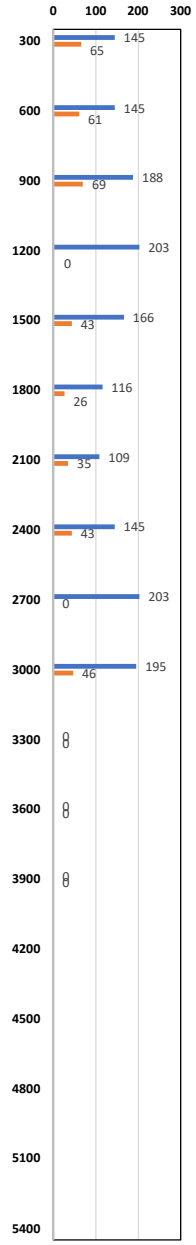
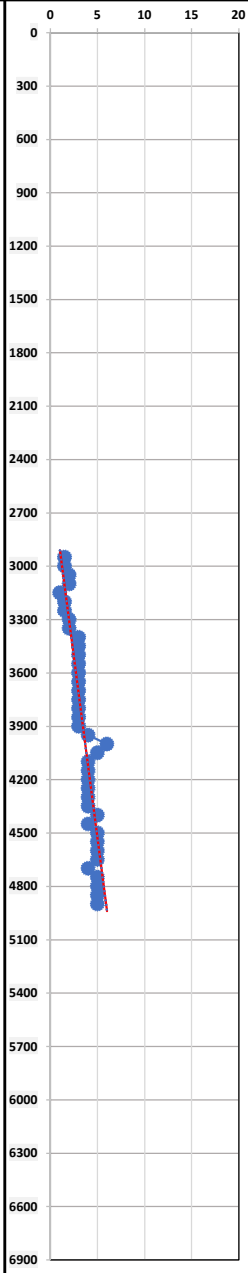
BOREHOLE LOG NO - AH2 **Location of Borehole**

Project: Proposed Minor Dwelling
Client: Chris Bowden
Job No: 25-011

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

Graphic Symbol	@@@	:::::::::	####	ØØØ		‡‡‡‡	ÐÐÐÐÐ
	FILL	CLAY	SILT	SAND	ROCK	TOP SOIL	Organic Soil

In situ shear vane reading
Remoulded shear vane reading
Scale Penetrometer

Depth (mm)	Soil /Rock Graphical Log	GEOLOGY	LAYERS	Field Description	GWL	Undrained Shear Strength (kPa)	Scala Penetrometer (blows/50mm)
0 – 600	:::::::::	Waipapa Group Melange (Waipapa Composite Terrane) - (age 154-270 MA)	NATURAL COMPLETELY WEATHERED WIPAPA TERRANE & RESIDUAL SOIL (RANGIORA CLAY LOAM)	**150mm TOP SOIL.** (**0.15**-**1.0m**) Silty CLAY, light orange/brown, very stiff-hard, dry-moist, moderately-highly plastic **(1.0m)** SILT, some clay,minor fine sand, light orange brown, and grey mottled, cream specks. very stiff, dry, low plasticity. **(1.5m)** minor clay, very crumbly, dark red **(1.7m)** Cream/brown colour, soft to touch, moist. **(1.8m)** Brownish cream, yellow, moist, **(2.5m)** Black portions. E.O.H @3.0m (Target depth)	GWL NOT ENCOUNTERED		
600 – 900	:::::::::						
900 – 3000	::::::::: / ####						
3000 – 5100	####						

Drill Methods	50 mm hand auger	**Note:** All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions"
Test Location	Refer to site plan	1. The subsurface data described above has been determined at a specific borehole location.
Test Date	25/03/2025	The data will not identify any variations away from the location.
Drilled By	JW	2. UTP - Unable to penetrate.

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri New Zealand, Telephone: 09 4073255 Email: TeamPK@pkengin.co.nz

P K ENGINEERING LIMITED

90 KERIKERI RD Phone (09) 4073255 EMAIL pk.engin@pkengin.co.n

PENETROMETER HOLE No.

SHT. 1 of 1

Location: Chris Bowden (37 Bowden Rd)

Job No. 25-011

Driven by: JW

Date: 25/03/

R.L at Ground Level: n/a

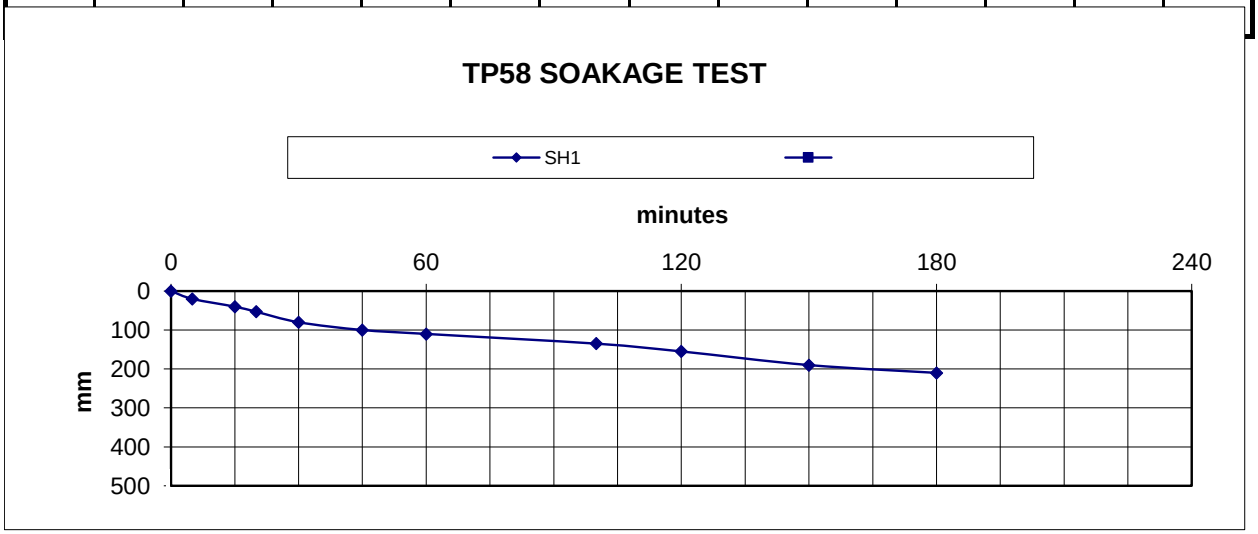
Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4	Depth	PT1	PT2	PT3	PT4
50					2550					5050	4				7550				
100					2600					5100	5				7600				
150					2650					5150	5				7650				
200					2700					5200	5				7700				
250					2750					5250	5				7750				
300					2800					5300	5				7800				
350					2850					5350	5				7850				
400					2900					5400	5				7900				
450					2950		1.5			5450	5				7950				
500					3000		1.5			5500	5				8000				
550					3050		2			5550	5				8050				
600					3100		2			5600	5				8100				
650					3150		1			5650	4				8150				
700					3200		1.5			5700	4				8200				
750					3250		1.5			5750	5				8250				
800					3300		2			5800	5				8300				
850					3350		2			5850	5				8350				
900					3400		3			5900	5				8400				
950					3450		3			5950	5				8450				
1000					3500		3			6000	5				8500				
1050					3550		3			6050	10				8550				
1100					3600		3			6100	7				8600				
1150					3650		3			6150	7				8650				
1200					3700		3			6200	7				8700				
1250					3750		3			6250	7				8750				
1300					3800		3			6300	7				8800				
1350					3850		3			6350	2				8850				
1400					3900	1.5	3			6400	3				8900				
1450					3950	1.5	4			6450	2				8950				
1500					4000	1	6			6500	3				9000				
1550					4050	1	5			6550	2				9050				
1600					4100	2	4			6600	3				9100				
1650					4150	1.5	4			6650					9150				
1700					4200	1.5	4			6700					9200				
1750					4250	2	4			6750					9250				
1800					4300	2	4			6800					9300				
1850					4350	1.5	4			6850					9350				
1900					4400	1.5	5			6900					9400				
1950					4450	2	4			6950					9450				
2000					4500	2	5			7000					9500				
2050					4550	2	5			7050					9550				
2100					4600	2	5			7100					9600				
2150					4650	2	5			7150					9650				
2200					4700	2	4			7200					9700				
2250					4750	2	5			7250					9750				
2300					4800	2	5			7300					9800				
2350					4850	2	5			7350					9850				
2400					4900	3	5			7400					9900				
2450					4950	3				7450					9950				
2500					5000	4				7500					10000				

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS

SOAKAGE TEST RESULTS

Location: 37 Bowden Rd (Lot2)	
Client: Chris Bowden	
Job No: 25-011	Tested by: JW
GWL: NE	Date: 25-3-25

Soak hole No:	Start 0	(mins) 5	15	20	30	45	60	100	120	150	180	210	240
SH1	0	20	40	53	80	100	110	135	155	190	210		



PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

PROPOSED MINOR DWELLING
CIVIL AND GEOTECHNICAL DRAWINGS
FOR CHRIS BOWDEN

PROJECT ADDRESS:

37 BOWDEN ROAD
TAUPO BAY

LEGAL DESCRIPTION

LOT 2 DP556732

JOB NO:

25-011

DATE:

MAY 2025

REVISION: R1 (23-05-2025)

- REVISED WASTEWATER TET BOXES TO BE LOCATED WEST OF THE EXISTING WALKING ACCESS. UPDATED SHEETS SG1 AND WW1

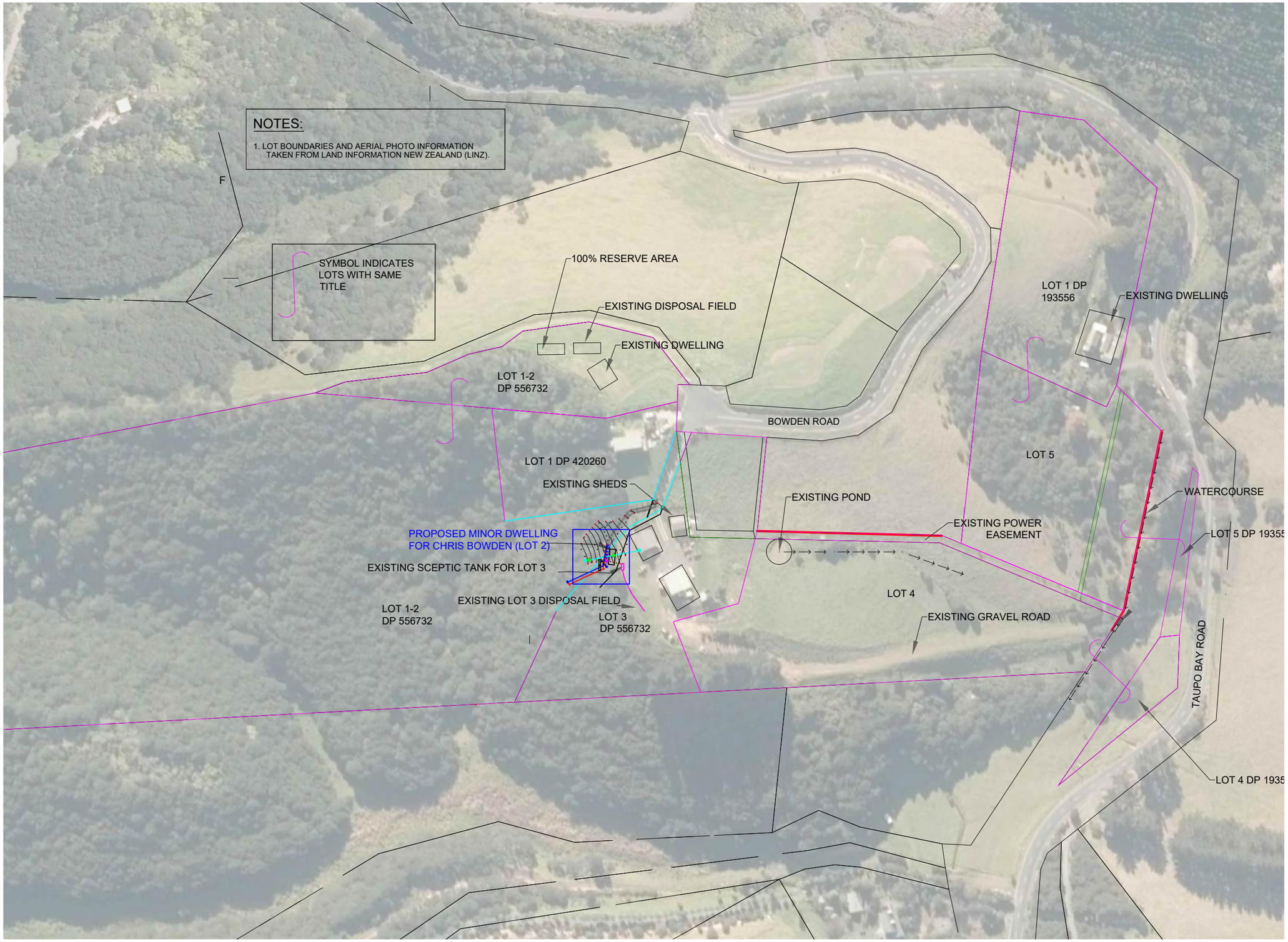
DRAWING INDEX:

SG0	LOCALITY PLAN
SG1	SITE PLAN
SG2	CROSS SECTION A-A
SG3	STORMWATER DISPERSAL DETAIL
WW1	WASTEWATER SCHEMATIC PLAN
WW2	TET BOX PLAN VIEW
WW3	TET BOX CROSS SECTION X-X
WW4	TET BOX CROSS SECTION Y-Y
WW5	TET BOX DETAILS.

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
E-mail. pk.engin@xtra.co.nz



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PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
LOCALITY PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:2000	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/SG0	R1

FNDC WASTEWATER SETBACKS.

MINIMUM EFFLUENT DISPOSAL SETBACKS:

- BOUNDARIES - 1.5 M
- BUILDINGS AND RETAINING WALLS - 3 M
- SURFACE WATER,DRAINS - 5 M
- COASTS, RIVERS AND LAKES - 30 M
- RIVERS, LAKE, STREAM,POND,WETLAND -20M (PRIMARY)/ 15M (SECONDARY)

OUR DISPOSAL BEDS ARE DESIGNED AS FULLY ENCLOSED AND THEREFORE TYPICAL SETBACKS DO NOT APPLY. EXCEPT THE 1.5m PROPERTY BOUNDARY SETBACK SHOULD STILL BE APPLIED AND VERIFIED ON-SITE.

IT SHOULD BE NOTED THAT THE LOCATION OF THE BOUNDARY IS INDICATIVE ONLY AND MAY BE SUBJECT TO CHANGE. THE FINAL LOCATION OF THE DWELLING MUST BE ABOVE THE WALKING TRACK AS SHOWN ON THESE PLANS.

