



Our Reference: 10846.1 (FNDC)

17 December 2025

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

Dear Sir/Madam

**RE: Proposed Subdivision and Land Use at 132A Waipapa Road – S & P Gardiner**

I am pleased to submit application on behalf of S & P Gardiner, for a proposed subdivision of land zoned Rural Living, at 132A Waipapa Road, to create one additional vacant lot, as a discretionary activity.

The application includes application for land use consent for breaches of Stormwater Management and Building Coverage.

The application fee of \$5,143 has been paid separately via direct credit.

Regards

Lynley Newport  
**Senior Planner**  
**THOMSON SURVEY LTD**

# 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 [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

## 3. Would you like to opt out of the fast track process?

☒ Yes ☐ No

## 4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have  
you consulted with?

Who else have you  
consulted with?

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



## 5. Applicant details

Name/s:

Sandra & Peter Gardiner

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.


## 6. Address for correspondence

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

Name/s:

Lynley Newport

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.

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## 7. Details of property owner/s and occupier/s

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

Name/s:

As per item 5 above

Property address/  
location:


Postcode 230



## 8. Application site details

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

Name/s:	as per item 5		
Site address/ location:	132A Waipapa Road		
	KERIKERI		
	Postcode 230		
Legal description:	Lot 2 DP 365914	Val Number:	
Certificate of title:	429798		

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.

Two dogs on main site where the house is. Contained behind fence. Will be no problem

## 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.

To subdivide land zoned Rural Living to create one additional lot; land use consent for breaches of Stormwater Management and Building Coverage rules.

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

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ 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

## 14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 15. 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)

Sandra & Peter Gardiner

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.



### 15. Billing details continued...

#### 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)

Sandra Michelle Gardiner

**Signature:**

(signature of bill payer)

**Date** 17-Dec-2025

**MANDATORY**

### 16. 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](http://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.

### 17. Declaration

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

**Name** (please write in full)

Sandra Michelle Gardiner

**Signature**

**Date** 17-Dec-2025

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

*See overleaf for a checklist of your information...*



## 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.

**S & P Gardiner**  
**PROPOSED SUBDIVISION**  
**132A Waiapa Road, Kerikeri**  
**PLANNER'S REPORT &  
ASSESSMENT OF ENVIRONMENTAL EFFECTS**



**Thomson Survey Ltd  
Kerikeri**

## **1.0 INTRODUCTION**

### **1.1 The Proposal**

The proposal is to carry out the subdivision of Lot 2 DP 408297, containing one existing dwelling and associated sheds, to create one additional lot, all vacant land. Both lots will be in excess of 3,000m<sup>2</sup>, but less than 4,000m<sup>2</sup>, with Lot 1 new vacant lot being 3065m<sup>2</sup> and Lot 2 with all existing development, of 3210m<sup>2</sup>.



Both lots will be accessed via an existing appurtenant right of way coming off Waipapa Road.

A copy of the Scheme Plan(s) is/are attached in Appendix 1.

The proposal requires land use consent for breaches of the zone's stormwater management (% site coverage) for both the existing impermeable coverage to all be within Lot 2, and future coverage within Lot 1.

Whilst the existing building coverage to be within Lot 2 comes to less than 10% of new lot area (complying with permitted activity standard), consent is also sought for future building coverage within vacant Lot 1 to exceed the 10% permitted threshold and be allowed up to 12.5% building coverage (383m<sup>2</sup>).

## **1.2 Scope of this Report**

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land in one title to create 2 lots; and for land use consent for breaches of stormwater management and building coverage rules. Overall the application is assessed as a discretionary activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

## **2.0 PROPERTY DETAILS**

Location:	132A Waipapa Road, Kerikeri. A location map is attached in Appendix 2.
Legal description:	Lot 2 DP 408297
Record of Title:	429798 with an area of 6275m <sup>2</sup> . A copy is attached in Appendix 3, along with relevant legal interests.

## **3.0 SITE DESCRIPTION**

### **3.1 Physical & Mapped characteristics**

The property is access off Waipapa Road via an existing formed appurtenant right of way, chip seal surface and 5m width. It supports a modestly sized existing residential dwelling plus ancillary buildings. The balance of the property is in pasture. There is mature boundary planting along the entire western boundary of the site. There is vegetation internal to the site screening the existing home from most views.



**Looking across the vacant portion of the site towards existing residential dwelling – photo taken looking in a southerly direction**



**Looking into the site from appurtenant right of way with residential dwelling in view – photo taken looking northwest**

The site is level. The site does not have public wastewater or stormwater services available. A water meter is located at the property's southeastern corner.

The site is mapped in the Operative District Plan (ODP) as Rural Living and as Rural Residential in the Proposed District Plan (PDP). No resource features or layers apply.

The site does not contain any scheduled or mapped heritage sites or Sites of Significance to Maori, nor any archaeological sites. The site contains no areas of indigenous vegetation. It is within a large area mapped as 'kiwi present'.

The site is not mapped as being subject to any hazards.



### 3.2 Legal Interests on Titles

The property is subject to, and has appurtenant rights to, a number of easements and instruments, summarised below in tabular format.

Subject to		
Identifier	Date Registered	Purpose
D506980.2	2000	Consent Notice imposed by the Council
D506980.5	2000	Right of way and to electricity, telecommunications and water supply rights over part marked B on DP 408297
Appurtenant		
8836620.3	2011	Right of way, right to convey electricity, water, telecommunications and computer media and right to drain sewage and stormwater
8863734.1	2011	Right to convey electricity, telecommunications and computer media

Copies of relevant instruments are attached as part of Appendix 3. The consent notice will automatically carry over onto the new vacant lot.

### 3.3 Consent History

The property file shows the following consent history:

BC-1993-730, issued in 1993 for an implement shed;  
BC-1999-503, issued in 1998 for a relocated dwelling; and  
BC-2012-1286, issued in 2012 for a freestanding fireplace.

RC 2080617-RMASUB, issued in 2008 for a 2 lot subdivision, one of which is the application site.

## 4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

### Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 and 5 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site. The application is for subdivision & land use under the ODP.

<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>  <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 5 & 7 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i>  <i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i>  <i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i>	<p>Refer sections 3 and 5. The site supports a residential dwelling and ancillary buildings, all of which have been legally established. The application includes breaches for impermeable surface &amp; building coverage.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>



**Clause 4: Additional information required in application for subdivision consent**

<i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i>	
<i>(a) the position of all new boundaries:            (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:            (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:            (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:            (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:            (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):            (g) the locations and areas of land to be set aside as new roads.</i>	Refer to Scheme Plans in Appendix 1.

**Clause 5: Additional information required for application for reclamation – not applicable.**

**Clause 6: Information required in assessment of environmental effects**

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 7 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of—            (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects;            and            (ii) any possible alternative methods of discharge, including discharge into any other receiving</i>	The subdivision does not involve any discharge of contaminant.

<i>environment:</i>	
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8 of this planning report. No affected persons are identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

**Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)**

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6. The proposed activity will have no more than minor effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6. The proposal will have no more than minor effects on habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 6, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.



options for the treatment and disposal of contaminants:	
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

## 5.0 ACTIVITY STATUS

### 5.1 Operative District Plan

The site is zoned Rural Living.

Subdivision:

**Table 13.7.2.1: Minimum Lot Sizes**

(i) RURAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4,000m <sup>2</sup>		The minimum lot size is 3,000m <sup>2</sup>

The lots created are less than 4,000m<sup>2</sup> but greater than 3,000m<sup>2</sup> - discretionary activity.

#### Zone Rules

Existing development to be within Lot 1 is existing and consented. Total impermeable surface coverage is estimated at approximately 520m<sup>2</sup> internal to the site (taken off aerial photograph), plus the portion of right of way that runs through the lot – estimated at 210m<sup>2</sup>. This makes total of 730m<sup>2</sup> (23%). This exceeds both the permitted and controlled Stormwater Management rules applying to the zone (8.7.5.1.5 and 8.7.5.2.2). In addition, to enable a moderate sized development within the proposed vacant Lot 1, consent is sought for up to 20% impermeable surface coverage – buildings and driveway.

Similarly, in order to provide for a dwelling and ancillary buildings that might exceed 306m<sup>2</sup> total coverage, consent is sought for a future breach of the permitted activity building coverage rule for Lot 1 (8.7.5.1.13). This would allow building coverage up to 12.5% of new lot area.

In regard to other relevant zone rules, future development on the vacant lot can readily comply with 8.7.5.1.3 Building Height; 8.7.5.1.4 Sunlight; and 8.7.5.1.5 Setback from Boundaries.

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District Wide Rules:

12.3.6.1.2 Excavation and/or Filling – Zone provides for up to 300m<sup>3</sup> in any 12 month period. Only minimal earthworks will be required at time of subdivision, largely related to any entrance upgrade or formation. No breach of 12.3.6.1.2 has been identified.

The site contains nothing to which other rules in Chapter 12 relate to in terms of landscape, natural character, indigenous vegetation or scheduled heritage items, or hazardous facilities or storage.

Rules in Chapter 15.1 Traffic, Parking and Access:

All access is existing. I have not identified any breaches of Chapter 15.1.6C. The existing appurtenant right of way, which then continues through the property to serve properties beyond the application site, currently serves seven titles. The addition of one means eight titles, the number that are permitted to be served by a private access. The current accessway is well formed, is to the correct width for the number of lots it serves, and the crossing to Waipapa Road is also to standard.

Summary

The subdivision is a discretionary activity overall in terms of the Operative District Plan.

## **5.2 Proposed District Plan**

The Proposed District Plan (PDP) was publicly notified on 27<sup>th</sup> July 2022. Regard must therefore be had to Objectives and Policies within the PDP relevant to the site. Legal effect must also be given to any rules that the Council has identified in the PDP as having immediate legal effect. Such rules may affect activity status of an application.

In this instance I have examined the PDP, where the application site is zoned Rural Residential. There are no zone rules that have legal effect and therefore rules applying to the Rural Residential Zone do not have to be considered in regard this application, or its activity status.

In regard to district wide considerations in the PDP, the only rules in the Subdivision chapter that are marked as having immediate legal effect are those pertaining to Environmental Benefit Subdivisions (not applicable in this instance); Subdivision of a site within a heritage area overlay (not applicable); Subdivision of a site that contains a scheduled heritage resource (again not applicable); Subdivision of a site containing a scheduled site and area of significance to Maori (not applicable); and Subdivision of a site containing a scheduled SNA (not applicable).



There are two earthworks rules and associated standards in the PDP that have legal effect. The requirements of those rules – related to observance of the ADP, and G05 Erosion and Sediment Control standards, can be achieved via conditions of consent.

## **6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

### **6.1 Allotment Sizes and Dimensions**

Proposed Lot 2 is already fully developed. Proposed Lot 1 can accommodate a 30m x 30m building envelope within its boundaries, complying with the zone's 3m boundary setback requirements.



***Vacant portion of the site to be within Lot 1 – photo taken from right of way, looking northwest.***

### **6.2 Natural and Other Hazards**

The site is not subject to any natural hazard. The site is level and well drained. It is not subject to flood hazard and has no overland flowpaths. The site is not coastal. There is no indication of unconsolidated fill, subsidence or slippage.

### **6.3 Water Supply**

The existing property is serviced by a reticulated water connection. The Civil Site Suitability Report in Appendix 5 recommends that the vacant lot also connect. Alternatively, however, Lot 1's potable and fire fighting water supply could be by way of rainwater tanks. At least 2 x 25,000L tanks are recommended.

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## **6.4 Energy Supply & Telecommunications**

The property is zoned Rural Living, a non-urban zone where power and telecommunications are not a requirement at time of subdivision. Notwithstanding this, given that the additional lot is the same size as an unsewered residential (urban) lot, both Top Energy and Chorus have been consulted, with the results of that consultation attached in Appendix 4.

## **6.5 Stormwater Disposal**

The Civil Site Suitability report in Appendix 5, addresses stormwater management (including rule breaches), in its section 7. Attenuation for the 1% AEP storm event should be provided for runoff resulting from existing / future proposed impermeable areas exceeding permitted activity threshold in order to mitigate adverse effects of runoff on the downstream receiving environment.

The feasibility of that attenuation is discussed in section 7 of the Civil Report, for both primary and secondary stormwater. The existing dwelling's potable water tank is recommended to be fitted with a 55mm orifice located more than 160mm below the overflow outlet.

Stormwater management is assessed against the ODP's 13.10.4 in section 7.4 of the Civil Report.

## **6.6 Sanitary Sewage Disposal**

The Civil Site Suitability Report addresses on-site wastewater in its section 6. When carrying out their site visit, the report writers could confirm that the existing septic tank was within Lot 2's boundaries, but could not locate disposal fields. It is proposed that the Council require, as a s223 condition, confirmation that all parts of the existing dwelling's system will be within Lot 2's revised boundaries, and if not then the system be relocated so that it is, or alternatively replaced/ upgraded.

