

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Brian and Rosemary Archibald

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Emily McDonald, Cato Bolam Consultants Ltd

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Tom Archibald

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Tom Archibald

Signature:

(signature of bill payer)

Date 05-Mar-2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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



**Brian & Rosemary Archibald
1650 State Highway 10, Totara North**

**Resource Consent Application
Six Lot Subdivision**

PLANNERS | SURVEYORS | ENGINEERS | ARCHITECTS | ENVIRONMENTAL

catobolam.co.nz

Document Record

Client Brian & Rosemary Archibald
Site Address 1650 State Highway 10, Totara North
Job Number 47323
Document Subdivision Consent
Document No WDC Subdivision Consent Application

Issue and Status

Date of Issue 04/03/2025
Status For Resource Consent

Author



Emily McDonald – Senior Planner

Reviewer



Kaaren Joubert – Planning Manager

Approved for Issue



Simon Reiher – Director

Originating Office

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1.0 Property / Application Details

Site Address:	1650 State Highway 10, Totara North, Kaeo
Legal Description:	Part Section 11 Block XI Mangonui SD, Section 30 Block XI Mangonui SD, Section 31 Block XI Mangonui SD, and Section 32 Block XI Mangonui SD
Site Area:	Part Section 11 Block XI Mangonui SD - 116.4288 hectares (“ha”) Section 30 Block XI Mangonui SD - 945m ² Section 31 Block XI Mangonui SD – 1,765m ² Section 32 Block XI Mangonui SD - 89m ²
Operative Plans Applying:	Operative Far North District Plan (“ODP”) Proposed Far North District Plan (“PDP”)
Zoning:	Rural Production (Operative and Proposed)
Designation:	NZTA2
Non-DP-layers:	Statutory Acknowledgement Area
Proposed Natural Hazards and Risks Overlay	River Flood Hazard Zones (10 and 100 year ARI Events)
Soils	Class 4
Other Applications Required:	N/A

2.0 INTRODUCTION AND EXECUTIVE SUMMARY

2.1 Purpose of this AEE

This Assessment of Environmental Effects (“AEE”) has been prepared accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (“RMA”). All matters required to be addressed under the RMA are set out in this AEE.

This is a comprehensive AEE that is considered to cover relevant aspects for consideration. The AEE is structured so that relevant parts of it can be highlighted for the purposes of specialist review. It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

(1A) The report does not need to repeat material from an assessment of environmental effects provided by the applicant.

(1B) Instead, the report may—

(a) adopt the whole assessment; or

(b) adopt any part of the assessment by referring to the part adopted.

2.2 Summary of the Proposal

Brian and Rosemary Archibald (“**the applicants**”) propose to undertake a staged subdivision to create six lots at 1650 State Highway 10, Totara North, Kaeo (“**the site**”). The Record of Title for the site is provided in **Appendix A**. A Scheme Plan of the proposed subdivision is provided in **Appendix B**.

The proposal is supported by:

- Geotechnical Report – **Appendix C**;
- Landscape Assessment – **Appendix D**; and
- Consultation with NZTA – **Appendix E**.

2.3 Main Issues Raised by the Proposal

It is considered that there are no significant resource management issues raised by this proposal. While a resource consent is required, the proposal satisfies all relevant plan provisions and there are no adverse effects that are more than minor.

3.0 Site and Locality Description

3.1 Site Description

The subject site is located at 1650 State Highway 10, Totara North, Kaeo and comprises approximately 116.4288 hectares. While the majority of the site is contained within Part Section 11 Block XI Mangonui SD, the site also contains three smaller titles, Section 30 Block XI Mangonui SD (945m²) Section 31 Block XI Mangonui SD (1,765m²), and Section 32 Block XI Mangonui SD (89m²). The subject site and its immediate location is shown in the aerial photograph in **Figure 1** below.



Figure 1: Location of the site (highlighted in yellow) at 20 and 22 Durness Place, Red Beach.

The site features a mix of steep to moderately rolling topography. The land is currently used for pastoral grazing, with cattle and horses present on the property. There are two existing dwellings along with farming infrastructure, including sheds and accessways. The two existing dwellings are provided with separate accessways and vehicle crossings with State Highway 10. The property is zoned Rural Production under both the Operative and Proposed Far North District Plans.

Salvation Road is partially contained within the site as highlighted in **Figure 1** above. This is a historical issue that the applicant continues to work with Council to resolve.

Small stream runs through the northern and southern portions of the site, both streams are less than 3m in width. The site contains small areas of indigenous and exotic vegetation, particularly along stream edges and gully systems, while much of the land remains in pastoral use.

3.2 Locality Description

The site is located in a predominantly rural environment with surrounding land characterized by grazing farmland, indigenous vegetation, and pockets of rural residential development. The property is bordered by State Highway 10 to the west and Salvation Road to the north.

To the northwest of the site is the Whangaroa Golf Club, while to the southeast lies the Totara North settlement and Whangaroa Harbour. The surrounding landscape includes Otangaroa Forest to the southwest and Mangonui Forest to the northeast, contributing to the area's natural and scenic values.

The general character of the area is open, rural, and pastoral, with some scattered residential dwellings along the roadside. The proposed subdivision has been designed to maintain this character while providing rural lifestyle and productive lots that integrate with the existing landscape.

4.0 Proposal

The proposal is to undertake a staged six-lot freehold subdivision within the site located at 1650 State Highway 10, Totara North, Kaeo. The Scheme Plan for the proposed subdivision is provided in **Appendix B**.

The subdivision is proposed to be staged, as shown on the Scheme Plan and detailed as follows:

- **Stage 1** – creation of Lots 1, 2, 3, and 5 with the balance being Lot 4; and
- **Stage 2** – creation of Lots 4 and 6.

The applicant requests that the consent provides flexibility in that stages can occur in any order and separately or together, in case there is a change in the market, applicant's financial position or requirement to release titles.

The lot sizes proposed are as follows:

- Lot 1 – 18.73ha vacant lot
- Lot 2 – 3.47ha vacant lot.
- Lot 3 – 2.00ha vacant lot.

- Lot 4 – 22ha containing an existing dwelling and farm buildings.
- Lot 5 – 4.72ha containing an existing dwelling.
- Lot 6 – 66.38ha vacant lot.

The proposal will also include the amalgamation of the three smaller titles, Section 30 Block XI Mangonui SD (945m²) Section 31 Block XI Mangonui SD (1765m²), and Section 32 Block XI Mangonui SD (89m²) with the site.

The existing dwellings on Lots 4 and 5 will retain the existing individual road access as indicated on the Scheme Plan, while access to Lots 1 and 2 are proposed to be from State Highway 10 through a shared vehicle crossing. Lots 3 and 6 are proposed to be provided with vehicle crossings with Salvation Road.

Geotechnical Investigations have been undertaken for each of the proposed sites and are contained in **Appendix C**. The geotechnical Investigations conclude that each of the proposed vacant lots are suitable for future development, with assessments conducted within the proposed building platforms. While building platforms are identified within the vacant lots (Lots 1, 2, 3, and 6), it is proposed that development is not restricted to these areas. Instead, any development outside the proposed platforms will be subject to further geotechnical investigations.

The existing buildings on Lots 4 and 5 are already serviced with stormwater and on-site wastewater disposal systems contained within the proposed boundaries, power and telecommunications. The proposed vacant sites (Lots 1, 2 3 and 6) and future residential dwellings will be able to utilise a commercially available wastewater treatment system that meets Council standards, the details of which will accompany future building consent application. There is sufficient room within the proposed lots for on-site wastewater disposal systems and disposal fields. Appropriate on-site water supply will be addressed also at the building consent stage (i.e. tank design), together with stormwater control.

Electricity and telecommunications will be extended to the vacant lots from the existing services within Salvation Road and State Highway 10.

Minimal earthworks are required as part of this application, being limited to creating the new vehicle crossings. Earthworks will be within the permitted limits of the ODP.

The provision of sufficient water supply for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008, or as otherwise agreed with the New Zealand Fire Service Fire Fighting Service (“**NZFS**”), will be provided (either by tank or an approved alternative source) at the building consent stage.

Specific design controls are proposed for future development within the proposed lots as detailed in the Landscape and Visual Effects Assessment (see **Appendix D**) to ensure future development is integrated with the landform and natural features. The design controls include:

Building:

- Lot 3 - Any building is to have a height limit of 6 metres. This is to be measured above existing ground level (rolling height method to be utilised);

- Lot 2 - Any building is to have a height limit of 8 metres. This is to be measured above existing ground level (rolling height method to be utilised);
- Glazing shall be non-mirrored; and
- Any building on the lot is to be finished in general accordance with the colours found on BS5252 complying with the following: Hue (colour): all the colours from 00-24 are acceptable. Reflectance Value (RV) and Greyness Groups: the predominant wall colours have a RV rating of no more than 30% for greyness groups A and B Colours within greyness groups C, D and E are not permitted; Roofs: a RV rating of no more than 20% within greyness groups A and B. Colours within greyness groups C, D and E are not permitted.

Fencing

- Any fencing shall be restricted to rural fencing typology - post and rail or post and wire fencing to complement the rural character of the site (aside from safety fencing typology around pools).

Earthworks

- Cut and fill batters shall be contoured to naturally fit into the original landscape and shall be re-grassed upon completion.

Lighting

- Exterior lighting shall prohibit the use of spotlights. Exterior lighting shall be fitted with covers and oriented downwards to achieve minimal external light spill outside the site.

Infrastructure Services

- Water tanks shall be partially buried (if able) or screened by vegetation; and
- Power and telecommunication infrastructure shall be underground (excludes existing overhead power).

Accessways

- Future driveways shall suit the rural character of the site and be recessive in finish. Chip seal, metal with natural swales is more suitable than concrete, if concrete is used concrete with a black oxide additive or exposed aggregate finish is required.

5.0 Reasons for the Application

This application is made under the operative rules of the Operative Far North District Plan (“**ODP**”), the Proposed Far North District Plan (“**PDP**”) and any National Environmental Standards that apply.

5.1 Operative Far North District Plan

The application site is zoned Rural Production in the ODP and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

A summary of the activity status of the application against the rules in the relevant planning document(s) is provided in **Table 1**. This application seeks all necessary resource consents for the proposed subdivision, including (but not limited to) those identified in **Table 1**.

Table 1: Summary of Consent triggers.

Rule	ACTIVITY STATUS	REASON
Rule 13.7.3 Controlled (subdivision) activities	Controlled	Stage 2 of the subdivision and the creation of Lots 4 and 6 complies with all relevant Standards contained in 13.7.3.
Rule 13.8.1 Subdivision within the Rural Production Zone	Restricted Discretionary Activity	Stage 1 is proposed to form Lots 1-5 with lots over 2ha in area and created from a site that existed prior to 28 th April 2000.
Rule 15.1.6C.2	Discretionary Activity	The formation of Lot 1 and 2's access from State Highway 10 does not comply with Rule 15.1.6c.1.1 as access onto a State Highway is not permitted, therefore Stage 1 and the creation of Lot 1 and 2s shared accessway off State Highway 10 is not proposed to comply.

5.1.1 Chapter 2 Rural Environment

The proposal complies with the permitted activity land use standards specified for the Rural Production Zone, including Rules 8.6.5.1.1 (Residential Intensity), 8.6.5.1.2 (sunlight), 8.6.5.1.3 (Stormwater Management), and 8.6.5.1.4 (Setback from Boundaries).

5.1.2 Chapter 12 Natural and Physical Resources

No clearance of indigenous vegetation and earthworks are required to complete the subdivision. The proposal, therefore, complies with the permitted activity rules of Sections 12.2 (Indigenous Flora and Fauna) and 12.3 (Soils and Minerals).

5.1.3 Chapter 13 Subdivision

Table 2: Summary of Subdivision Activity Status

SUB RULES	ACTIVITY STATUS	REASON
13.7.2.1(i) Minimum Lot Sizes Rural Production Zone Controlled Activity Status (Refer also to 13.7.3) The minimum lot size is 20ha.	Controlled	Stage 2 is proposed to form Lots 4 and 6. Each lot is proposed to have a minimum lot area of 20ha.
13.7.2.1(i) Minimum Lot Sizes Rural Production Zone Restricted Discretionary Activity (Refer also to 13.8) 1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or	Restricted Discretionary	Stage 1 is proposed to form Lots 1-5 with lots over 2ha in area and created from a site that existed prior to 28 th April 2000.

SUB RULES	ACTIVITY STATUS	REASON
<p>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;</p> <p>5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion.</p>		
13.7.2.2. Allotment Dimensions Rural Production – 30m x 30m	Complies	Complies, all of the proposed lots have dimensions over 30m x 30m.
13.7.2.3 Amalgamation of land in a rural zone with land in an urban or coastal zone	N/A	The site is only zoned Rural Production, and the application does not involve amalgamation of urban or coastal zoned land.
13.7.2.4 Lots divided by zone boundaries	N/A	The site is only zoned Rural Production
13.7.2.5 Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	N/A	The site does not contain an outstanding landscape, outstanding landscape feature or outstanding natural feature.
13.7.2.6 Access, utilities, roads, reserves	N/A	N/A
13.7.2.7 Savings as to previous approvals	N/A	N/A
13.7.2.8 Proximity to top energy transmission lines	N/A	N/A
13.7.2.9 Proximity to the national grid	N/A	N/A

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under Rules 13.7.3.1 to 13.7.3.12 (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

Table 3: Summary of other matters to be considered for 13.7.3 Controlled (subdivision) Activities

13.7.3 Controlled (subdivision) Activities: other matters to be considered		
Standard	Compliance	Comment
13.7.3.1 Property access (see chapter 15 transportation)	Complies	Stage 2 complies with the relevant standards contained in Chapter 15 Transportation.
13.7.3.2 Natural and Other Hazards	Complies	the subdivision creating Lots 4 and 6 will avoid all natural and other hazards.
13.7.3.3 Water Supply	Complies	Lot 4 contains an existing dwelling which is provided with a safe potable water supply. The proposed building site within Lot 6 will be provided with a safe potable water supply.
13.7.3.4 Stormwater disposal	Complies	Lot 4 contains an existing dwelling with existing stormwater that is not proposed to change through this application. The geotechnical report contained in Appendix C concludes that there is sufficient room on proposed Lot 6 for an on-site stormwater.
13.7.3.5 Sanitary sewage disposal	Complies	Lot 4 contains an existing dwelling with wastewater disposal system that is not proposed to change through this application. The geotechnical report contained in Appendix C concludes that there is sufficient room on proposed Lot 6 for an on-site wastewater disposal system and disposal field to service a four-bedroom dwelling.
13.7.3.6 Energy supply	Complies	Lot 4 has an existing power connection. Lot 6 will be supplied with electricity from Salvation Road. No easements will be required for this.
13.7.3.7 Telecommunications	Complies	Lot 4 has an existing telecommunications connection; this is proposed to be extended to Lot 6 through this application.
13.7.3.8 Easements for any purpose	Complies	Proposed easements are shown on the scheme plan contained in Appendix B.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes.	N/A	The site does not contain any of the listed heritage resources, vegetations, fauna and landscape, or land set aside for conservation purposes.
13.7.3.10 Access to reserves and waterways	N/A	The site does not contain any reserves or waterways that require access.
13.7.3.11 Land use compatibility	Complies	The proposed subdivision will avoid adverse effects of incompatible land uses.
13.7.3.12 Proximity to airports	N/A	The site is not located within 500m of an airport.

Stage 2 of the subdivision and the creation of Lots 4 and 6 complies with all relevant Standards contained in 13.7.3 therefore, Stage 2 of the subdivision has been assessed as a **Controlled Activity** under Rule 13.7.3. Stage 1 requires consent as a Restricted Discretionary Activity under Rule 13.8.1.

5.1.4 Chapter 15 Traffic

Table 4: Summary of Transport 15.1.6C Access Rules

15.1.6C Access		
Standard	Compliance	Comment
15.1.6c.1.1 Private accessway in all zones	Does not comply	As access onto a State Highway is not permitted, therefore Stage 1 and the creation of Lot 1 and 2s

		shared accessway off State Highway 10 is not proposed to comply.
15.1.6c.1.2 Private accessways in urban zones	N/A	N/A
15.1.6c.1.3 Passing bays on private accessways in all zones	N/A	no accesses are proposed that will serve 2 or more sites.
15.1.6c.1.4 Access over footpaths	N/A	N/A
15.1.6c.1.5 Vehicle crossing standards in rural and coastal zones	Complies	Lot 1 and 2's shared vehicle crossing is over 6m in width and will be in line with a standard "diagram D" from NZTA appendix 5b planning policy.
15.1.6c.1.6 Vehicle crossing standards in urban zones	N/A	N/A
15.1.6c.1.7 General access standards	Complies	The sites are a sufficient size to achieve onsite manoeuvring without vehicles having to reverse off site.
15.1.6c.1.8 Frontage to existing roads	Complies	Lot 1 and 2's frontage to has a posted traffic speed of 100km/hr. Sight visibility exceeds 150m in either direction of the entrance compliant with council engineering standards.
15.1.6c.1.9 New roads	N/A	No new roads are proposed through this application.
15.1.6c.1.10 Service lanes, cycle and pedestrian accessways	N/A	N/A
15.1.6c.1.11 Road designations	N/A	N/A

The formation of Lot 1 and 2's access from State Highway 10 does not comply with Rule 15.1.6c.1.1 therefore consent as a **discretionary activity** under Rule 15.1.6C.2.

5.2 Proposed Far North District Plan

Under the Proposed Far North District Plan, the site is also zoned Rural Production with small areas of River Flood Hazard (10- and 100-Year ARI Event) and the proposed activity would have a non-complying activity status, however, none of the relevant rules have legal effect at this time.

5.3 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

The subject land is not listed on the Northland Regional Council's Selected Land-use Register as a site associated with any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL")¹. A search of Council records found no evidence of current or historical HAIL activities within the site. However, a neighbouring property at 2 Salvation Road, located along the site's north-western internal boundary, was identified as a HAIL site due to the presence of a motor vehicle workshop and paint manufacturing or formulation activities. Based on the available information, it is considered that it is not "more likely than not" that a HAIL activity has occurred on the subject site. Therefore, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil) does not apply.

5.4 Overall Status of the Application

Overall, the status of the application is considered to be a Discretionary Activity.

¹ Northland Regional Council Local Maps Viewer, Selected Land-use Register Map.

6.0 Statutory Considerations

6.1 Part 2

The Council as consent authority must have regard to Part 2 of the RMA (“Purposes and Principles” – sections 5 to 8). The Court in *Davidson*² has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in the ODP give effect to Part 2. That is considered to be the case here. This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by the application and the detailed assessment conducted in the AEE confirms the application is fully consistent with Sections 5 and 7 of the RMA.