THE LOCATION OF TET BEDS, SEPTIC TANK , DISTRIBUTION BOX SWALE DRAIN AND OTHER IMPORTANT FEATURES ON THESE PLANS ARE INDICATIVE ONLY AND FINAL POSITIONS SHOULD BE VERIFIED BETWEEN ENGINEER AND CLIENT ON-SITE PRIOR TO CONSTRUCTION.

LOT 1
DP 420260

EXISTING BOUNDARY

EXISTING CONCRETE SLAB

Existing Concrete Drive.

PROPOSED 300mm WIDE X 300mm DEEP ROCK LINED EARTH SWALE DRAIN TO DIRECT UPSLOPE STORMWATER FLOWS AT MINIMUM 1 IN 50 FALL TO A BACK ENTRY CESSPIT AND WELL AWAY THE BUILDING SITE.

PROPOSED HYNDS DUAL CHAMBER 4500L SEPTIC TANK FITTED WITH HYNDS T100 FILTER

PROPOSED 2 X 4m LONG X 2.0m WIDE X 1.2m TALL TOTAL EVAPO-TRANSPIRAITON BOXES WITH A TOTAL OF 12m² OF TOTAL PLANTING AREA AND 120m² TOTAL LEAF AREA FOR TRANSPIRATION

15-22 Degrees

Existing Gravel Access

Existing Shed

EXISTING WALKING ACCESS TRACK

THE DWELLING MUST BE POSITIONED UPSLOPE FROM THE EXISTING WALKING ACCESS TRACK.

Existing Shed

LOT 2
DP 556732

GRAVITY DOSED DISTRIBUTION BOX. SPLIT EVEN DISTRIBUTION TO EACH BED.

AH1

AH2

SH1

A SG2

A SG2

PROPOSED 8m LONG x 3m WIDE. MINOR DWELLING

2m Setback

PROPOSED 30% RESERVE (4m²AREA) AVAILABLE TO MEET THE COMPLIANCE THE COUNCIL REQUIREMENTS. .

20m Seperation

INDICATIVE LOCATION OF EXISTING LOT 3 SEPTIC TANK (RECORDS SHOW THIS SITE HAS A DISCHARGE CONSENT .

THE BOUNDARY IS INDICATIVE ONLY. PLEASE ENSURE THAT THE NEW BOUNDARY COMPLIES WITH THE FNDC STANDARD SETBACKS FOR WASTEWATER SYSTEMS (MINIMUM 1.5m SETBACK FROM EXISTING WASTEWATER

EXISTING BOUNDARY

PROPOSED BOUNDARY

Existing Dwelling.

PROPOSED Ø300 CULVERT FLUME DISCHARGING FROM CESSPIT. 20 METRES AWAY FROM BUILDING PLATFORM TO SUITABLE DISPERSAL SYSTEM

LOT 3
DP 556732

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REV:	DESCRIPTION:	BY:	DATE:
R1	-REVISED DRAWING TO SHOW WASTEWATER FEATURES LOCATED WEST OF THE TRACK	JW	MAY 25

PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

STATUS: ISSUED FOR CONSENT

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90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: Chris Bowden

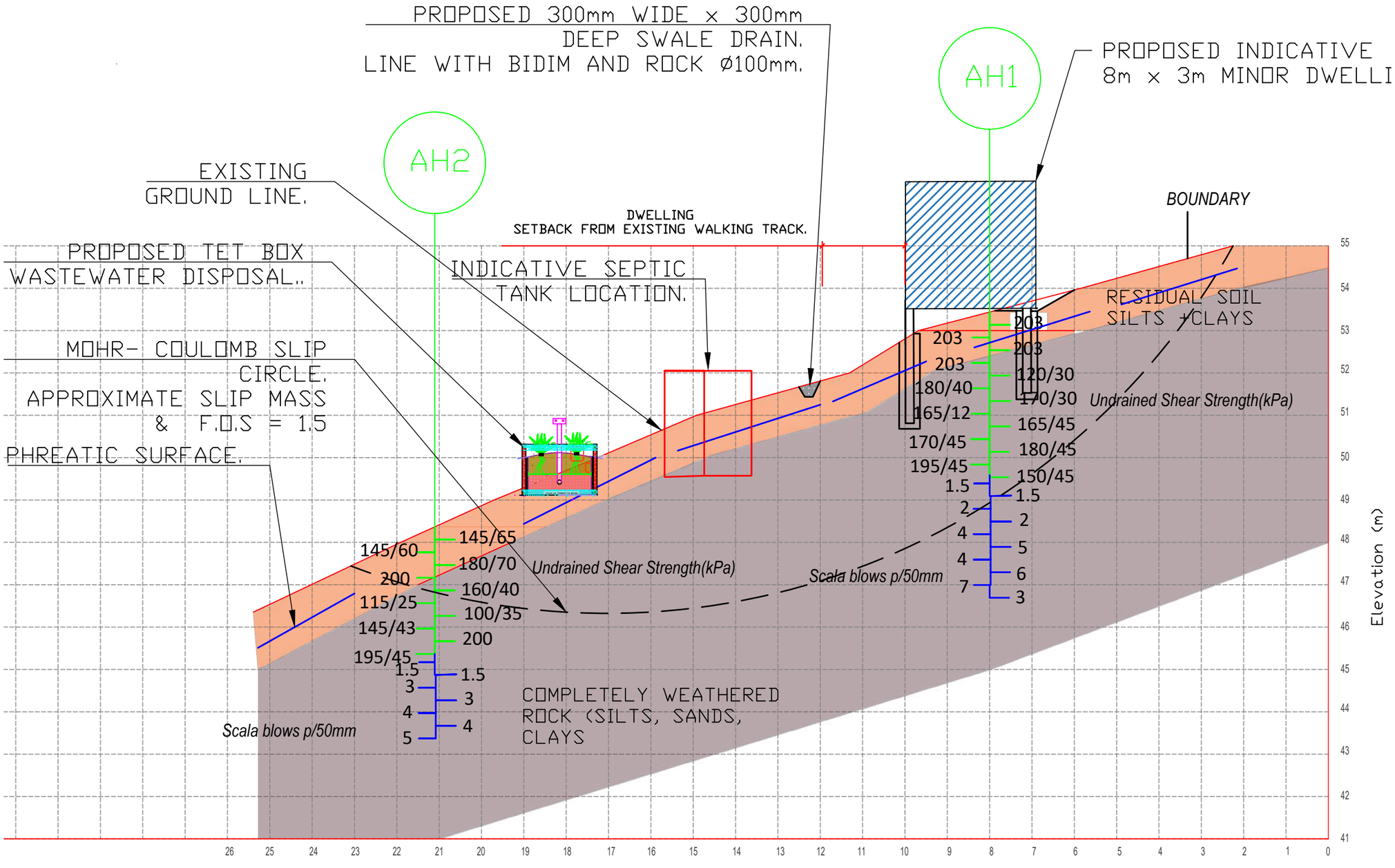
SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
SITE PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:300	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/SG1	R1

IT SHOULD BE NOTED THAT THE LOCATION OF THE BOUNDARY IS INDICATIVE ONLY AND MAY BE SUBJECT TO CHANGE. THE FINAL LOCATION OF THE DWELLING MUST BE ABOVE THE WALKING TRACK AS SHOWN ON THESE PLANS.



CROSS SECTION A-A
SCALE 1:100

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REV:	DESCRIPTION:	BY:	DATE:
R1	-REVISED DRAWING TO SHOW WASTEWATER FEATURES WHICH INTERCEPT SECTION	JW	MAY 25

PK ENGINEERING LIMITED
DATE: 23 05 2025
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(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

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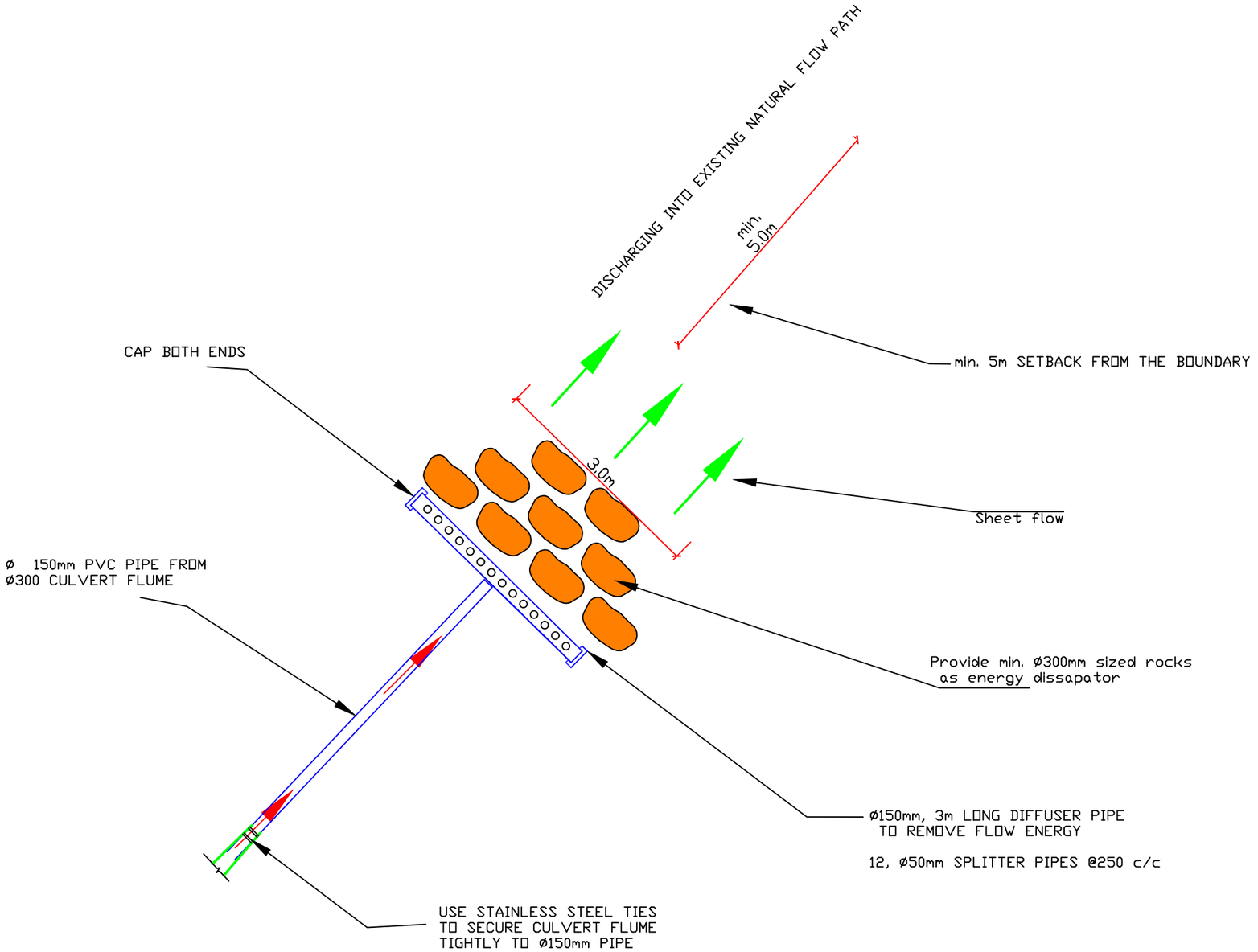
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
CROSS SECTION A-A

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	MAY 2025	JW	PK
PROJECT NO:	DRAWING NO:		REVISION:
25-011	A3/SG2		R1



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DATE: 23 05 2025
CHECKED BY:
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CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

REV:	DESCRIPTION:	BY:	DATE:
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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

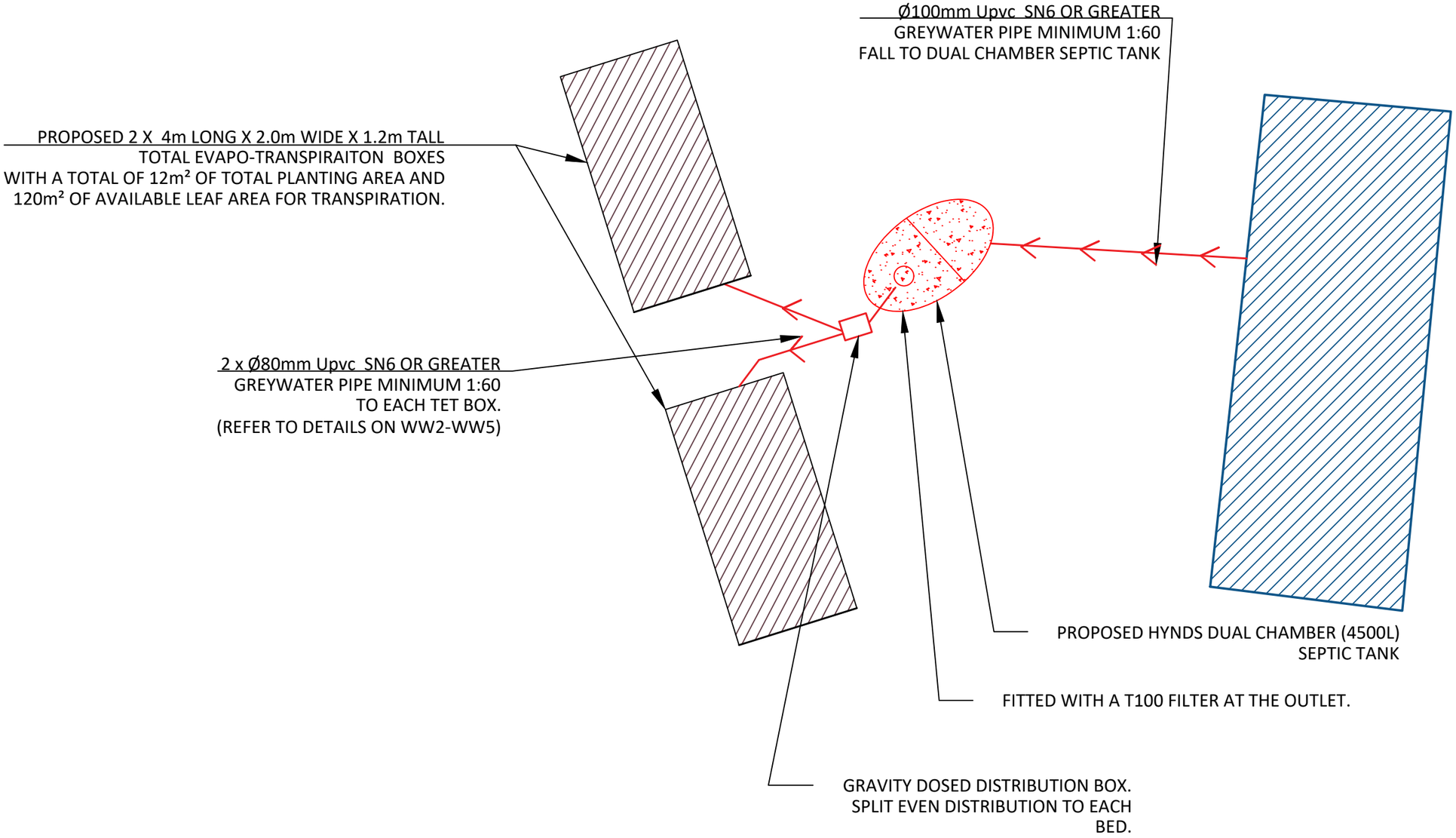
CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
TYPICAL DISPERSAL DETAIL