In regard to the proposed vacant lot, a house occupancy of 6 people was used as a design parameter. The report shows feasibility for a system, in compliance with the Regional Plan's permitted activity standards.

## **6.7 Easements for any purpose**

The scheme plan(s) attached in Appendix 1 show all existing easements along with a Memorandum of Easements showing B in favour of new Lot 1.

## **6.8 Property Access**

All access is existing. The main entrance into the property is in excess of double width stand and sealed right to Waipapa Road seal edge.





**Existing entranceway onto Waipapa Road, looking east**



**The existing appurtenant easement looking due north,  
with existing crossing into the property at left hand side**

Internal to the site, the existing right of way runs straight and is to a good carriageway width with expansive swale drains. It runs parallel, but not joined to, another shared accessway providing access to properties to the north.

There is an existing culverted crossing into what will become vacant Lot 1. This is at the northern end of the existing site – refer to photo below.

I have not identified any upgrading requirements as a result of the subdivision.



**Existing culvert crossing into northern portion of site**

## **6.9 Effects of Earthworks**

Very little earthworks will be required to give effect to the subdivision, if any.

## **6.10 Building Locations**

There are no constraints as to the location of a building within the vacant lot, in terms of natural hazards or ground level.

## **6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes**

The site is zoned Rural Living under the ODP, and Rural Residential under the PDP. The property is not subject to any outstanding landscape overlay, does not contain any archaeological, heritage or culture features, and does not contain any significant indigenous vegetation.

The site is mapped as kiwi present, however is in a built up semi-urban environment, with no nearby habitat. It is sufficient, therefore, to require any dogs and/or cats on a lot to be kept indoors at night.

## **6.12 Soil**

The site is zoned for large lot living as opposed to productive use. The PDP reinforces this with a proposed Rural Residential zoning and it is clear that the intent of Council is to see large lot residential development along this portion of Waipapa Road. The proposal enables large lot residential development, with scope remaining within each site for gardens and amenity planting. The life supporting capacity of soils will not be unduly compromised.

**6.13 Access to, and protection of, waterbodies**

The site has no boundary with a qualifying waterbody that would require the provision of access.

**6.14 Land use compatibility (reverse sensitivity)**

The area is predominantly large lot residential in nature. The proposal is consistent with this. I do not believe there will be any additional adverse land use compatibility issues as a result of the proposal.

**6.15 Proximity to Airports**

The site is outside of any identified buffer area associated with the Bay of Islands Airport.

**6.16 Natural Character of the Coastal Environment**

The site is not within the coastal environment.

**6.17 Energy Efficiency and renewable Energy Development/Use**

Individual future lot owners may take the opportunity to install energy efficiency devices when they build.

**6.18 National Grid Corridor**

The National Grid does not run through the application site.

**6.19 Effects on Character and Amenity**

The proposal is entirely in keeping with the existing character and amenity of the immediate area, particularly on the north side of Waipapa Road near the Heritage Bypass roundabout. The proposal results in a lot that is large enough to support built environment whilst ensuring abundant open space and an ability to ensure amenity values can be maintained.

**6.20 Positive Effects**

When carrying out an assessment of effects, an applicant and consent authority are able to, and should, take into account positive effects both on their own merit and as offsetting any potential negative effect. The proposal is low density and entirely appropriate for the site. It allows for people to provide for their economic and social wellbeing. The creation and availability of properties, close to town, road, cycling and pedestrian networks is essential in providing existing and future residents in the community a choice of lifestyle / residential living options throughout the District.



## 6.21 Potential Cumulative and/or Precedent Effects

I believe the site can absorb the effects of additional built development without adverse cumulative effects. The level of density proposed is consistent with the existing level of density in the area.

Precedent effects are not amongst those effects to be considered when determining the level of effects on the wider environment for the purposes of assessing whether notification is required. They are instead a matter for consideration when a consent authority is considering whether or not to grant a consent. Consideration of precedent effects is generally restricted to non complying activities, which this application is not. There are numerous lots in the vicinity of same or similar size. This proposal does not create an adverse precedent effect.

## 7.0 STATUTORY ASSESSMENT

### 7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 8.7 (Rural Living Zone); and 13 (Subdivision), of the District Plan.

#### Subdivision Objectives & Policies

##### *Objectives*

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

This is an enabling objective. The Rural Living Zone is a transition zone designed to provide a transition from rural land use to urban, predominantly located adjacent to existing urban areas. This part of Waipapa Road is now predominantly large lot residential in nature with the "transition" from rural to urban already completed. Council's intention is to provide for an expansion to Kerikeri's urban area, to include Waipapa Road, evidenced by its decision to include Waipapa Road in its Area of Benefit for future servicing. The creation of an additional lot in this location provides for the social and economic well being of people and communities.

Significant adverse effects on the natural and physical environment can be avoided, remedied or mitigated. The proposed subdivision promotes sustainable management and is an efficient use and development of the land. In providing for residential use in the circumstances outlined above, I do not believe the proposal to be contrary to Objective 13.3.1.

*13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse*

*sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.*

The Assessment of Environmental Effects, and supporting civil reports, conclude that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated.

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

The site is not mapped as containing any outstanding landscape or natural feature. It is not in the coastal environment.

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

The site is not within a heritage precinct and contains no scheduled heritage resources.

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

The site has connection to reticulated water. The additional lot has the option of also connecting, or being self sufficient in terms of water storage. The proposal includes recommendations as to appropriate stormwater management on site.

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

The proposal is not a Management Plan.

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

*And related Policy*

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

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. There are no archaeological sites and no heritage resources.

The site does not adjoin any waterbody. The vacant lot can accommodate an onsite wastewater treatment and disposal system in compliance with Regional Plan requirements and with no off site adverse effects. Stormwater management can also be provided for. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.

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

There is existing reticulated power connection to the property and an additional connection can be provided to the additional lot.

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

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

A future lot owner will have sufficient scope within the site to include energy efficiencies within their individual home designs, via active means such as solar panels, or passive design strategies such as sky lights and orientation.

The subdivision adjoins a Council road and is close to the Kerikeri township, road network and walking and cycling networks.

Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

#### *Policies*

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

- (a) natural character, particularly of the coastal environment;
- (b) ecological values;
- (c) landscape values;
- (d) amenity values;
- (e) cultural values;
- (f) heritage values; and
- (g) existing land uses.

The values outlined above, along with existing uses, have been discussed earlier in this report. I believe regard has been had to items (a) through (g) in the design of the subdivision.

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

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

Access to the site is off an existing public road (sealed). The entrance is expansive with excellent visibility in both directions.



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

The site is not subject to any hazard that precludes future development.

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

Internal to the site, utility services will be / are underground.

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

The site does not contain any of the above listed resources or features.

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

This is discussed earlier. The site is connected to a reticulated water supply and the additional lot can also have a connection, or be self sufficient in regard on-site water storage.

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

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

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

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

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

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

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

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

S6 matters (National Importance) are addressed later in this report.

In addition:

- (a) The proposal will create the opportunity for one additional dwelling within an area that already has a large lot residential character, in a manner that has little or no

- 
- impact on natural character values, indigenous vegetation, landforms, rivers, streams or wetlands;
- (b) The site does not adjoin any stream or river and no public access is therefore required;
  - (c) The proposal is not believed to negatively impact on the relationship of Maori with their culture;
  - (d) There are no existing significant habitat or areas of significant indigenous vegetation;
  - (e) There are no scheduled heritage resources on the site;
  - (f) Stormwater management had been / can be appropriately designed; and
  - (g) The site is not subject to any hazard that prevents future development.

I consider the proposal to be consistent with Policy 13.4.13.

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

The subdivision has had regard to the underlying zone's objectives and policies.

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

The additional lot can readily provide for a house site with good access to sunlight and the ability to utilise energy efficiency measures. The site is close to transport networks.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

#### Rural Living Zone Objectives and Policies

##### *Objectives:*

*8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.*

*8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.*

I believe the proposed subdivision to be capable of providing for development that will be in keeping with, and compatible with, the character and amenity of the area.

##### *And policies*

*8.7.4.1 That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.*

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

See above comments under Objectives.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.

The proposed vacant lot will have sufficient land associated with a future household to provide outdoor space and sufficient land for onsite effluent disposal.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

A dwelling can be constructed on the vacant lot with adequate access to sunlight and daylight.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

The future land use on the lots is likely to be residential in nature.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

The privacy of inhabitants of buildings on adjoining sites is not adversely affected.

In summary, I believe the proposal to be consistent with the Rural Living Zone objectives and policies.

## **7.2 Proposed District Plan Objectives and Policies**

The following is an assessment of the proposal against relevant objectives and policies in the PDP.

**SUB-O1** Subdivision results in the efficient use of land, which:

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

The proposal achieves all of the above.

**SUB-O2** Subdivision provides for the:



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

The site is not zoned production so there is no requirement to protect highly productive land. The site does not contain any Outstanding Natural Features, Outstanding Natural Landscapes, or Natural Character area; and is not in the coastal environment.

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

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

The proposal involves on-site servicing for stormwater and wastewater, but has connections to reticulated water and power. The site has access to public road.

**SUB-O4**

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

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

None of a-c are relevant to the proposal.

**SUB-P1** Enable boundary adjustments that: .....

Not relevant – application is not a boundary adjustment.

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

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

**SUB-P3** Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

I believe the proposed allotments are consistent with the purpose, characteristics and qualities of the zone. The lots can support a building platform and have legal and physical access.

**SUB-P4**

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

The site has existing access, contains no waterbodies, or areas of biodiversity, or hazards, or historical or cultural values.

**SUB-P5**

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by: .....

The site is not zoned any of the zones referenced by this Policy.

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

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

The site is not serviced by Council reticulated wastewater or stormwater, but does have a connection to water. The vacant lot can provide for onsite servicing where required.

**SUB- P7**

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

There is no requirement for esplanade reserve.

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

Site is not zoned Rural Production.

**SUB-P9**

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

The site is not zoned either Rural Production or Rural Lifestyle and the subdivision is not a Management Plan.

**SUB-P10**

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

Not applicable. There no minor residential units.

**SUB-P11**

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

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

I believe the proposal has adequately taken into account all of the matters listed above.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

*Rural Residential Zone Objectives:*

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

**RRZ-O2** The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:

- a. peri-urban scale residential activities;
- b. small-scale farming activities with limited buildings and structures;
- c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle Zones; and
- d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.

**RRZ-O3** The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.

**RRZ-O4** Land use and subdivision in the Rural Residential zone:

- a. maintains rural residential character and amenity values;
- b. supports a range of rural residential and small-scale farming activities; and
- c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

The site is utilised for residential living (RRZ-O1). The predominant character and amenity of the zone and immediate vicinity is not adversely affected (RRZ-O2). The site is already partially developed, supporting residential living (RRZ-O3). There is high demand for residential living in locations such as this, with ready access to road and footpaths and not far from the town centre. I do not believe the proposal significantly adds to reverse sensitivity effects (RRZ-O4).

**RRZ-P1** Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:

- a. rural residential activities;
- b. small-scale farming activities;
- c. home business activities;
- d. visitor accommodation; and
- e. small-scale education facilities.

**RRZ-P2** Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:

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

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

**RRZ-P4** Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. telecommunications:
  - i. fibre where it is available;
  - ii. copper where fibre is not available;
  - iii. copper where the area is identified for future fibre deployment.
- b. local electricity distribution network.

**RRZ-P5** Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale and character of the rural residential environment;
- b. location, scale and design of buildings or structures;
- c. at zone interfaces:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. the adequacy of roading infrastructure to service the proposed activity;
- f. managing natural hazards;
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The land use on the site is residential, with the likely use of the additional lot to also be residential. This is an activity expected in the zone (RRZ-P1). The existing land use is not incompatible with the role, function and predominant character and amenity of the zone (RRZ-P2). Reverse sensitivity effects are not significantly added to given the existing land uses around the site (RRZ-P3). In addition the area is not 'zoned' under the PDP for continued rural production use. Some services are available (RRZ-P4). All of the matters in RRZ-P6, where relevant, have been considered and the proposal is considered consistent with the policy.

### 7.3 Part 2 Matters

#### 5 Purpose

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

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.



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#### 6 Matters of national importance

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

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

The application site is in an area zoned (and developed) for low density housing. It is not in the coastal environment and does not exhibit any of the features/values espoused in s6 of the Act. The subdivision is appropriate for the site. There is no significant risk of hazard.

#### 7 Other matters

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

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

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). Waste water and stormwater management can be accommodated on-site. Amenity values will be maintained. The proposal has had regard to the values of ecosystems.

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## 8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

## 7.4 National Policy Statements & Environmental Standards

I have not identified any National Policy Statement or Environmental Standard relevant to the proposal.