6.2 Section 104(1)

Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the Assessment Criteria, Objectives and Policies are considered to be the prime statutory considerations relevant to an assessment of this application. Effects (including positive and potential adverse effects) and policy considerations are assessed in this AEE.

6.3 National Environmental Standards and National Policy Statements - Section 104(1)(b)(i) and (iii)

6.3.1 NPS Freshwater

The National Policy Statement for Freshwater Management (“**NPS FM**”) is relevant to the proposal as the proposal involves the discharge of stormwater and wastewater to land, which will then discharge to water as the ultimate receiving environment. The discharges are proposed to be undertaken in accordance with best practice and adverse effects have been assessed as less than minor. It is therefore considered the proposal is consistent with the NPS FM’s objectives.

6.3.2 NES Freshwater

The National Environmental Standards for Freshwater Regulations 2020 (“**NES Freshwater**”) regulates activities that pose risks to the health of freshwater and freshwater ecosystems. The NES Freshwater is relevant to this application as the standards seek to protect rural streams from in-filling, ensure connectivity of fish habitat and protect existing inland wetlands. These matters are assessed in the following AEE.

6.3.3 NPS Highly Productive Land

The National Policy Statement for Highly Productive Land (“**NPS HPL**”) was introduced to protect New Zealand’s most valuable rural soils to ensure they remain available for food and fibre production, both now and for future generations. The NPS HPL aims to manage land use and development to avoid the inappropriate conversion or fragmentation of highly productive land, which is a vital resource for sustaining the country’s agricultural sector and food security.

The policy directs that land classified as Highly Productive should be prioritised for rural production purposes and protected from urban sprawl, lifestyle development, or other forms of non-productive land use that could permanently reduce its productivity. This classification applies to land within Land

² RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52

Use Capability (LUC) Classes 1, 2, and 3, which are considered the most versatile and productive soils in the country.

While the site is zoned Rural Production, as shown in **Figure 2** below, the site does not contain soils classified within LUC Classes 1, 2, or 3, meaning the land is not considered Highly Productive under the NPS HPL framework.



Figure 2: Soil Classification retrieved from Our Environment

Given this classification, the proposal is considered to be in alignment with the NPS HPL, as it does not involve the development or conversion of Highly Productive Land. Therefore, the proposed subdivision is consistent with the objectives of the NPS HPL.

6.3.4 NPS Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (“NPS IB”) provides direction to local authorities on how to protect and maintain biodiversity under the RMA. The objective of the NPS IB is to maintain indigenous biodiversity across New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date. The subject site has not been identified as containing significant indigenous vegetation or significant habitats of indigenous fauna. On this basis any effects on the NPS IB are neutral.

6.3.5 NES Soil

A land contamination assessment has been carried out which has concluded that it is not “more likely than not” that a HAIL has occurred and therefore the NES Soil does not apply.

6.3.6 Other National Instruments

The New Zealand Coastal Policy Statement (“NZCPS”) is not applicable to this application.

There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

6.4 Section 104(2) - Permitted Baseline

Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the “permitted baseline”). In this case, there is no permitted baseline as all subdivision requires resource consent. It is noted there is an existing lawfully established dwelling on site with on-site servicing.

6.5 Section 104(3) Trade Competition and Affected Party Approvals

There are no trade competition or effects of trade competition issues relevant to this proposal.

In this case, no written approvals have been obtained for this proposal. Note that the conclusion reached in **Part 7** of this AEE is that adverse effects are considered to be less than minor.

7.0 Section 104(1)(a) Actual and Potential Effects on the Environment

This part of the AEE assesses the proposal under Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the AUP Assessment Criteria, Objectives and Policies.

As a discretionary activity, Council’s discretion to grant or decline the consent, or impose conditions is unrestricted. The relevant environmental effects are considered in turn below.

7.1.1 Subdivision

While the application is for a discretionary activity the assessment matters for subdivision within the Rural Production Zone contained in 13.8.1 Subdivision of the ODP have been used as guidance for the assessment. The relevant assessment matters are assessed in turn below:

(i) for applications under 13.8.1(b) or (c):

- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*

It is noted that the site is not contained within a coastal environment. The Landscape and Visual Effects Assessment (“LVA”) in **Appendix D** concludes that the proposed subdivision will have very low adverse effects on rural character, landscape values, and visual amenity. The subdivision has been designed to retain the rural character by maintaining three large rural production lots ranging from 18 to 66 hectares. The smaller rural residential and lifestyle lots are clustered near existing dwellings and roads, ensuring that the development pattern remains consistent with the surrounding environment. To further mitigate potential effects, design guidelines and landscaping measures will be implemented, ensuring that future built development integrates seamlessly into the rural setting.

The landscape plan and mitigation measures, including native planting and design guidelines, will help integrate the development into the rural landscape.

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

The site is located within 500m of land administered by the Department of Conservation including Ngaraumaunu Stream, Paroanui and Unuhi Stream remnants. The proposal will not result in any adverse impacts on the ability of the Department of Conservation to manage this land.

- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*

The LVA confirms that there are no areas of significant vegetation within the site. However, the site is near ecological areas identified by the Department of Conservation. The proposal does not involve significant vegetation removal, and riparian margins will be maintained.

- *the mitigation of fire hazards for health and safety of residents.*

Firefighting requirements will be met with the installation of a water tank on each lot containing a suitable static reserve that meets The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZPAS 4509:2008). This includes the installation of firefighting supply tanks that are separate from the household water supply, must remain full and be accessible to fire trucks in the scenario of a fire emergency. The installation of such tanks would be undertaken when each site is built on. It is requested that this be recorded as a consent notice for Lots 1, 2, 3 and 6.

Overall, it is concluded that the proposals effects will be less than minor in regard to the proposed subdivision assessment matters for the Rural Production Zone. Considering those expectations, the development is assessed as having less than minor adverse rural character and amenity effects.

7.1.2 Positive Effects

The proposal will have the positive effect of providing five additional sites for future rural living within the North Totara area. It is generally acknowledged that Northland has a housing shortage, and while this development is outside of key metropolitan areas, it will nevertheless provide additional lots to satisfying new dwelling needs in a desirable rural environment.

7.1.3 Cultural Effects

There are no recorded or known sites of significance to mana whenua or identified cultural heritage features. The proposed building platforms are located away from native vegetation and natural watercourses and are not anticipated to have any adverse effects on natural systems that would result in cultural effects.

Future earthworks and construction will be subject to standard accidental discovering protocols, which are offered by way of condition to ensure the protection of Mana Whenua values and interests.

7.1.4 Reverse Sensitivity Effects

The proposed subdivision will result in the establishment of additional sites within an operational farm, therefore, it is considered necessary to review and address any potential reverse sensitivity effects that may arise.

The majority of the site will remain in rural use, with no changes to its current activities. To mitigate any potential issues, a no-complaints covenant is proposed as a proactive measure. This will protect the ongoing farming operations on Lots 1, 4 and 6 while also providing clear expectations for future landowners that will make it explicit to prospective purchasers of Lots 2, 3 and 5 that they are moving into an environment where typical rural activities, including noise from machinery, livestock movements, and other farming operations, are an integral part of the surroundings.

Furthermore, given the well-established nature of farming activities on the site and the continued compatibility of the proposed development with surrounding land uses, any potential reverse

sensitivity effects are considered to be less than minor. The proposal ensures that productive rural operations are safeguarded, while also maintaining consistency with existing and anticipated activities in the area.

7.1.5 Transport

The ODP notes that in assessing an application for a discretionary activity that includes transport matters, the Council will consider the matters listed in 15.1.6C.4.1. The following assessment has been provided against these assessment matters that are considered relevant to the proposal.

15.1.6C.4.1 Property Access

(a) Adequacy of sight distances available at the access location.

The proposed shared vehicle access for Lots 1 and 2 is positioned to ensure compliance with the minimum sight distance requirements specified in the ODP. The vehicle crossing is located over 200m northwest of the nearest access point at 1570 State Highway 10, allowing for sufficient separation and clear visibility in both directions. The access gradient and safety platform requirements meet ODP standards, ensuring safe ingress and egress for vehicles.

(b) Any current traffic safety or congestion problems in the area.

State Highway 10 is a primary arterial road that facilitates regional connectivity. The existing road environment does not have any significant congestion or safety issues at or near the proposed access location.

(c) Any foreseeable future changes in traffic patterns in the area.

The anticipated increase in vehicle movements due to the proposal is minimal, with an estimated two additional vehicle movements during peak hour. Given the current traffic volumes and highway function, this level of increase can be safely accommodated without adversely affecting traffic flow or efficiency. No known road upgrades or significant land-use changes in the area are expected to alter traffic patterns in a way that would impact the proposed access.

(d) Possible measures or restrictions on vehicle movements in and out of the access.

The access design ensures that no vehicle will need to reverse onto State Highway 10, as all lots have sufficient on-site manoeuvring and parking. The proposed access is sufficiently separated from nearby intersections and crossings, reducing the risk of conflict points. If necessary, additional signage or road markings may be considered to further enhance safety.

(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.

The proposed vehicle crossing (**Appendix B**) meets the ODP's minimum and maximum width requirements, confirming compliance with local standards. The internal lot layout provides sufficient space for vehicle turning movements, ensuring that all vehicles, including emergency and service vehicles, can safely enter and exit the site.

(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.

While the primary users of the access will be private vehicles, the design contained in **Appendix B** allows for the safe accommodation of all road users, including cyclists and pedestrians, where applicable. The proposal does not interfere with existing pedestrian or cycling infrastructure on the State Highway as no pedestrian or cycling infrastructure exists.

(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

The access formation includes appropriate stormwater management measures to prevent runoff onto the highway and surrounding properties. The final stormwater management strategy will ensure compliance with ODP and regional water management requirements.

(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.

As the proposed access is onto State Highway 10, Waka Kotahi (NZ Transport Agency) has been consulted regarding the subdivision and vehicle crossing (refer to **Appendix E**). At this stage, no formal feedback has been received, and further engagement is being undertaken to confirm compliance with NZTA requirements, and any formal response will be provided to the Council once received.

7.1.6 Neighbourhood Character and Amenity Effects

The proposed subdivision is not seeking to increase the overall density of development beyond that anticipated by the standards of the ODP. There will be no adverse impacts in terms of the scale and intensity of rural-residential land use.

Lots 1, 2 and 3 adhere to the ODPs standards for net site area (2ha) in the Rural Production zone. The subdivision will maintain its existing rural residential character by confining development to the designated building platforms. Meanwhile, Lots 4 and 5 contain the site's existing dwellings, with Lot 5 (4.72ha) and Lot 4 (22ha) both exceeding the minimum site area requirements. Lot 6 is proposed as a larger vacant rural production lot (66.38ha), ensuring that substantial portions of the site remain in productive rural use.

The LVA contained in **Appendix D** considers that the proposal has been carefully designed to work with the site's natural topography, existing farming infrastructure, and vegetation patterns. Lot boundaries align with natural features such as streams and ridgelines, reducing the need for significant earthworks or vegetation removal. The proposal does not impact any areas of significant indigenous flora or fauna, and hydrological features such as streams and riparian margins will remain protected. These factors contribute to the preservation of the site's landscape values, ensuring that any minor changes resulting from the subdivision are absorbed into the existing environment.

In terms of visual amenity, the site has limited visibility from public viewpoints. Views from State Highway 10 are intermittent and brief, given the rolling nature of the terrain. Similarly, views from Salvation Road are largely screened by roadside vegetation and topography.

The development maintains consistency with the character and amenity values of the surrounding area, with such an outcome being a reasonable expectation given the size and shape of this site. Consequently, the shape, size and layout of the lots is considered appropriate, with any adverse effects on the wider environment being less than minor.

7.1.7 Effects to Adjoining Sites

As previously discussed, the proposed development is considered to be consistent with the existing amenity and character of the directly adjoining area. The impact on adjacent properties is expected to be minimal. Furthermore, building height limits, material restrictions, and fencing controls will ensure that new dwellings blend naturally into the rural landscape. As a result, the LVA contained in **Appendix D** has assessed the visual effects of the proposed subdivision as very low, further reducing to negligible over time as planting matures.

Overall, adverse effects on adjoining sites are considered to be less than minor due to the separation distances between the proposed lots and associated building platforms from any viewing audience, the intervening and undulating landscape and vegetation / road and that the proposal is anticipated, and the proposed sites are greater than the minimum site size required in the zone.

7.1.8 Engineering - Landform Alteration, Instability and Geotechnical Effects

The proposed subdivision will not require any significant landform modification and will retain the intrinsic visual qualities of the landscape.

The Geotechnical Investigation Report prepared by RS Eng Limited (**Appendix C**) concludes that the proposed building platforms within Lots 1, 2, 3 and 6 are generally suitable for the proposed subdivision, subject to the comments and recommendations contained herein, all of which will be adopted during the earthworks/construction phases and are endorsed as conditions of consent. No groundwater was encountered on the site.

The Geotechnical Report confirms that the proposed building platforms within Lots 1, 2, 3 and 6 are stable and suitable for construction of a residential dwelling if the recommendations contained within the report are followed. The proposed building platforms are located on generally level to gently sloping topography and will require limited earthworks. The proposed building platforms can be created in a way that does not alter the overall landform and will avoid large or unsightly retaining structures.

On the basis that all works will be completed in accordance with the recommendations of the submitted geotechnical report, including adherence to best practice and recommended consent conditions any land stability effects will be less than minor.

7.1.9 Infrastructure and Services

As previously discussed, Lots 4 and 5 will contain the site's existing dwellings and amenities. These lots are serviced with power, telecommunications, water tanks and on-site wastewater systems. All services will be contained within the new lot boundaries.

The future residential dwellings within Lots 1, 2, 3 and 6 will be able to utilise commercially available wastewater treatment systems that meet Council standards, including on-site wastewater disposal systems. The geotechnical investigation of the site concluded that the sites are suitable to be used for

wastewater disposal fields from a geotechnical/slope stability consideration. The Geotechnical Report classifies the site as having soil category 5 in regard to AS/NZS1547. Disposal of secondary treatment effluent loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable. The Geotechnical report also notes that there is sufficient space available within the proposed lots for the respective future wastewater fields.

Appropriate on-site water supply will also be addressed at the building consent stage (i.e., tank design), together with stormwater control, noting that Lots 1, 2, 3 and 6 are sufficient sizes to be able to suitably contain runoff. The roof runoff from future dwellings within Lots' 1, 2, 3 and 6 will be attenuated to mitigate the effects on runoff from the proposed roof, driveway and paving areas in the rainfall events detailed in the report.

7.1.10 Natural Hazards

As highlighted by **Figure 2** below flood areas are located within the site. The areas of the site susceptible to any natural hazards are removed from the proposed building platforms and existing dwellings. On the basis of the above, there are considered to be no significant issues or constraints regarding landform alteration, land instability or erosion matters. This is discussed further in the Geotechnical Assessment contained in **Appendix C**.



Figure 2: NRC Natural Hazards layers retrieved from FNDC Maps.

Earthworks are not proposed to be undertaken at this stage and are expected to be addressed at the building consent stage. The building consent process will manage the earthworks effects.

As demonstrated in Geotechnical Report contained in **Appendix C**, the geotechnical elements of the proposal are permitted, no further adverse effects assessment of geotechnical matters is included in this AEE.

Overall, with the methods and recommendations adhered to in future development, any potential adverse effects from natural hazards are considered as being less than minor.

7.2 Adverse Effects Conclusion

In summary, having regard to s104(1)(a) of the RMA, with the mitigation offered as per the assessment provided in this Part of the AEE and in the supporting specialist reports, any potential adverse effects associated with the proposal are assessed as being less than minor.

7.3 Section 104(1)(b)(vi) Relevant Provisions of the District Plan Objectives and Policies

7.3.1 Weighting of Plans

Section 88A(2) requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan. Where there are differences between the ODP and the PDP, established case law provides guidance on the weight to be given to each framework. The weight accorded to a proposed plan depends on the stage of its development, with more weight typically given as the plan progresses through the notification, submission, and hearing process. Weighting is also only required where there is a significant policy shift.

As the provisions of the PDP may be subject to change through the submission and appeal process, limited weight has been placed on the objectives and policies commented on below compared with the ODP, which we consider to be the primary planning instrument for determining this application. The assessment of the relevant objectives and policies from the ODP and the PDP has concluded these can be met by the proposal.

7.3.2 Operative Far North District Plan

The proposed subdivision has been assessed against the relevant objectives and policies of the Operative Far North District Plan. This assessment demonstrates that the proposal aligns with the plan's provisions for the Rural Production Zone and subdivision requirements, promoting sustainable land use while preserving the rural character of the area.

The proposal is consistent with Objective 8.6.3.1, which seeks to promote the sustainable management of natural and physical resources in the Rural Production Zone. The subdivision enables the continued use of the land for rural purposes, ensuring that the productive potential of the land is maintained through appropriately sized and shaped lots. In line with Objective 8.6.3.2, the subdivision supports the efficient use and development of land by creating lots suitable for rural living and production activities, thereby enhancing the social, economic, and cultural well-being of the local community.

The subdivision design respects the natural contours and vegetation of the site, preserving the area's rural landscape and character in line with Objective 8.6.3.3 which aims to maintain and enhance the amenity values of the Rural Production Zone. Furthermore, the proposal meets Objective 8.6.3.6 by

avoiding conflicts between new land uses and existing activities, with no reverse sensitivity issues anticipated.

Regarding the subdivision provisions in Chapter 13 of the District Plan, the proposed subdivision aligns with Objective 13.3.1, which requires subdivisions to be consistent with the purpose of the zone and promote sustainable management. The subdivision layout is designed to minimise environmental impacts while maintaining the productive potential of the land. Objective 13.3.2 is also met as the subdivision ensures that the life-supporting capacity of air, water, soil, and ecosystems is not compromised.

Objective 13.3.3 is not applicable as the site is not located within an outstanding landscape or natural feature area. Similarly, the subdivision does not adversely affect any scheduled heritage resources, satisfying Objective 13.3.4. The subdivision ensures that cultural and historical values are preserved.

The proposed lot sizes and layout consider the potential effects on natural character, ecological values, and amenity values, consistent with Policy 13.4.1. The lots are appropriately sized for the rural environment and do not compromise the surrounding landscape. Policy 13.4.2 is also addressed by ensuring that the subdivision includes safe and effective vehicular and pedestrian access to each lot. The layout provides practical road access for all lots.

The subdivision design considers natural hazards, as required by Policy 13.4.3. The lots are positioned to avoid areas prone to flooding or erosion. Additionally, the subdivision provides for on-site water storage and wastewater systems, meeting the requirements of Policy 13.4.5. The design avoids adverse effects on public roads and neighbouring properties by ensuring appropriate servicing and infrastructure.