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/SG3	R1



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R1	-REVISED SCHEMATIC TO BE AS PER REVISED LAYOUT.	JW	MAY 25

PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

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STATUS:	ISSUED FOR CONSENT		

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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: Chris Bowden

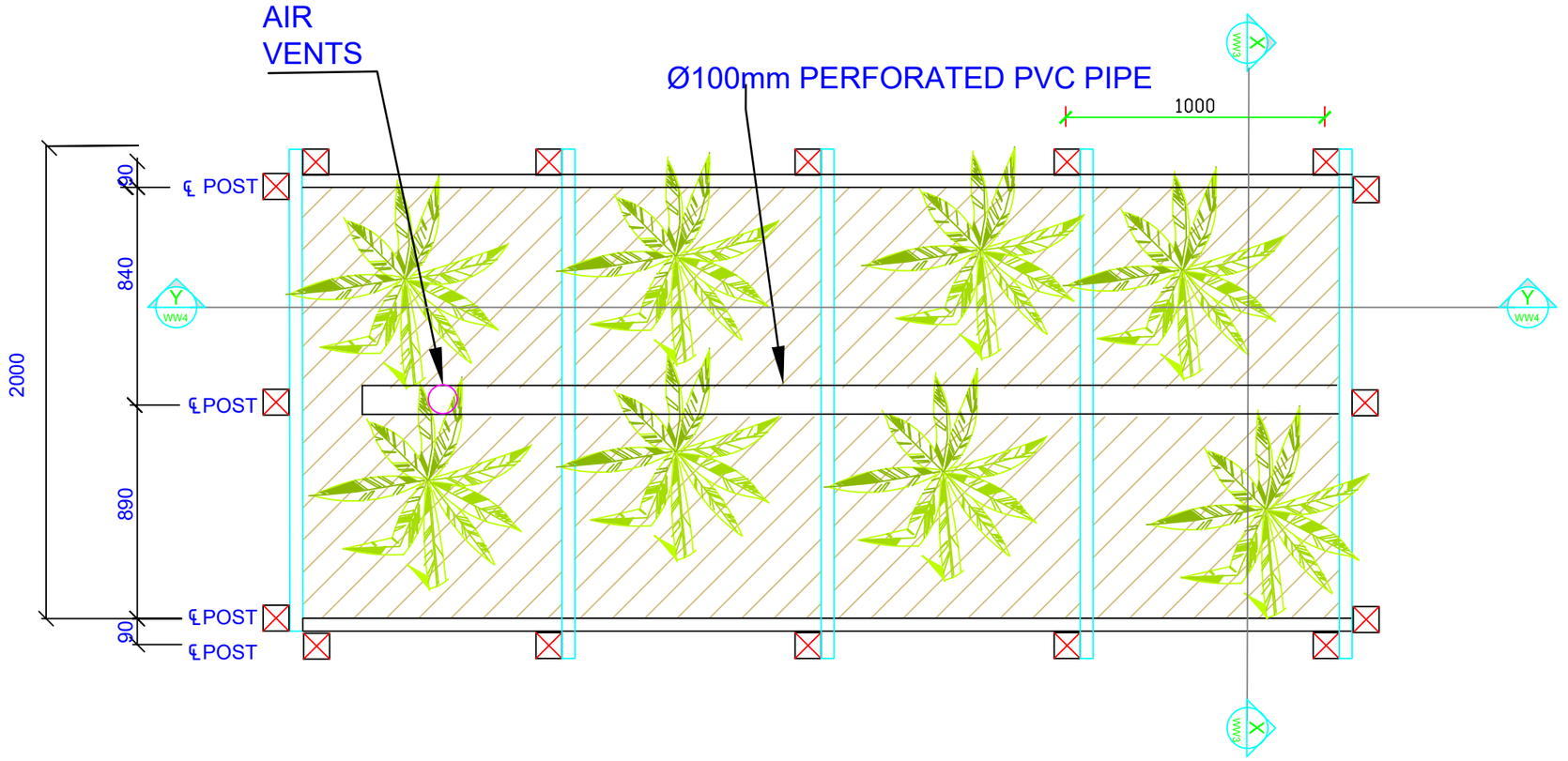
SITE: LOT 2 DP556732
37 Bowden Rd

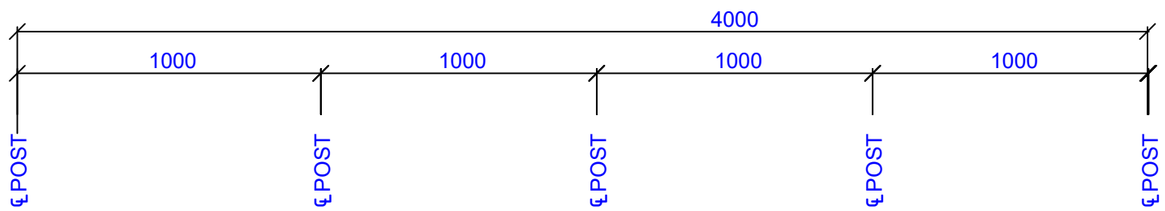
TITLE: SITE SUITABILITY REPORT
WASTEWATER SCHEMATIC

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:75	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/WW1	R1

DISTRIBUTION BOX WITH 100mm - 2 x S/S uPVC OUTLET PIPE.
ALL SET AT THE SAME HEIGHT - AIMED AT EVEN DISTRIBUTION
OF WASTEWATER INTO ALL TET MOUNDS





PLAN VIEW OF TET PLANTED BOX UNIT

SCALE 1:20

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PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

REV:	DESCRIPTION:	BY:	DATE:

STATUS: ISSUED FOR CONSENT

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CHARTERED PROFESSIONAL ENGINEERS
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90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

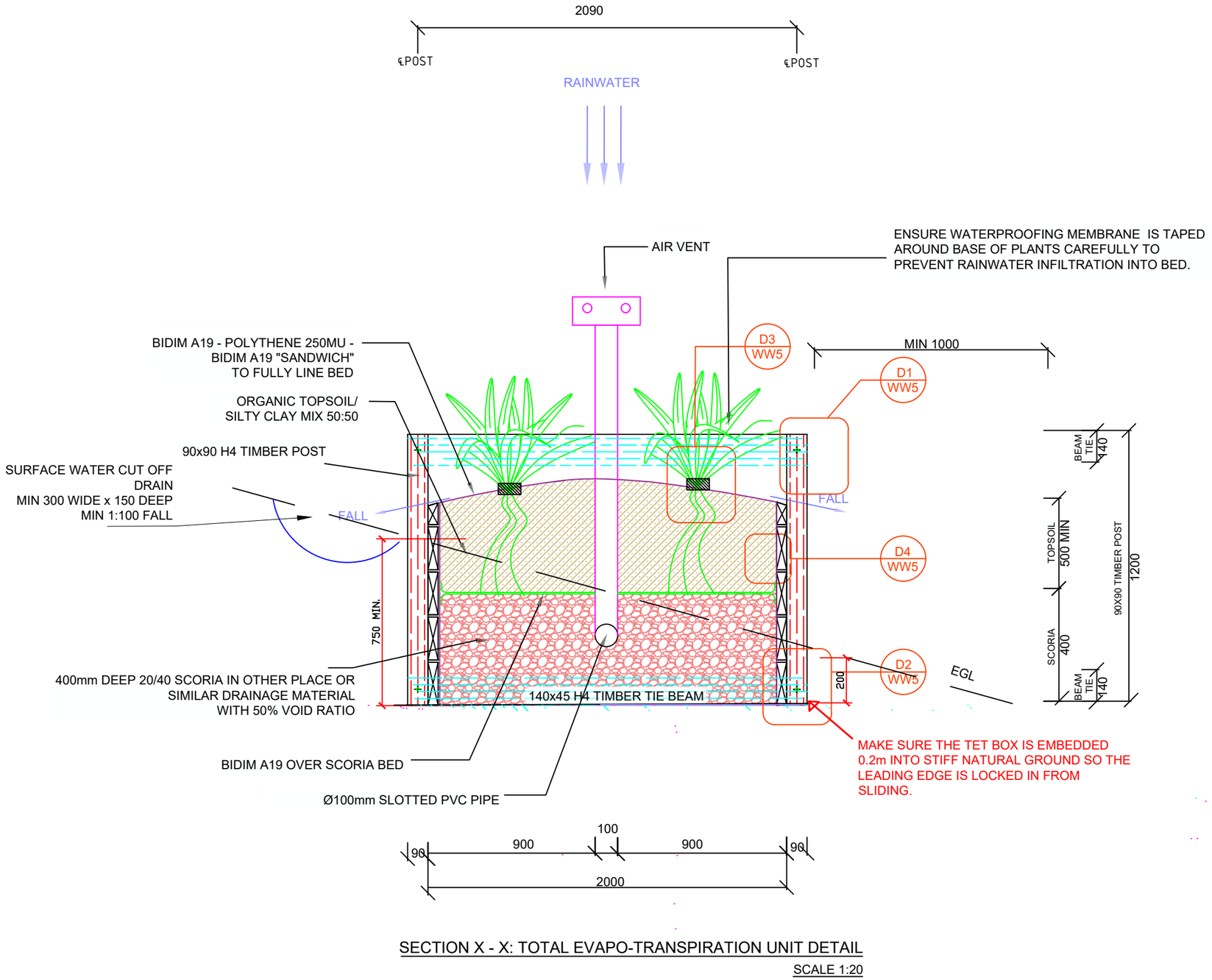
CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
TET BOX PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:20	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/WW2	R1



SECTION X - X: TOTAL EVAPO-TRANSPIRATION UNIT DETAIL

SCALE 1:20

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PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

PK ENGINEERING
CHARTERED PROFESSIONAL ENGINEERS
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

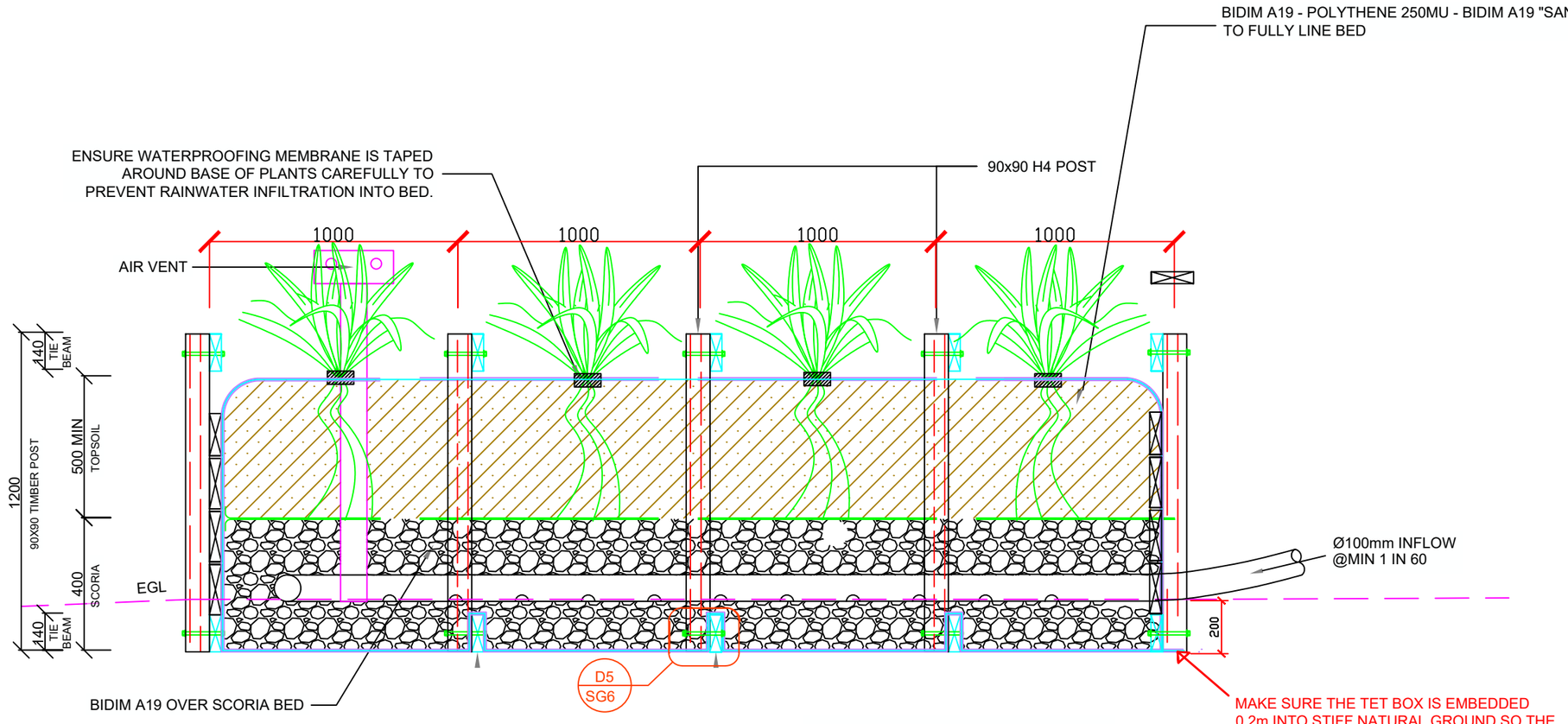
CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
TET BOX SECTION X-X

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:20	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/WW3	R1



SECTION Y - Y: TOTAL EVAPO-TRANSPIRATION UNIT DETAIL

SCALE 1:20

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PK ENGINEERING LIMITED
DATE: 23 05 2025
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CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

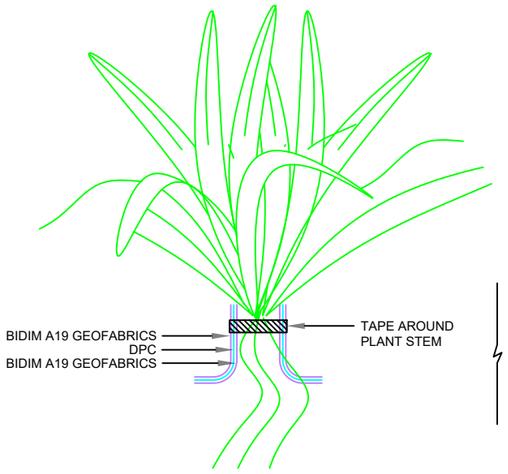
TITLE: SITE SUITABILITY REPORT
TET BOX SECTION Y-Y

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:20	MAY 2025	JW	PK
PROJECT NO:	DRAWING NO:		REVISION:
25-011	A3/WW4		R1