## 7.5 Regional Policy Statement for Northland

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

The RPS also has policies ensuring that productive land is not subject to fragmentation and/or sterilisation to the point where productive capacity is materially reduced, and that reverse sensitivity effects be avoided, remedied or mitigated, however noting the area within which the site is located is no longer predominantly utilised for any productive use, and is not zoned Rural Production, these policies have limited relevance.

### **Objective 3.6 Economic activities – reverse sensitivity and sterilisation**

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

*(a) Reverse sensitivity for existing:*

*(i) Primary production activities; .....*

In regard to this subdivision, it is considered that no significant additional reverse sensitivity issues arise as a result. The area around the site already supports residential use. The proposed additional lot can be well screened from adjacent sites.

The associated Policy to the above Objective is **Policy 5.1.1 – Planned and coordinated development**.

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

*(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects; ...*

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

I believe the creation of additional lots in an area already predominantly large lot residential in character, to be consistent with the above. In fill development such as that proposed has positive effects in that a future lot owner can utilise existing infrastructure already in place to support the area.

## **8.0 s95A-E ASSESSMENT & CONSULTATION**

### **8.1 S95A Public Notification Assessment**

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist and public notification is not mandatory. Step 2 of s95A specifies the circumstances that preclude public notification. None of these exist, and public notification is therefore not precluded. Step 3 of s95A must then be considered. This specifies that public notification is required in certain circumstances, neither of which exist. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

### **8.2 S95B Limited Notification Assessment**

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such groups or persons exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and therefore limited notification is not precluded.

Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, in certain circumstances. The activity is not a boundary activity and no affected persons have been identified.

### **8.3 S95D Level of Adverse Effects**

The AEE in this report assesses effects on the environment and concludes that these will be less than minor. As such public notification is not required.

### **8.4 S95E Affected Persons & Consultation**

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The activity is a discretionary activity and there are breaches of the zone's Stormwater Management and Building Coverage rules. However, supporting reports show that stormwater can be appropriately managed on-site with no off-site effects. Built development can be internalised within the vacant lot and where not already screened by vegetation, additional plantings can be established along the boundary, albeit I do not believe that is necessary given the existing character of the area. The existing access is well formed and maintained and I have not identified any breaches of access rules. In summary, I do not consider that the proposal will create minor or more than minor adverse effects on adjacent properties.

The site has no heritage values, no cultural values and no biodiversity values. As such, no pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ,

## 9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are, I believe, capable of remedy and mitigation through conditions of consent, such that they will be no more than minor. The proposal is considered consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and relevant objectives and policies of the National and Regional Policy Statements, and consistent with Part 2 of the Resource Management.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No affected persons have been identified.

It is requested that the Council give favourable consideration to this application and grant consent.



Signed  
**Lynley Newport,**  
**Senior Planner**  
**Thomson Survey Ltd**

Dated 17<sup>th</sup> December 2025



## 10.0 LIST OF APPENDICES

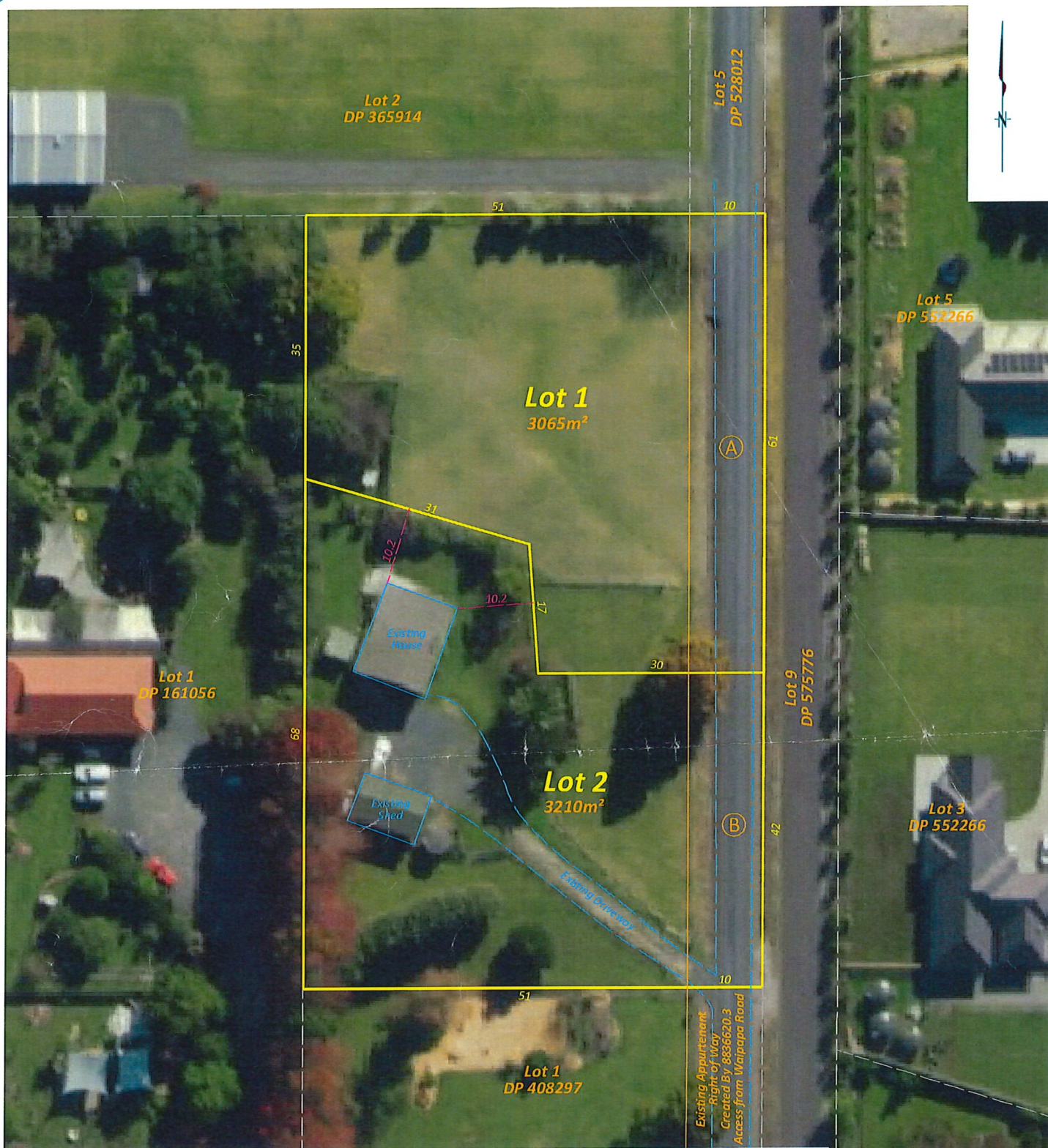
- Appendix 1**    Scheme Plan(s)
- Appendix 2**    Location Plan
- Appendix 3**    Record of Title & Easement Instruments
- Appendix 4**    Consultation with Top Energy and Chorus
- Appendix 5**    Civil Site Suitability Report

## **Appendix 1**

Scheme Plan(s)







#### EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	D506980.5
	(B)	LOT 2 HEREON	

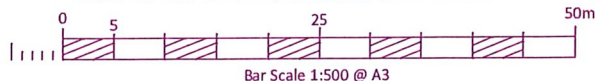
#### MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(B)	LOT 2 HEREON	LOT 1 HEREON

Local Authority: Far North District Council  
 Comprised in: 429798  
 Total Area: 6275m²  
 Zoning: Rural Living  
 Resource features: NIL

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD. AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD  
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY  
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

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



315 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@tsurvey.co.nz  
 Ph: (09) 4077360  
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

### PROPOSED SUBDIVISION OF LOT 2 DP 408297

132A WAIPAPA ROAD, KERIKERI  
 PREPARED FOR: S & P GARDINER

	Name	Date	ORIGINAL	SHEET SIZE
Survey			SCALE	
Design			1:500	A3
Drawn	KY	04.11.25		
Approved				
Rev				
10846 Scheme				

Surveyors Ref. No:

10846

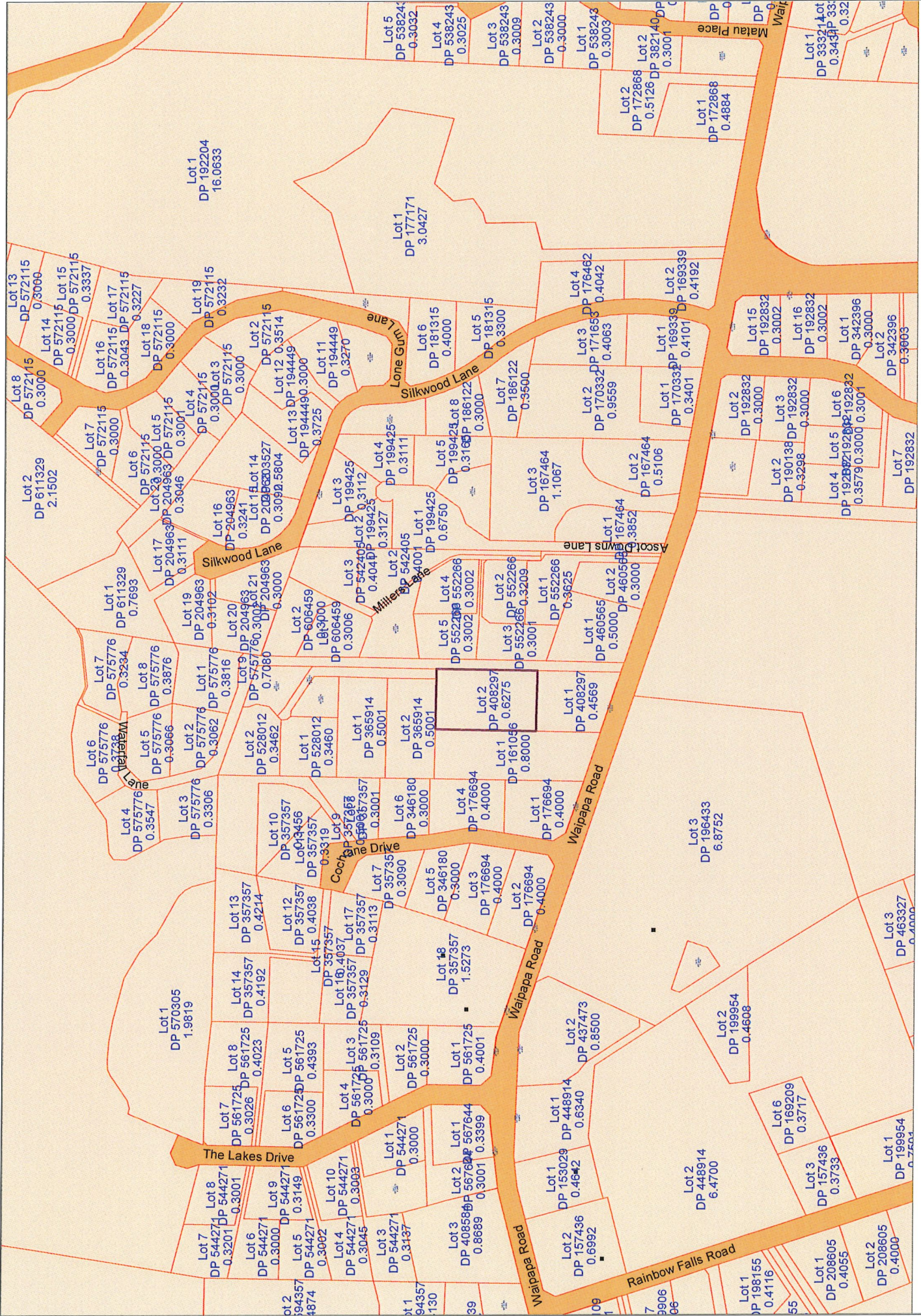
Sheet 1 of 1



## **Appendix 2**

### Location Plan







## **Appendix 3**

Record of Title & Easement Instruments



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 429798  
**Land Registration District** North Auckland  
**Date Issued** 07 September 2011