Policy 13.4.6 requires that subdivision proposals provide for the protection and enhancement of heritage resources and significant habitats. Although there are no identified heritage resources on-site, the subdivision design protects existing vegetation and ensures that natural features are retained where possible.

Policy 13.4.13 promotes subdivision designs that preserve and enhance the character of the applicable zone. The subdivision layout clusters development in a way that minimises visual impact and maintains the natural character of the rural environment. The design also considers access and servicing in a manner that respects the existing landscape and rural setting.

In conclusion, the proposed 6-lot subdivision is consistent with the relevant objectives and policies of the Operative Far North District Plan. The subdivision promotes sustainable rural development, maintains rural character and amenity values, and ensures appropriate access and servicing. No significant adverse effects are anticipated as a result of the subdivision, making it a suitable and appropriate proposal for the Rural Production Zone.

7.3.3 Far North Proposed District Plan

The proposed subdivision has been assessed against the relevant objectives and policies of the Proposed Far North District Plan. The assessment demonstrates that the subdivision is generally consistent with the plan's provisions, promoting sustainable land use while maintaining the rural character of the area.

The Rural Production Zone is intended to protect land for primary production activities (RPROZ-O1) and enable compatible uses (RPROZ-O2). The site does not contain highly productive land, and while

the subdivision does not establish primary production activities, it respects the rural context and aligns with the surrounding rural character.

The subdivision avoids reverse sensitivity issues (RPROZ-O3) as there are no primary production activities nearby. It also avoids natural hazard areas and ensures each lot can be serviced by on-site infrastructure. The subdivision maintains the rural character by preserving natural features and ensuring low-density development (RPROZ-O4).

Policies RPROZ-P1 to RPROZ-P4 focus on enabling primary production and maintaining rural character. While primary production is not proposed, the subdivision respects the rural environment and avoids introducing incompatible uses. The lots are appropriately sized to align with rural-residential patterns (RPROZ-P5 and RPROZ-P6).

The subdivision addresses the effects of development (RPROZ-P7) by maintaining the rural landscape, avoiding natural hazards, and ensuring adequate on-site servicing. The proposal also mitigates any potential adverse effects on neighbouring properties.

In conclusion, the proposed subdivision is consistent with the Proposed Far North District Plan's objectives and policies. It promotes sustainable rural development, maintains rural character and amenity values, and provides appropriate access and servicing. The proposal is suitable and aligns with the intended outcomes for the Rural Production Zone.

7.4 Section 104(1)(b)(v) Relevant Provisions of the Regional Policy Statement

The Northland Regional Policy Statement ("RPS") sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic objectives and policies provide a framework to achieve the integrated, consistent and co-ordinated management of the Region's resources.

The relevant provisions of the RPS have been considered. The subject site does not contain any significant features as defined by the RPS. It is concluded the proposal is consistent with the RPS because the proposal involves subdivision of existing rural-residential site zoned for rural urban expansion at a compliant density with appropriate on-site servicing and adequate vehicle access. There will be less than minor effects on natural and physical resources arising from the subdivision.

The proposal aligns with the goal of safeguarding Northland's ecological integrity (Objective 3.4) by ensuring no immediate risk or adverse impact on indigenous ecosystems. The proposal supports economic well-being (Objective 3.5) by facilitating sustainable management of natural and physical resources. It aligns with the RPS by contributing to economic development and investment attractiveness in Northland while supporting council efforts to enhance regional economic sustainability.

The proposal is consistent with the policy requirements for regional and district plans (Policy 6.1.1) by reflecting good management practices, supporting efficient and effective land use while minimising compliance costs, enabling subdivision and development in accordance with the RPS, and ensuring that the existing built environment allows for alternative land uses without significant environmental impacts.

In conclusion, the proposed subdivision aligns with the strategic objectives and policies of the Northland Regional Policy Statement. The development promotes sustainable land use, economic well-being, and ecological protection while adhering to good management practices. Consequently,

the local authority is encouraged to support and streamline approval processes to facilitate this development.

7.5 Proposed Regional Plan for Northland

The Proposed Regional Plan consolidates the operative Regional Plans for coastal management, air quality, water, and soil into a single comprehensive document. It establishes objectives and policies for managing freshwater resources, focusing on both their quantity and quality. Additionally, the plan regulates discharges related to agrichemicals, odour, and dust to ensure environmental sustainability.

A key focus of the Proposed Regional Plan is supporting Northland's economic vitality and the wellbeing of its people and communities. The objectives outlined in the plan directly relate to primary production activities, recognizing the sector's dependence on freshwater resources for efficient operation. These objectives aim to manage Northland's natural and physical resources in a way that fosters investment and business opportunities, ultimately enhancing regional prosperity.

The discharge of sewage effluent onto land is controlled by the permitted activity rules under Rule C.6.1.3 of the Regional Plan, and the geotechnical assessment contained in **Appendix C** confirms that wastewater and stormwater disposal is able to comply with these standards. Apart from minor works for the vehicle crossings for Lots 1 and 2, and Lots 3 and 6, no earthworks are required to complete the subdivision. No resource consents are considered necessary for the proposed subdivision, ensuring full alignment with the environmental and economic management goals of the plan.

7.6 Section 104(1)(c) Any other matters considered relevant and reasonably necessary to determine the application.

7.7 Section 105 Assessment

In accordance with an assessment under s105 of the RMA, the proposal has considered the nature of the discharge and the sensitivity of the receiving environment to adverse effects, the reasons for the proposed choice, and any possible alternative methods of discharge, including discharge into any other receiving environment. Overall, the proposal is considered appropriate, and conditions of consent have been included to ensure there are no significant effects on the receiving environment.

7.8 Section 106 - Subdivision

In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the imposition of standard conditions.

7.9 Section 107 Assessment

In accordance with an assessment under s107 of the RMA, the proposal will not result in discharges to water that will cause, after reasonable mixing, the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, any conspicuous change in the colour or visual clarity, any emission of objectionable odour, the rendering of fresh water unsuitable for consumption by farm animals, and any significant adverse effects on aquatic life.

8.0 Notification (Sections 95A, 95C-95D)

Public Notification

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- there will be no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from notification because:

- The application is not for a proposal that is subject to a rule or national environmental standard that precludes public notification ((s95A(5)(a)).
- The application is not only for a resource consent for a controlled activity and/or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity, but no other, activities ((s95A(5)(b)).

Step 3: if not precluded by step 2, public notification required in certain circumstances

Public notification is not required under this step because:

- The application is not for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification ((s95A(8)(a)).
- As outlined in the preceding AEE, the adverse effects associated with the overall proposal are assessed as being less than minor ((s95A(8)(b)).

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, there are no special circumstances. There is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

It is therefore considered that this application can be processed **without public notification**.

Limited Notification

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

- There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).
- The site is not identified as being located within a statutory acknowledgement area (s95B(3)(a)).

Step 2: if not required by step 1, limited notification precluded in certain circumstances.

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)).
- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified.

An assessment of potentially affected parties including the adjoining properties is given in Part 7.6 of this AEE. As has been detailed, adverse effects will be limited, and all have been assessed as having an overall less than minor adverse effect (s95B(8)). Therefore, under section 95E, there are no party that is assessed as being an affected party (s95B(3)(b)).

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances, and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed **without limited notification**.

9.0 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

10.0 Conditions

It is expected that there will be “standard” conditions of consent as generally imposed by Council. As discussed in the preceding assessment a no-complaints covenant is proposed for Lots 2, 3, and 5. The proposed covenant reads as follows:

The owners, occupiers and visitors of Lots 2, 3 and 5 shall make no complaint, submission, appeal, or objection in relation to the lawful operation and farming activities within Lots 1, 4 and 6 located at 1650 State Highway 10, North Totara. Furthermore, if a complaint is lodged, the complainant shall be responsible for covering all costs associated with any resulting enquiries and investigations unless it is determined that Lots 1, 4 or 6 are operating unlawfully.

The following covenant is proposed to be registered to Lots 1, 2, 3 and 6’s titles:

In conjunction with the construction of any new habitable building and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. The above requirement can be waived if a different agreement is specifically made with the New Zealand Fire Service for the subdivision.

11.0 Conclusion

Resource consent is sought for a six-lot staged subdivision at 1650 State Highway 10, Totara North. Stage 1 involves a 5-lot subdivision that achieve the minimum net site area of 2ha required for Rural Production Zone subdivisions, while stage 2 involved further subdividing the balance lot into two lots that achieve the minimum lot area of 20ha required for controlled activity subdivisions in the Rural Production Zone. The layout aligns with the site topography and ensures that the site is capable of accommodating all required infrastructure and services for a future dwellings within Lots 1, 2, 3 and 6 while retaining the existing dwellings within Lots 4 and 5. Overall, the subdivision of the site is an efficient use of the land to provide rural living opportunities in line with the Rural Production zoning. The proposal is consistent with the expectations of the zone and will provide an attractive rural living environment for future owners / residents.

The proposal has been comprehensively assessed and mitigation measures have been incorporated where required to address the requirements of the subdivision and any potential adverse effects. The actual and potential effects likely to result from the proposed subdivision have been considered in accordance with s104(1)(a) of the RMA, and adverse effects on the environment of the proposal will be less than minor.

In terms of s104(1)(b) of the RMA, an assessment against of the AUP Rural subdivision and Rural – Countryside Living Zone objectives and policies has been undertaken, and conclusion reached that the proposal is consistent with the relevant objectives and policies.

In summary, it is considered that the proposed development is consistent with the purpose and principles of the RMA and that the consent sought should be **granted** on a **non-notified** basis.

12.0 Limitations

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Cato Bolam Consultants Limited.

No responsibility is accepted by Cato Bolam Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

This report is for the use by the client only and should not be used or relied upon by any other person or entity or for any other projects.

Brian & Rosemary Archibald
1650 State Highway 10, Totara North
Resource Consent Application



Appendix A: Copy of Records of Title

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

View Instrument Details



Instrument No 9126244.1
Status Registered
Date & Time Lodged 18 July 2012 12:40
Lodged By Carey, Richard Anthony
Instrument Type Climate Change Response Act 2002 - Notice of status under s195(2)



Affected Computer Registers	Land District
525261	North Auckland
551437	Nelson
NA18D/638	North Auckland
NA19C/12	North Auckland
NA2038/67	North Auckland
NA2097/68	North Auckland
NA229/166	North Auckland
NA22B/1287	North Auckland
NA22D/700	North Auckland
NA22D/829	North Auckland
NA234/21	North Auckland
NA24A/1431	North Auckland
NA26A/1105	North Auckland
NA28C/845	North Auckland
NA301/27	North Auckland
NA30A/529	North Auckland
NA31B/1240	North Auckland
NA31B/1241	North Auckland
NA31B/1242	North Auckland
NA31B/1243	North Auckland
NA31B/1244	North Auckland
NA31B/1246	North Auckland
NA31B/1247	North Auckland
NA34B/224	North Auckland
NA35C/25	North Auckland
NA35D/436	North Auckland
NA382/238	North Auckland
NA43B/485	North Auckland
NA43B/486	North Auckland
NA45D/306	North Auckland
NA498/70	North Auckland
NA49D/950	North Auckland
NA50C/1030	North Auckland
NA50C/1073	North Auckland
NA50C/1074	North Auckland
NA51D/408	North Auckland
NA52/276	North Auckland
NA52/91	North Auckland
NA53D/473	North Auckland
NA54C/161	North Auckland
NA554/164	North Auckland

Affected Computer Registers	Land District
NA559/278	North Auckland
NA55A/890	North Auckland
NA564/275	North Auckland
NA56B/180	North Auckland
NA570/50	North Auckland
NA57B/189	North Auckland
NA57C/297	North Auckland
NA5A/583	North Auckland
NA62B/462	North Auckland
NA631/261	North Auckland
NA697/174	North Auckland
NA69D/436	North Auckland
NA74A/110	North Auckland
NA759/76	North Auckland
NA760/101	North Auckland
NA777/241	North Auckland
NA778/32	North Auckland
NA779/293	North Auckland
NA77D/131	North Auckland
NA78D/251	North Auckland
NA82C/998	North Auckland
NA82D/315	North Auckland
NA833/20	North Auckland
NA86D/352	North Auckland
NA87A/223	North Auckland
NA88D/746	North Auckland
NA89D/561	North Auckland
NA89D/81	North Auckland
NA90D/401	North Auckland
NA90D/507	North Auckland
NA914/152	North Auckland
NA91A/944	North Auckland
NA91A/949	North Auckland
NA92D/731	North Auckland
NA93D/504	North Auckland
NA93D/603	North Auckland
NA951/198	North Auckland
NA95B/30	North Auckland
NA96B/830	North Auckland
NA9A/946	North Auckland
NAPR52D/506	North Auckland
NL10A/878	Nelson
NL10C/1259	Nelson
NL10D/711	Nelson
NL11A/1074	Nelson

Affected Computer Registers Land District

NL11A/1075	Nelson
NL11A/438	Nelson
NL11B/376	Nelson
NL11C/840	Nelson
NL12B/328	Nelson
NL12B/434	Nelson
NL13B/1150	Nelson
NL1A/254	Nelson
NL24/83	Nelson
NL25/65	Nelson
NL26/285	Nelson
NL28/189	Nelson
NL2A/40	Nelson
NL2D/15	Nelson
NL2D/88	Nelson
NL31/60	Nelson
NL33/213	Nelson
NL41/112	Nelson
NL43/173	Nelson
NL47/59	Nelson
NL4A/1112	Nelson
NL4A/1192	Nelson
NL4C/710	Nelson
NL50/5	Nelson
NL51/155	Nelson
NL6A/678	Nelson
NL6D/605	Nelson
NL7A/1245	Nelson
NL7B/1058	Nelson
NL7C/267	Nelson
NL81/185	Nelson
NL8A/264	Nelson
NL8A/700	Nelson
NL8B/157	Nelson
NL8B/626	Nelson
OT10A/177	Otago
OT10B/72	Otago
OT10C/65	Otago
OT10D/1056	Otago
OT10D/1072	Otago
OT10D/28	Otago
OT117/235	Otago
OT12B/720	Otago
OT132/251	Otago
OT13A/1012	Otago

Affected Computer Registers	Land District
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OT13A/1267

Otago

OT13A/1350

Otago

OT13A/607

Otago

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Dong-On Lee as Crown Representative on 17/07/2012 05:17 PM

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

Ministry for Primary Industries
Manatū Ahu Matua



Notice of status of forest land

Section 195, Climate Change Response Act 2002

To the Registrar-General of Land

The following land/Part of the following land is pre-1990 forest land that is exempt land under section 183 of the Climate Change Response Act 2002

Legal Description	District Council	Title
Allot 103 PARISH OF Tatarariki	NORTHLAND REGION	NA18D/638
Lot 2 DP 41902	NORTHLAND REGION	NA19C/12
Pt Kahikatoa Blk	NORTHLAND REGION	NA2038/67
Pt Allot 8 PARISH OF Tauhoa	AUCKLAND REGION	NA2097/68
Sec 2 Blk IV Hukerenui SD	NORTHLAND REGION	NA229/166
Motatau 5E16 Blk	NORTHLAND REGION	NA22B/1287
Lot 1 DP 66686	NORTHLAND REGION	NA22D/700
Motatau 5E17 Blk	NORTHLAND REGION	NA22D/829
Pt Konotū B No 1 South East B No 1 Blk	NORTHLAND REGION	NA234/21
Lot 3 DP 67203	AUCKLAND REGION	NA24A/1431
Allot 5 PARISH OF Wairau	NORTHLAND REGION	NA26A/1105
Lot 13 DP 72579	NORTHLAND REGION	NA28C/845
Sec 3 Blk XIII Tarawara SD	NORTHLAND REGION	NA301/27
Allot 197 Parish of Puhoi	AUCKLAND REGION	NA30A/529
Lot 1 DP 59324	NORTHLAND REGION	NA31B/1240
Lot 2 DP 59324	NORTHLAND REGION	NA31B/1241
Lot 3 DP 59324	NORTHLAND REGION	NA31B/1242
Lot 4 DP 59324	NORTHLAND REGION	NA31B/1243
Lot 5 DP 59324	NORTHLAND REGION	NA31B/1244
Lot 3 DP 70986	NORTHLAND REGION	NA31B/1246
Lot 4 DP 70986	NORTHLAND REGION	NA31B/1247
Lot 2 DP 78025	NORTHLAND REGION	NA34B/224
Allot 60 PARISH OF Maungataniwha East	NORTHLAND REGION	NA35C/25
Pt Houhora Blk	NORTHLAND REGION	NA35D/436
Allot 114 Parish Ruapekapeka	NORTHLAND REGION	NA382/238
Allot 115 PARISH OF Wairau	NORTHLAND REGION	NA43B/485
Allot SW117 PARISH OF Wairau	NORTHLAND REGION	NA43B/486
Lot 1 DP 88298	AUCKLAND REGION	NA45D/306