DPC CONNECTION DETAIL

D3 / WW3

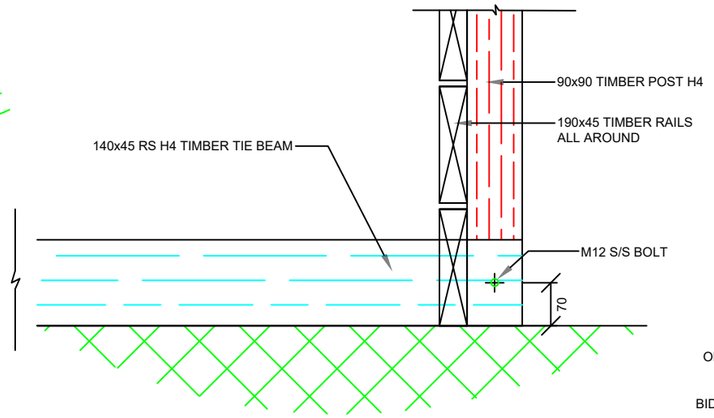
SCALE 1:10



BOTTOM TIE BEAM DETAILS

D2 / SG6

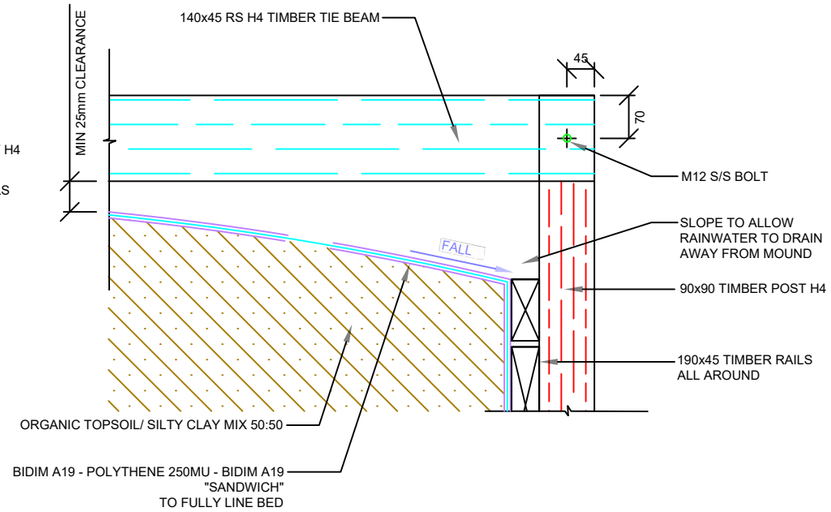
SCALE 1:10

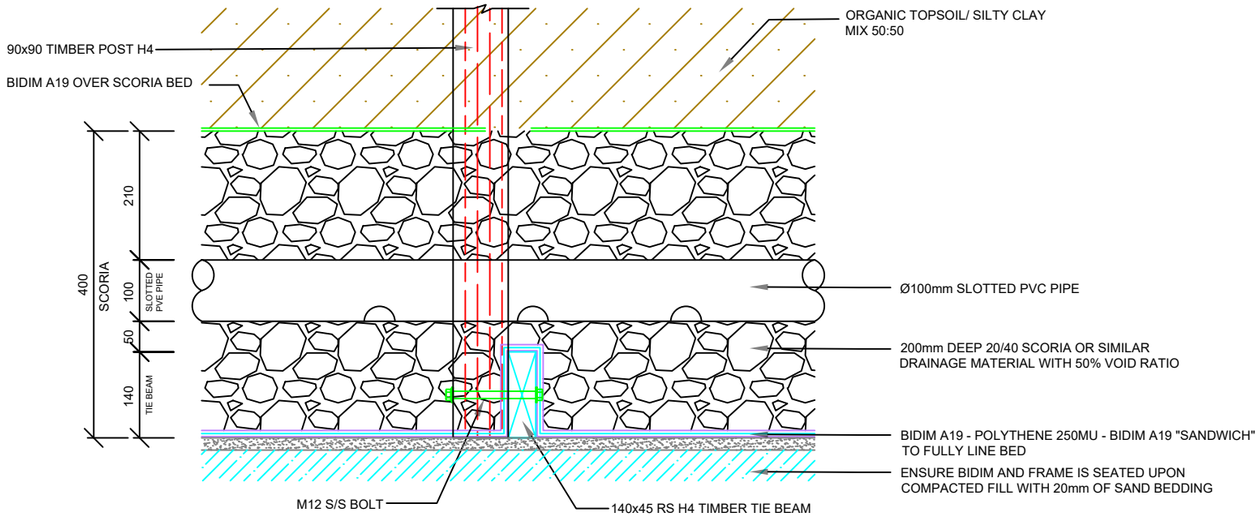


TOP TIE BEAM DETAILS

D1 / WW3

SCALE 1:10

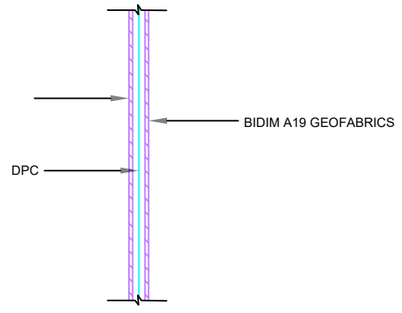




BOTTOM TIE BEAM DETAILS

D5 / WW3

SCALE 1:10



DPC SANDWICH DETAIL

D4 / WW3

SCALE 1:10

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PK ENGINEERING LIMITED
DATE: 23 05 2025
CHECKED BY:
PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUED FOR CONSENT		

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Phone Number: 09 407 3255
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CLIENT: Chris Bowden

SITE: LOT 2 DP556732
37 Bowden Rd

TITLE: SITE SUITABILITY REPORT
TET BOX DETAILS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
AS SHOWN	MAY 2025	JW	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	A3/WW5	R1

APPENDIX B

Far North District Council

ON SITE WASTEWATER DISPOSAL SYSTEM DESIGNER GUIDELINES FOR FNDC ASSESSMENT

All Writers shall comply with the following to be duly assessed by FNDC:-

- Shall be qualified Engineer with current registered IPENZ membership or a Certifying licensed Drainlayer or an appropriately qualified professional deemed to be competent in design of Onsite wastewater disposal systems (such as Architect, designer or licensed building practitioner).

- Shall have attended and passed a Council approved course on Onsite Wastewater Disposal Systems. The assessment must be provided by the course provider.

- Shall demonstrate through an actual test scenario to Council that they have adequate experience in designing Onsite Wastewater Disposal Systems in accordance with Auckland Regional Council's TP58 requirements.

- FNDC shall review and verify previous projects designed by the Writers and establish referee checks.

- All credentials of the Writers shall be evaluated by FNDC and sources of evidence will be established.

- Qualifications of the Writers shall be recorded by FNDC with the right to review on an annual basis.

- Writers shall submit to FNDC a minimum of their 5 design works peer reviewed by a Registered Chartered Professional Engineer of IPENZ with a producer statement (PS2 – Design Review) in a given year.

- Writers shall submit to FNDC a copy of their current valid Indemnity Insurance certificate with details of insurance coverage (note: this must be appropriate for the value of work).

- FNDC holds the exclusive right to assess writers and withdraw if necessary at its discretion.

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Pradeep Kumar (approved qualified design professional)

TO: Chris Bowden (owner)

TO BE SUPPLIED TO: ……Far North District Council……..

PROPERTY LOCATION: 37 Bowden Road

LOT 2 DP 556732 VALUATION NUMBER……

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

(1) The site verification of the soil types.

(2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)

BE hons, NZCE, MIPENZ, intPE, CPEng (Professional qualifications)

IPENZ: 203058 (Licence Number or professional Registration number)

Address Level 1, ANZ Bank building, 90 Kerikeri rd, New Zealand

Phone Number 09 407 3255

Fax Number ……

Cell Phone ……

Date 8/05/2025

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details:

Applicant Name	Chris Bowden	
Company Name		
	First Name(s)	Surname
Property Owner Name(s)	Chris	Bowden

Nature of Applicant* Owner Owner

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	PK Engineering Ltd			
Site Evaluator Name	Jonty White			
Postal Address	Level 1, ANZ Bank			
	90, Kerikeri Rd, Kerikeri			
Phone Number	Business	09 407 3255	Private	
	Mobile		Fax	
Name of Contact Person	PK			
E-mail Address	teampk@pkengin.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes	✓	No		(Please tick)

If yes, give Reference Numbers and Description
Lot 3 - has existing discharge consent - not relevant to this consent

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

N/A

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	37 Bowden Road
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: ✓ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	C.6.1.3
Total Property Area (m²)	63,000m2
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.		DP No.		CT No.	
2		556732			
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

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

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No		(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

There are surrounding discharge consents on Lot 3 and Lot 1 as part of seperate applications but no discarge consents on Lot 2. Lot 2 is an ammalgamation of Lot 1.

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

Yes	✓	No		Please tick

If No, why not?

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

Author	Jonty White
Company/Agency	PK Engineering Ltd
Date of Report	Same date as this form
Brief Description of Report Findings:-	Refer to body of the site suitability report included in this application. The slopes are not considered suitable for discharge via irrigation lines.

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No problems observed
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1400 mm per year: 800mm winter, 600mm summer.
Vegetation / Tree Cover:
Mixture of pasture and native bush cover- Mostly Kanuka and Manuka.
Slope Shape: (Please provide diagrams)
Planar hill sloping south west generally between 15-22 degrees.
Slope Angle:
generally 15-22 degrees.
Surface Water Drainage Characteristics:
Soakage,with sheet flow during high rainfall storm events.
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:
High rainfall flow path is located >5m upslope form chosen disposal field.
Site Characteristics: or any other limitation influencing factors
Steepness of slope and limited space means a fully enclosed evaportranspiration system is required.

3. Site Geology **Check Rock Maps**

Underlying rock is sandstone, strongly indurated, poorly stratified conglomerate, sandstone argillite of the Northland Allocthon Tupou Complex. Soil comprises 'imperfectly to poorly dained'Rangiora clay loam.

Geological Map Reference Number	NRC soil sheet 3.4.2 and NZMS 290 P 04/05 soil & rock GNS maps.

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

North		**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	>1.5m	Check Council requirements
Surface water, rivers Creeks drains etc	>5m	5
Groundwater	>1.2m	0.6
Stands of Trees/Shrubs	N/A	N/A
Wells, water bores	N/A	20
Embankments/retaining walls	>3m	3
Buildings	>3m	3
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 3.0 _____m	No of Bore Holes	2
Other (specify):				

Soil Report attached? ✓

Yes		No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	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
Percolation test as per TP58 Guidelines. Refer to soakage test results atattched in appendix A.

Test Report Attached?	Yes	✓	No		Please tick

4. Are surface water interception/diversion drains required?

Yes		No	✓	Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	>3	m	Measured		Estimated	✓
Summer	>3	m	Measured		Estimated	✓

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

Yes		No	✓	Please tick

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

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

Is Topsoil Present? Yes	If so, Topsoil Depth? 150mm (m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
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

Soil Map information, onesite percolation testing and intrusive soil investigation.

PART E: Discharge Details

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

Rainwater (roof collection)	✓
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			1
Design Occupancy	2			(Number of People)
Per capita Wastewater Production	140	160	180 ✓	(tick) (Litres per person per day)
Other - specify	200	220		
Total Daily Wastewater Production	360			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	✓	(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

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

Yes		(Please tick)
No	✓	(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	63,000m2	M
Total Daily Wastewater Production	360	(Litres per day)(from above)
Lot Area to Discharge Ratio	175	

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

Yes		No	✓	Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	(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)
1	Dual Chamber Septic tank.	4500L
	Fitted with filters.	
	Total Capacity	4500L

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	✓		
Home aeration plant			
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	

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

Yes	no
✓	✓

If not to be installed, explain why

The septic tank overflows directly to the tet boxes via gravity and therefore is designed to overflow without requiring electrical additions.

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

Total Design Head	N/A	(m)
Pump Chamber Volume	N/A	(Litres)
Emergency Storage Volume	N/A	(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			
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	Total evapotranspiration mounds TE Looped. Beds

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	10		(Litres/m2/day)
Disposal Area	Design	120	(m2) Estimated leaf transpiration area of fully planted beds
	reserve	40	(m2) Estimated leaf transpiration area of fully planted bed. (30% Reserve)

Explanation *(Refer TP58 Sections 9 and 10)*

Areal 10mm per day achievable total evapo-transpiration rates for beds with closely spaced suitable planted species.

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

Reserve Disposal Area (m^2)	4
Percentage of Primary Disposal Area (%)	30

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:

2 x 4m long x 1.5m wide TET beds as shown in accompanying plans sheets SG1, SG3-SG6.

When fully planted a total ara of 120m2 is available for tranpiration

A total available storage capacity of treated effluent is 3.6m3.4.7m3

Plan Attached?	Yes	✓	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)

Name of Suppliers

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓	(Please tick)

If Yes, list and explain possible effects

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a *Location Plan* and *Site Plan* (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	N/A

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Pradeep Kumar	Signature	
Position	Chartered professional engineer	Date	8/05/2025

Note
Any alteration to the site plan or design after approval will result in non compliance.

Plant Species

Astelia grandis

Wide olive green leaves with a silvery sheen beneath and reddish purple midribs, the clump can be up to 2m high. It is an inhabitant of swampy ground from lowland to montane altitudes throughout the North Island and to Southern Canterbury. Preferring a damp soil, it is able to withstand permanently wet feet.

1.5-2m

Alocasia nigrescens (Black Taro)

Large black green blunt arrow shaped leaves on dark purple stalks from loose clumps in damp part shaded areas.

0.5/0.5m

Apodasmia similis (Oioi)

An extremely elegant native reed with blueish green foliage with browny bract at the joins. Grows up to 1m and has a creeping rhizome. Thrives in marshlands and estuaries. Will grow in most conditions. Is very hardy.

1.5/2.0m

Arthropodium Cirratum (Rengarenga Lily)

An attractive perennial plant, known as the Rengarenga Lily. A clump forming plant with drooping fleshy strap leaves. Masses of white starry flower heads throughout summer. It can grow in a wide range of conditions, including coastal and shade. Will not tolerate severe frosting.

1.0/1.0m

Blechnum Novae Zealandiae

An attractive creeping fern with drooping fronds. New growth is always reddish. An easy to grow fern which looks most attractive when grown on a bank, or as a ground cover, provided there is ample moisture.

0.8-1m

Carex Dispacea

This sedge is densely tufted. The narrow leaves are light green and make an attractive contrast to darker foliage. In the garden it should have a sunny or semi-shaded site. Prefers damp conditions.

0.7/0.6m

Carex dissita

An attractive sedge with an arching habit. The ribbed leaves are a fresh bright green and contrast with the very dark seed heads that are carried on the stems. It can be grown in quite shady areas, such as under trees, or in an open situation, but it requires a moist soil.

0.7/0.7m

Carex maorica

This sedge grows into upright clumps with ribbed light green leaves. The foliage is fragile and can snap easily making it an unattractive garden specimen. It is best suited to environmental plantings.