**Prior References**  
NA124C/914

---

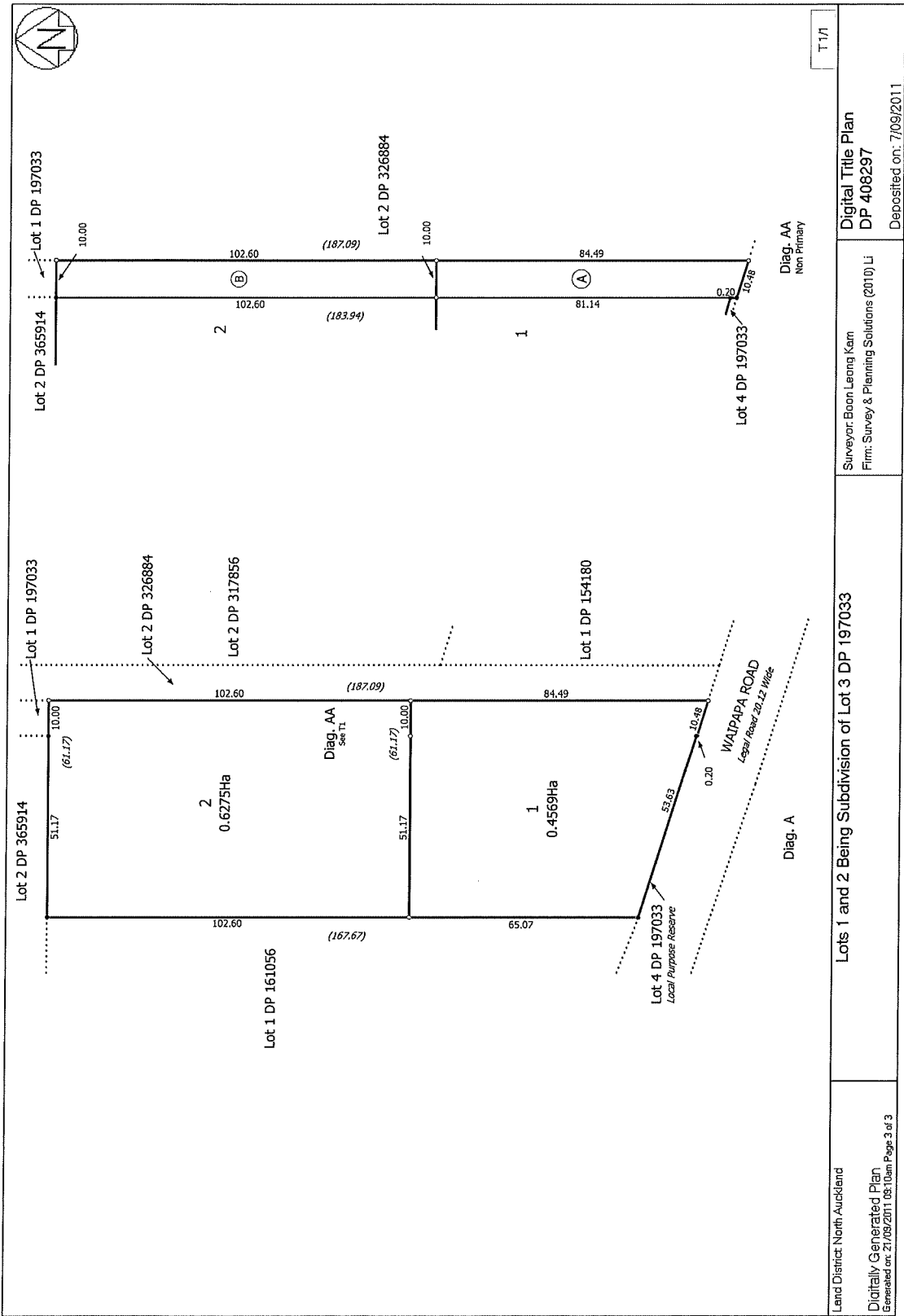
**Estate** Fee Simple  
**Area** 6275 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 408297  
**Registered Owners**  
Peter David Gardiner and Sandra Michelle Gardiner

---

**Interests**

D506980.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.5.2000 at 2:44 pm  
Subject to a right of way and to electricity, telecommunications and water supply rights over part marked B on DP 408297 specified in Easement Certificate D506980.5 - 18.5.2000 at 2:44 pm  
The easements specified in Easement Certificate D506980.5 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a right of way, right to convey electricity, water, telecommunications and computer media and right to drain sewage and stormwater created by Easement Instrument 8836620.3 - 7.9.2011 at 12:37 pm  
The easements created by Easement Instrument 8836620.3 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement Instrument 8863734.1 - 13.9.2011 at 3:53 pm  
13404034.3 Mortgage to ANZ Bank New Zealand Limited - 3.10.2025 at 11:53 am





CONS



## THE RESOURCE MANAGEMENT ACT 1991


## SECTION 221 : CONSENT NOTICE

**REGARDING** The subdivision of  
Lot 2 DP 161056  
North Auckland Registry.

## SCHEDULE

1. The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development on the site, the occupiers of any such dwelling shall install an approved water filtration system.

SIGNED:

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

DATED at **KAIKOHE** this 17<sup>th</sup> day of April 2000

RC 1890276

SRM\CERT\3taylor221

LNZ COPY



244 18.MAY00 D 506980-2

PARTICULARS ENTERED  
LAND REGISTRY NORTH  
for REGISTRAR-GENERAL



12/376

Peter Macaulay  
Kaikohe



AR 14523  
AMN

Approved by the District Land Registrar, South Auckland No. 351560  
Approved by the District Land Registrar, North Auckland, No. 4380/81  
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

DS06980.5 EL

## EASEMENT CERTIFICATE

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

We CRAIG IAN TAYLOR, RHYS BRYAN TAYLOR and MAHMOOD KHAN

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 99 under No. 197033 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 197033

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way Electricity Telecommunications Water Supply	Lot 3 DP197033	Ⓐ	Lot 1 DP197033	124C/912
	CT 124C/914		Lot 2 DP197033	124C/913
Right of Way Electricity Telecommunications Water Supply	Lot 1 DP197033 CT 124C/912	Ⓑ	Lot 2 DP197033	124C/913

1997 RB/S

State of the art rights of persons about her or in addition to the rights of persons  
to the State of the art rights of persons about her or in addition to the rights of persons

rights of persons



## CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

WE Sara Constance HOLDERNESS and Karyn Joy HODGE  
both of Auckland in New Zealand, Bank Officers

### HEREBY CERTIFY -

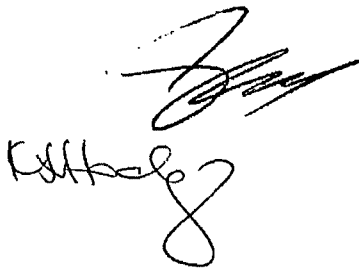
1. **THAT** by Deed dated the 10th July 1996 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered D.043055.1  
BLENHEIM (Marlborough Registry) and there numbered 187102  
CHRISTCHURCH (Canterbury Registry) and there numbered A.257595/1  
DUNEDIN (Otago Registry) and there numbered 915888  
GISBORNE (Poverty Bay Registry) and there numbered G.212187.1  
HAMILTON (South Auckland Registry) and there numbered B.367046  
HOKITIKA (Westland Registry) and there numbered 105721  
INVERCARGILL (Southland Registry) and there numbered 244294.1  
NAPIER (Hawke's Bay Registry) and there numbered 646199.1  
NELSON (Nelson Registry) and there numbered 361557.1  
NEW PLYMOUTH (Taranaki Registry) and there numbered 435551  
WELLINGTON (Wellington Registry) and there numbered 533510.1

WESTPAC BANKING CORPORATION ARBN 007 457 141 incorporated in New South Wales, Australia ("Westpac") appointed us its Attorneys on the terms and subject to the conditions set out in that Deed and the attached document is executed by us under the powers conferred by that Deed.

2. **THAT** at the date of this certificate, we are both Team Leaders of a legal unit of Westpac.
3. **THAT** at the date of this certificate we have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Westpac or otherwise.

SIGNED at Auckland )  
this 16th day of )  
September 1999 )



IN THE MATTER of the Local Government  
Act 1974

A N D

IN THE MATTER of Mortgage No.  
B.384227.1 (North  
Auckland Registry)

**WESTPAC BANKING CORPORATION**, the first mortgagee in whose name the abovementioned Mortgage is registered against the land comprised and described in Certificate of Title Volume 96D Folio 376 (North Auckland Registry) HEREBY CONSENTS to the within subdivision and deposit of Plan No. 197033 and to the creation of easements of Right of Way, Electricity, Telecommunications, and Water Supply BUT SUBJECT TO AND WITHOUT PREJUDICE to the rights, remedies and powers under the said Mortgage.



SIGNED by )  
**WESTPAC BANKING** )  
**CORPORATION** )  
by their attorneys )

SARA CONSTANCE HOLDERNESS

**KARYN JOY HODGE**

In the presence of:

**KENNETH ALLAN FISH**

16/9/99

**BANK OFFICER**  
**WESTPAC BANKING CORPORATION**  
**120 ALBERT STREET**  
**AUCKLAND**

## Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Easement Certificate

dated

page

2

of

5

pages

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

### EASEMENTS OF RIGHT-OF-WAY

#### 1. Rights and powers

In addition to the rights and powers more particularly set forth in the Seventh Schedule to the Land Transfer Act 1952 the rights implied in easements of vehicular rights-of-way as set forth in the Ninth Schedule to the Property Law Act 1952 shall also apply and with the additional covenants following:

- (a) The cost of any reasonably necessary or desirable establishment, upgrading, reconstruction or maintenance or repair to the easement area shall be borne as to a one-half share each by the registered proprietors of Lots 1 and 2 on DP 197033 PROVIDED HOWEVER that where any costs under the covenant are directly attributable to any of those registered proprietors or their invitees the costs in that case shall be borne wholly by the party to whom that action is directly attributable.
- (b) Any Notice pursuant to Sections 126C, 126D, and 126E of the Property Law Act 1952 shall not be available for the purposes of altering or upgrading the state of the land over which the right-of-way is granted unless it is first agreed in writing by the registered proprietors for the time being of both the dominant and servient tenements respectively that the right-of-way shall be altered or upgraded as the case may be.

### EASEMENTS OF RIGHT TO TRANSMIT ELECTRICITY, GAS AND TELECOMMUNICATIONS

#### 2. Rights and powers:

The proprietor of the dominant tenements ("the Grantees") shall have the right to transmit electric current, electric impulses, gas and any other form of energy and the right to convey  
(Continued on Page 3 Annexure Schedule)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

CA / SS RB /  
u m

## Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Easement Certificate

dated

page

3

of

5

pages

### Continuation of "Rights and Powers"

telephone, television, telecommunications and similar services through in along under and over those parts of the servient tenement or part thereof subject to the easement ("the easement route") and for those purposes the unrestricted right liberty and privilege for the Grantees their surveyors engineers employees contractors workmen agents servants and all other persons authorised by them with or without vehicles and machinery implements tools pipes materials and equipment of any kind from time to time and to enter and remain upon the servient tenement for the purposes aforesaid or any of them including opening up the soil for laying inspecting repairing maintaining and renewing cables conduits service boxes electrical and/or other equipment relative to energy supplies and/or telecommunications equipment of all kinds and generally to do and perform such acts and things in and upon the easement route as may be necessary or proper for and in relation to any of the purposes as aforesaid.

### EASEMENT OF RIGHTS TO CONVEY WATER

#### 3. Rights and powers:

The rights and powers more particularly set forth in Clauses 2, 3, 4 and 5 of the Seventh Schedule to the Land Transfer Act 1952.

#### B. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

The following terms covenants or restrictions shall apply to the easements of the right to transmit electricity, gas and telecommunications:

- (a) All works authorised to be carried out shall be carried out expeditiously and with as little disturbance to the surface as possible and immediately upon the completion of any such work the surface of the land shall be restored as nearly as possible to its original condition.
- (b) The Grantees will from time to time repair and make good all damage to fences gates drains paths or driveways upon the servient tenement where caused by the carrying out by the Grantees of any of the works hereinbefore mentioned.

(Continued on Page 4 Annexure Schedule)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

*PA* *RB/S*

## Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Easement Certificate

dated

page

4

of

5

pages

(Continuation of Terms, conditions, covenants, or restrictions in respect of any of the above easements")

- (c) The registered proprietor of the servient tenement will not place any buildings erections or fences on the easement route or any part thereof and will not at any time hereafter do or permit or suffer any act whereby the rights powers licenses and liabilities hereby granted to the Grantees may be interfered with or affected or whereby the transmission of electricity electric impulses gas and any other form of energy and/or telephone, television, telecommunications and similar services may be in any way interrupted or restricted.
- (d) Nothing herein contained or implied shall be deemed to compel the Grantees to conduct electricity or telecommunications through the cables surface boxes conduits or electrical or telecommunications equipment and the Grantees may discontinue such conduction and recommence such conduction at will.
- (e) Nothing herein contained shall be deemed to abrogate limit restrict or abridge any of the rights powers and remedies vested in the Grantees by way of any statute including (where applicable) the Local Government Act 1974, the Public Works Act 1981, the Resource Management Act 1991 or any of them or any amendment thereof or any Act or Acts passed in substitution therefor.

Dated this 12<sup>th</sup> day of May 2000 ~~1999~~

Signed by the abovenamed  
**CRAIG IAN TAYLOR**  
in the presence of:

Witness .....

Occupation ..... **S.M. PALMER** ....

**SOLICITOR  
AUCKLAND**

Address .....