ETS-2012-06-07E

Lot 1 DP 19947	AUCKLAND REGION	NA498/70
Lot 3 DP 93358	NORTHLAND REGION	NA49D/950
Sec 30 Blk XI Mangonui SD	NORTHLAND REGION	NA50C/1030
Sec 31 Blk XI Mangonui SD	NORTHLAND REGION	NA50C/1030
Sec 32 Blk XI Mangonui SD	NORTHLAND REGION	NA50C/1030
Allot E245 Parish of Matakoho	NORTHLAND REGION	NA50C/1073
Allot E246 Parish of Matakoho	NORTHLAND REGION	NA50C/1073
Allot W245 parish of Matakoho	NORTHLAND REGION	NA50C/1073
Allot W246 Parish of Matakoho	NORTHLAND REGION	NA50C/1073
Pt Allot 264 Parish of Matakoho	NORTHLAND REGION	NA50C/1074
Pt Lot 1 DP 25198	NORTHLAND REGION	NA51D/408
Allot 92 PARISH OF Tatarariki	NORTHLAND REGION	NA52/276
Allot 99 PARISH OF Tatarariki	NORTHLAND REGION	NA52/91
Lot 1 DP 98819	NORTHLAND REGION	NA53D/473
Lot 1 DP 99863	NORTHLAND REGION	NA54C/161
Pt Allot 2 Parish of Mahinepua	NORTHLAND REGION	NA554/164
Pt Allot 2 Parish of Mahinepua	NORTHLAND REGION	NA559/278
Pt Allot 45 Parish of Kaeo	NORTHLAND REGION	NA55A/890
Part Allotment 92 Parish of Tauraroa	NORTHLAND REGION	NA564/275
Allot 628 Parish of Waipu	NORTHLAND REGION	NA56B/180
Allot 175 Parish of Waipu	NORTHLAND REGION	NA570/50
Lot 1 DP 101758	AUCKLAND REGION	NA57B/189
Lot 1 DP 103997	AUCKLAND REGION	NA57C/297
Pt Sec 11 Blk XI Mangonui SD	NORTHLAND REGION	NA5A/583
Lot 1 DP 110534	NORTHLAND REGION	NA62B/462
DP 23994	NORTHLAND REGION	NA631/261
Lot 10 DP 27260	NORTHLAND REGION	NA697/174
Lot 1 DP 120578	AUCKLAND REGION	NA69D/436
Lot 10 DP 126803	NORTHLAND REGION	NA74A/110
Pt Allot 172 Parish of Mahurangi	AUCKLAND REGION	NA759/76
Pt Allot NW76 PARISH OF Maungakaramea	NORTHLAND REGION	NA760/101
Pt Allot SE76 PARISH OF Maungakaramea	NORTHLAND REGION	NA760/101
Pt Allot 9 Parish of Matakana	AUCKLAND REGION	NA777/241
Allot 10 Parish Ruapekapeka	NORTHLAND REGION	NA778/32
Allot 10A Parish of Ruapekapeka	NORTHLAND REGION	NA778/32
Allot 11 Parish of Ruapekapeka	NORTHLAND REGION	NA778/32
Whatamakiri Island	WAIKATO REGION	NA779/293
Allot 126 PARISH OF Kopuru	NORTHLAND REGION	NA77D/131
Lot 1 DP 37152	NORTHLAND REGION	NA78D/251
Pt Lot 2 DP 66686	NORTHLAND REGION	525261
Sec 3 Blk X Punakitere SD	NORTHLAND REGION	NA82C/998
Lot 5 DP 139381	NORTHLAND REGION	NA82D/315
Allot 12 Parish Ruapekapeka	NORTHLAND REGION	NA833/20
Allot 13 Parish Ruapekapeka	NORTHLAND REGION	NA833/20
Allot 277 Parish of Waipu	NORTHLAND REGION	NA86D/352
Allot 285 Tauraroa Parish	NORTHLAND REGION	NA87A/223
Lot 4 DP 149222	NORTHLAND REGION	NA88D/746
Lot 2 DP 150604	NORTHLAND REGION	NA89D/561
Lot 1 DP 150350	AUCKLAND REGION	NA89D/81
Sec 3 Blk V Te Kuri SD	NORTHLAND REGION	NA90D/401
Pt Allot 183 PARISH of Maungatapere	NORTHLAND REGION	NA90D/507
Pt Lot 1 DP 22433	NORTHLAND REGION	NA914/152
Lot 1 DP 152736	AUCKLAND REGION	NA91A/944

Lot 6 DP 152736	AUCKLAND REGION	NA91A/949
Lot 1 DP 155537	NORTHLAND REGION	NA92D/731
Sec 25 Blk I Punakitere SD	NORTHLAND REGION	NA93D/504
Pt Lot 2 DP 63307	AUCKLAND REGION	NA93D/603
Pt Mangamuka East 1BNo2 Block	NORTHLAND REGION	NA951/198
Lot 1 DP 158724	AUCKLAND REGION	NA95B/30
Lot 1 DP 160400	NORTHLAND REGION	NA96B/830
Lot 21 DP 55569	AUCKLAND REGION	NA9A/946
Rewarewa D Blk	NORTHLAND REGION	NAPR52D/506
Sec 4 Blk XVI Matiri SD	TASMAN REGION	NL10A/878
Pt Sec 23 Blk VI Wakapuaka Survey District, Pt Sec 29 of Suburban North and Pt Francis Jollie Grant	NELSON REGION	NL10C/1259
Lot 2 DP 16645	MARLBOROUGH REGION	NL10D/711
Lot 3 DP 16645	MARLBOROUGH REGION	NL10D/711
Lot 2 DP 17030	TASMAN REGION	NL11A/1074
Lot 3 DP 17030	TASMAN REGION	NL11A/1075
Lot 10 DP 16842	TASMAN REGION	NL11A/438
Pt Lot 2 DP 14156	TASMAN REGION	NL11B/376
Pt Sec 14 Square 3	TASMAN REGION	NL11C/840
Sec 2 Blk IV Wangapeka SD	TASMAN REGION	NL12B/328
Sec 26 Blk XVI Mount Arthur SD	TASMAN REGION	NL12B/328
Lot 3 DP 18412	TASMAN REGION	NL12B/434
Lot 1 DP 20204	TASMAN REGION	NL13B/1150
Pt Sec 93 SQUARE 5	TASMAN REGION	NL1A/254
Sec 7 Blk IV Tadmor SD	TASMAN REGION	NL24/83
Sec 1 Blk X Wangapeka SD	TASMAN REGION	NL25/65
Sec 2 Blk X Wangapeka SD	TASMAN REGION	NL25/65
Sec 3 Blk X Wangapeka SD	TASMAN REGION	NL26/285
Pt Sec 122 Square 2	TASMAN REGION	NL28/189
Sec 33 SQUARE 2	TASMAN REGION	551437
Sec 1 Square 15	TASMAN REGION	NL2A/40
Sec 2 Sec 5 Square 44	TASMAN REGION	NL2D/15
Sec 11 Blk XI Motueka SD	TASMAN REGION	NL2D/88
Sec 2 Blk XIII Wai-iti SD	TASMAN REGION	NL31/60
Sec 4 Blk X Pakawau SD	TASMAN REGION	NL33/213
Sec 2A Blk XI Motueka SD	TASMAN REGION	NL41/112
Lot 4 DP 786	TASMAN REGION	NL43/173
Subdivision 2 Sec 5 Blk XVI Tadmor SD	TASMAN REGION	NL47/59
Lot 1 DP 8809	TASMAN REGION	NL4A/1112
Pt Sec 30 Square 2	TASMAN REGION	NL4A/1112
Lot 14 DP 8710	TASMAN REGION	NL4A/1192
Sec 17 Blk VII Wai-iti SD	TASMAN REGION	NL4C/710
Sec 32 Blk VII Wai-iti SD	TASMAN REGION	NL4C/710
Sec 2 Sec 27 Blk XVI Mount Arthur SD	TASMAN REGION	NL50/5
Sec 12 Blk IV Tadmor SD	TASMAN REGION	NL51/155
Sec 24 Blk XV Rahu SD	WEST COAST REGION	NL6A/678
Lot 1 DP 11385	TASMAN REGION	NL6D/605
Lot 3 DP 11858	WEST COAST REGION	NL7A/1245
Lot 1 DP 12276	TASMAN REGION	NL7B/1058
Lot 2 DP 12349	TASMAN REGION	NL7C/267
Pt Sec 30 Wai-iti Hills DISTRICT	TASMAN REGION	NL81/185
Lot 1 DP 12888	TASMAN REGION	NL8A/264
Lot 3 DP 12744	TASMAN REGION	NL8A/700
Sec 16 Blk I Rotoroa SD	TASMAN REGION	NL8B/157

Sec 23 Blk VIII Tadmor SD	TASMAN REGION	NL8B/626
Sec 4 Blk X Clarendon SD	OTAGO REGION	OT 10D/1056
Sec 22 Blk VII Otepopo SD	OTAGO REGION	OT10A/177
Sec 96 Blk IX Awamoko SD	OTAGO REGION	OT10B/72
Lot 1 DP 19089	OTAGO REGION	OT10C/65
Sec 13 Blk X Glenomaru SD	OTAGO REGION	OT10D/1072
Pt Sec 49 Blk IX Glenomaru SD	OTAGO REGION	OT10D/28
Pt Sec 1 Blk III Crookston SD	OTAGO REGION	OT117/235
Sec 3A Greenfield Settlement	OTAGO REGION	OT12B/720
Sec 48 Blk IX Glenomaru SD	OTAGO REGION	OT132/251
Sec 11 Blk XI Kauru SD	OTAGO REGION	OT13A/1012
Sec 57 Blk VI Hillend SD	OTAGO REGION	OT13A/1267
Sec 156 Blk VIII Glenomaru SD	OTAGO REGION	OT13A/1350
Sec 108 Blk XVIII Tuapeka East SD	OTAGO REGION	OT13A/607

Date: 07 June 2012

Signed:

PETER LOUGH



ETS OPERATIONS MANAGER

For

Director General
Ministry for Primary Industries

ETS-2012-06-07E



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




R. W. Muir
Registrar-General
of Land

Identifier **NA5A/583** **Part-Cancelled**
Land Registration District **North Auckland**
Date Issued 17 December 1964

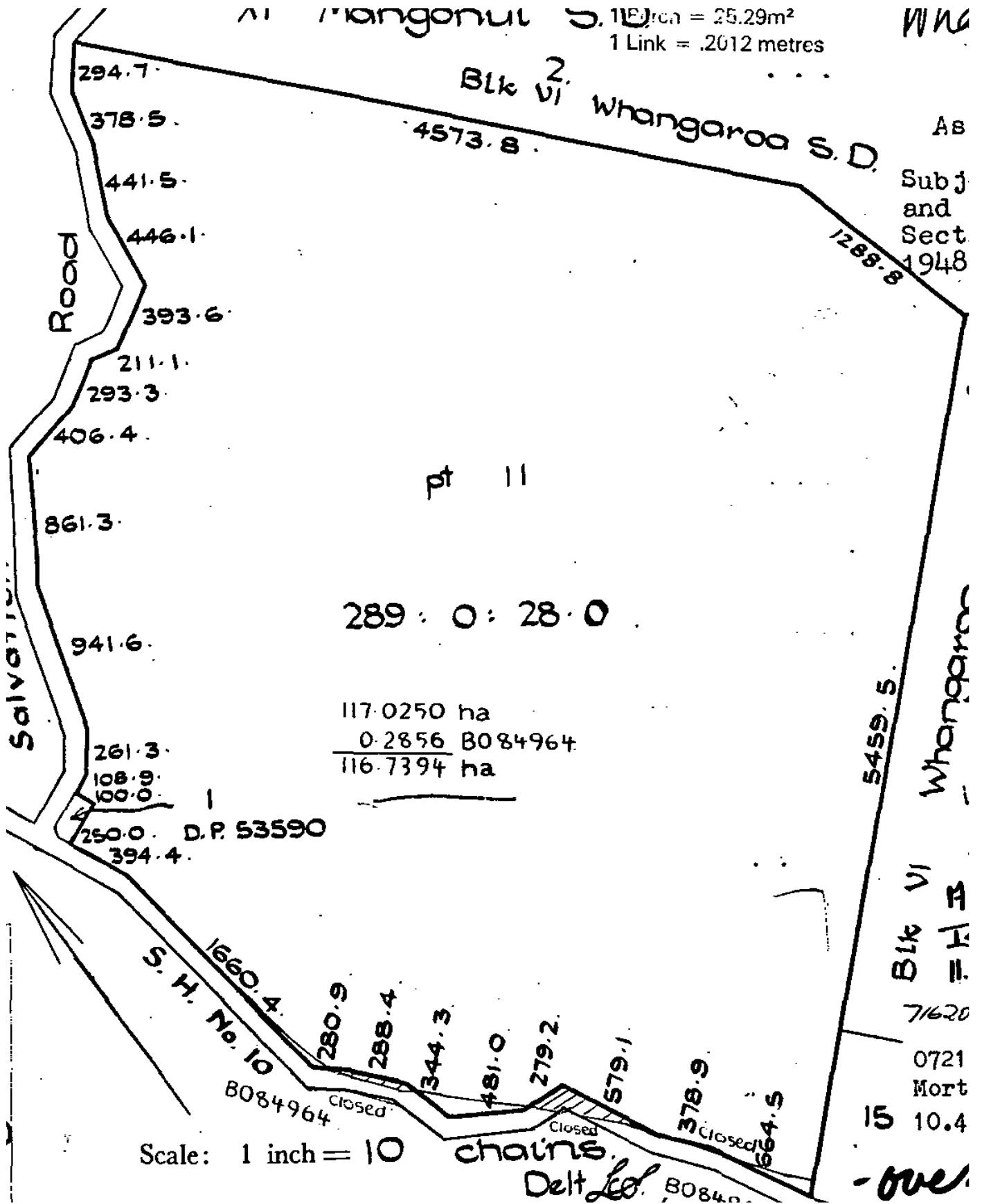
Prior References
NA1853/41

Estate Fee Simple
Area 117.0250 hectares more or less
Legal Description Part Section 11 Block XI Mangonui Survey
District

Registered Owners
Rosemary Bernadette Archibald and Brian John Archibald

Interests

Subject to Section 59 Land Act 1948
B084964.1 Gazette Notice (NZ Gazette 15.4.1982 p.1230) declaring part (2856m²) to be acquired for road on 15.4.1982 - 14.7.1982 at 11:11 am
B921078.5 CT NA71A/1152 issued for part Lot 1 DP 122355 - 29.11.1988
9126244.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 18.7.2012 at 12:40 pm





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




R. W. Muir
Registrar-General
of Land

Identifier **NA50C/1030**
Land Registration District **North Auckland**
Date Issued 14 July 1982

Estate Fee Simple
Area 2799 square metres more or less
Legal Description Section 30-32 Block XI Mangonui Survey
District

Registered Owners

Rosemary Bernadette Archibald and Brian John Archibald

Interests

Subject to Section 8 Atomic Energy Act 1945
Subject to Section 5 Coal Mines Act 1979
Subject to Section 3 Geothermal Energy Act 1953
Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Mining Act 1971
9126244.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 18.7.2012 at 12:40 pm

ROAD SHOWN IS LEGAL



DESCRIPTION	FORMERLY
Section 30	Survey of 1220
Section 31	Stopped Over Road Plan 1002 p. 1220
Section 32	Survey of 1220

Bearings Distances and Areas Adopted from SO 53155 5145

Total Area 2799m² Comprised in

Registered Survey and being of an irregular shape and being of such a nature that it has been made from various sources and has not been made in accordance with the regulations in force at the date of the survey.

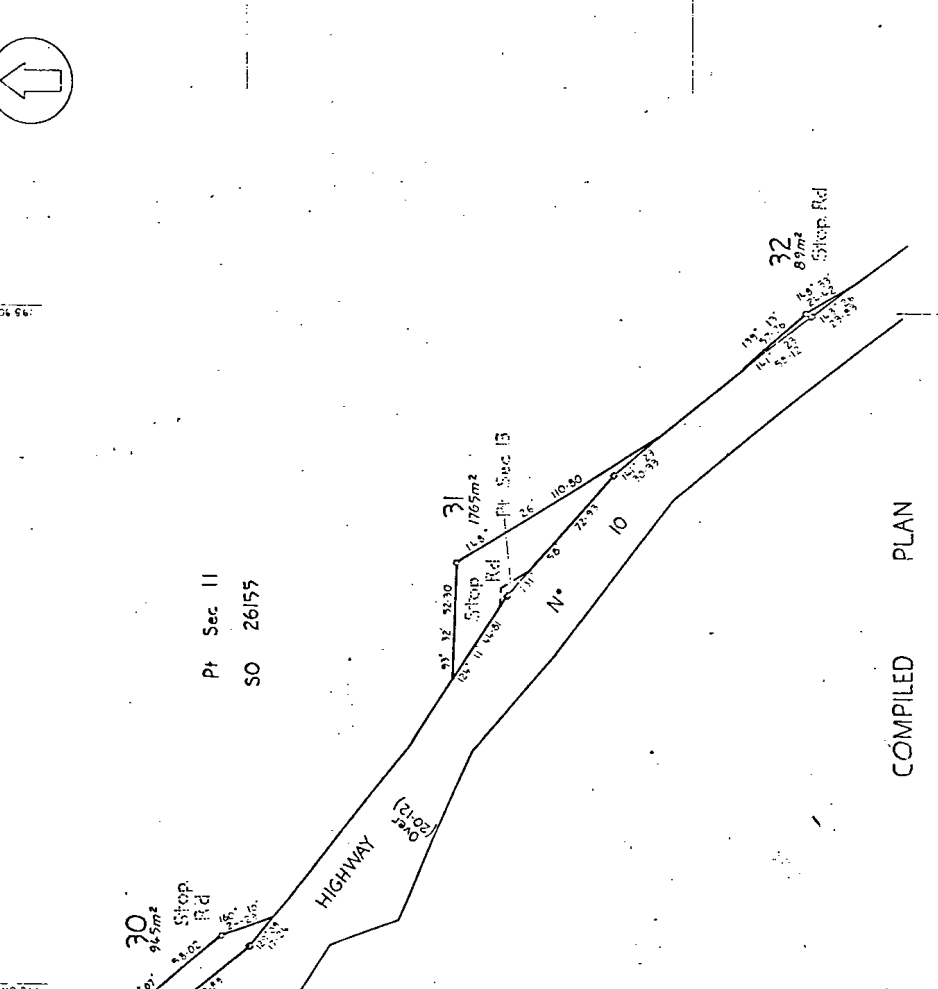
Field Book
Reference Plan SO 53155 5145

Examined P.J. Conolly
Approved as to Survey

Deposited this 19 day of 19

District Land Registrar

SO 56457



Pt Sec II
SO 26155

COMPILED PLAN

LOCAL AUTHORITY WHANGAROA COUNTY
Surveyed by Completed in Survey Office Date MARCH 1982

SECTION 30, 31 & 32 BLOCK
XI MANGONUI SURVEY DISTRICT

LAKE DISTRICT NORTH AUCKLAND
SURVEY DISTRICT XI MANGONUI
PLAN 261 51155 PO 4/71-3

Brian & Rosemary Archibald
1650 State Highway 10, Totara North
Resource Consent Application



Appendix B: Scheme Plan

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



Sec 2 Blk VI
Whangaroa SD

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Contours are derived from LINZ Lidar Data (sourced 25/10/2024)
Contours are in terms of NZVD2016



Proposed building site

Local Authority: Whangarei District Council
Comprised in: RT NA5A/583 & RT NA50C/1030
Total Area: 116.6998 Ha

Cato Bolam

creating great places

PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
1650 State Highway 10
Totara North

Stage 1

Lots 1,2,3,5 & 100 being a Proposed
Subdivision of Part Section 11 Block
XI Mangonui SD, Sections 30 & 31
Block XI Mangonui SD

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	S.Reiher	30/10/2024
B	Issued For Client Approval	S.Reiher	05/02/2025
SURVEYED			
DESIGNED		S.Reiher	30/10/2024
DRAWN		L.Pringle	05/02/2025
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
05/02/2025	1:5000	A3	
DRAWING NO.			REVISION
47323-DR-PLN-1220			B

C:\120\Synergy\State\CA\TOAPP\1723-B\am & Rosemary Archibald_64646T\Technical\Drawings\1723-DR-PLN-1220-1220_Scheme



Sec 2 Blk VI
Whangaroa SD

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Contours are derived from LINZ Lidar Data (sourced 25/10/2024)
Contours are in terms of NZVD2016