0.7/0.6m

Carex secta

This is a common plant of swampy areas throughout New Zealand. It forms large tussocks with weeping yellowish green leaves. At its best beside water, it will grow in any moist soil in sun or semi-shade. Old specimens in moist to wet sites often form thick sturdy trunks from the matted roots and old stem bases.

1.0/0.6m

Carex tenuiculmis

This species is a common plant of swampy areas it is of a reddish bronze colour and is at its best beside water. It will grow in any moist soil in the sun or semi-shade. This species does not form a trunk.

0.7/0.6m

Carex virgata

A vigorous sedge that has narrow arching bright green leaves. It is a useful species for waterside planting and very damp soils but will also grow on dry sites and in sun or semi-shade.

0.7/0.6m

Carpodetus serratus (Marble leaf)

An attractive tree with upright spreading branches, found throughout New Zealand on forest margins and stream banks. The juvenile form has tangled growth.

3-5m

Cordyline australis (Cabbage Tree)

One of NZs best known and most distinctive plants. The young tree has long narrow, mid green leaves which arise directly from a single trunk, having aneffect similar to ornamental grasses. The creamy and fragrant flowers are a stunningfeature, appearing in large densely packed panicles during late spring and summer.An excellent plant for landscaping, being suitable for group and specimen planting.

7.5/2.0m

Cordyline Midnight Star

A variety of the red or maroon Cabbage Tree. A good selection for a visual impact within the garden.

7.5/2.0m

Cortaderia fulvida (Toi toi)

This is one of the smaller toetoe, with a height of 1.5 – 2.5m when flowering. The blueish green leaves ae shiny beneath and up to 4 cm wide and 2m long. Its golden flower plumes sometimes have a pinkish tinge.

2.0/2.0m

Coprosma Rugosa

A tough colourful and interesting alpine shrub with very tangled bright orange new growth. Bears berries attractive to birds. Can be clipped into an interesting hedge or allowed to grow freely will become a medium sized shrub.

1.5-3m

Coprosma Grandfolia

It is a good coloniser or shelter species tolerating a wide range of soils, and shade to full sun. Its clusters of orange/red fruits are attractive to birds, though to have fruits you may need to grow several, as coprosma plants bear flowers of only one sex. Flowers appear in late autumn and winter, and are pale but quite conspicuous.

up to 6m

Cyperus ustulus

This is a plant of damper areas. It is very vigorous, growing into a clump with deep olive-green, very sharp edged leaves. The flowering stems are up to 1.2 m or more, with a ruff of leafy bracts below the spikelets. A useful plant for revegetation in wet areas, but it is generally considered to vigorous for most garden situations.

0.8/1.2m

Dianella King Alfred

An attractive form of Dianella. This selected form has an ability to survive a wide range of conditions. It has a small flax like appearance.

0.8/0.6m

Dianella nigra

This is a hardy tufted plant resembling a small fine leaved flax. It grows to about 60cm high and bears insignificant flowers from late spring to summer. These are followed by the plants most ornamental feature, its berries. In the best form these are a glossy dark blue, but can vary to quite pale colours. Grows in sun or semi-shade and in a range of soil conditions. Looks good planted as a ground cover.

0.6/0.6m

Elatostema Rugosum

Naturally inhabiting damp shady streamsides and gullies; it has dark stems with pinnate leaves that are rough and wrinkled and have serrated margins.
The leaves are dark bronzy green with purple tonings. An intereting foliage plant that makes a very good groundcover for a wet shady position.

0.5-1m

Fuchsia Excorticate

The largest *Fuchsia* in the world. A small tree with stunning orange-brown papery bark and interesting twisted shape. Purple-red flowers early spring to summer. The edible fleshy Konini fruit from January to March is sweet and tasty. It was made into jams and desserts by early settlers. Attractive to bees. Prefers a moist soil. Deciduous. Hardy.

5m

Hebe Stricta

Hebe stricta is an open branching shrub found throughout New Zealand. Its long narrow leaves are deep green and glossy. The white mauve-tinged flowers appear on 7-15cm spikes during summer. Pruning is important to maintain a good shape. It is also a hardy landscape plant. Depth of colour and handsome foliage places this hebe in a class of its own.

1-3m

Juncus Gregiflorus

A rush of swampy areas throughout New Zealand. It grows into a tight clump 1-2m tall with bright green stems. It is ideal for revegetation of wetlands and riparian areas and is useful for damp landscaping areas.

1-2m

Leptospermum Burgundy Queen (Flowering Ti Tree)

Exquisite double flowers of deep burgundy red late winter and spring,Dark reddish bronze foliage.

2.0/1.5m

Libertia Grandiflora

Larger flowered species found in damp situations. Brownish green linear leaves to90x1.5cm tapering to a point. Attractive white 3-5 cm flowers with olive or bronzekeel are carried on 90cm lightly branched stems in early summer, followed inautumn by decorative golden brown seed capsules.

0.9/0.7m

Leptospermum scoparium

It is a primary species which provides a natural habitat that allows other New Zealand native species to become established. It naturally dies out after 20-25 years. It is often found growing at the margins of a mature forest. Manuka has small narrow sharply pointed dark green leaves, and bears masses of small white or pale pink flowers from spring into early summer. It is tolerant of practically any conditions and is used in most revegetation projects nation wide.

4-8m

Libertia peregrinans

Simple but interesting plant. Sword like leavesto 25-2cm, brownish green or khakiwith well defined orange yellow midriff, tapering to a sharp point, arranged in fans.The plant is sustained by underground rhizomes from which new fans of leavesappear. Small white 3 peatlled flowers on short stems in spring, followed by bronzeyellow capsules.

0.3/1.0m

Melicytus Ramiflorus

The pointed oval leaves are a bright green, with fresh growth being quite soft and an even brighter green. The bark is grayish white and becomes attractively mottled with lichens. The tiny flowers are produced abundantly in spring and are followed by numerous purple black berries.

5m

Phormium Tenax

The foliage is khaki green coloured and up to 3m long. The nectar from the flowers, borne on tall slender flower stalks, is a great attractor to native birds such as Tui. Harakeke is abundant throughout New Zealand particularly in wetland areas. Perfect for revegetation, riparian plantings, and for landscaping.

2-3m

Phormium Surfer

Flax. An excellent compact dwarf clump forming perennial, producing olive green weeping leaves with bronze margins. Excellent all round garden specimen growing anywhere from dry to damp conditions. Withstands strong coastal winds and is frost hardy. Use in mass landscape with other natives.

0.5/0.5m

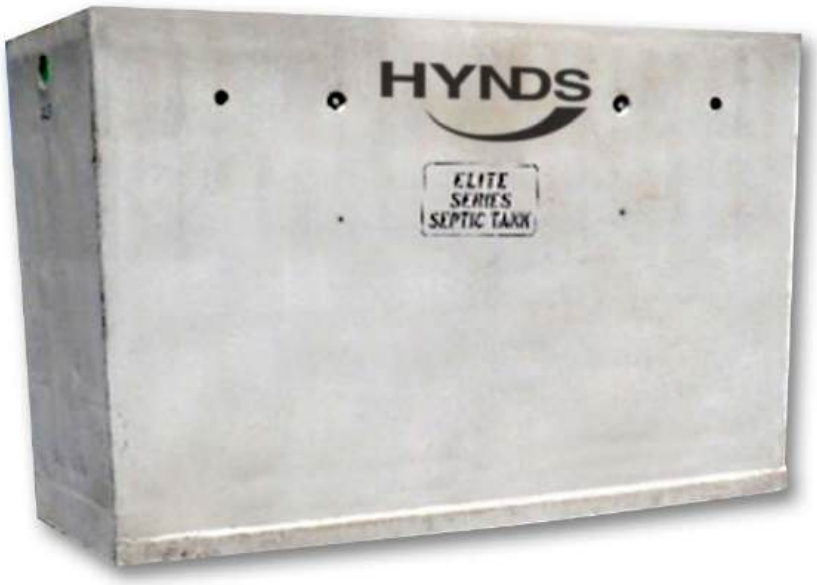
Schefflera Digitata

The large deep green, rather soft leaves are composed of up to 9 oval leaflets arising from a singe point. They get progressively bigger as they radiate outwards, with the biggest leaflet being up to 20cm. The margins are finely serrated and tinged with pinkish red, as are the veins and midribs. Large panicles of tiny greenish white flowers hang below the leaves in summer and are followed by white to purple berries. Pate should be given a shady and sheltered position in good moist soil. Could be used to good effect in a tropical planting or as a background plant.

Hynds Concrete Septic Tanks

Technical Guide WW 5

Hynds manufacture robust, high-quality concrete Elite Series septic tanks.



Applications

- Residential 3300L Septic Tank
- Domestic or commercial
- For low environmental impact areas

Product Attributes

- Range of outlet filters
- Single or dual stage tank
- Passive outlet or pump chamber options
- Fully sealed and robust
- Easy installation

Sustainability

- Customisable for climate-resilient infrastructure

Quality/Environment/Health & Safety

- ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018

HYNDS WASTEWATER

Hynds Elite Series Septic Tanks - robust, high-quality concrete.

The tank's purpose is to separate solids from the household wastewater, store and partially decompose as much solid material as possible, while allowing the liquid (or effluent) to travel into the drain field which further assists break down of the waste to be safely taken into the environment.

Design Specifications

- 3300 Litre working capacity.
- Tank and lid components manufactured from steel reinforced high strength concrete.
- Rebated lid allows a water-tight seal between the precast lid and the tank walls.
- Air breathing space located above working level results in optimum performance.
- Precast concrete lid load capacity please refer to page 3.
- Inverted precision steel moulds fabricate each tank within a single production casting.
- Fitted internally with standard, 100 mm diameter, uPVC septic tank square junctions on inlet and outlet.

Fitout Options

- To allow complete versatility when planning a septic tank installation, the Elite Series Septic Tank offers factory- fitted filter options to increase treatment performance and reduce disposal field blockages:
  - Single chamber – outlet filter Polylok PL122 with outlet .
  - Dual chamber – outlet filter T100. Fitted with leak- proof baffle to enhance flow control and solids settling.
  - Dual chamber with filter and pump (sized to suit application)

Lifting

- Lifted by integrated foot anchors or by securing equal length chains or straps beneath the outside lifting steps.
- Safe lifting practices should be followed during lifting and manoeuvring of the septic tank.
- Lifting equipment specifications as per document D10.1 Lifting Equipment and Lifestyle Technical Support Sheet – Installation Procedures Information

All Hynds Concrete Septic Tanks incorporate Swiftlift lifting anchors for safe lifting and must be used with the correct lifting clutch.

Hynds Pipe Systems has designed and manufactured Hynds Concrete Septic Tanks with a minimum dynamic factor of 1.2. This dynamic factor requires that all the following conditions are observed when lifting, moving or placing the pipes:

1. Lifting with mobile plant *(such as an excavator or similar)* where equipment is specifically exempt from the requirements of the PECPR Regulations 1999, subject to the conditions outlined in the New Zealand Gazette, No. 104, September 2015 and
2. Lifting, travelling and placing over rough or uneven ground where anchor failure is not anticipated to cause harm or injury, by adopting procedures such as:
   a. Transporting the element as close as practical to ground level (300mm recommended)
   b. Establishing and maintaining exclusion zones
   c. Transporting only precast concrete elements that are unlikely to topple if they were to hit the ground
   d. Inspecting lifting anchors both after transportation and before final lifting into place
3. Hynds uses both Reids and Ancon lifting anchors which are both designed to *(Haeussler)* specifications and as such are compatible with Reid, Deha or Ancon anchors, clutches, and recess formers of the same load range.

Refer to "Safe work with precast concrete - Handling, transportation and erection of precast concrete elements" published by Worksafe New Zealand (October 2018)

Shock loads resulting from travelling with suspended Hynds Concrete Septic Tanks over rough terrain and uneven ground may exceed design, dynamic and safety factors of the lifting systems. It is essential that care is taken during lifting and transporting as additional stresses could result in anchor failure.

Installation

- Septic tanks should be installed in stable soil conditions.
- Surface storm water should be diverted away from the tank and drainage field location to prevent water ingress.
- Ensure the horizontal joint between the lid and tank can be sealed.
- Check with your local council drainage authority for requirements on septic tank location and the drainage system for your site.
- Following installation, tanks should be immediately filled with water to avoid floatation.

TABLE 1 **Septic Tanks North Island**

Product Code	Description	Dim A (mm)	Dim B (mm)	Dim C (mm)	Dim D (mm)	Dim E (mm)	Mass (kg)	Load case
3300 AUCKLAND								
SEP3300T	Septic tank conc 3300L 1 Chamber - no lid	1200	2575	1700	1515	1450	2230	1
SEP3300DT	Septic tank conc 3300L 2 Chambers - no lid	1200	2575	1700	1515	1450	2573	1
SEP3300LZ150	Septic tank Lid conc 3300L 150mm thick (lid only)	1200	2575	150			1165	1
3300 PALMERSTON NORTH								
SEP3300T3	Septic tank conc 3300L 1 Chamber - no lid	1200	2575	1700	1515	1450	2632	1&2
SEP3300T3D	Septic tank conc 3300L 2 Chambers - no lid	1200	2575	1700	1515	1450	2928	1&2
SEP3300T3L150S (No cover above inspection chamber)	Septic tank lid conc 3300L 150mm thick (1 x IC600300) (lid only)	1220	2595	150			1170	1
SEP3300T3L150D (No cover above inspection chamber)	Septic tank lid conc 3300L 150mm thick (2 x IC600300) (lid only)	1220	2595	150			1150	1
4500 AUCKLAND								
SEP4500EST	Septic tank conc 4500L 1 chamber - no lid	1240	3300	1815	1600	1545	3800	1&2
SEP4500EDT	Septic tank conc 4500L 2 chambers - no lid	1240	3300	1815			4100	1&2
SEP4500EL150	Septic tank Lid 1 Chamber conc 4500L 150mm thick (2 conc Plug) (lid only)	1240	3300	150			1500	1&2
SEP4500EL150D	Septic tank Lid 2 Chambers conc 4500L 150mm thick (2 x 150mm riser & conc) (lid only)	1240	3300	150				1

TABLE 2 **Septic Tanks South Island**

3300L HORNBY								
SEP3300MC	Septic tank conc 3300L 1 chamber - no lid	1166	2350	1840	1655	1590	2450	1&2
SEP3300PMC	Septic tank conc 3300L 2 chambers - no lid	1166	2350	1840	1655	1590	2950	1&2
SEP3300MCT	Septic tank lid conc 3300L 150mm (1 conc Plug) (lid only)	1166	2350	150			510	1
SEP3300MCTH	Septic tank lid conc 3300L 200mm (1 conc Plug) (lid only)	1166	2350	200			965	1&2
5000L HORNBY								
SEP5000F	Septic tank conc 5000L 3 chambers including 80mm lid & T300 Filter	1610	3610	1535	1300	1250	5920	3
SEP5000FP	Septic tank conc 5000L 3 chambers including 80mm lid, T300 Filter & JX180 Pump	1610	3610	1535	1300	1250	5920	3
SEP5200MC	Septic tank conc 5200L 3 Chambers including 80mm lid & footing	1610	3610	1535	1300	1250	5920	3
SEP5200MCS	Septic tank conc 5200L 1 Chamber including 80mm lid & footing	1610	3610	1535	1300	1250	5920	3
4500L WINTON								
SEP4500ESTFBW	Septic tank conc 4500L 1 Chamber including footing - no lid	1280	2990	1910	1690	1610	3590	1&2
SEP4500EL150W	Septic tank Lid conc 4500L 150mm thick (lid only)	1260	2990	150			1220	1&2