(Continued on Page 5 Annexure Schedule)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

*PA-7* *RB/S*



## Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Easement Certificate

dated

page

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of

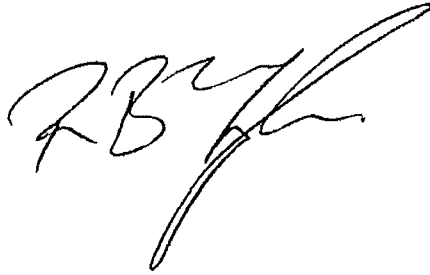
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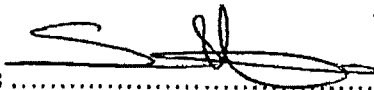
### Continuation of Attestation:

Signed by the abovenamed  
**RHYS BRYAN TAYLOR**  
in the presence of:

)  
)  
)



Witness .....

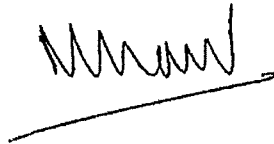


Occupation .....  
Address .....

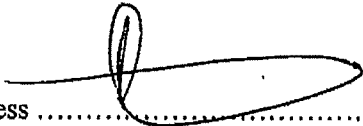
**S. M. PALMER**  
**SOLICITOR**  
**AUCKLAND**

Signed by the abovenamed  
**MAHMOOD KHAN**  
in the presence of:

)  
)  
)



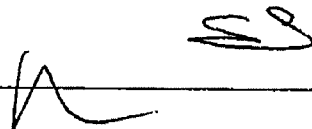
Witness .....



Occupation .....  
Address .....

**RICHARD G A PALMER**  
**SOLICITOR**  
**KERIKERI**

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



## EASEMENT CERTIFICATE

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

*Correct for the purposes of the  
Land Transfer Act*

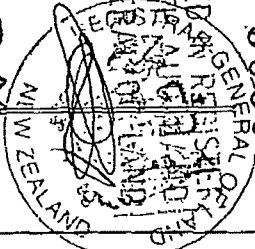


*Solicitor for the registered proprietor*

PALMER MACAULEY  
SOLICITORS  
KAIKOHE

SF

124C/912-5714



244 18.MAY00 D 506980

PARTICULARS ENTERED IN THE  
LAND REGISTRY NORTH ISLAND  
for REGISTRATION OF EASEMENTS

LINK COPY



# View Instrument Details



Instrument No 8836620.3  
Status Registered  
Date & Time Lodged 07 September 2011 12:37  
Lodged By Dempster, Vicki Marie  
Instrument Type Easement Instrument



---

<b>Affected Computer Registers</b>	<b>Land District</b>
429797	North Auckland
429798	North Auckland

---

**Annexure Schedule:** Contains 3 Pages.

---

## Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 7156112.3 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Vicki Marie Dempster as Grantor Representative on 07/09/2011 12:30 PM

---

## Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Vicki Marie Dempster as Grantee Representative on 07/09/2011 12:31 PM

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

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

KEVIN JOHN JOHNSON

Grantee

KEVIN JOHN JOHNSON

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of Easement; <i>profit</i> or covenant	Shown (plan reference) 408297	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
RIGHT OF WAY RIGHT TO CONVEY: ELECTRICITY, WATER, TELECOMMUNICATIONS & COMPUTER MEDIA RIGHT TO DRAIN: SEWAGE & STORMWATER	A	LOT 1 (429797)	LOT 2 (429798)

Form B - continued

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ [added to] or ~~[substituted]~~ by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule ]

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_ registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule ]



Form L

Annexure Schedule

Page 2 of 2 Pages

Insert instrument type

Easement instrument

Continue in additional Annexure Schedule, if required

The maintenance provisions in the Fourth Schedule of the Land Transfer Regulations 2002 are modified by the addition of the following:

- (a) Any maintenance, repair or replacement of the easement facilities on the Servient or Dominant land over the stipulated course that is necessary because of any act or omission of the Grantor must be carried out promptly by the Grantor and at the cost of the Grantor. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule of the Land Transfer Regulations Act 2002).
- (b) Any maintenance, repair or replacement of the easement facilities on the Servient or Dominant land over the stipulated course that is necessary because of any act or omission of the Grantee must be carried out promptly by the Grantee and at the cost of the Grantee. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantee responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule of the Land Transfer Regulations Act 2002).

## **Appendix 4**

Consultation with Top Energy and Chorus



11 December 2025

Lynley Newport  
Thomson Survey  
PO Box 372  
KERIKERI 0245

Email: [lynley@tsurvey.co.nz](mailto:lynley@tsurvey.co.nz)

*Top Energy Limited*  
Level 2, John Butler Centre  
60 Kerikeri Road  
P O Box 43  
Kerikeri 0245  
New Zealand  
PH +64 (0)9 401 5440  
FAX +64 (0)9 407 0611

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**  
**S & P Gardiner – 132A Waipapa Road, Kerikeri. Lot 2 DP 408297.**

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

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

Link to application: [Top Energy | Top Energy](#)

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

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely

**Aaron Birt**  
Planning and Design  
E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)

## Chorus New Zealand Limited

10 December 2025

Chorus reference: 11456580

**Attention:** Lynley Newport

**Quote:** New Property Development

**1 connections at 132A Waipapa Road , Kerikeri, Far North District, 0230**

**Your project reference:** N/A

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

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

Fibre network	\$0.00
---------------	--------

Pre-built fibre	\$0.00
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The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 10 December 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

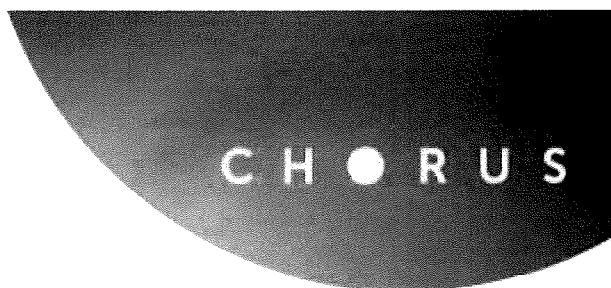
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given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

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

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

Kind Regards

Chorus New Property Development Team



## **Appendix 5**

### Civil Site Suitability Report



**SITE** 132A Waipapa Road, Kerikeri

**LEGAL DESCRIPTION** Lot 2 DP 408297

**PROJECT** 2-Lot Subdivision

**CLIENT** Sandra & Peter Gardiner



**REFERENCE NO.** 143541

**DOCUMENT** Civil Site Suitability Report

**STATUS/REVISION NO.** 01 – Resource Consent

**DATE OF ISSUE** 21 November 2025

Report Prepared For	Email
Sandra & Peter Gardiner	Dusk66@icloud.com

<b>Authored by</b>	<b>G.M. Brant</b> (Be (Hons) Civil)	Civil Engineer	gustavo@wjl.co.nz	
<b>Reviewed &amp; Approved by</b>	<b>B. Steenkamp</b> (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	bens@wjl.co.nz	

## 1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

<b>Legal Description:</b>	Lot 2 DP 408297
<b>Lot Sizes:</b>	Proposed Lot 1 – 3,065m <sup>2</sup> Proposed Lot 2 – 3,210m <sup>2</sup> (existing dwelling)
<b>Scope:</b>	Civil Site Suitability Investigation: <ul style="list-style-type: none"><li>- Potable Water</li><li>- Wastewater Assessment</li><li>- Stormwater Assessment</li></ul>
<b>Development Proposals Supplied:</b>	Subdivision Scheme Plan supplied by Thomson Survey (Ref No: 10846, dated: 04.11.2025)
<b>District Plan Zone:</b>	Rural Living Zone
<b>Wastewater:</b>	Recommendations for wastewater are provided in Section 6.
<b>Stormwater Management – District Plan Rules:</b>	<p><b>Permitted Activity:</b> 8.7.5.1.5 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m<sup>2</sup>, whichever is the lesser.</p> <p><b>Controlled Activity:</b> 8.7.5.2.2 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m<sup>2</sup>, whichever is the lesser.</p>
<b>Stormwater Management:</b>	<p>To comply with the parameters of the Permitted Activity Rule (8.7.5.1.5), Lots 1 &amp; 2 must not exceed an impermeable area of 383.13m<sup>2</sup> &amp; 401.25m<sup>2</sup> respectively.</p> <p>Future development of Lot 1 is expected to fall within the Controlled / Discretionary Activity range. A stormwater attenuation report including a District Plan Assessment will be required for any future development within Lot 1 that does not comply with Permitted Activity Rule (8.7.5.1.5) at Building Consent stage.</p> <p>The existing development within Lot 2 exceeds 20% of the site area and therefore does not comply with Permitted Activity Rule (8.7.5.1.5) nor Controlled Activity Rule (8.7.5.2.2) and is considered a Discretionary Activity.</p> <p>Attenuation for the 1% AEP storm event should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment.</p> <p>Stormwater mitigation recommendations are provided in Section 7.</p>

## 2 SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (potable water, wastewater and stormwater) to support a two-lot subdivision of Lot 2 DP 143541 as per the supplied Scheme Plan prepared by Thomson Survey (Ref No: 10846, dated: 04.11.2025).

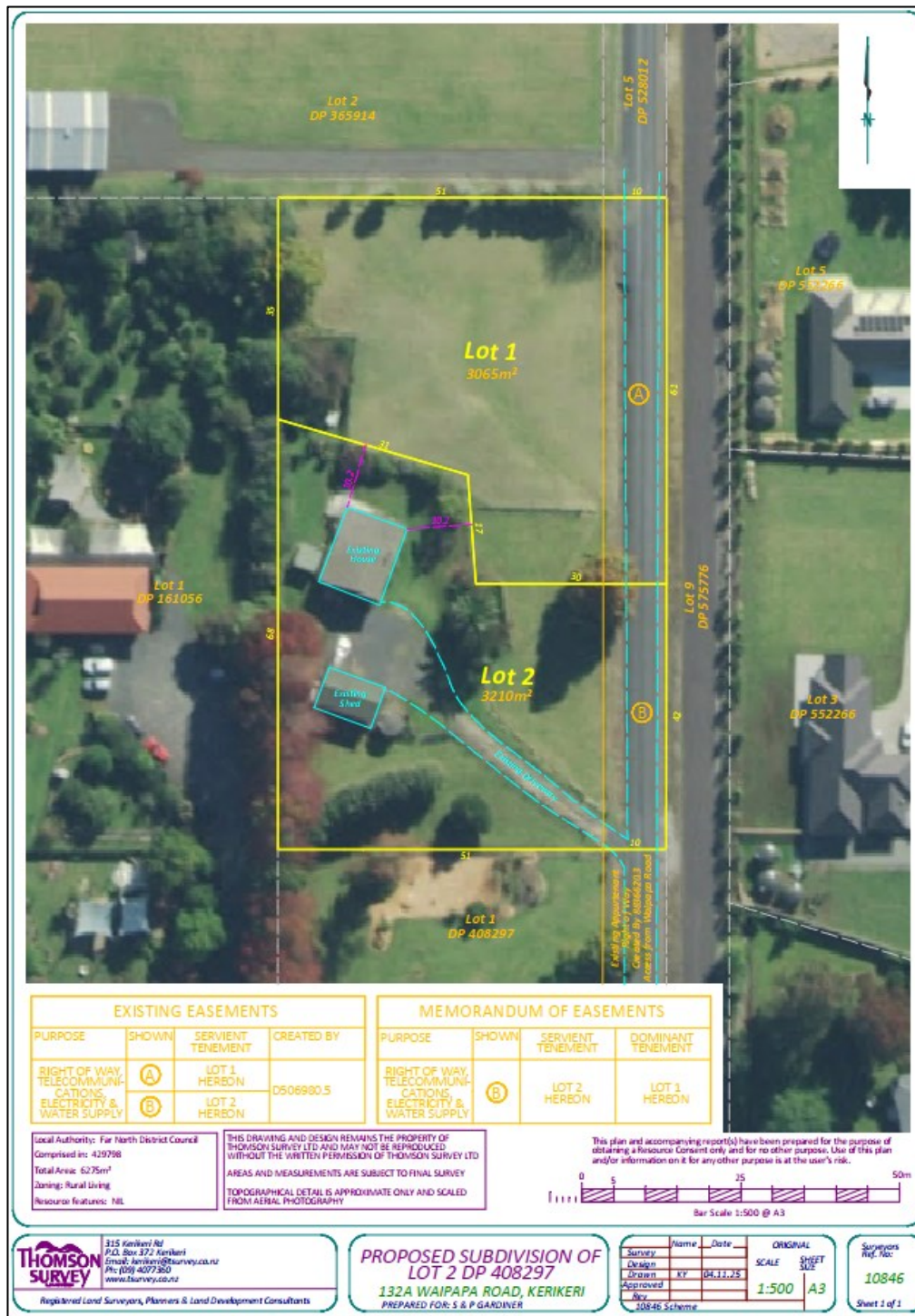


Figure 1: Snip of scheme plan prepared by Thomson Survey (Ref No: 10846, dated: 04.11.2025)

Any revision of the supplied drawings and/or development proposals with potable water, wastewater and/or stormwater implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on potable water, wastewater and/or stormwater assessments herein, should be referred to us for review.