Proposed building site

Local Authority: Whangarei District Council
Comprised in: Lot 100 Stage 1
Total Area: 88.38 Ha

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creating great places

PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
1650 State Highway 10
Totara North

Stage 2
Lots 4 and 6 being a Proposed
Subdivision of Lot 100 on Scheme
Plan 47323-DR-PLN-1230

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	S.Reiher	30/10/2024
B	Issued For Client Approval	S.Reiher	05/02/2025
SURVEYED			
DESIGNED		S.Reiher	30/10/2024
DRAWN		L.Pringle	05/02/2025
DATE		ORIGINAL SCALE	ORIGINAL SIZE
05/02/2025		1:5000	A3
DRAWING NO.			REVISION
47323-DR-PLN-1230			B

C:\1230\Synergy\Subdiv\47323-DR-PLN-1230\Biam & Rosemary Archibald_64646T_tech\cadd\Drawings\47323-DR-PLN-1230-1230_Scheme



Sec 2 Blk VI
Whangaroa SD

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Contours are derived from LINZ Lidar Data (sourced 25/10/2024)
Contours are in terms of NZVD2016

Local Authority: Far North District Council
Comprised in: RT NA5A/583 & RT NA50C/1030
Total Area: 116.6998 Ha



creating great places

PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
1650 State Highway 10
Totara North

Accessways

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	J.Lloyd	7/02/2025
SURVEYED			
DESIGNED		J.Lloyd	07/02/2025
DRAWN		J.Lloyd	07/02/2025
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
7/02/2025	1:5000	A3	
DRAWING NO.			REVISION
47323-DR-PLN-3000			A

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Contours are in terms of NZVD2016

Local Authority: Far North District Council
Comprised in: RT NA5A/583 & RT NA50C/1030
Total Area: 116.6998 Ha



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1650 State Highway 10
Totara North

Accessways

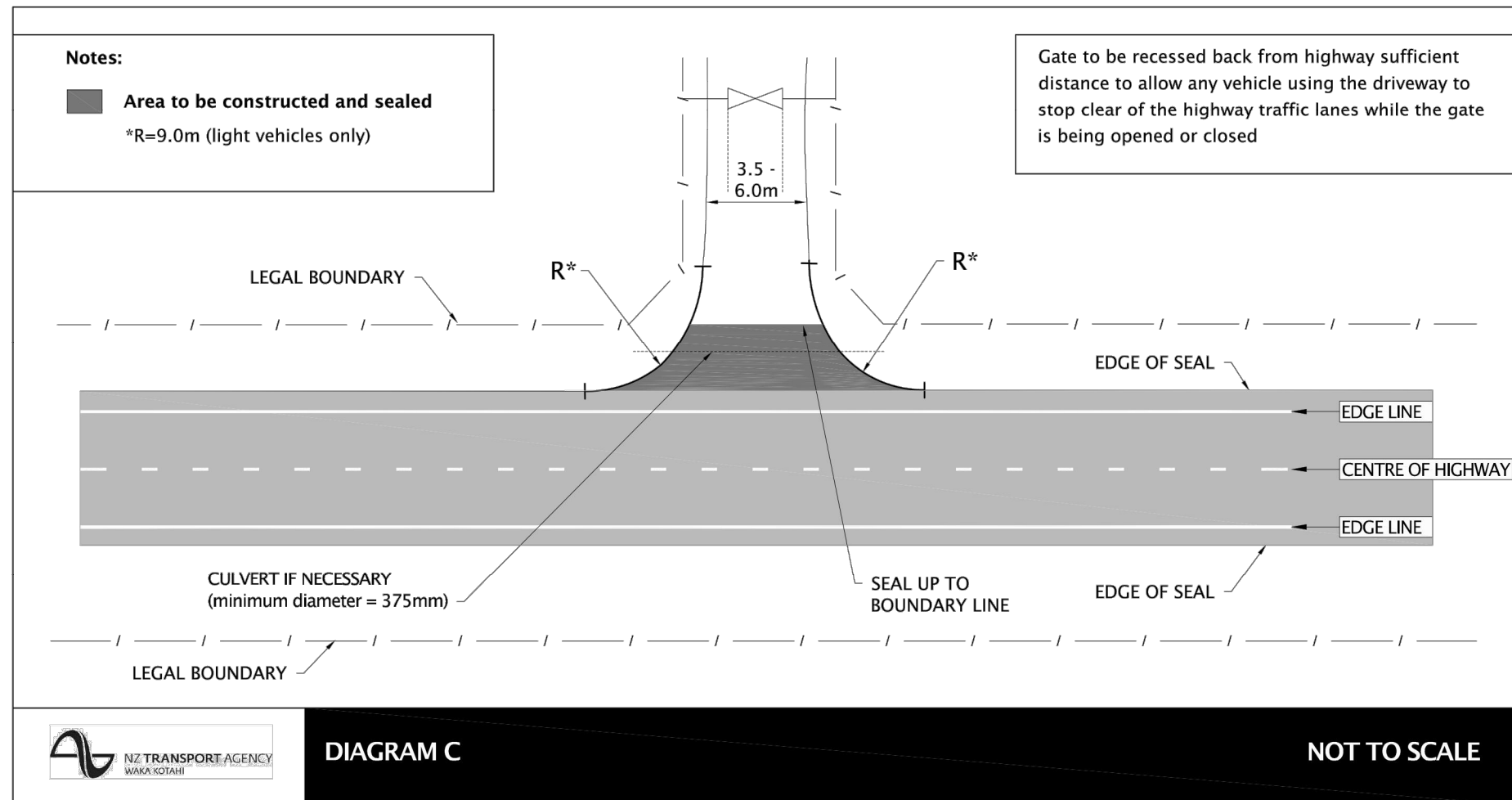
FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	J.Lloyd	7/02/2025
SURVEYED			
DESIGNED		J.Lloyd	07/02/2025
DRAWN		J.Lloyd	07/02/2025
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
7/02/2025	1:1000	A3	
DRAWING NO.			REVISION
47323-DR-PLN-3001			A

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Local Authority: Far North District Council
 Comprised in: RT NA5A/583 & RT NA50C/1030
 Total Area: 116.6998 Ha



Brian & Rosemary Archibald
 1650 State Highway 10
 Totara North

NZTA Type C crossing

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	J.Lloyd	7/02/2025
SURVEYED			
DESIGNED		J.Lloyd	07/02/2025
DRAWN		J.Lloyd	07/02/2025
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
7/02/2025	25.453621	A3	
DRAWING NO.			REVISION
47323-DR-PLN-3400			A

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Brian & Rosemary Archibald
1650 State Highway 10, Totara North
Resource Consent Application



Appendix C: Geotechnical Report

PLANNERS
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ENVIRONMENTAL



SUBDIVISION SUITABILITY REPORT

Salvation Road

Whangaroa

(Part Section 11 Block XI Mangonui SD)

SUBDIVISION SUITABILITY REPORT

Salvation Road

Whangaroa

(Part Section 11 Block XI Mangonui SD)

Report prepared for: Tom Archibald

Report reference: 19390

Date: 25 November 2024

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
25/11/2024	1	Building Consent Issue	R Beasley	S Scott	M Jacobson



association of
consulting and
engineering

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Appendices

A	Scheme Plan
B	Drawings
C	Subsurface Investigations
D	On-site Wastewater Disposal Details
E	FNDC SEW1

File: 19390
25 November 2024
Revision: 1

SUBDIVISION SUITABILITY REPORT

Salvation Road, Whangaroa

(Part Section 11 Block XI Mangonui SD)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Tom Archibald to investigate the suitability of the property (Part Section 11 Block XI Mangonui SD) for a subdivision. The purpose of this report is to assess the geotechnical suitability of the properties making foundation and earthworks recommendations and detail the design of an on-site wastewater disposal system.

The client proposes to create 5 new residential allotments, assessment of Lots 1-3 and Lot 6 has been included in this report. Lots 4 and 5 site existing dwellings and will not be assessed further herein.

2.0 Site Description

This 116ha property is accessed down State Highway 10, some 100m from its intersection with Salvation Road. The northern Lots 3 and 6, consist of gentle to steep slopes and ridgelines, and the southern Lots 1 and 2, are lower lying, and gently sloped, bounded by the Unuhia Stream. Ground coverage consists of pasture and trees.



Figure 1: Part Section 11 Block XI Mangonui SD.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the northern portion of the property bounded by the Unuhia Stream is to be located within an area that is underlain by Tangihua Complex, which has been described as follows: *“Mainly basalt pillow lava, with subvolcanic intrusives of basalt, dolerite and gabbro; locally incorporating siliceous mudstone.”*

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the southern portion of the property is located within an area that is underlain by Punakitere Sandstone, which has been described as follows: *“Weakly to moderately indurated, alternating thin- to thick-bedded, quartzofeldspathic sandstone and mudstone.”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically three images, from 1950, 1970 and 1981. See Figure 2 below of the 1970 image. Several notable features were observed, listed below.

- Some soil creep was observed, specifically towards the centre of the property where slopes steepen to the dominant ridgetop. This was observed away from any identified building sites.
- Clear signs of gully erosion were observed upslope of the stream, away from any identified building sites.
- Much of the property remained undeveloped, with ground coverage consisting of pasture, with the exception of an existing dwelling located towards the northwest corner of the property.



Figure 2: 1970 Aerial Image (Source: www.retrolens.nz).

4.0 Field Investigation

A Graduate Engineer and Geologist from this office visited the property on 8 November 2024 to undertake a walkover inspection and nine hand augers.

The walkover inspection did not observe any signs of concern at the identified building sites in relation to the proposal.

The hand augers were dug to a maximum depth of 4.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below.

Lots 3 & 6;

- Topsoil was encountered to a depth ranging between 0.05mBGL to 0.1mBGL, consisting of sandy topsoil.
- Residual soils of the Tangihua Complex were encountered, to a depth ranging between 1.3mBGL to 3.0mBGL. These soils consisted of stiff to very stiff clayey silts, very stiff to stiff gravelly clays, very stiff to stiff silty clays, stiff sandy silts and stiff clays. In-situ Undrained Shear Strengths ranged between 47kPa to greater than 201kPa.

- Completely weathered basalt of Tangihua Complex was encountered to a tested depth of 4.0mBGL underlying the residual soils, consisting of stiff to firm silty clays, stiff sandy silts, stiff sandy clays and stiff clayey silts.
- Groundwater was encountered at 2.3m and 2.4mBGL.

Lots 1 & 2;

- Topsoil was encountered to a depth ranging between 0.05mBGL to 0.1mBGL, consisting of sandy topsoil.
- Residual soils of Punakitere Sandstone were encountered, to a maximum depth of 3.0mBGL. Soils consisted of firm to very stiff sandy silts, stiff to very stiff clayey silts, stiff to very stiff silty clays, firm to stiff clays and fibrous peat. In-situ Undrained Shear Strengths ranged between 58kPa to greater than 201kPa.
- Completely weathered mudstone of the Punakitere Sandstone was encountered underlying residual soils to a tested depth of 3.2mBGL. In-situ Undrained Shear Strengths were 128kPa.
- Groundwater was encountered at 1.1m, 1.3m, 1.7mBGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

Lots 1-3 consist of gentle slopes either positioned at the base of slopes or well setback from slopes considered moderate or steep. Lot 6 is made up of gentle to moderate slopes, with a ridgetop to the centre of the property, that falls steeply into a valley to the south. Within the valley to the south, a small stream runs towards the west boundary of Lots 1 and 2.

The property is underlain by Punakitere Sandstone and mudstone making up the lower surrounding land being typically gently sloping and hummocky. The Tangihua complex makes up the elevated terrain in this property typically forming even slopes and ridgelines, consisting of clayey silts, silty clays, sandy silts, gravelly clays and clays observed during field investigations. A common characteristic of Punakitere Sandstone is the presence of weak mudstone within the unit, where slopes typically stand at lower grades. Some mudstone was encountered over Lot 2, and sandy silts were encountered indicating Punakitere Sandstone.

Volcanics such as Tangihua Complex are able to withstand moderate slopes ($>14^\circ$), forming dominant ridgelines. Lots 1-3 are situated within gentle slopes, and Lot 6 consists of gentle to moderate slopes ($<12^\circ$).

RS Eng consider that based on the relatively gentle slopes over the identified building sites and subsoils encountered during field investigations, the identified building sites are at low risk of slope instability provided the recommendations within this report are complied with.

6.2 Liquefaction

The identified building sites are positioned on land underlain by the Tangihua group and Punakitere Sandstone, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the characteristics of the subsoils encountered during field investigations, RS Eng considers the soils as being Class H (Highly Expansive) as per AS 2870.

6.4 Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow creep was not evident on the moderate slopes at the building sites, however removal of vegetation and the proposed surcharge loading could possibly activate shallow soil creep on the proposed Lot 6.

7.0 Three Waters

7.1 Flooding

The Northland Regional Council have designated parts of this property as being flood susceptible. Part of the north edge of the property and part of the southern boundary along the stream within Lots 1, 2 and 6 have been mapped to be at risk of flooding. However, the identified building sites on the affected lots are situated at least 5m above the mapped flood levels. RS Eng consider based on the elevated building areas, the risk of inundation to the proposed building sites to be low.

7.2 On-site Wastewater Disposal

The land available for effluent disposal is typically gentle to moderately sloped (less than 14°) and waxing divergent. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547. Disposal of secondary treatment effluent loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area is suitable.

To demonstrate the suitability of the proposed lots, a concept on-site effluent disposal design has been prepared for a hypothetical four-bedroom dwelling. The design calculations are presented in Table 1 below.

Table 1: Concept Wastewater Disposal Design.

Number of Bedrooms	4	No.
Number of Persons	6	No.
Flow Allowance	180	L/person/Day
Total Flow	1080	L/Day
Irrigation Rate (DIR)	3.0	L/m ² /day
Slope Reduction Factor	0	%
Irrigation Area Required	360	m ²
Irrigation Line Spacing	1.0	m

8.0 Recommendations

8.1 Further Engineering

At the building consent stage, the specific proposal shall be supported by a project and site-specific geotechnical investigation and on-site wastewater disposal design.

8.2 Flood Hazard Area

No works shall be undertaken in the NRC mapped 1%AEP+CC flood area without an assessment of effects.

8.3 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C "*Shallow Soil Site.*"

8.4 Earthworks

To form access to and create a building platform for future buildings, earthworks are required. To suitably develop the building areas, RS Eng recommend as follows.

- Cuts and fills shall be limited to 1.0m and 0.5m without further geotechnical assessment.
- Cut and fill batter should be sloped at angles less than 1V to 3H or be suitably retained.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Site works shall generally be completed in accordance with NZS 4431.

8.5 Foundations

The site is not "Good Ground" as per NZS3604. Notwithstanding the recommendations of this report, following the removal of topsoil and other organic soil, RS Eng expects Ultimate Bearing Capacities to exceed 300kPa. Residential NZS3604 type construction on conventional foundations or raft type slabs specifically designed to account for Class H1 expansive soils as per AS2870 are suitable.

Where buildings are situated over moderate slopes (>14°) deeper foundations may be required to account for any potential soil creep to be confirmed at Building Consent stage.

8.6 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to dispersal structures, overland flow paths or stable water courses.

9.0 Conclusions

It is the conclusion of RS Eng Ltd that the identified building areas are suitable for residential development, provided the recommendations and limitations herein are adhered to.

We also conclude that in terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

- (a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence, slippage or inundation from any source; and
- (b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence, slippage or inundation from any source.

10.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:



Sarah Scott
Technican
NZDE(Civil)

Approved by:



Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



Sec 2 Blk VI
Whangaroa SD

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Contours are in terms of NZVD2016

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PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

**Tom Archibald
State Highway 10
Waipapa**

Concept Plan

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	S.Reiher	30/10/2024
SURVEYED			
DESIGNED		S.Reiher	30/10/2024
DRAWN		T.Morris	30/10/2024
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
30/10/2024	1:5000	A3	
DRAWING NO.			REVISION
84579-DR-PLN-1220			A

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Appendix B

Drawings



NOTES:


- If any part of these documents are unclear, please contact RSEng Ltd.
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KEY

- ☒ Hand Auger Location
- ▭ Identified Building Sites
- ⊕ Identified Wastewater Disposal Locations

Contours are shown at 5.0m crs.
Contours are derived from LiDAR (2018) and are shown at NZVD2016 Vertical Datum.

		RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	
		Title SUBDIVISION SUITABILITY SITE INVESTIGATIONS	
Client TOM ARCHIBALD		Location SALVATION ROAD WHANGAROA	
Date 14/11/2024		Rev A	Notes Original Issue
Scale 1:5000	Original A3	Rev A	
Drawn RB	Approved MJ	File # 19390	Sheet 1

Appendix C

Subsurface Investigations



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA01

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1659960mE, 6123154mN

ELEVATION: 119.95m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER	
						50	100	150	200		Values
TS Tangihua Complex	TOPSOIL.		0.0	TS							
	Clayey SILT; dark brown bits of orange. Very stiff; moist; low plasticity.		0.2								
	Gravelly CLAY; some orange and yellow. Very stiff; moist; low plasticity; gravel, medium to coarse.		0.6							194	Groundwater Not Encountered
	Silty CLAY; brown some orange and yellow. Very stiff; moist; high plasticity.		0.8							65	
	----- Becomes more orange.		1.0							201+	
		1.2							-		
		1.4							141		
	Completely weathered; BASALT. -- Clayey SILT; orange/white. Stiff; moist; low plasticity. End Of Hole: 1.50m		1.6							72	
			1.8								
			2.0								
			2.2								
			2.4								
			2.6								
			2.8								
			3.0								
			3.2								
			3.4								
			3.6								
			3.8								
			4.0								

PHOTO(S)



REMARKS

Lot 6

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA02

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1659951mE, 6123121mN

ELEVATION: 126.94m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
	TOPSOIL.		0.0	TS																	
	Silty CLAY; dark brown/orange. Very stiff; moist; low plasticity.		0.2																		
	Gravelly CLAY, with minor silt. Very stiff; moist; low plasticity.		0.6																		201+
	Silty CLAY; dark brown and orange, some yellow. Very stiff; moist; low plasticity.		0.8																		
	More orange and red mottling with some brown.		1.0																		201+
	Completely weathered; BASALT.		1.4																		
	Silty CLAY, with some sand and gravel; greyish brown with some pink and white. Stiff; moist; low plasticity; gravel, completely weathered. More orange.		1.6																		150 83
			1.8																		
			2.0																		158 91
			2.2																		
			2.4																		
	Stiff to firm.		2.6																		141 69
			2.8																		
	Sandy SILT, with some clay; dark orange with some white and yellow. Stiff; moist to wet; low plasticity.		3.0																		115 55
			3.2																		
	Sandy CLAY, with minor silt; orange and pinkish white. Stiff; moist; low plasticity.		3.4																		130 73
			3.6																		
	Less pink with more white; low-plasticity.		3.8																		
	End Of Hole: 4.00m		4.0																		128 122

PHOTO(S)



REMARKS

Lot 6

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA03

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1660095mE, 6122217mN

ELEVATION: 101.79m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER	
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values		
Punakitere Sa	Sandy TOPSOIL.		0.0	TS																
	Sandy SILT, with some clay; greyish white, some black. Stiff; moist; non-plastic.		0.2																	
	Clayey SILT, with some gravel; brown/grey. Stiff; moist; low plasticity; gravel, completely weathered.		0.6																147	40
	PEAT (FIBROUS).		0.8																	
	CLAY; grey/white/brown. Firm; moist to wet; high plasticity.		1.2																142	49
	End Of Hole: 1.50m		1.5																58	29
			1.6																	
			1.8																	
			2.0																	
			2.2																	
			2.4																	
			2.6																	
			2.8																	
			3.0																	
			3.2																	
			3.4																	
			3.6																	
			3.8																	
			4.0																	

PHOTO(S)



REMARKS

Lot 1

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
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 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA04

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1660079mE, 6122195mN

ELEVATION: 101.7m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100		150	200
Punakitere Sa	TOPSOIL.		0.0	TS														
	Clayey SILT; grey/brown, some streaks of orange. Stiff, moist; low plasticity.		0.2															158
			0.4															33
			0.6															
	CLAY; more white/grey and some orange. Firm to stiff, moist; high plasticity.		0.8															118
			1.0															59
			1.2															
			1.4															91
		1.6															43	
	Silty CLAY; more orange. Stiff, moist; low plasticity.		1.8															105
			2.0															55
			2.2															
			2.4															127
			2.6															72
	Dark grey.		2.8															
	Completely weathered; MUDSTONE. - - Moist to wet.		3.0															128
			3.2															75
	Core less. End Of Hole: 3.20m		3.4															
			3.6															
			3.8															
			4.0															

PHOTO(S)



REMARKS

Lot 1

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA05

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1660053mE, 6122229mN

ELEVATION: 100.46m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION <small>(See Classification & Symbology sheet for details)</small>	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER <small>(Blows / 0mm)</small>										VANE SHEAR STRENGTH <small>(kPa)</small> Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	Sandy TOPSOIL.		0.0	TS																	
Punakitere Sa	Sandy SILT, with trace clay; brown/grey. Very stiff to stiff; moist; non-plastic.		0.2																		
	Sandy SILT, with trace rootlets; brown/grey. Firm to stiff; moist; non-plastic.		0.4																		
	Clayey SILT, with minor sand; red/brown. Stiff to very stiff; moist; low plasticity.		0.6																		
			0.8																		
	Silty CLAY, with trace rootlets; red/brown. Very stiff; moist; low plasticity.		1.0																		
	End Of Hole: 1.50m		1.4																		
			1.6																		
			1.8																		
			2.0																		
			2.2																		
			2.4																		
			2.6																		
			2.8																		
			3.0																		
			3.2																		
			3.4																		
			3.6																		
			3.8																		
			4.0																		

PHOTO(S)



REMARKS

Lot 1

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA06

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1659873mE, 6122289mN

ELEVATION: 97.24m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)											VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER								
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values										
TS Punakitere Sa	TOPSOIL, with minor sand. Sand, fine.		0.0	TS																								
	Clayey SILT; brown/grey. Stiff to very stiff; moist; low plasticity.		0.2																									
	Sandy SILT, with some clay; brown/orange. Stiff; moist; low plasticity.		0.4																									184
	Silty CLAY; orange some brown. Stiff; moist; high plasticity.		0.6																									43
			0.8																									
		1.0																									132	
		1.2																									73	
	Sandy SILT, with some clay. Stiff; moist to wet; low plasticity; sand, fine to medium.		1.4																									
	End Of Hole: 1.50m		1.6																								141	
			1.8																								29	
			2.0																									
			2.2																									
			2.4																									
			2.6																									
			2.8																									
			3.0																									
			3.2																									
			3.4																									
			3.6																									
			3.8																									
			4.0																									

PHOTO(S)



REMARKS

Lot 2

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
 09 438 3273
 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA07

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1659900mE, 6122264mN

ELEVATION: 99.26m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER		
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values			
TS	TOPSOIL.			TS TS																	
	Sandy SILT; dark brown. Stiff; moist; non-plastic.		0.2																		
	With minor clay; more orange/red.		0.4																		201+
	With some clay; more white.		0.6																		-
	White/orange.		0.8																		-
			1.0																		201+
			1.2																		-
			1.4																		-
			1.6																		190
			1.8																		35
			2.0																		184
			2.2																		76
	Moist to wet.		2.4																		201+
			2.6																		-
	Orange, some white. Wet.		2.8																		-
			3.0																		99
	Core less. End Of Hole: 3.00m		3.2																		30
			3.4																		-
			3.6																		-
			3.8																		-
			4.0																		-

PHOTO(S)



REMARKS

Lot 2

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↔ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA08

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
CO-ORDINATES: 1659505mE, 6122908mN

ELEVATION: 106.79m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
					2 4 6 8 10 12 14 16 18	50 100 150 200 Values	
Tangihua Complex	Sandy TOPSOIL.		0.0 - 0.2	TS			
	Sandy SILT, with some clay; dark brown, some orange. Very stiff; moist; non-plastic; sand, fine to medium.		0.2 - 0.4	XS			
	Silty CLAY; brown, some orange and grey. Stiff; moist; low plasticity.		0.4 - 1.2	XS		155 43	Groundwater Not Encountered
	CLAY, with some silt; grey/orange. Stiff; moist; high plasticity.		1.2 - 1.5	XS		158 30	
End Of Hole: 1.50m		1.5 - 1.6			101 45		
		1.6 - 4.0					

PHOTO(S)



REMARKS

Lot 3

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↙ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

HAND AUGER LOG

HOLE NO.:
HA09

CLIENT: Tom Archibald
 PROJECT: Geotechnical Investigations

JOB NO.:
19390

SITE LOCATION: Salvation Road, Whangaroa
 CO-ORDINATES: 1659522mE, 6122895mN

ELEVATION: 108.83m

START DATE: 08/11/2024
 END DATE: 08/11/2024
 LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION <small>(See Classification & Symbology sheet for details)</small>	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER <small>(Blows / 0mm)</small>	VANE SHEAR STRENGTH <small>(kPa)</small> Vane: GEO3603				WATER
						50	100	150	200	
Tangihua Complex	Sandy TOPSOIL.		0.0	TS						
	Sandy SILT, with some clay; dark brown, some orange. Stiff; moist.		0.2							
	Silty CLAY; dark brown, some orange with bits of black. Very stiff; moist; low plasticity.		0.4							201+
	With some sand; more orange and red.		0.6							-
			0.8							
			1.0							199
			1.2							72
	Silty CLAY, with minor sand; becoming greyish blue. Stiff; moist; low plasticity.		1.4							
			1.6							127
			1.8							59
Greyish blue some orange. High-plasticity.		2.0								
		2.2							132	
		2.4							72	
CLAY, with some silt; more orangish grey. Stiff; moist.		2.6								
		2.8								
With minor sand. Sand, fine.		3.0								
		3.2								
		3.4								
		3.6								
		3.8								
		4.0								
	End Of Hole: 3.00m									47
										58

PHOTO(S)



REMARKS

Lot 3

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

Appendix D

On-site Wastewater Disposal Details

Suitable Plant Species for Evapo – Transpiration Systems

(Source: NRC *“Looking after your household Sewerage System”*)

Native Shrubs and Trees

- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

Grasses

- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

Introduced Species

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias

Appendix E

FNDC SEW1

Appendix B ES-SEW1

Onsite Wastewater Disposal Investigation

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A – Contact Details

1 - Applicant

Name: Tom Archibald

Property Address: Salvation Road,
Whangaroa

Lot/DP Number: Part Section 11 Block XI Mangonui SD

2 - Consultant / Site Evaluator

Site Evaluator Name: Matthew Jacobson

Company Name: RS Eng Ltd

Postal Address: 2 Seaview Road, Whangarei

Business Phone: 094383273 Mobile: _____

Email: _____

SQEP Registered²: Yes No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP: _____

Company Name: _____

Postal Address: _____

² It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: _____

Mobile: _____

Email: _____

Part B - Site and Soil Evaluation

1: Desk Study

Requirements (✓ appropriate box) Please complete all options. *(If more than one option applies to land under consideration, please clarify with supporting information)*

<input type="checkbox"/>	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
1	Hazard maps/GIS hazard layer - stability		
<input type="checkbox"/>	Low instability risk		
<input type="checkbox"/>	Medium instability risk		
<input type="checkbox"/>	High instability risk		
2	GIS hazard layer – effluent on slope stability		
<input type="checkbox"/>	Low disposal potential		
<input type="checkbox"/>	Moderate disposal potential		
<input type="checkbox"/>	High disposal potential		
3	GIS hazard layer – effluent suitability		
<input type="checkbox"/>	Medium unsuitability		
<input type="checkbox"/>	High unsuitability		
4	GIS hazard layer – flood susceptibility		
<input type="checkbox"/>	Is flood susceptible		
<input checked="" type="checkbox"/>	Is partially flood susceptible	Parts of Lot 1, 2 and 6	
<input type="checkbox"/>	Is not flood susceptible		
5	GIS land resources layer - streams		
Are there streams on or adjacent to land under investigation?	<input checked="" type="checkbox"/> Yes		
	<input type="checkbox"/> No		
6	GIS land resources layer – aquifers at risk		
Is land situated over or adjacent to aquifer?	<input type="checkbox"/> Yes		
	<input checked="" type="checkbox"/> No		
7	Annual Rainfall (HIRDS)		

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

2: On-Site Evaluation

a. Determination of Soil Category (refer table 4.1.1 AS/NZS 1547:2012) (✓ appropriate box)

Soil Category	Structure	Applies to lot(s)	Comments
1 Gravels & Sands	<input type="checkbox"/> Structureless (massive)		
2 Sandy loams	<input type="checkbox"/> Weakly Structured		
	<input type="checkbox"/> Massive		
3 Loams	<input type="checkbox"/> High/Moderate structured		
	<input type="checkbox"/> Weakly structured or Massive		
4 Clay loams	<input checked="" type="checkbox"/> High/moderate structured		
	<input type="checkbox"/> Weakly structured		
	<input type="checkbox"/> Massive		
5 Light clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		
6 Medium to heavy clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

On-Site Evaluation Continued

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

☐	DETAILS	APPLIES TO SITE(S)			
1	Flooding potential to proposed field and reserve field (refer note 1 below)				
✓	Fields will not flood, or				
	Fields will flood in				
	20% AEP event				
	5% AEP event				
	1% AEP event				
2	Surface water separation to proposed field and reserve field (refer note 2 below)				
✓	Main/reserve disposal field comply with NRC rules				
	Main/reserve disposal field do not comply with NRC rules				
3	Surface water separation to proposed field and reserve field (refer note 2 below)				
✓	Main/reserve disposal field comply with NRC rules				
	Main/reserve disposal field do not comply with NRC rules				
4	Winter ground water separation to proposed field and reserve field (refer note 3 below)				
✓	Main and reserve disposal field comply with NRC rules				
	Main and reserve disposal field do NOT comply with NRC rules				
5	Slope of ground of proposed field and reserve field (refer note 4)				
Description	Gentle to moderate slopes				
6	Shape of ground of proposed field and reserve field (Refer note 5 below)				
✓	Waxing divergent	☐	Linear divergent	☐	Waning divergent
	Waxing planar	☐	Linear planar	☐	Waning planar
	Waxing convergent	☐	Linear convergent	☐	Waning convergent
Comments					

<input type="checkbox"/>	DETAILS	APPLIES TO SITE(S)	
7	Intended water supply source		
<input type="checkbox"/>	Public supply		
<input checked="" type="checkbox"/>	Rainwater		
<input type="checkbox"/>	Bore		
8	Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)		
Description	Secondary treatment loading to irrigation line using a loading rate of		
	3.0L/m ² /day		
Peak loading factored in (refer not 6 below) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comments			
9	Site exposure (refer note 7 below)	Description	Applies to Site(s)
	Site(s) aspect	Northwest	Lots 1, 2, 3 and 6
	Pre-dominant wind direction		
	Presence of shelter belts		
	Presence of topographical features or structures		
10	Proximity of water bores (include adjacent to properties) (refer note 9 below)		
11	Visible evidence of slips / instability (refer not 8 below)		
	None		
12	Total suitable area available for type of effluent disposal proposed (including reserve area)		
	>500m ² per lot		
13	Setback areas proposed (if any) (refer note 10 below)		
	None		

Notes

1. *If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.*
2. *NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.*
3. *Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.*
4. *Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.*
5. *Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.*
6. *The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.*
7. *The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.*
8. *If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.*
9. *If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).*
10. *If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.*

Brian & Rosemary Archibald
1650 State Highway 10, Totara North
Resource Consent Application



Appendix D: Landscape Assessment

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



Brian and Rosemary Archibald
1650 State Highway 10
Totara North

Assessment of Landscape and Visual Effects

January 2025

Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai

Report Name: Landscape and Visual Assessment

Client Name: Brian and Rosemary Archibald

File Reference: 25003

Date: January 2025

Report Status: Final

Report Prepared by:



Kylie McLaughlin-Brown
BLA (MNZILA Registered)
MPLANPRAC (Hon) (MNZPI)

Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai
Mobile: 021 27 00 215



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1.0 INTRODUCTION

Brian and Rosemary Archibald (the "Applicant") propose to subdivide the application site being of Part Section 11 Block XI Mangaonui Survey District comprising of 117.0250ha to create one rural residential Lot, two rural lifestyle Lots and three rural production Lots.

Lot 1 has a total site area of 18.73ha and is vacant, Lot 2 has a total site area of 3.47ha and is vacant, Lot 3 has a total site area of 2ha and is vacant, Lot 4 has a total site area of 22ha and contains an existing dwelling, Lot 5 has a site area of 4.72ha and contains an existing dwelling and Lot 6 is has a total site area of 66.36ha and is vacant.

The site is in the Rural Production Zone under both the Far North Operative District Plan and the Far North Proposed District Plan (under appeal). It is understood that the applicant is applying for a subdivision consent as a Restricted Discretionary Activity.

Refer to the consent application for further detail.



Operative District Plan Zoning, site also within Airport Noise Buffer

Proposed District Plan Zoning and Overlays

I have been engaged to prepare this Landscape Visual Assessment (LVA) and propose any mitigation measures considered necessary in the context of the proposal to address potential adverse effects, particularly those relating to the landscape

values, rural character, and visual amenity values. A Landscape Plan has been prepared as part of the application and is attached as an Appendix to this report.

1.1 METHODOLOGY

The LVA has been prepared by a Registered Landscape Architect in accordance with the NZILA Code of Conduct and the Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines July 2022.

The assessment is derived from the following data collection and field work:

- *Desktop review of the site (Far North District Council GIS and Operative and Proposed District Plan Maps);*
- *Google maps and google street view;*
- *Desktop review of hydrology, topography, soil typology, landform, Landscape values, natural character, adjacent properties, public vantage points, viewing catchment;*
- *Site visit to the site and surrounding landscape and various public vantage points;*
- *Review of technical documents / specialist reports prepared as part of the consent application.*

The methodology includes a detailed assessment of the following:

- Assessment of landscape character and values including the physical, perceptual and associative aspects of landscape;
- Assessment of potential effects on landscape matters (including visual effects);
- Proposed mitigation measures (if required) .

The above methodology is further described in each section of this report.

Both the nature and magnitude of effect is assessed in the body of this report. The nature of the effect is described in the body of the report with the magnitude of effect utilising the 7-point scale outlined below. Generally, effects are either adverse, neutral or positive.

The scale below has been developed in assessing the magnitude of an actual effect.

Note that the GREY is a sliding scale rather than fixed, whilst a potential effect may be low to low to moderate, may not constitute a "minor effect" in terms of notification, the level of effect depends on a number of factors such as the landscape values, landscape character, sensory and perceptual values (including visual). Also to note, a visual change, does not necessarily constitute an "effect".

In terms of s95 and s104 of the RMA, regarding notification and substantive decisions, this is ultimately up to the planner.

The scale includes the following:

More than Minor	High	Very High Effect	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
		High Effect	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views.
		Moderate to High Effect	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
	Moderate	Moderate Effect	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape.
Minor (Sliding scale) ↓	Low	Low to Moderate Effect	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
		Low Effect	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape
(Sliding Scale) ↑		Very Low	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views
Less than Minor			

In terms of the 7-point scale in Te Tangi A Te Manu, the below is shown to describe (in this case) the magnitude in change and corresponding effect.



Translation of the 7-point scale to RMA effects



Extract from Page 140 and 151 NZILA Te Tangi a te Manu (Landscape Assessment Guidelines)

In terms of s95 or s104 determination, whilst an effect may correspond to minor or more than minor on the scale as extracted from the NZILA Te Tangi a Te Manu guidelines shown above, it is ultimately the decision of the planner the outcomes of s95 and s104 of the RMA where wider effects are also considered.

2.0 LANDSCAPE CONTEXT and CHARACTER

Site and Surrounding Landscape Context

The subject site comprises of one title with a total site area of 117.0250ha and contains two dwellings and associated farming buildings and infrastructure. The site is presently grazed by cattle and horses.