TABLE 3 **Double Chamber Septic Tank 4500L**

Description		Width A (mm)	Length B (mm)	Height C (mm)	Base to bottom of inlet D (mm)	Base to bottom of outlet E (mm)	Weight (kg)	Load case
4500L WINTON								
Septic tank concrete	4500L with 150mm - no lid	1280	2990	1910	1515	1450	4360	1
Septic tank concrete	4500L lid	1260	3000	150	1515	1450	1200	1
Load case 1 – 300mm cover above lid + 1.5kPa(150kg/m²) surcharge unless otherwise stated								
All measurements are external dimensions								

ACCESSORIES	
PL122 - Septic tank outlet filter	-
T100 - Septic tank Outlet filter	-
Pumps – various sizes	-
Alarm – High level	-

FIG. 1 Pumps

FIG. 2 T100 Filter

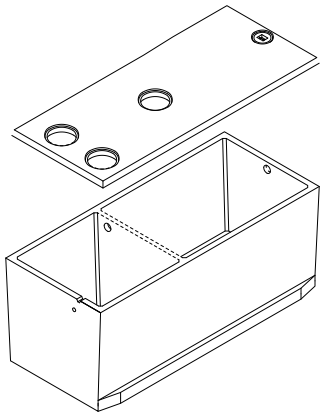


FIG. 3 Single, dual or triple Chamber

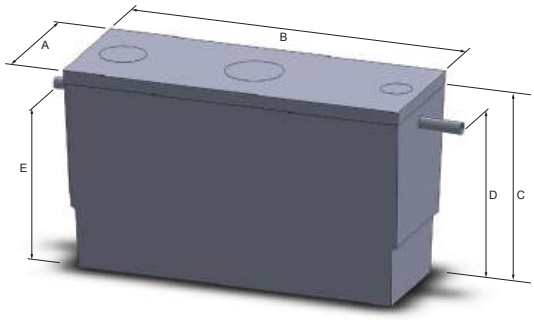


FIG. 4 Single, dual or triple Chamber

Septic Tank Use

- Size of tank: see council requirements for tank sizing
- Filter:
  A septic tank should have a well performing outlet filter which will reduce surging and prevent solid material entering the drainfield
- Chemicals:
  All household cleaning products should be labelled septic tank friendly. Avoid inserting bleach and harsh chemicals which destroy the working bacteria within the tank.
- Drain field:
  Ensure the drainfield is not located in traffic or stock grazing areas.

Maintenance

- A septic tank requires routine emptying of solid indigestible matter which collects on the bottom of the tank. Recommended 3-5 yearly.
- The septic tank outlet filter should be checked for cleaning 6 monthly.
- Ensure the drainfield does not have any wet or saturated areas which might indicate failure.

Items that should not be inserted into a wastewater treatment system

- Sanitary towels, nappies, baby wipes
- Coffee grounds
- Antibiotics or pharmacy drugs
- Dyes
- Fatty or oily substances, e.g. food scraps
- Fibres, cloths
- Cigarette stubs
- Acids
- Pesticides, herbicides
- Pesticides
- Solvents
- Oil, lubes, thinners, spirit, paints
- Dressings, paper towels, plaster

APPENDIX 4

STRUCTURAL DRAWINGS

PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

PROPOSED MINOR DWELLING
FOR CHRIS BOWDEN

PROJECT ADDRESS:

37 BOWDEN ROAD
TAUPO BAY

LEGAL DESCRIPTION

JOB NO:
25-011

DATE:
14-05-2025

REVISION: 0

DRAWING INDEX:

S1 FOUNDATION POLE LAYOUT
S2 SUBFLOOR FRAMING PLAN
S3 SECTION-AA
S4 SUBFLOOR CONNECTION DETAILS

NOTES:

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING THESE DRAWINGS. READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS, STRUCTURAL CALCULATIONS, FIRE REPORT & STRUCTURAL SPECIFICATIONS. BUILDING TO COMPLY WITH NZS3604. ENSURE TO HAVE THE ENGINEERING CALCULATIONS, STRUCTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS & BUILDING PERMIT ON SITE EACH DAY BEFORE COMMENCING WORK. ALL PRODUCTS ARE TO BE STORED & INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL EXPOSED STRUCTURAL STEEL IS TO BE GALVANIZED AND FINISHED OFF AS PER THE STRUCTURAL STEEL SPECIFICATIONS.

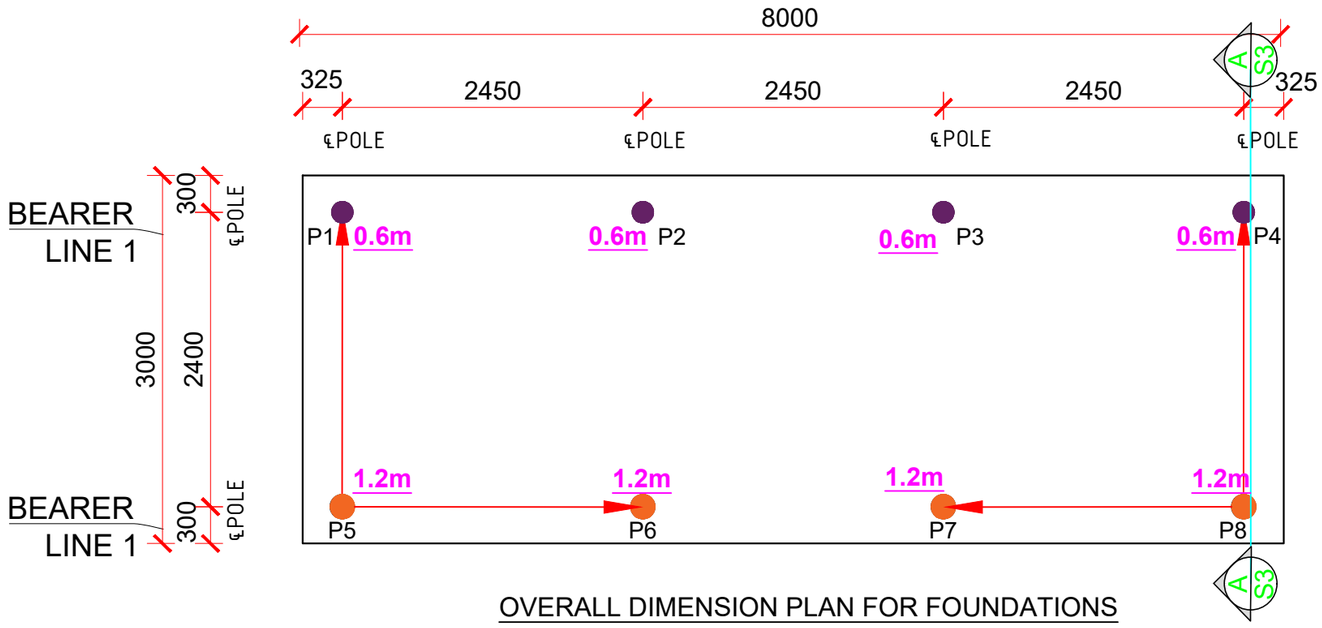
A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
email: teampk@pkengin.co.nz

SPECIAL NOTES:

THESE DRAWINGS ONLY SHOW SPECIFIC DESIGN ITEMS AND REFERENCE SHOULD BE MADE TO FULL SET OF ARCHITECTURAL DRAWINGS FOR ALL THE DETAILS



OVERALL DIMENSION PLAN FOR FOUNDATIONS

SCALE 1:50

REFERENCE KEY

POLE		LOCATION	SECTION
●	P1- P4	BEARER LINE 1	175 SED, H5 normal density, 1.2m embedded in concrete encasement φ 400mm f'c=25MPa
●	P5-P8	BEARER LINE 2	200 SED, H5 NORMAL DENSITY, 1.5M EMBEDDED IN CONCRETE ENCASEMENT Φ 400MM F'C=25MPA
↑			125X125 SQ. H4 OR 150SED H4 BRACE CONNECTED TO POLES (DOWN IN DIRECTION OF ARROW) CONNECTED TO FOUNDATION POLES USING BOWMAC BS145.
1.2m			MAXIMUM HEIGHT OF POLES FROM EGL TO U/S OF JOISTS

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(STRUCTURAL, GEOTECHNICAL)
IntPE, CPEng, MIPENZ No. 203058

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STATUS:	ISSUED FOR CONSENT		

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PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

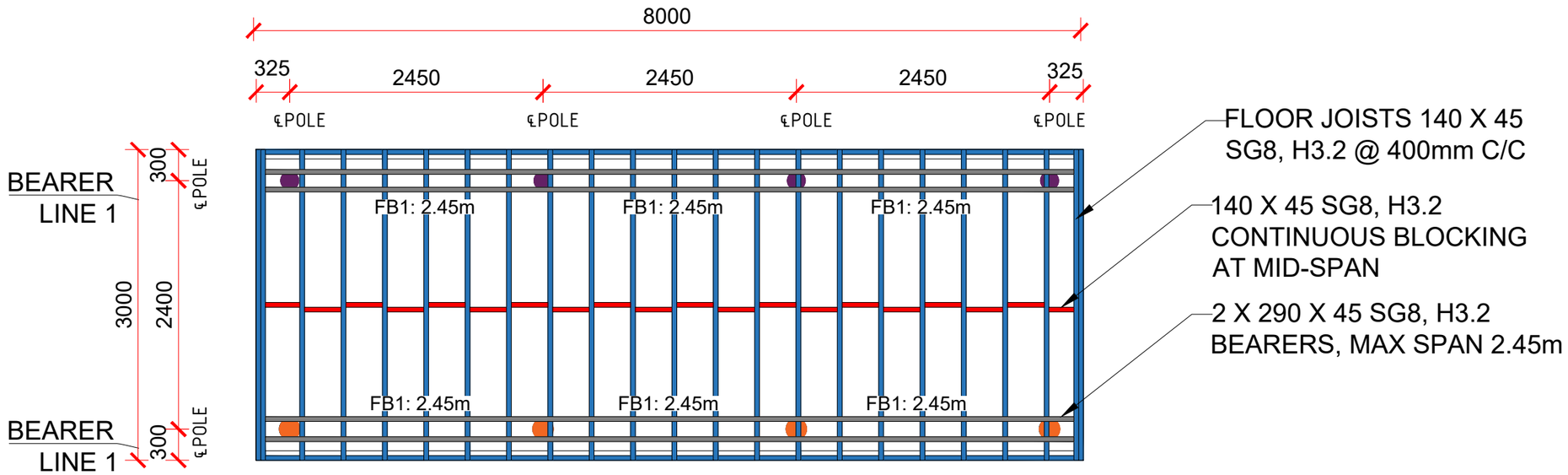
CLIENT: CHRIS BOWDEN

SITE: 37 BOWDEN ROAD TAUPO BAY

TITLE: PROPOSED MINOR DWELLING FOUNDATION POLE LAYOUT

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	14-05-2025	CJ	PK

PROJECT NO:	DRAWING NO:	REVISION:
25-011	S1	0



SPECIAL NOTES:

- PROVIDE 140X45 SG8 H3.2 SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER ANY NON LOAD-BEARING WALL RUNNING PARALLEL TO FLOOR JOIST LINE AT WALL ENDS, DOOR OPENINGS AND NOT MORE THAN 1.2m SPACING.
- PROVIDE 2/ 140X45 SG8 H3.2 DOUBLE JOISTS UNDER LOAD-BEARING WALLS AND ALONG BOUNDARY LINES.
- THESE DRAWINGS ONLY SHOW SPECIFIC DESIGN ITEMS AND REFERENCE SHOULD BE MADE TO FULL SET OF ARCHITECTURAL DRAWINGS FOR ALL THE DETAILS
- THESE DETAILS ARE DESIGNED SPECIFICALLY FOR LIGHT ROOF AND WALLS

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SITE: 37 BOWDEN ROAD
TAUPO BAY

TITLE: PROPOSED MINOR DWELLING
SUBFLOOR FRAMING PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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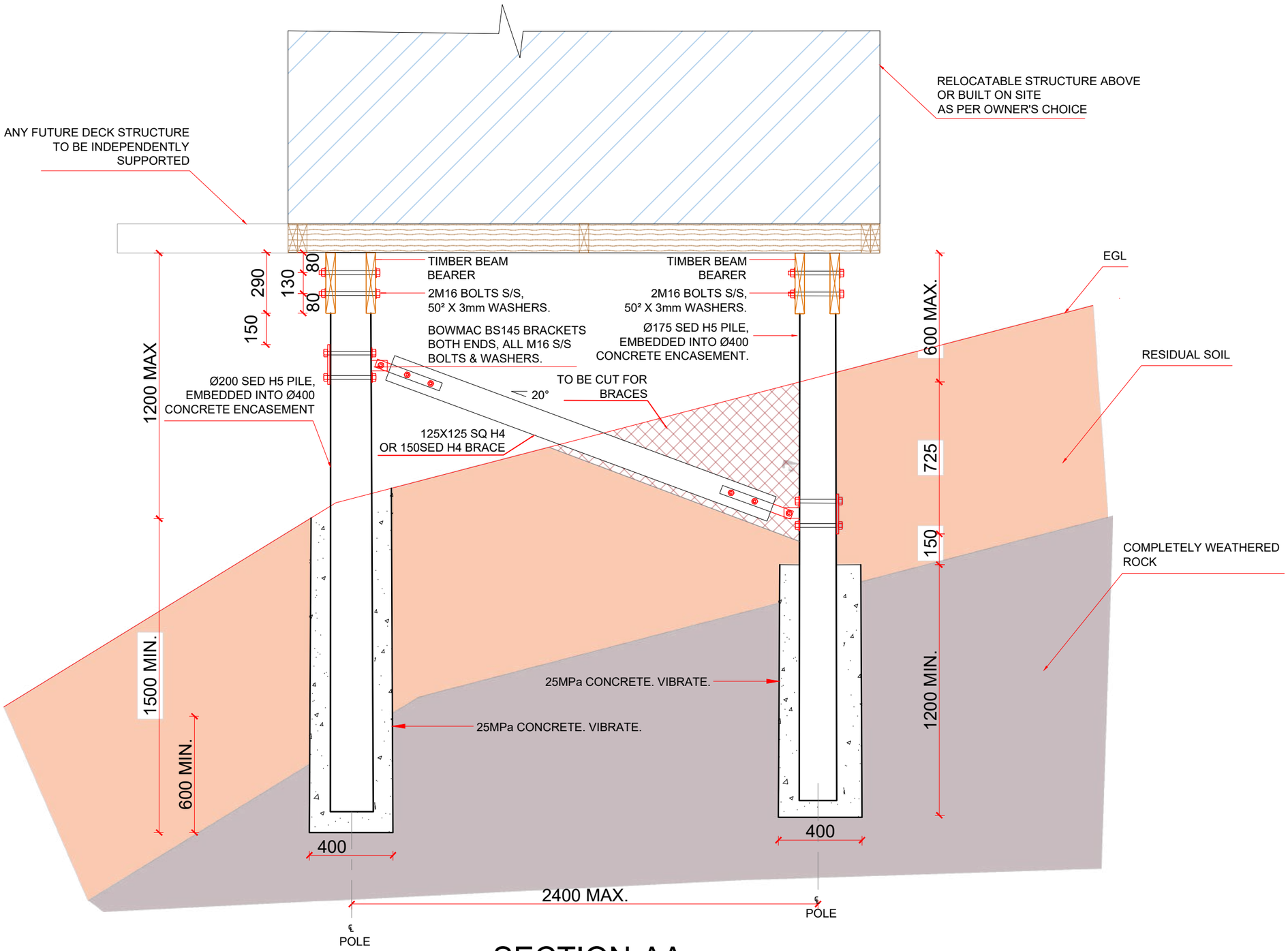