### 3 SITE DESCRIPTION

The proposed development will be constructed within the following property (the site) which is located off the northern side of Waipapa Road:

- 132 Waipapa Road, legally described as Lot 2 DP 408297.



**Figure 2: Snip from FNDC Water Services Map showing site boundary (cyan), 1m contours (orange), public potable water (blue) and public stormwater (green)**

The surface area of the subject site is approximately 6,275m<sup>2</sup> and is accessed via an existing Right-of-Way (ROW) which forms the lot's eastern boundary.

Built development on-site comprises an existing dwelling and shed near the lot's western boundary and a metalled driveway. The remaining ground cover consists predominantly of grass, with trees scattered throughout the property.

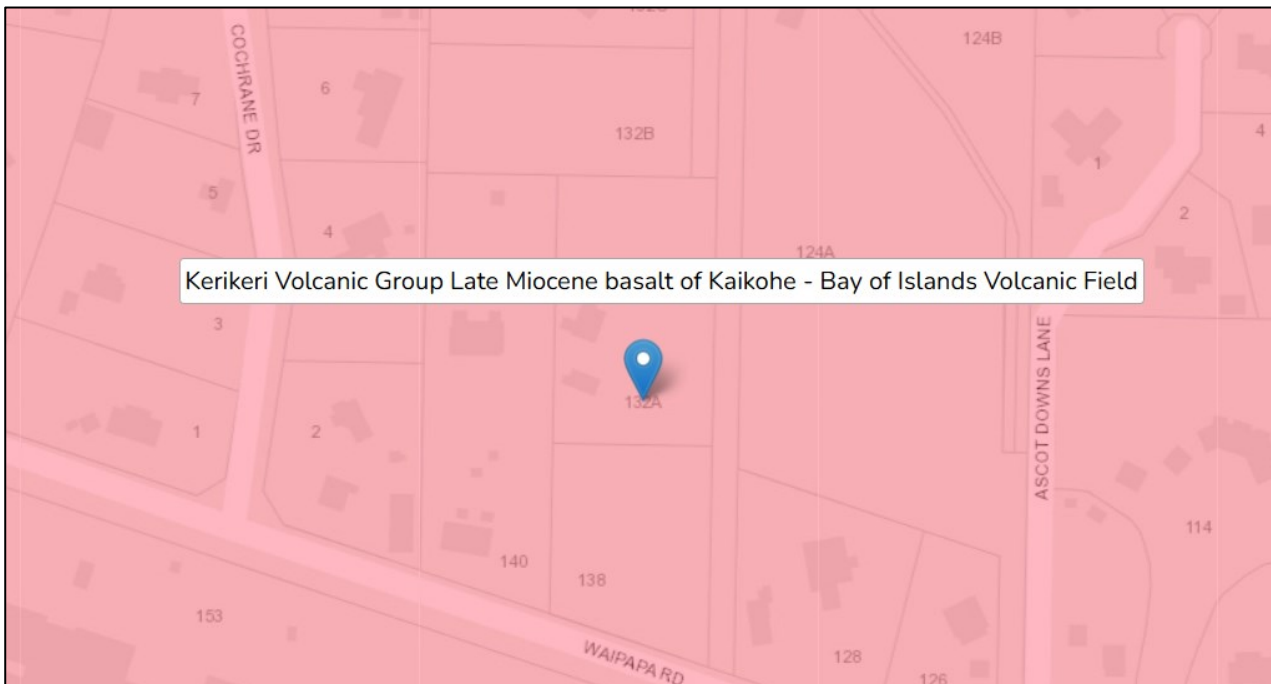
Topographically speaking, the property is near level with gentle grades falling to the northeast.

The Far North District Council (FNDC) on-line GIS Water Services Map indicates that public wastewater and stormwater services are not available to the property. A water meter is shown near the lot's southeastern corner.



#### 4 PUBLISHED GEOLOGY

Local geology at the subject site is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000 as; **Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field**, described as; *"Basalt lava, volcanic plugs and minor tuff."*. Refer to GNS Science Website.



**Figure 3: Screenshot aerial view from the New Zealand Geology Web Map. Blue marker depicts property location.**

In addition to the above, hand auger testing was conducted by WJL within the subject site.

The subsoils encountered during WJL's fieldwork consisted predominantly of Clayey SILT and Silty CLAY. Approximately 250mm-300mm of TOPSOIL was overlying the investigated area. No groundwater was found during our investigation. Refer to the appended 'BH Logs'.

Given the above, the site's subsoils have been classified as **Category 5** in accordance with the TP58 design manual.

#### 5 POTABLE WATER SUPPLY

The FNDC on-line GIS Water Services Map indicates the presence of a public water meter near the parent lot's southeastern corner. It is recommended that a water connection be provided for Lot 1.

Alternatively, it is recommended that Lot 1's potable water be provided for by rainwater tanks in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage per new dwelling. The type of tank and volume is for the client to confirm.



## 6 WASTEWATER

### Lot 1

No existing wastewater management system is present within proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within the proposed lot.

### Lot 2

An existing on-site wastewater treatment system currently services Lot 2's residential dwelling.

If the existing on-site wastewater treatment system is functional, fit for the existing dwelling and located within Lot 2's proposed boundaries it may continue to operate.

During WJL's fieldwork investigation, the septic tank was found to be within Lot 2's proposed boundaries. However, no disposal trenches/beds/fields were located.

If any part of the wastewater system, including any trenches or disposal fields are not located within proposed Lot 2, the system can either be relocated to Lot 2 and/or upgraded, or it can be decommissioned and replaced with a new on-site wastewater treatment system in accordance with the recommendations in Section 6.1 below.

### 6.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

The below wastewater design has been completed to show feasibility of on-site wastewater management within the proposed lot. As no development proposals are available at this stage for the eventual residential development within Lot 1, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

At the time of report writing, it has not been confirmed if the client will source potable water from the public network or on-site rainwater tanks. An indicative design has been completed for both scenarios.

Although dripper irrigation is recommended and shown below, alternative trench or bed setup with secondary level treatment may also be acceptable subject to specific design.

#### 6.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks or Reticulated Water Supply
Site Soil Category (TP58):	Category 5 – Clayey SILT & Silty CLAY –Moderate Drainage
Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 3mm/day
Estimated Total Daily Wastewater Production:	Bore Supply: 1,200L/day Rainwater Tanks: 1,080L/day
Typical Wastewater Design Flow Per Person:	Bore Supply: 200L/pp/day (Estimated –water conservation devices may enable lower design flows)

	Rainwater Supply: 180L/pp/day (Estimated –water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines
Loading Method:	Dosed
Minimum Tank size:	Bore Supply: >1,200L Rainwater Supply: >1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	Bore Supply: 400m <sup>2</sup> Rainwater Supply: 360m <sup>2</sup>
Required Min. Reserve Area:	30%
Buffer Zone:	Not anticipated to be required
Cut-off Drain:	Not anticipated to be required

## 6.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 9 of the PRPN (Proposed Regional Plan for Northland)			
Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

### 6.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal system servicing Lot 2 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

We envision that there will be no issue meeting the Permitted Activity Status requirements as outlined above.

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and

4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
6	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
	the following reserve disposal areas are available at all times:
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

We envision that the lots will have no issue meeting the Permitted Activity Status requirements outlined above.

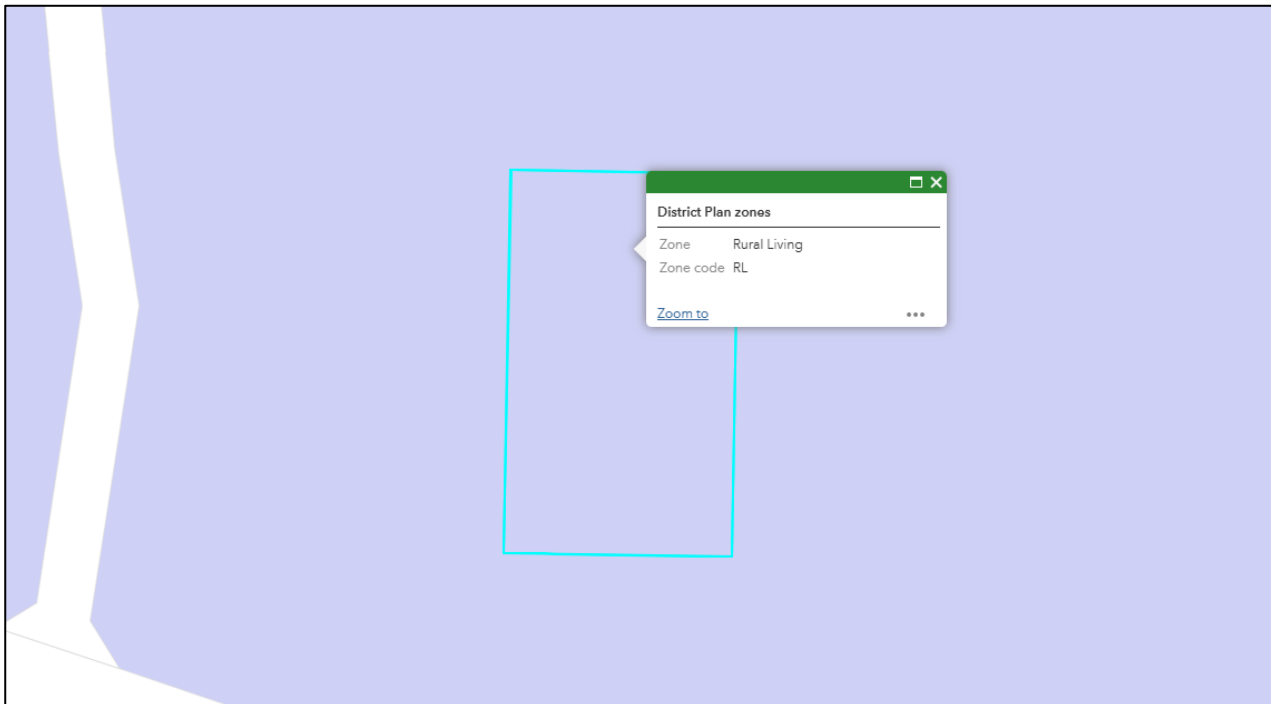
Based on current observations and topography, each lot contains sufficient undeveloped natural ground to accommodate both primary and reserve wastewater disposal areas in accordance with AS/NZS1547 and TP58. Final sizing and positioning will be confirmed at Building Consent stage.

## 7 STORMWATER MANAGEMENT

### 7.1 ASSESSMENT CRITERIA

The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As below, the site resides in a Rural Living Zone.



*Figure 4: Snip of FNDC Maps showing site in Rural Living Zone.*

The following Stormwater Management Rules Apply:

**Permitted Activity:** 8.7.5.1.5 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m<sup>2</sup>, whichever is the lesser.

**Controlled Activity:** 8.7.5.2.2 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m<sup>2</sup>, whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (8.7.5.1.5), Lots 1 & 2 must not exceed an impermeable area of 383.13m<sup>2</sup> & 401.25m<sup>2</sup> respectively.

Future development of Lot 1 is expected to fall within the Controlled / Discretionary Activity range. A stormwater attenuation report including a District Plan Assessment will be required for any future development within Lot 1 that does not comply with Permitted Activity Rule (8.7.5.1.5) at Building Consent stage.

The existing development within Lot 2 exceeds 20% of the site area and therefore does not comply with Permitted Activity Rule (8.7.5.1.5) nor Controlled Activity Rule (8.7.5.2.2) and is considered a Discretionary Activity.

Attenuation for the 1% AEP storm event should be provided for runoff resulting from existing / future proposed impermeable areas exceeding the Permitted Activity threshold to mitigate adverse effects of runoff on the downstream receiving environment.



Indicative tank attenuation design parameters are given below to demonstrate the feasibility of implementing attenuation on-site. The Type IA storm profile was utilised in attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in calculations for a 1% AEP rainfall value of 305mm with a 24-hour duration. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations are provided below.

## **7.2 PRIMARY STORMWATER**

### **7.2.1 Stormwater Runoff from Roof Areas**

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to a potable water / detention tank(s) on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

### **7.2.2 Stormwater Runoff from Hardstand Areas**

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures and effluent fields. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, if sealed, driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

### **7.2.3 Lot 1 Attenuation Feasibility**

Lot 1 is expected to require attenuation in accordance with the criteria outlined in Section 7.1 of this report for future impermeable areas exceeding the permitted threshold.

It is recommended that the upper section of potable water tanks, or a separate detention tank(s) be used to attenuate runoff resulting from future impermeable areas back to the permitted peak flow for the 1% AEP storm event, adjusted for climate change.

### **7.2.4 Lot 2 Attenuation Feasibility**

It is recommended that attenuation be provided via a detention volume in the upper section of the existing dwelling's 25,000L potable water tank.