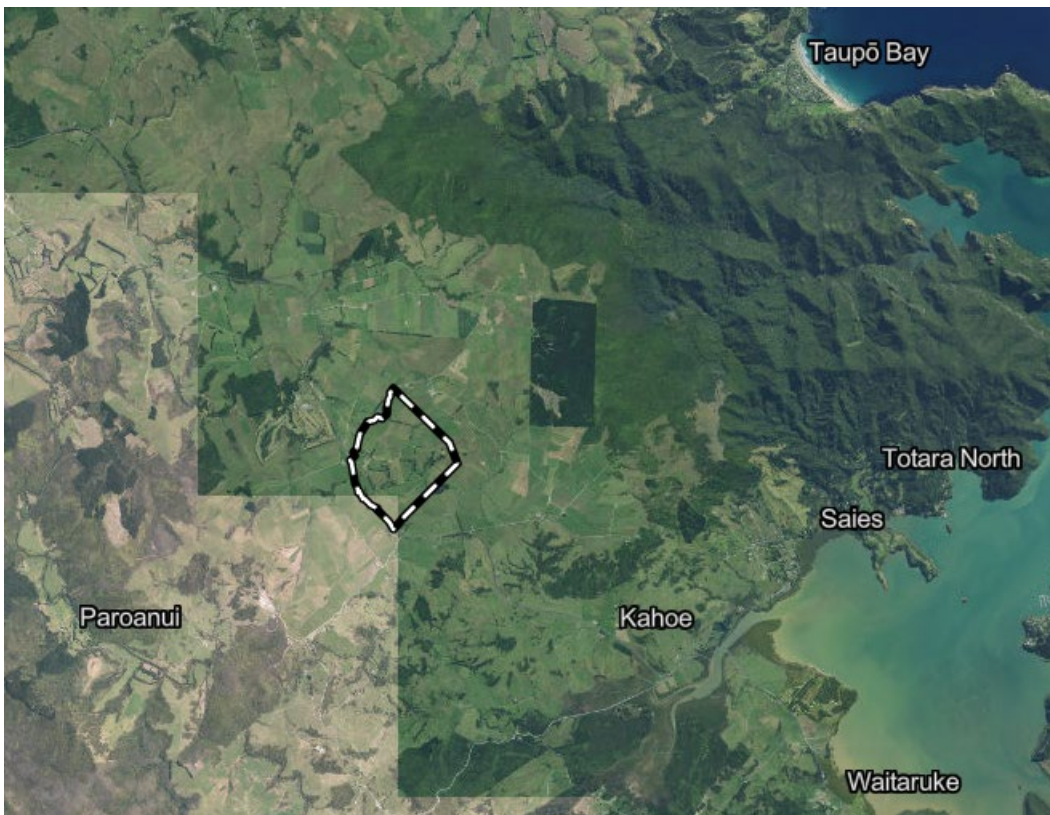
The subject sites western boundary is boarded by State Highway 10 with Salvation Road forming the northern boundary of the site. The site sits to the west of Totara North, Whangaroa Harbour and Manganui Forest, as shown below.

The site forms part of a wider topographical sequence of steep to gentle rolling hill country where the highest point within the site rises to 161m above sea level and forms a prominent pastoral peak. The wider landscape context is predominantly pastoral grazing with pockets of indigenous vegetation and pine plantation evident. Wider environment includes large expanse of native coastal forest – Otangaroa Forest to the south west and Manganui Forest to the north east.

The site sits within a predominantly rural landscape character with pockets of rural residential development adjacent to the road, the Whangaroa Golf Club sits to the north west of the site.



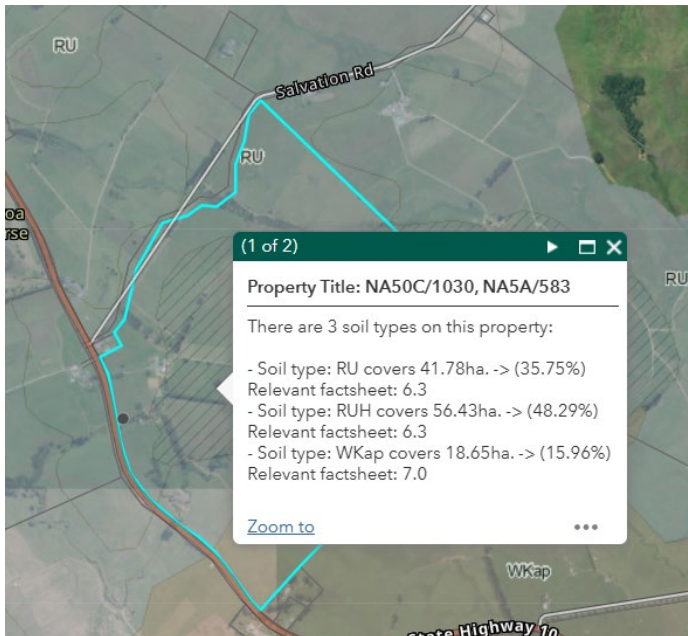
Subject Site and Local Context



Subject Site and Wider Context

Soil Typology

The Northland Regional Council Soil Mapping shows the site has having a number of soil types which include Rangioru clay and Wharekohe Sandy Loam. Soils are considered class 4 and 6 and are not prime.



Soil Types.

Topography/ Drainage Patterns/ Hydrology

The site is steeply to moderately rolling with a pastoral peak which sits at 161m above sea level and is a predominant feature within the local viewing context. The site is interspersed with a number of gully systems and pastoral ridges. Refer to the scheme plan with contours.

The site slopes from this knoll in all directions, a small stream dissects the northern portion of the site and is vegetated, with Unuhia Stream forming a predominant feature within the southern portion of the site, the riparian edge is a mixture of vegetation and pasture and this stream flows into the upper reaches of the Whangaroa Harbour.

The site also includes a number of disused effluent ponds.

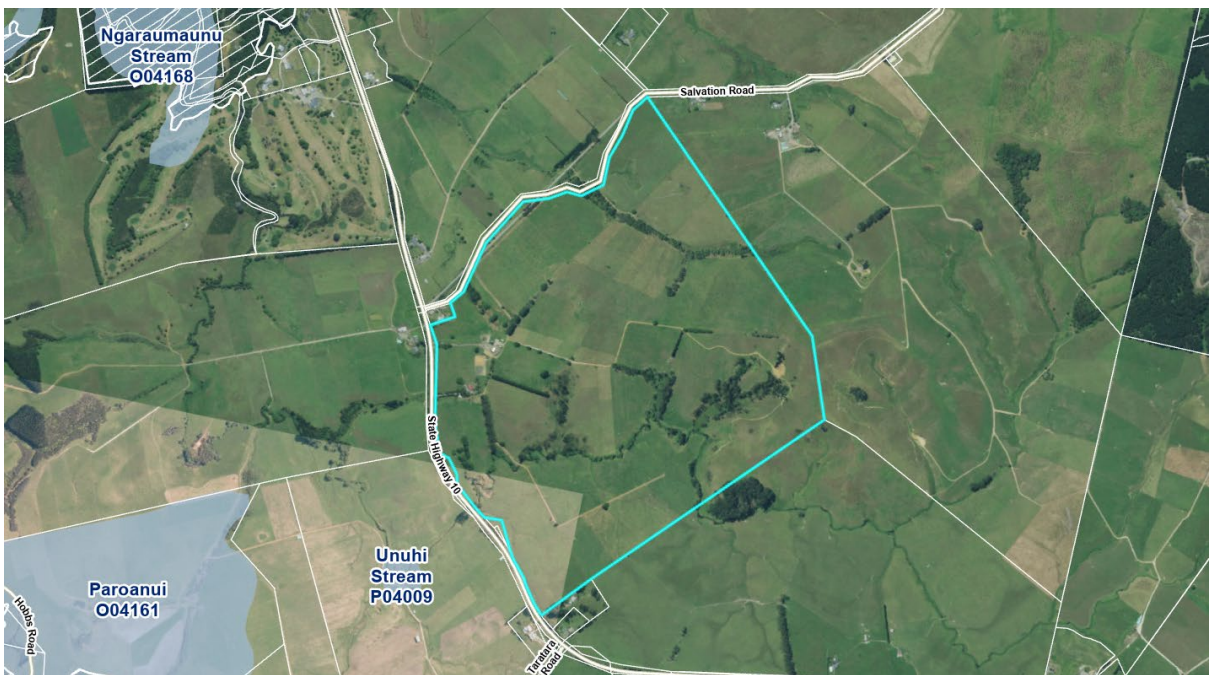


Hydrological Patterns and Flood Hazards

Vegetation

The site contains indigenous and exotic vegetation adjacent to the riparian margins, gully systems and includes shelterbelt type planting adjacent to fence lines and races. Garden type vegetation is also evident adjacent to the dwellings on site.

There is no significant vegetation on the site, however is proximate to a number of areas of ecological significance (PNAP Areas) identified by the Department of Conservation including Ngarauamu Stream, Paroanui and Unuhi Stream remnants, as shown below:



Significant Ecological Areas (Department of Conservation)



Vegetation Patterns within the site - gullies

Existing Land Use

The site is used for pastoral grazing and contains two dwellings and a number of accessory buildings associated with the rural use of the site.



Cultural and Spiritual Values

There are no known cultural or spiritual values associated with the site.

3.0 PROPOSED SUBDIVISION

It is understood that the proposed subdivision is a Restricted Discretionary Activity under the Operative Far North District Plan and that the Proposed Far North District Plan is currently under appeal.

Lot 1 has a total site area of 18.73ha and is vacant, Lot 2 has a total site area of 3.47ha and is vacant, Lot 3 has a total site area of 2ha and is vacant, with access off Salvation Road (paper road). Lot 4 has a total site area of 22ha and contains an existing dwelling, Lot 5 has a site area of 4.72ha and contains an existing dwelling and Lot 6 has a total site area of 66.36ha and is vacant.



Scheme Plan

In terms of the layout, the subdivision has been designed in accordance with natural patterns and farming infrastructure within the site ensuring that those larger rural productive sites contain the existing farm races and associated farming infrastructure, with the stream forming a natural boundary between Lots 1, 4 and 6.

The rural lifestyle sites are adjacent to State Highway 10, with Lot 5 containing an existing dwelling and Lot 2 vacant with access proposed from the State Highway.

Lot 3 (rural residential in nature) is clustered adjacent to existing rural residential development (Lot 1 DP 122355) and proximate to the existing dwelling within the site (proposed Lot 4).

The overall development pattern creates a cluster of rural residential development, which due to the separation distance from the road, topographical nature of the site, intervening vegetation the cluster is visually discrete. The development retains the balance within rural production, retaining a level of rural character inherent in this site.

The building platforms shown on the scheme are indicative only.

Mitigation

Design Guidelines

A series of design guidelines are proposed to provide appropriate mitigation measures for future built development on Lots 2 and 3 and excludes Lots 1 and 6 (the rural production Lots) and Lots 4 and 5 which contain existing dwellings.

It is envisaged that these design guidelines will be implemented by consent notice requirement and require a design statement prepared by a Registered Landscape Architect to accompany any resource consent or building consent.

Building:

- *Lot 3 - Any building is to have a height limit of 6 metres. This is to be measured above existing ground level (rolling height method to be utilised).*
- *Lot 2 - Any building is to have a height limit of 8 metres. This is to be measured above existing ground level (rolling height method to be utilised).*
- *Glazing shall be non-mirrored.*
- *Any building on the lot is to be finished in general accordance with the colours found on BS5252 complying with the following: Hue (colour): all the colours from 00-24 are acceptable. Reflectance Value (RV) and Greyness Groups: the predominant wall colours have a RV rating of no more than 30% for greyness groups A and B Colours within greyness groups C, D and E are not permitted; Roofs: a RV rating of no more than 20% within greyness groups A and B. Colours within greyness groups C, D and E are not permitted.¹*

¹ ¹City of Auckland District Plan Hauraki Gulf Islands Section Review Colour for Buildings Report (sept 2006) note other brand colours can be used however in accordance with the LRV and Greyness Groups acceptable above.

Fencing

- Any fencing shall be restricted to rural fencing typology - post and rail or post and wire fencing to complement the rural character of the site (aside from safety fencing typology around pools)

Earthworks

- Cut and fill batters shall be contoured to naturally fit into the original landscape and shall be re-grassed upon completion.

Lighting

- Exterior lighting shall prohibit the use of spotlights. Exterior lighting shall be fitted with covers and oriented downwards to achieve minimal external light spill outside the site.

Infrastructure Services

- Water tanks shall be partially buried (if able) or screened by vegetation;
- Power and telecommunication infrastructure shall be underground (excludes existing overhead power):

Accessways

- Future driveways shall suit the rural character of the site and be recessive in finish. Chip seal, metal with natural swales is more suitable than concrete, if concrete is used concrete with a black oxide additive or exposed aggregate finish is required.

These design guidelines will ensure that future built development is appropriate for the sites rural landscape context.

Landscape Mitigation

It is proposed to undertake landscape mitigation along the boundary of Lot 3 with Lot 1 DP 122355 adjacent to provide for future screening between Lots. Refer to the attached landscape plan and species list for further detail.

4.0 STATUTORY REQUIREMENTS

The following statutory requirements relating to landscape matters are outlined below and have been taken into consideration when preparing the LVA.

The Resource Management Act

The Fourth Schedule of the RMA specifies the matters that should be considered when preparing an assessment of effects on the environment, including:

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

Matters relating to landscape and visual effects that are also required to be considered under Part II of the RMA include the following:

5(2) (c) Purpose of the Act

6 Matters of national importance shall recognise and provide for:

6(a) The preservation of the natural character of the coastal environment (including the CMA, wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development and

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

7 Matters to be given regard to:

7(c) The maintenance and enhancement of amenity values

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

This report addresses matters specified in the Fourth Schedule. With regard to Part II of the Act, it is considered that the proposal will be able to comply with the intent of the relevant sections of the RMA.

Operative Far North District Plan

The subject site is zoned Rural Production Zone under the Operative Plan, those objectives and policies related to landscape matters are outlined below:

Objectives:

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.

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

Policies:

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.

Proposed Far North District Plan

Objectives:

PROZ-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 d e constrain their effective and efficient operation;*
- c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- d) does not exacerbate any natural hazards; and*
- e) is able to be serviced by on-site infrastructure.*

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

Policies

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

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

RPROZ-P5

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 capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

the adequacy of roading infrastructure to service the proposed activity;

Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

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

Assessment:

The objectives and policies framework in both the Operative and Proposed Plan seek to retain a level of rural character and amenity values in the rural production zone.

The design of the proposed development has been designed based on the natural features of the site, location of farming infrastructure, productive areas of the site and location of existing rural residential development.

The proposed development retains a sense of rural character through the creation of 3 rural productive size Lots which will be used for rural production purposes.

The Lot arrangement around the existing dwellings and Lots 2 and 3 creates Lots that will be consistent with the surrounding development pattern which typically consists of clusters of rural residential development adjacent to the road.

The proposed design guidelines and planting will ensure that amenity values within the vacant rural residential / rural lifestyle sites are provided for.

Overall, the size and location of the proposed Lots, indicative building platforms and design guidelines will ensure that the future development outcomes are undertaken in a manner that will retain rural character and amenity values inherent within this landscape.

It is my opinion that the proposal is consistent with the relevant objectives and policy framework outlined above under both the Operative and Proposed District Plans where related to landscape matters.

5.0 LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

5.1 Potential Effects on Landscape Values

Potential effects on the landscape can be positive, negative or benign and can be permanent or temporary in nature. Changes to the landscape do not necessarily result in adverse effects. Changes can be avoided or reduced by potential mitigation measures.

This landscape assessment takes into account the natural and physical environment and perceptual and associative aspects (believes, uses, values and relationships) which may change over time.

Landscape Character *"is a distinct combination of physical, associate and perceptual attributes it entails both tangible and intangible attributes, the attributes*

in combination (as a whole) and especially the combination that makes a place distinct or individual. "² and has been described above.

Landscape values "are the reasons a landscape is valued, the aspects that are important, special or meaningful. Values are embodied in certain physical attributes (values are not attributes, but they depend on attributes."³ Landscape attributes include the biophysical elements, patterns and processes, associative meanings and values (including spiritual, cultural, social) and sensory or perceptual qualities.

Direct physical effects on the Landscape can have the potential to affect the landscape character and those values placed on the particular landscape attributes through the physical effects to the biophysical landscape (including landforms, landcover, vegetation, water bodies, natural processes). Physical effects on the landscape could result from activities such as modification to landforms through earthworks, alteration to land cover through vegetation removal or through disturbance / alteration to water bodies and natural processes.

Landscape effects can be reliant on the ways in which landscapes are likely to respond to change which include the following factors:

- *Landscape resilience - the ability of a landscape to adapt to change whilst retaining its particular character and values*
- *Landscape capacity - the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values*
- *Landscape sensitivity – the degree to which the character and values of a particular landscape are susceptible to the scale of external change*
- *Landscape vulnerability – the extent to which landscape character and values are at risk from a particular type of change. ⁴*

5.2 Direct Physical Effects / Abiotic and Biotic Attributes

Potential effects resulting from direct physical effects generated by the proposal are confined to proposed earthworks which will be required for the creation of new vehicle crossings, it is understood that access will also be formed within Salvation Road existing road alignment. Earthworks will be minor, temporary in nature are considered to have a negligible effect on the landscape values of the site.

Earthworks for future access and building platforms do not form part of this consent.

There is no significant vegetation removal proposed and no works required within any streams or overland flow paths.

2-4 NZILA Te Tangi a Te Manu Guidelines and

NZILA Best Practice Guidelines 2010

Overall, the proposal will have a negligible effect on the abiotic and biotic attributes of the site.

5.3 Rural Character

Rural character is considered to be a subset of landscape character, both landscape effects and rural character effects can occur in the absence of direct viewers. Effects on character can derive from changes in the land use and landscape patterns as a result of development.

Rural character values can be assessed on a continuum from high rural character being a landscape derived from an intrinsic sense of openness where the landscape is generally dominated by pasture and open spaces with a high degree of visual permeability and spaciousness.

Rural character generally has limited buildings / residential dwellings with a very high ratio of open space to any such residential land use, where there is generally considerable separation between houses and buildings relative to those found on neighbouring properties. Rural character includes the presence of rural land use such as farm animals, horticulture activity, shelterbelts and buildings and structures associated with the rural use of the site such as sheds, fences, races, accessways with topography and vegetation patterns that characterize the landscape.

At the other end of the continuum is rural lifestyle and rural residential development where rural residential character is predominantly characterized by the visual presence of individual dwellings or clusters of dwellings and associated accessory buildings and amenities which results in a smaller grain and scale of development within the landscape which is generated by smaller lot sizes providing a presence of built form, a domestic scale and "cultured nature" landscape treatment such as gardens, amenity planting, small paddocks of open grass and the presence of amenity features such as pools, ponds and the like.

Rural lifestyle sites are generally larger than rural residential sites and display an element of open space and usually include grazing animals or horticultural uses.

The site displays a mix of these rural character attributes, the wider site presently displays a predominant rural character including a sense of open space, rolling pasture interspersed with vegetation, streams and gully systems, with an absence of built form.

The north western portion of the site displays a level of rural residential character where there are two dwellings and associated amenities and garden type vegetation patterns as well as farm buildings and associated infrastructure.

The wider landscape character is predominantly rural in nature, however rural residential development is evident along the road corridor. The golf course is just to the north west of the site which displays recreational attributes.

The proposed development has been designed to ensure that the rural character values inherent in the site will be retained through the creation of three larger rural productive sites ranging from 18-66 ha in size with rural residential and rural lifestyle development clustered.

The design guidelines and landscaping are proposed to assist in mitigating any potential effects on rural character.

It is my opinion that overall, the adverse potential effects on rural character values are considered to be very low.

5.4 Associative Meanings and Values (Spiritual, Cultural, Social Associations)

There are no known cultural, spiritual or social associations related to the site affected by the proposed development.