SECTION-AA

SCALE 1:20

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CLIENT: CHRIS BOWDEN

SITE: 37 BOWDEN ROAD

TITLE: PROPOSED MINOR DWELLING
SECTION-AA

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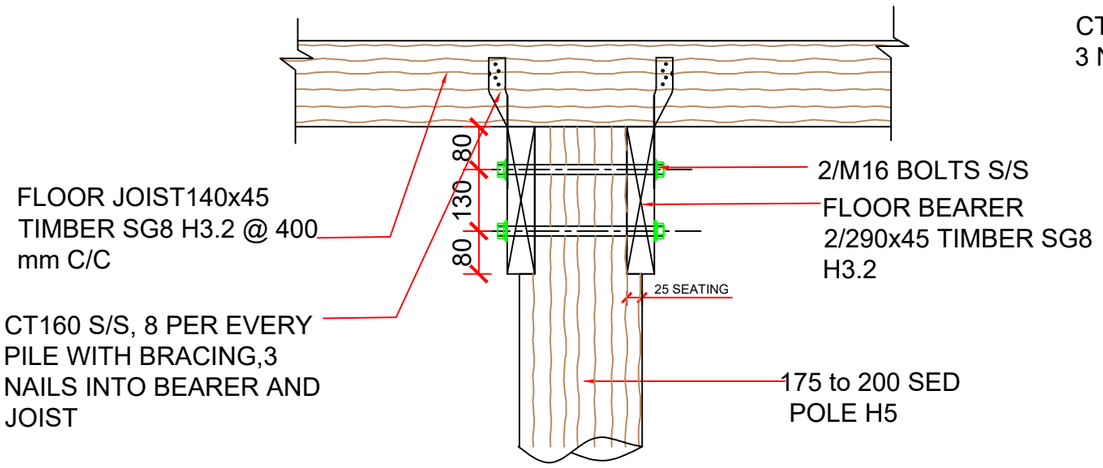
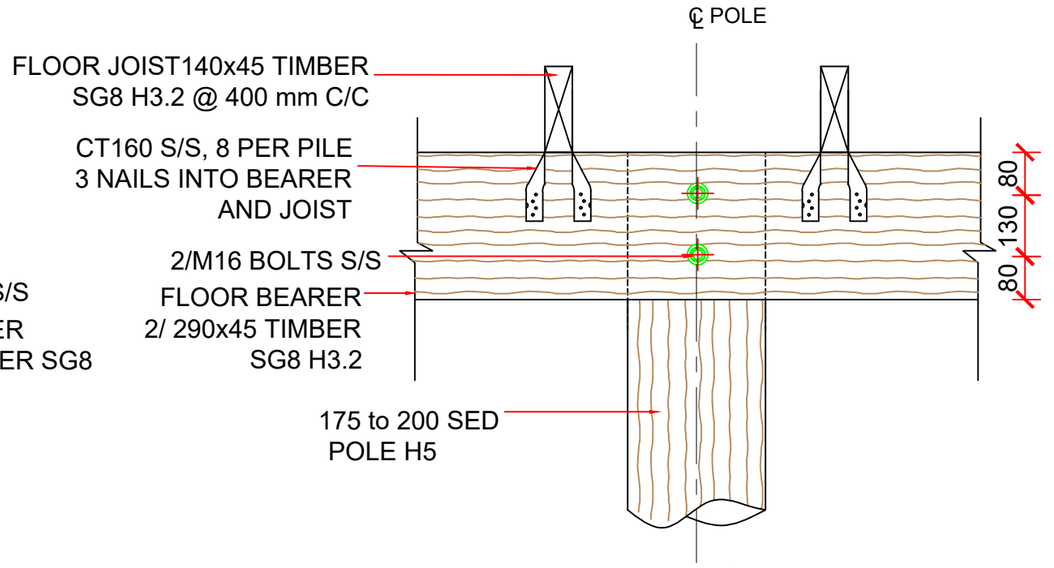


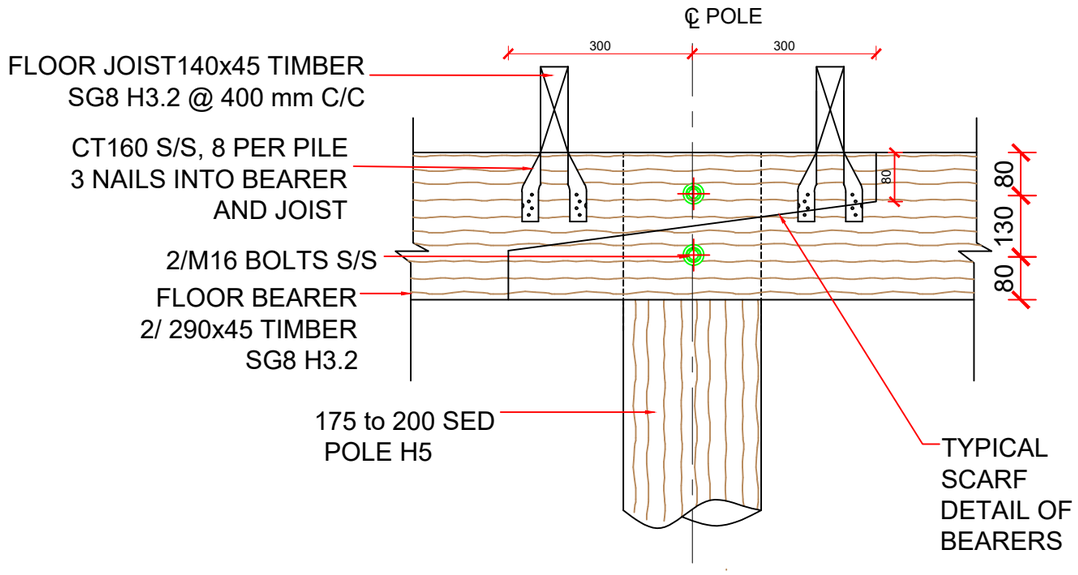
FLOOR BEARER TO POLE AND JOIST CONNECTION

SCALE 1:10



TYPICAL JOIST TO BEARER/POLE CONNECTION

SCALE 1:10



TYPICAL BEARER SCARF DETAIL

SCALE 1:10

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PROJECT NO:	DRAWING NO:	REVISION:
25-011	S4	0

APPENDIX 5

LETTER FROM TOP ENERGY

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

27 June 2025

Leonard Dissanayake
LMD Planning Consultancy

Email: lmdpc@xtra.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION / BOUNDARY ADJUSTMENT
C Bowden – 37 and 40 Bowden Road, Taupo Bay. Lots 1, 2 & 3 DP 556732

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

Top Energy's requirement for this subdivision/boundary adjustment is nil.
Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In addition, Top Energy recommends that a private reciprocal easement is created for the existing service mains cable from the roadside to lot 2 as it crosses over proposed lot 1.

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

APPENDIX 6

WRITTEN APPROVALS

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Christopher Richard Bowden
Address of proposed activity:	40 Bowden Road, Taupo Bay, Mangonui
Legal description:	Lots 1, 2 & 3 DP 556732
Description of the proposal (including why you need resource consent):	1. Proposed subdivision of Lots 1, 2 & 3 DP 556732 involving cancellation of existing amalgamation condition of Lots 1 & 2, and boundary adjustment of proposed Lot 2 & 3. 2. Land use consents for a future cabin on propsed Lot 2 and exsting sheds on proposed Lot 3 due to the breach of boundary setback rule from the new boundary of Lots 2 & 3. Overall a non-complying activity.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Scheme Plan prepared by Von Sturmers 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

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2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
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4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Salvacion Timbreza Bumiltac
Address of affected property including legal description	39 Bowden Road, Taupo Bay Lot 1 DP 420260
Contact Phone Number/s and email address	Daytime: 021 08460238 email: kaeonurse@hotmail.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
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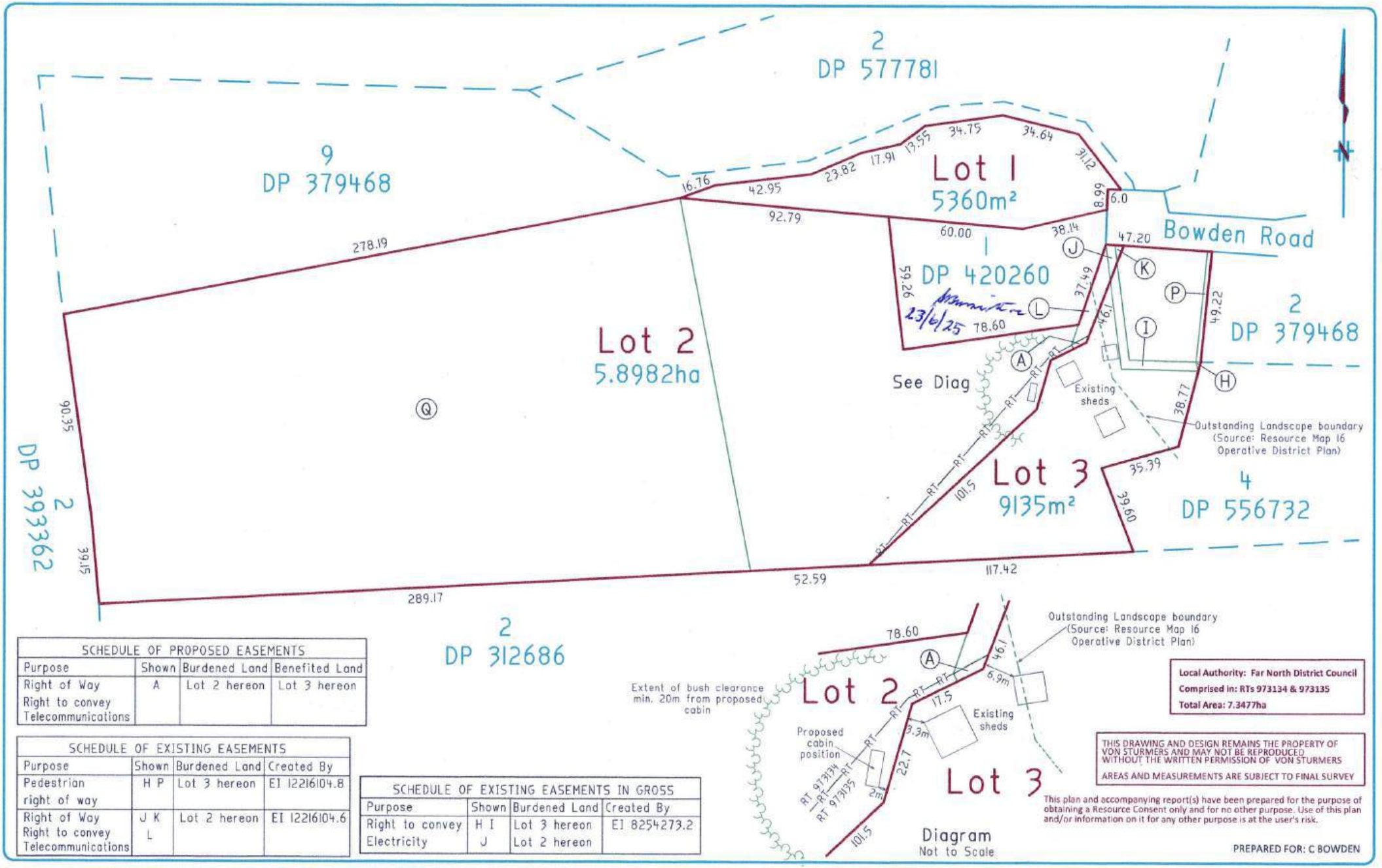
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	Bumiltac	Date	23/6/25
Signature		Date	
Signature		Date	
Signature		Date	



SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to convey Telecommunications	A	Lot 2 hereon	Lot 3 hereon

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Pedestrian right of way	H P	Lot 3 hereon	EI 12216104.8
Right of Way Right to convey Telecommunications	J K L	Lot 2 hereon	EI 12216104.6

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land	Created By
Right to convey Electricity	H I J	Lot 3 hereon Lot 2 hereon	EI 8254273.2

Local Authority: Far North District Council
Comprised in: RTs 973134 & 973135
Total Area: 7.3477ha

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

PREPARED FOR: C BOWDEN

Diagram
Not to Scale

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

PROPOSED SUBDIVISION BY WAY OF CANCELLING EXISTING AMALGAMATION CONDITION OF LOTS 1 AND 2 DP 556732 AND BOUNDARY ADJUSTMENT OF LOTS 2 AND 3 DP 556732

	Name	Date
Survey		
Design		
Drawn	SH	22-05-2025
Rev		

ORIGINAL
SCALE 1:1500
SHEET SIZE A3

Surveyors Ref. No: 15497
Series
Sheet of

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Christopher Richard Bowden
Address of proposed activity:	40 Bowden Road, Taupo Bay, Mangonui
Legal description:	Lots 1, 2 & 3 DP 556732
Description of the proposal (including why you need resource consent):	1. Proposed subdivision of Lots 1, 2 & 3 DP 556732 involving cancellation of existing amalgamation condition of Lots 1 & 2, and boundary adjustment of proposed Lot 2 & 3. 2. Land use consents for a future cabin on propsed Lot 2 and exsting sheds on proposed Lot 3 due to the breach of boundary setback rule from the new boundary of Lots 2 & 3. Overall a non-complying activity.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Scheme Plan prepared by Von Sturmers 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