Lot 2's existing impermeable area exceeds the permitted coverage threshold by 297.25m<sup>2</sup>. To attenuate runoff back to the permitted activity peak flowrate, the existing dwelling's potable water tank is recommended to be fitted with a **55mmØ** orifice located ≥160mm below the overflow outlet. Refer to the appended Site Plan (143541-C001), Lot 2 Tank Detail (143541-C201) and calculation set for clarification.

### 7.2.5 Stormwater Runoff Discharge Point

Discharge and overflow from future potable water tanks / detention tank(s) and any hardstand catchpits / silt traps should be directed an appropriately sized dispersal device within each lot, unless discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion protection. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and wastewater disposal, with setbacks as per the relevant standards.

If the existing outlet from Lot 2's existing potable water tank is found not to be compliant with the above requirements, it is recommended that discharge from the existing potable water tanks be directed via sealed pipes to an appropriate outlet in the existing ROW open drain.

### 7.3 SECONDARY STORMWATER

Where required, overland flows and any concentrated runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

### 7.4 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

#### 13.10.4 – Stormwater Disposal

<i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i>	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
<i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i>	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009
<i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i>	The application is deemed compliant with the Far North District Council Strategic Plan - Drainage
<i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i>	Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.

<i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i>	As above. Runoff from new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a designated outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.
<i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i>	Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large downslope pasture areas act as bio-filter strips to filter out entrained pollutants.
<i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i>	No alteration to waterways is proposed.
<i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i>	Not applicable.
<i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i>	Not applicable.
<i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i>	Not applicable.
<i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i>	Outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
<i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i>	Not applicable.
<i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i>	Not applicable.

<i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i>	Not applicable.
<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.
<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

## 8 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource/Subdivision Consent application.

This report has been commissioned solely for the benefit of our client, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent. This report does not include a flood assessment or freeboard recommendations.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

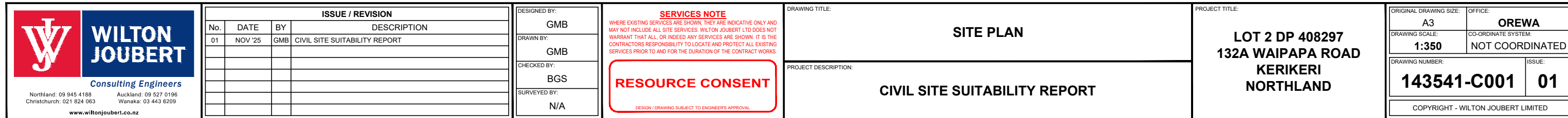
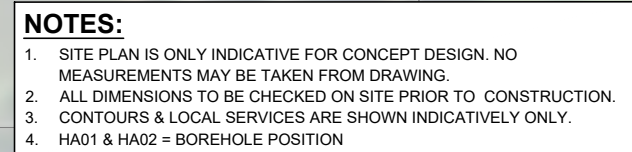
Yours faithfully,

**WILTON JOUBERT LIMITED**

### **Enclosures:**

- Site Plan – C001 (1 sheet)
- Lot 2 Tank Detail – C201 (1 sheet)
- Hand Auger Borehole Records (2 sheets)
- Calculation Set

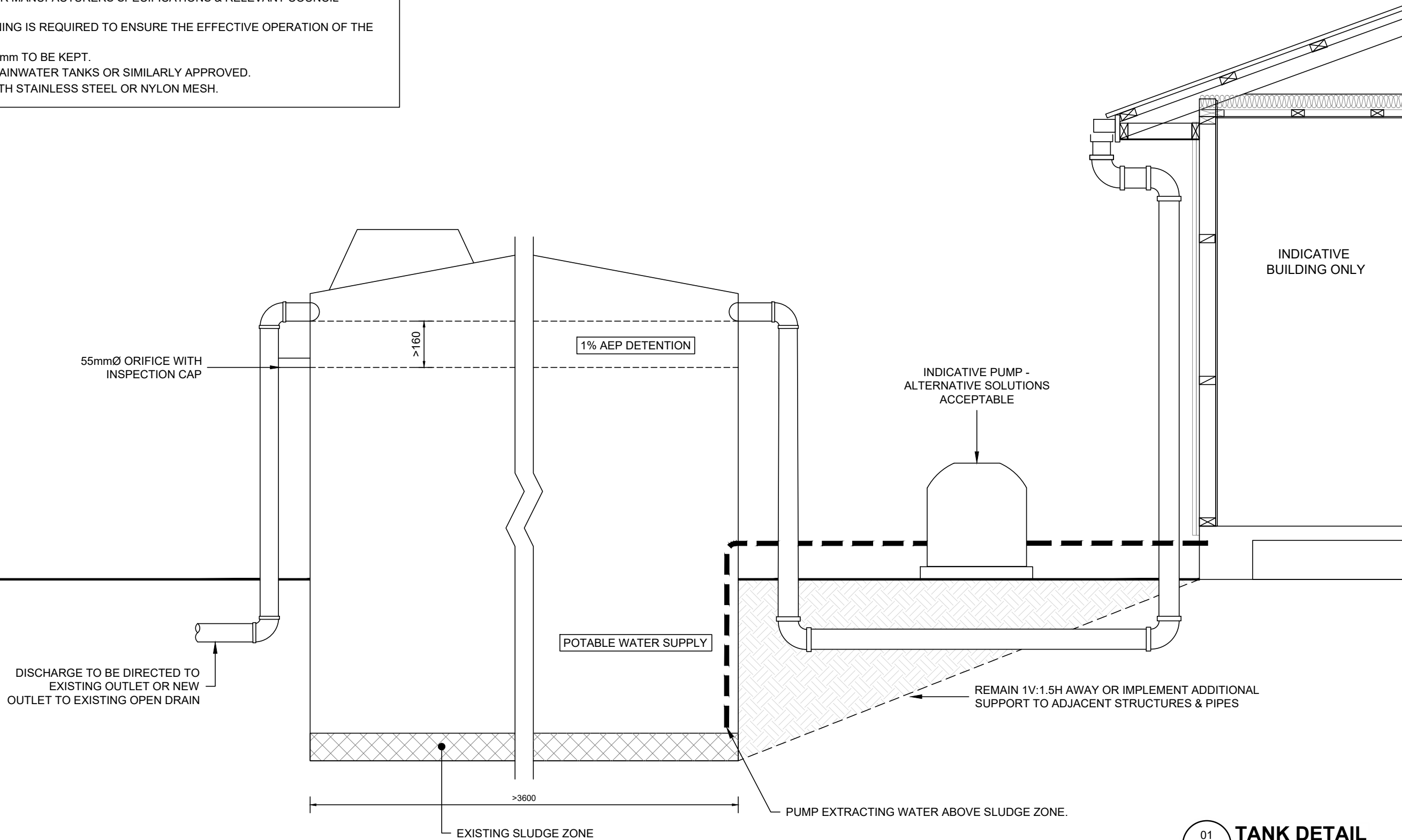






NOTES:

- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANKS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- 4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
- 5. MINIMUM SLUDGE ZONE OF 200mm TO BE KEPT.
- 6. ASSUMED USE OF 1 x 25,000L RAINWATER TANKS OR SIMILARLY APPROVED.
- 7. ORIFICE(S) TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.



01  
C001

**TANK DETAIL**  
N.T.S

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	NOV '25	GMB	CIVIL SITE SUITABILITY REPORT

DESIGNED BY:	GMB
DRAWN BY:	GMB
CHECKED BY:	BGS
SURVEYED BY:	N/A

**SERVICES NOTE**

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

**RESOURCE CONSENT**

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:	<b>TANK DETAIL</b>
PROJECT DESCRIPTION:	<b>CIVIL SITE SUITABILITY REPORT</b>

PROJECT TITLE:	<b>LOT 2 DP 408297 132A WAIPAPA ROAD KERIKERI NORTHLAND</b>
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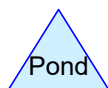
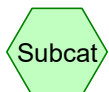
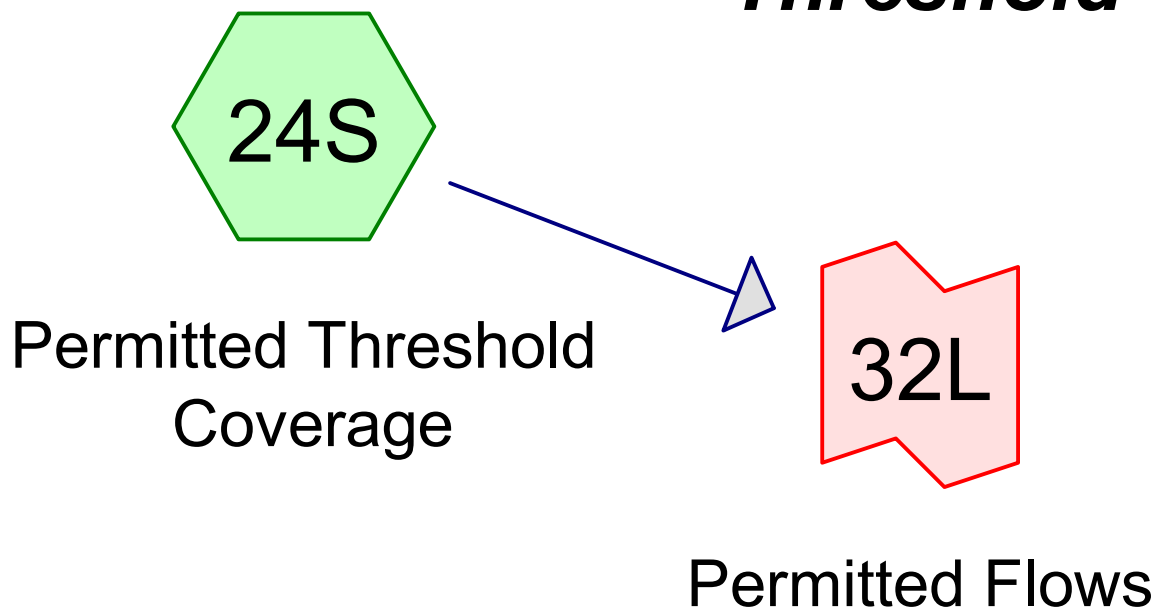
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DRAWING NUMBER:	ISSUE:
<b>143541-C201</b>	<b>01</b>
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<h1>HAND AUGER : HA02</h1>		JOB NO.: 143541		SHEET: 1 OF 1	
CLIENT: Sandra & Peter Gardiner		START DATE: 18/11/2025		NORTHING: GRID:	
PROJECT: Civil Site Suitability Report		DIAMETER: 50mm		EASTING:	
SITE LOCATION: 132A Waipapa rd, Kerikeri		SV DIAL:		ELEVATION: Ground	
		FACTOR:		DATUM:	
STRATIGRAPHY	<div>SOIL DESCRIPTION</div> <div><div><div>TS</div>TOPSOIL</div><div><div>CL</div>CLAY</div><div><div>SA</div>SAND</div><div><div>PE</div>PEAT</div><div><div>FI</div>FILL</div><div><div>SI</div>SILT</div><div><div>GR</div>GRAVEL</div><div><div>RO</div>ROCK</div></div>				

## ***Lot 2 - Permitted Threshold***



### **Routing Diagram for 143541**

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**143541**

*Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 24S: Permitted**

Runoff Area=698.9 m<sup>2</sup> 57.40% Impervious Runoff Depth>266 mm  
Tc=10.0 min CN=88 Runoff=13.25 L/s 186.1 m<sup>3</sup>