5.5 Amenity - Sensory and Perceptual Values (including Visual)

Amenity values are defined under Section 7 of the RMA and includes *the natural and physical quality and character of an area (landscape) that contributes to peoples appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.*

Amenity values which are interlinked with sensory and perceptual values which are the way in which an individual experience a landscape through various senses including sight, smell, sound, touch and can be affected by tangible and measurable matters elements such as dust, odour, noise, glare, daylight and sunlight, vibration, bulk and location of development and traffic.

Amenity values can be affected by the perceptions and expectations that people hold these types of sensory and perceptual values which requires a subjective judgement.

Examples of sensory and perceptual values include the pastoral open space, interplay with the indigenous vegetation, grazing animals.

It is my opinion that the sensory and perceptual values related to the site will be maintained and able to be experienced by future Lot owners.

5.6 Visual Effects

The purpose of this section is to assess the potential visual effects of a proposal which essentially assesses the visual relationship of the proposed structure with the immediate and surrounding environment and elements of the landscape. It is noted that visual amenity or visual effects is a subset of amenity values and forms part of the overall perceptual values assessment.

Potential visual effects include the following:

- *Landscape type and character;*
- *Expectation of viewers;*
- *Location from which the proposal is visible/distance of viewers (both private and public);*
- *The proportion of development visible (determined by the observers position relative to the object viewed);*
- *The observers viewing interval permanent/temporary/transient/intermittent);*
- *Visual integration of the proposed development (based on background/foreground elements and landscape character);*
- *The ability to mitigate potential adverse effects on a development;*
- *Ability to enhance degraded landscapes;*
- *Level of disturbance/change (physical and visual) generated by the development and the level of ability to absorb change;*
- *The relationship of the development to the landscape i.e. sensitive design taking into consideration physical topography, colours, materials and so forth.*

Extent of Visibility and Viewing Audiences

The overall landscape context as well as the existing features of the site is critical to understanding the visual effects of the proposal.

The viewing audience comprises of those individuals or groups of individuals who will see the development or part of the development at any one time. The viewing audience can be permanent, temporary and/or transient. The viewer sensitivity can vary depending on type and location of view.

A scale can be used to determine potential visual impacts on each group of viewers and viewpoints (outlined under methodology). Potential visual effects on the landscape are determined by the overall landscape context, the sites natural and manmade features, the coherence and visual absorption capacity of a particular landscape. Effects on the landscape can sometimes be remedied or mitigated through landscape enhancement and through appropriate management and design guidelines. It is important to note that a visual change does not constitute an effect.

Visual Catchment and Viewing Audience

Parts of the site are elevated in nature, however the more elevated portions of the site are within the larger rural productive Lots and are not entirely visible from any one viewpoint at any one time due to intervening topography and vegetation patterns.

Due to the sites locality, there are limited dwellings within the surrounding catchment that experience views towards the site.

Traffic along State Highway 10 and Salvation Road experience glimpse and intermittent views of the site.

Representative viewpoints have been selected below and are based on public vantage points. The public vantage points include State Highway 10 and Salvation Road.

Representative Viewpoint

- *State Highway 10 Totara North*
- *Salvation Road*

Viewpoint A – State Highway 10



Description

This view is taken from State Highway 10 travelling north representing the most visible location of the site. Views experienced are intermittent and glimpse like as the traveller is generally driving at a speed of 80kmph to 100kmph.

Rolling pastoral paddocks create the foreground element with the site rising to a prominent pastoral ridge forms the backdrop to the site.

The existing dwellings are generally screened when travelling North, although the dwelling within Lot 4 is just visible when travelling south.

Evaluation

From this view the potential platform on Lot 2 and Lot 1 is visible with the future platform on Lot 6 screened by intervening topography. Lot 3 is not visible from State Highway 10.

Lot 4 and 5 contain existing dwellings which are generally screened from the road and form part of the existing environment.

When travelling along State Highway 10 views of the site are intermittent and glimpse like and the viewer is transient in nature which reduces the viewers sensitivity.

As viewers will experience one additional dwelling when travelling along State Highway 10 which will be subject to the proposed design guidelines it is my opinion that the potential adverse visual effects from State Highway 10 will be very low and the site is able to absorb this visual change.

Viewpoint B – Salvation Road



Description

The view is taken from Salvation Road, generally views from the road are screened by road side vegetation, This view is towards the existing dwelling on Lot 1 DP 122355 adjacent and a view towards the actual Salvation road alignment.

Evaluation

It is likely that the future dwelling within Lot 3 will not be visible from this location due to intervening vegetation and topography, therefore the potential adverse visual effect is considered to be very low.

Adjacent Properties

Lot 2 DP 143686 - contains an existing dwelling and is immediately adjacent to Lot 1. Due to intervening vegetation and topography it is unlikely that a future dwelling within either Lot 1 or Lot 2 will be visible from the dwelling adjacent. The remainder of the sites are not visible from this dwelling.

Lot 1 DP 122355 - contains a dwelling and associated amenities and garden type vegetation. As shown in the photo below, the elevation that faces Lot 3 includes the servicing rooms such as laundry and bathroom, the internal and outdoor living is directed towards the North, away from the site.

No other vacant Lots will be visible from this location.

It is acknowledged that this Lot will experience views of Lot 3 from the property itself and therefore it is proposed to undertake boundary planting between this site and proposed Lot 3 to screen any future development. Design guidelines will also assist in integrating any future development into the site and a 6m height limit is proposed.

Access will utilise Salvation Road paper road, although this is a paper road and forms part of the existing environment.

It is my opinion that the potential adverse visual effects will initially be low from this location, reducing to very low once the vegetation establishes in 3 years time.



7.0 CONCLUSION

The proposed development seeks to create Lots around existing dwellings, a number of rural production sites, one rural residential site and one rural lifestyle site. The boundaries have utilised either existing natural patterns or farming infrastructure (fencing / races).

The resulting development pattern ensures that the rural character values inherent in this landscape are maintained and that development future development will be undertaken in a sensitive manner with the proposed design guidelines and planting. The rural production sites do not require any mitigation measures as these sites are large enough to absorb any future residential development within these Lots.

It is my opinion that overall, the proposed development will result in a very low adverse effect on landscape values inherent in this site at the most a low (reducing to very low) potential visual adverse effect on Lot 1 DP 122355 adjacent.

The proposal is in general accordance with the landscape matters having regard to the objectives and policies of the Operative and Proposed Far North District Plan.

Appendix 1 Scheme Plan

Appendix 2 Site Photos and Viewpoint Assessment

Appendix 3 Landscape Plan and Species List

Appendix 1 Scheme Plan



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Contours are derived from LINZ Lidar Data (sourced 25/10/2024)
Contours are in terms of NZVD2016

Proposed building site

Cato Bolam

creating great places

PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
1650 State Highway 10
Totara North

Concept Plan

FOR INFORMATION

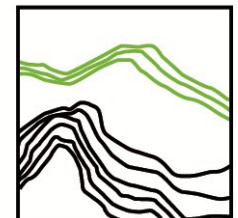
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DESIGNED		S.Reiher	30/10/2024
DRAWN		T.Morris	30/10/2024
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
24/01/2025	1:5000	A3	
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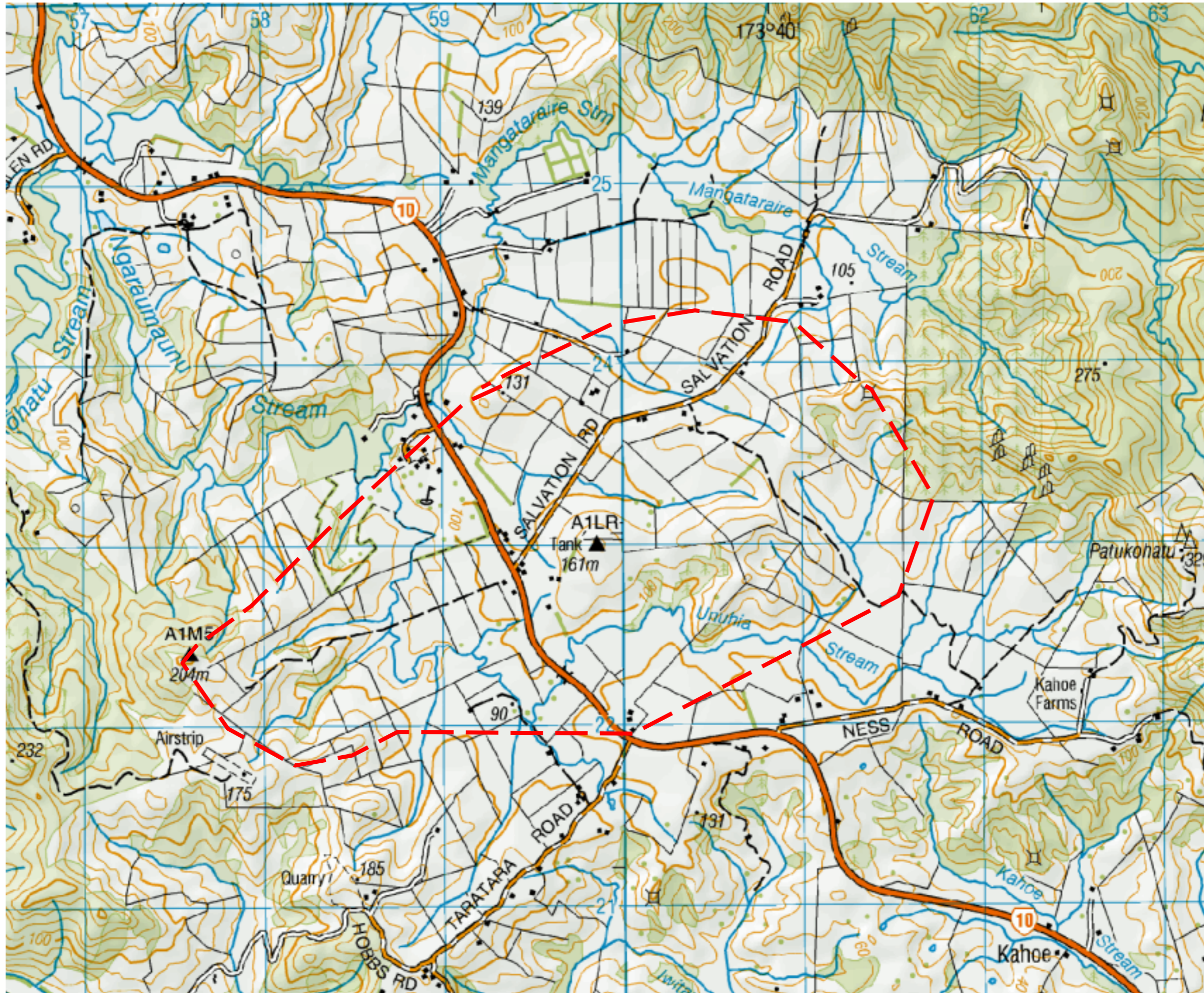
C:\120\Synergy\Bolan\CA10\APP\17323-Brian & Rosemary Archibald - 64646T technical\Drawings\17323-DR-PLN-1220 Scheme

Appendix 2 Site Photos and Viewpoint Assessment

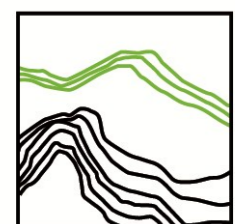


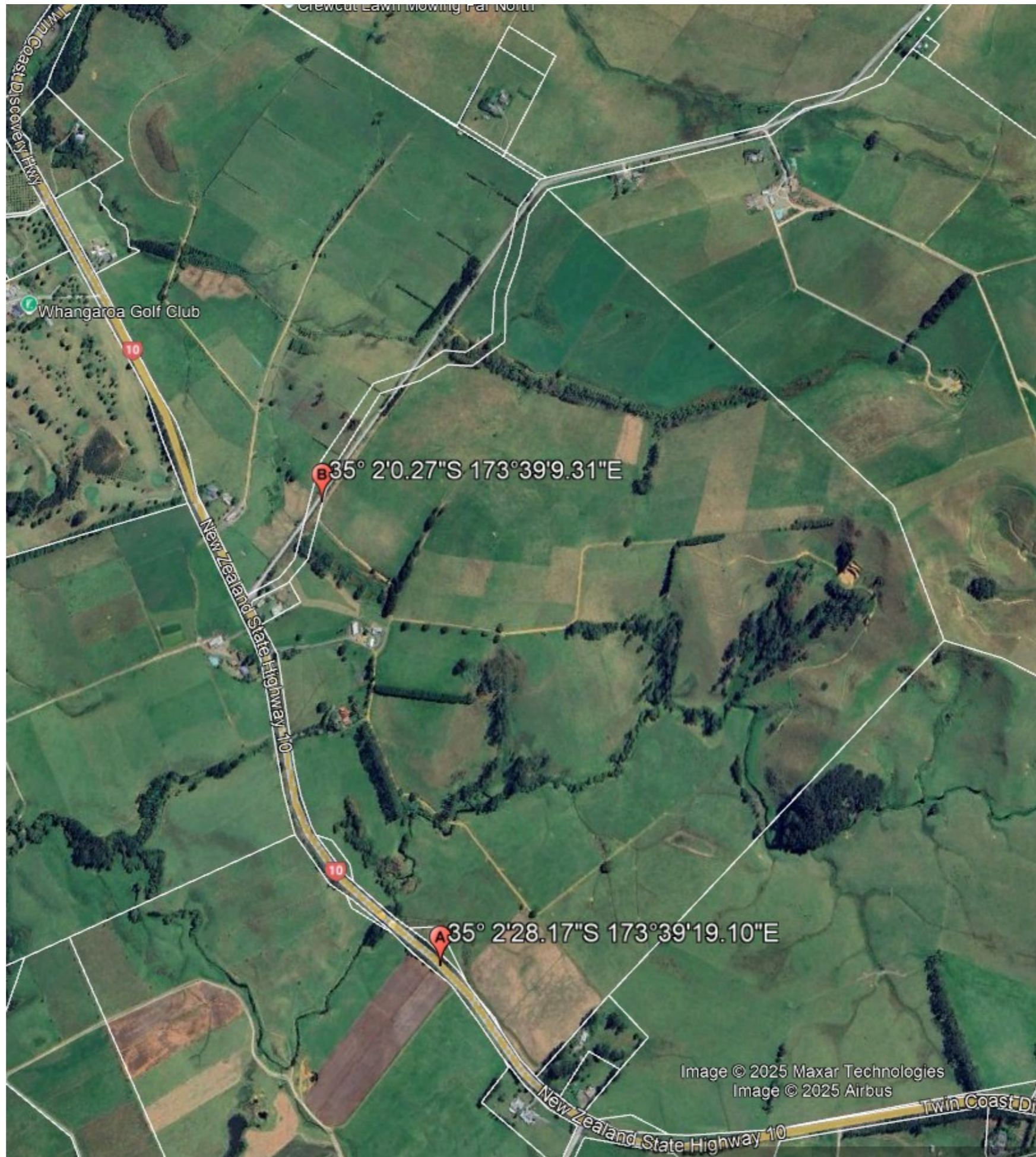
Subject Site





Viewing Catchment



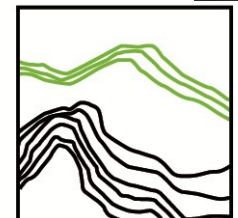


Viewpoint Assessment

A State Highway 10

B Salvation Road





evolve
Planning + Landscape Architecture

Viewpoint A towards Lot 2 Photo Taken with 50mm Lens





evolve
Planning + Landscape Architecture

Viewpoint B Salvation Road—Lot 3 Photo Taken with 50mm Lens



Appendix 3 Landscape Plan and Species List



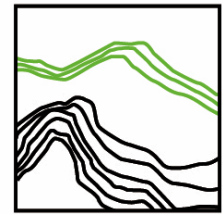
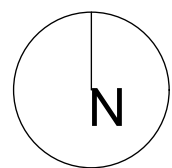
KEY

 3m Native Planting Strip 104m2

Native Screening			
Botanical name	Common name	Spacing	Sizes
<i>Coprosma robusta</i>	Karamu	1.4m	1 litre
<i>Cordyline australis</i>	Ti Kouka	1.4m	0.5 litre
<i>Leptospermum scoparium</i>	Manuka	1.4m	0.5 litre
<i>Melicytus ramiflorus</i>	Mahoe	1.4m	1 litre
<i>Phormium tenax</i>	Harakeke	1.4m	0.5 litre
<i>Myrsine australis</i>	Mapou	1.4m	1 litre

LANDSCAPE PLAN
1650 State Highway 10, Totara North

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REVISION	



evolve
Planning + Landscape Architecture

Brian & Rosemary Archibald
1650 State Highway 10, Totara North
Resource Consent Application



Appendix E: Waka Kotahi Consultation

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Aneta Jelavich

From: Tessa Robins (Chester Consultants) <Tessa.Robins1@nzta.govt.nz>
Sent: Wednesday, 12 February 2025 9:23 AM
To: Emily McDonald
Subject: [CBC 47323] 1650 State Highway 10, Totara North, Kaeo - Application-2025-0158 CRM:0503000139

Kia ora Emily,

Thank you for sending through your client's proposed subdivision and additional vehicle crossing for comment.

I will be in touch shortly if any further information is needed in the first instance.

Ngā mihi

Tessa Robins

Consultant Planner

Te Toki, System Design, Transport Services

Email: Tessa.Robins1@nzta.govt.nz

Mobile: 022 377 8812

From: Emily McDonald <emilym@catobolam.co.nz>
Sent: Monday, 10 February 2025 11:19 am
To: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>; Ian Black <Ian.Black@nzta.govt.nz>
Cc: Simon Reiher <SimonR@catobolam.co.nz>; Jarred Lloyd <JarredL@catobolam.co.nz>
Subject: [CBC 47323] Consultation of proposed subdivision of 1650 State Highway 10, Totara North and new access to State Highway 10

Good morning,

I hope this email finds you well.

Brian and Rosemary Archibald are proposing a staged subdivision to create six lots at 1650 State Highway 10, Totara North, Kaeo. As part of this subdivision, a new vehicle crossing onto State Highway 10 is proposed to service Lots 1 and 2 (see attached plans). The application also includes the removal of an existing vehicle crossing currently used for farm access.

Lots 1 and 2's vehicle crossing has been designed in accordance with NZTA recommendations under Appendix 5B – Accessway Standards. It is classified as a Type C crossing, based on the expected low traffic volume of fewer than 30 vehicle movements per day, with no heavy vehicles.

We are seeking feedback from Waka Kotahi on the proposed vehicle crossing to State Highway 10.

If you have any questions or require further information, please feel free to contact me via email at emilym@catobolam.co.nz or by phone at 09 427 0072.

Kind regards,
Emily

Emily McDonald
Senior Planner
09 427 0072
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