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2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
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PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Alan Hunter
Address of affected property including legal description	38 Bowden Rd Taupo Bay Lot 9 DP 379468
Contact Phone Number/s and email address	Daytime: 0276688216 email: ahunter99@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
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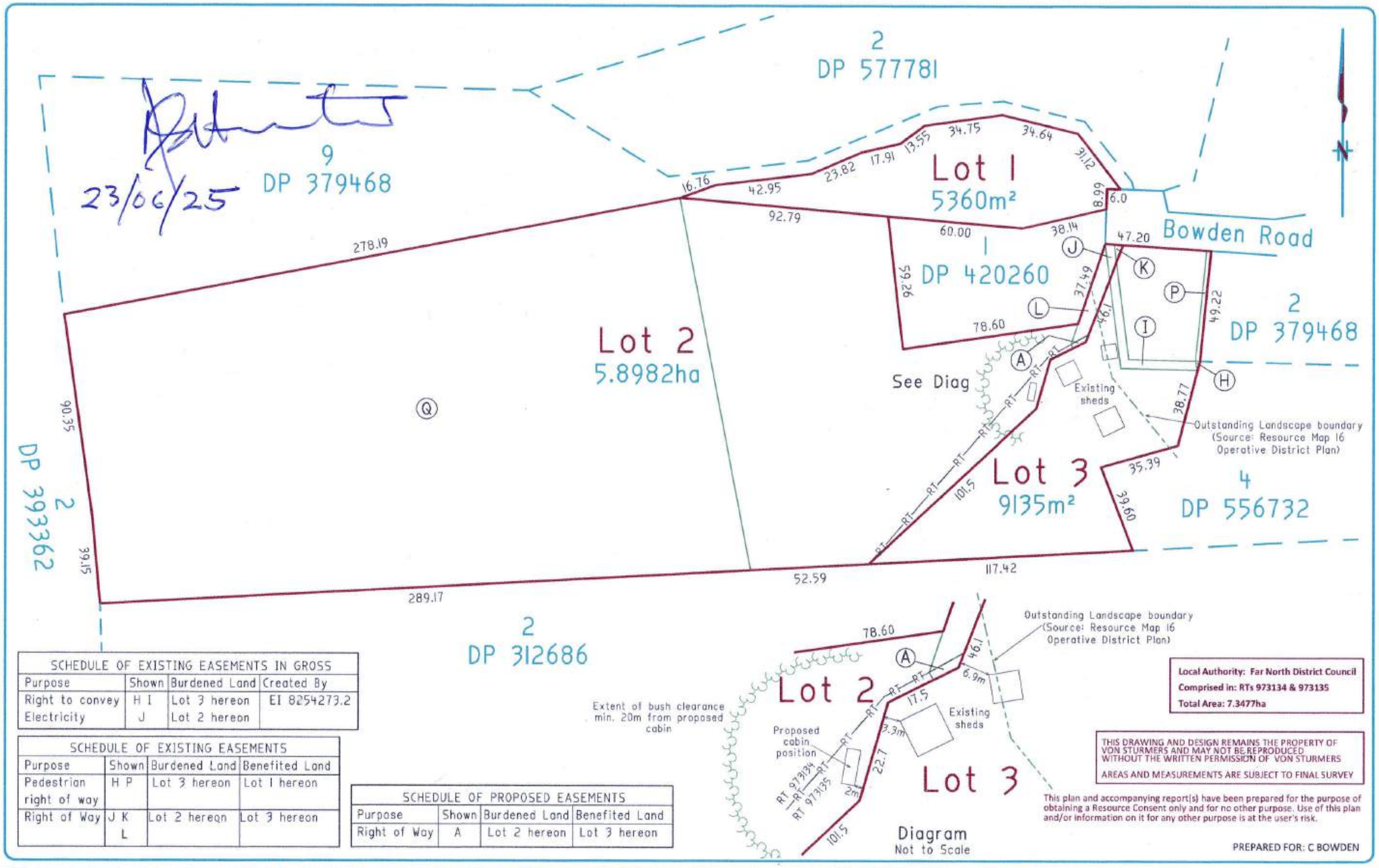
Signature	[signature]	Date	23/6/25
Signature		Date	
Signature		Date	
Signature		Date	



SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land	Created By
Right to convey Electricity	H I J	Lot 3 hereon Lot 2 hereon	EI 8254273.2

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Pedestrian right of way	H P	Lot 3 hereon	Lot 1 hereon
Right of Way	J K L	Lot 2 hereon	Lot 3 hereon

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	A	Lot 2 hereon	Lot 3 hereon

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

PROPOSED SUBDIVISION BY WAY OF CANCELLING EXISTING AMALGAMATION CONDITION OF LOTS 1 AND 2 DP 556732 AND BOUNDARY ADJUSTMENT OF LOTS 2 AND 3 DP 556732

	Name	Date	ORIGINAL
Survey			SCALE 1:1500
Design			SHEET SIZE A3
Drawn	SH	22-05-2025	
Rev			

Surveyors Ref. No: 15497
Series
Sheet of

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

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4-7-2025

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Full name/s of party giving approval:	BRENT CURTIS ANDREWS.
Address of affected property including legal description	DP 393362 (LOT 2)
Contact Phone Number/s and email address	Daytime: 0212452855 email: WAIMANACHARTERS@GMAIL.COM

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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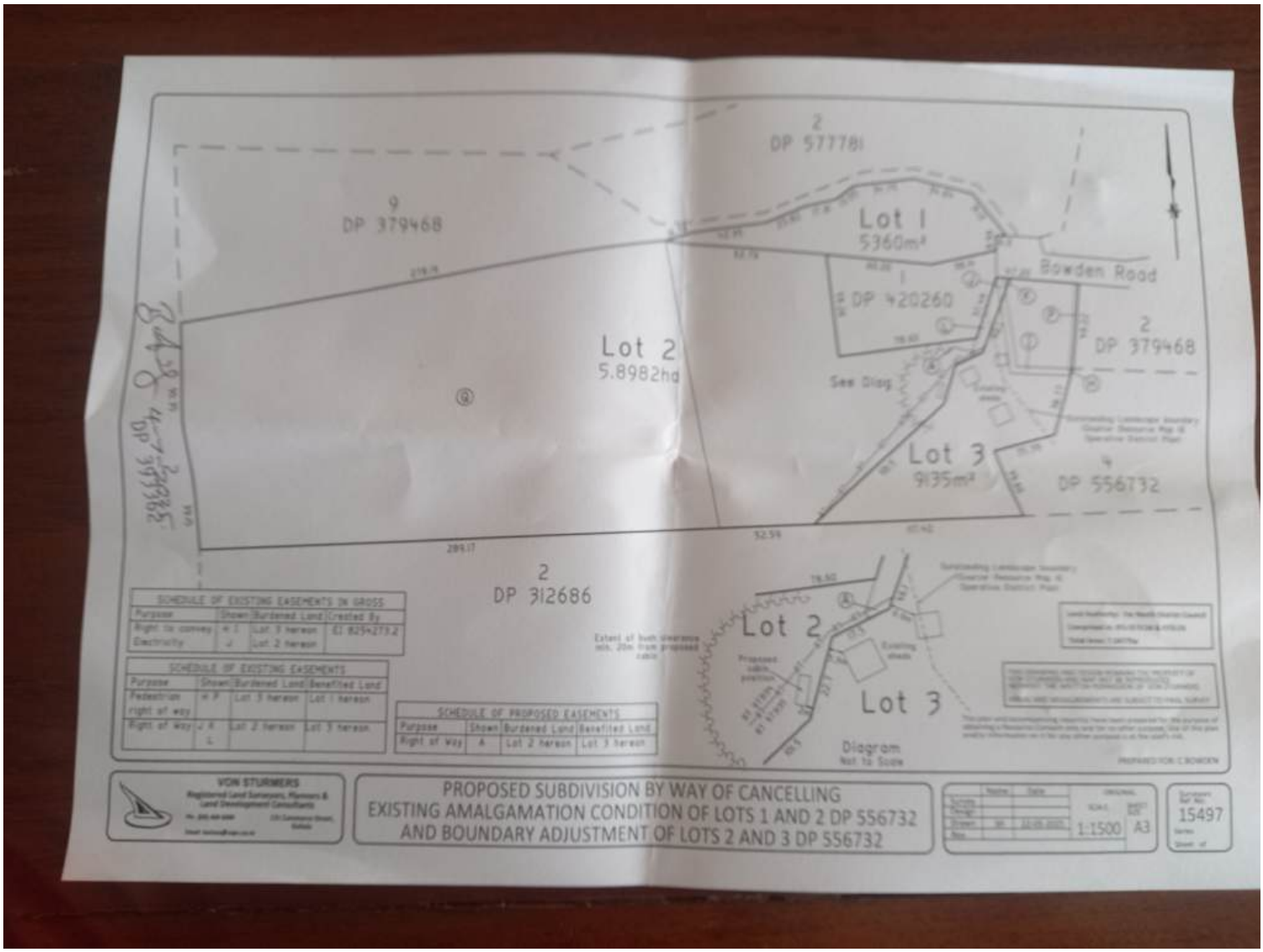
Signature	[signature]	Date	4-7-2025
Signature		Date	
Signature		Date	
Signature		Date	


2
DP 577781
9
DP 379468
Lot 1
5360m²
Bowden Road
DP 420260
2
DP 379468
Lot 2
5.8982ha
See Diag
Lot 3
9135m²
DP 556732
2
DP 312686
Lot 2
Lot 3
Diagram
Not to Scale
SCHEDULE OF EXISTING EASEMENTS IN GROSS
SCHEDULE OF EXISTING EASEMENTS
SCHEDULE OF PROPOSED EASEMENTS
VON STURMERS
PROPOSED SUBDIVISION BY WAY OF CANCELLING
EXISTING AMALGAMATION CONDITION OF LOTS 1 AND 2 DP 556732
AND BOUNDARY ADJUSTMENT OF LOTS 2 AND 3 DP 556732
1:1500
A3
15497

Far North District Council

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Full name/s of party giving approval:	TINI WALKER
Address of affected property including legal description	102 TAUPO BAY RD LOT 2 DP 312686
Contact Phone Number/s and email address	Daytime: 021027770 51 email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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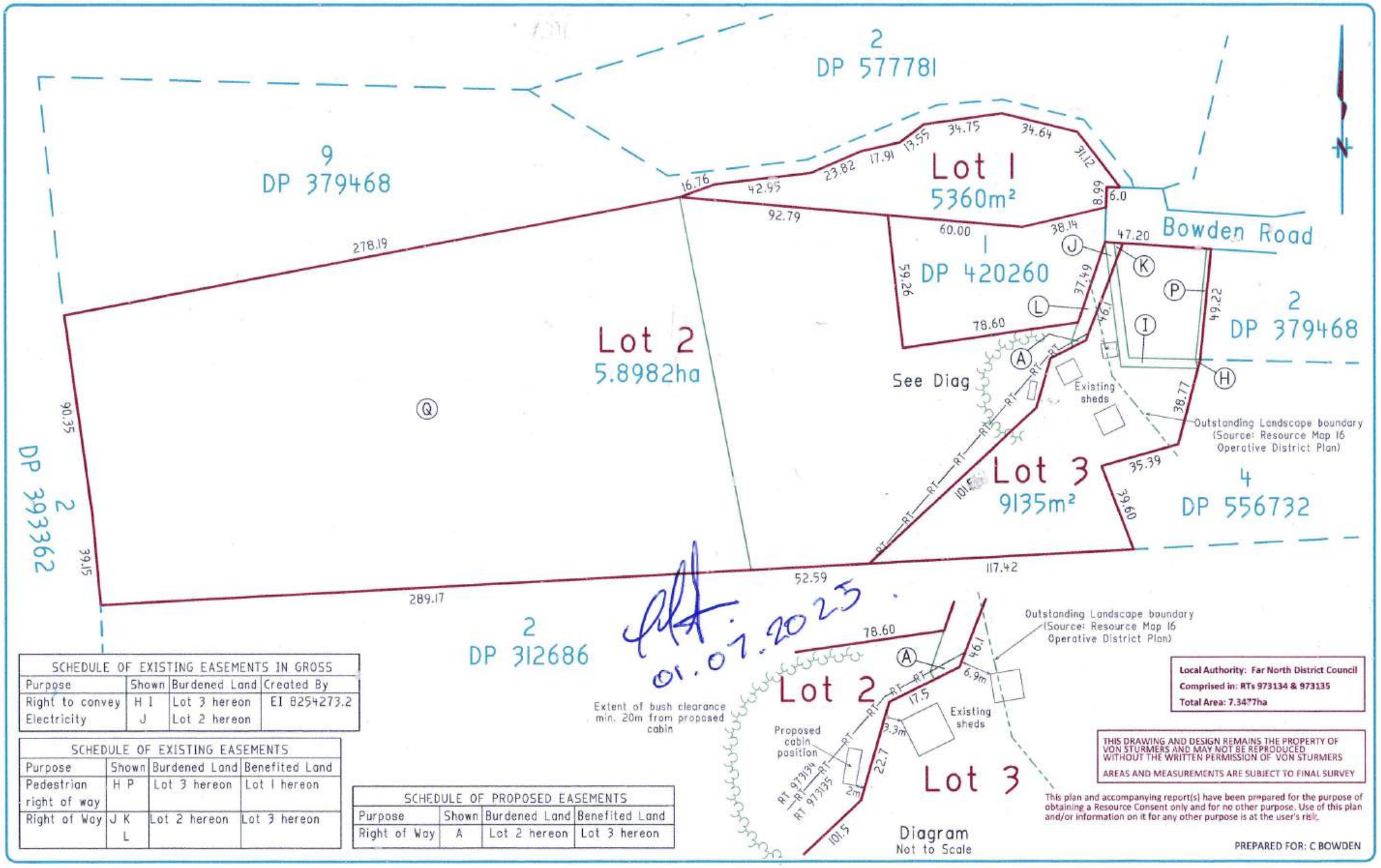
Signature	[signature]	Date	01.07.2025
Signature		Date	
Signature		Date	
Signature		Date	



SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land	Created By
Right to convey Electricity	H I J	Lot 3 hereon Lot 2 hereon	EI 8254273.2

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Pedestrian right of way	H P	Lot 3 hereon	Lot 1 hereon
Right of Way	J K L	Lot 2 hereon	Lot 3 hereon

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	A	Lot 2 hereon	Lot 3 hereon

Local Authority: Far North District Council
Comprised in: RTs 973134 & 973135
Total Area: 7.3477ha

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PREPARED FOR: C BOWDEN

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

PROPOSED SUBDIVISION BY WAY OF CANCELLING EXISTING AMALGAMATION CONDITION OF LOTS 1 AND 2 DP 556732 AND BOUNDARY ADJUSTMENT OF LOTS 2 AND 3 DP 556732

	Name	Date
Survey		
Design		
Drawn	SH	22-05-2025
Rev		

ORIGINAL
SCALE 1:1500
SHEET SIZE A3

Surveyors Ref. No: 15497
Series
Sheet of