**Link 32L: Permitted Flows**

Inflow=13.25 L/s 186.1 m<sup>3</sup>  
Primary=13.25 L/s 186.1 m<sup>3</sup>

143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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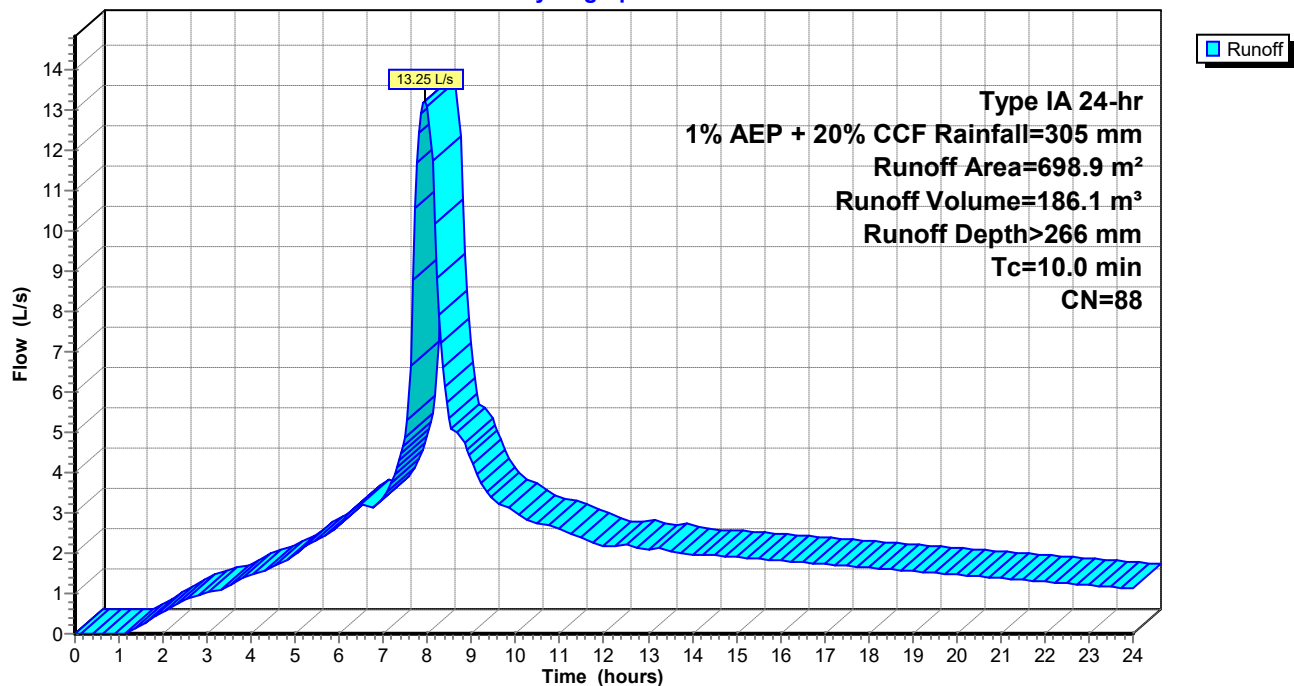
**Summary for Subcatchment 24S: Permitted Threshold Coverage**Runoff = 13.25 L/s @ 7.95 hrs, Volume= 186.1 m<sup>3</sup>, Depth> 266 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

Area (m <sup>2</sup> )	CN	Description
297.7	74	>75% Grass cover, Good, HSG C
401.2	98	Roofs, HSG C
698.9	88	Weighted Average
297.7		42.60% Pervious Area
401.2		57.40% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 24S: Permitted Threshold Coverage**

Hydrograph





143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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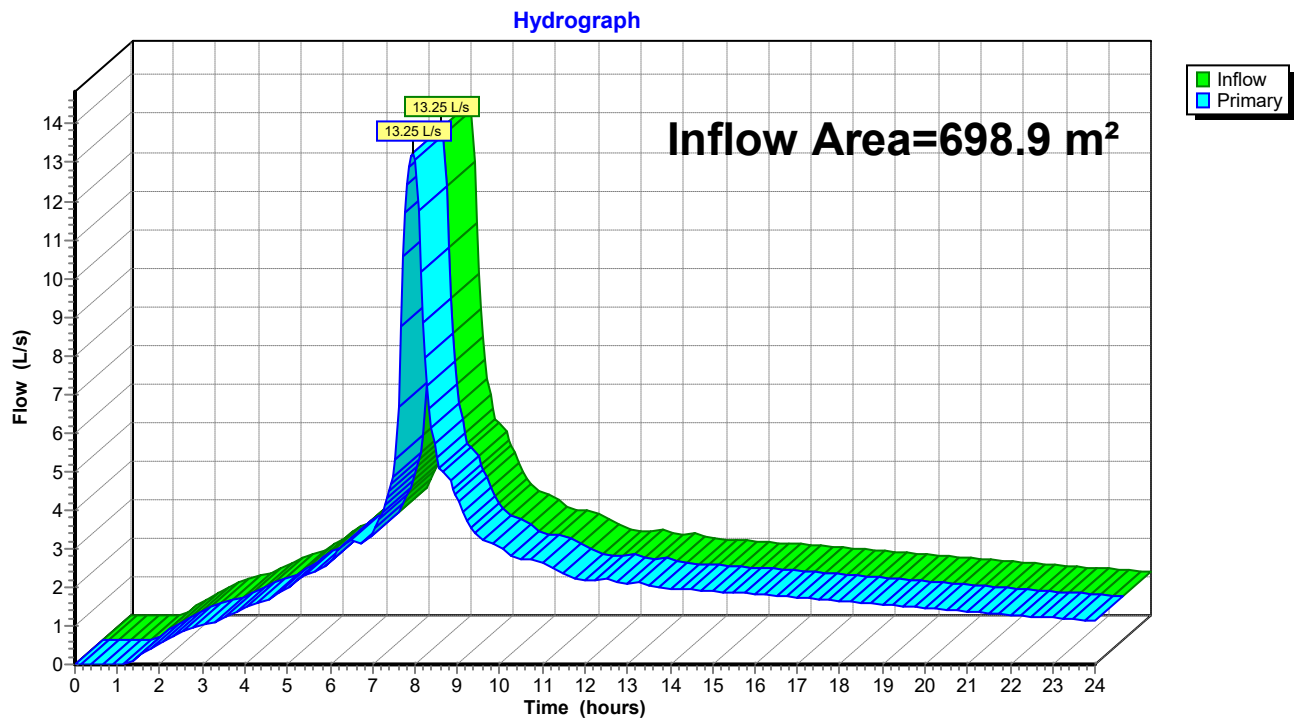
Page 4

### Summary for Link 32L: Permitted Flows

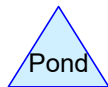
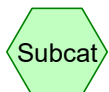
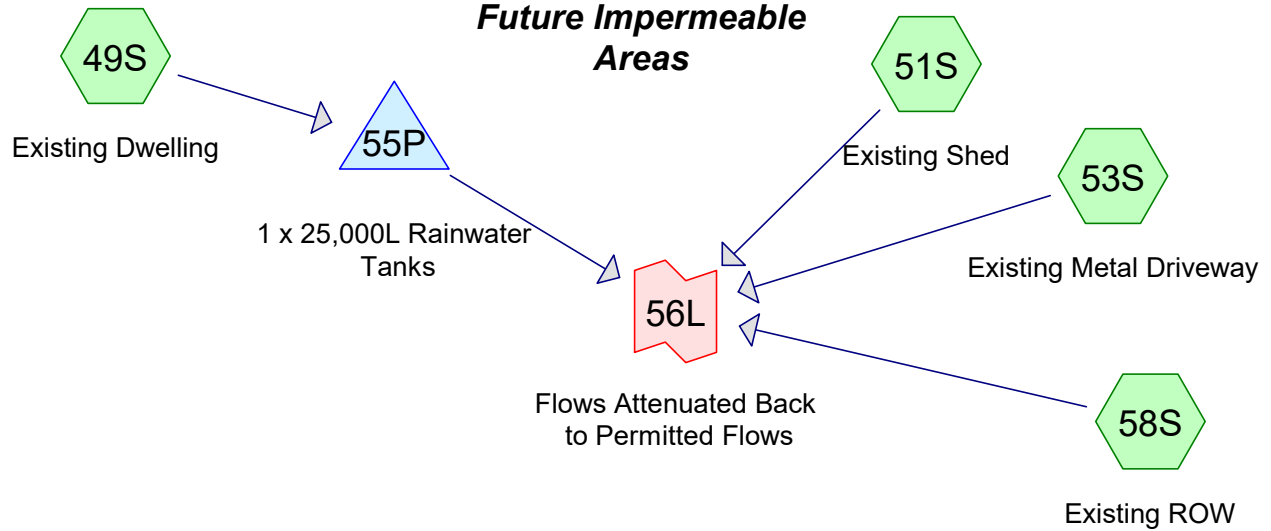
Inflow Area = 698.9 m<sup>2</sup>, 57.40% Impervious, Inflow Depth > 266 mm for 1% AEP + 20% CCF event  
Inflow = 13.25 L/s @ 7.95 hrs, Volume= 186.1 m<sup>3</sup>  
Primary = 13.25 L/s @ 7.95 hrs, Volume= 186.1 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 32L: Permitted Flows



***Lot 2 - Indicative  
Future Impermeable  
Areas***



**Routing Diagram for 143541**

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143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment 49S: Existing Dwelling**    Runoff Area=129.0 m<sup>2</sup>    100.00% Impervious    Runoff Depth>298 mm  
Tc=10.0 min    CN=98    Runoff=2.59 L/s    38.5 m<sup>3</sup>

**Subcatchment 51S: Existing Shed**    Runoff Area=64.0 m<sup>2</sup>    100.00% Impervious    Runoff Depth>298 mm  
Tc=10.0 min    CN=98    Runoff=1.29 L/s    19.1 m<sup>3</sup>

**Subcatchment 53S: Existing Metal**    Runoff Area=307.0 m<sup>2</sup>    0.00% Impervious    Runoff Depth>270 mm  
Tc=10.0 min    CN=89    Runoff=5.87 L/s    82.8 m<sup>3</sup>

**Subcatchment 58S: Existing ROW**    Runoff Area=199.0 m<sup>2</sup>    100.00% Impervious    Runoff Depth>298 mm  
Tc=10.0 min    CN=98    Runoff=4.00 L/s    59.3 m<sup>3</sup>

**Pond 55P: 1 x 25,000L Rainwater Tanks**    Peak Elev=0.153 m    Storage=1.6 m<sup>3</sup>    Inflow=2.59 L/s    38.5 m<sup>3</sup>  
Outflow=2.23 L/s    38.3 m<sup>3</sup>

**Link 56L: Flows Attenuated Back to Permitted Flows**    Inflow=13.25 L/s    199.5 m<sup>3</sup>  
Primary=13.25 L/s    199.5 m<sup>3</sup>

143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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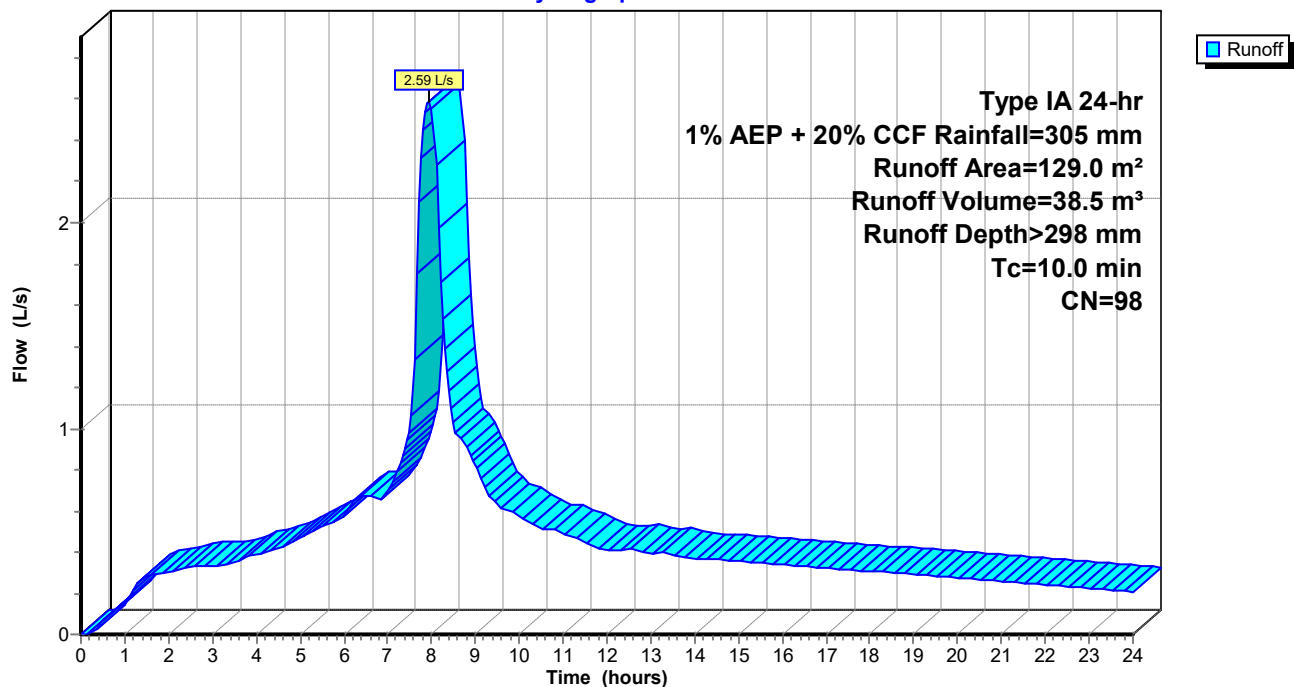
**Summary for Subcatchment 49S: Existing Dwelling**Runoff = 2.59 L/s @ 7.94 hrs, Volume= 38.5 m<sup>3</sup>, Depth> 298 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

Area (m <sup>2</sup> )	CN	Description
129.0	98	Roofs, HSG C
129.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 49S: Existing Dwelling**

Hydrograph



143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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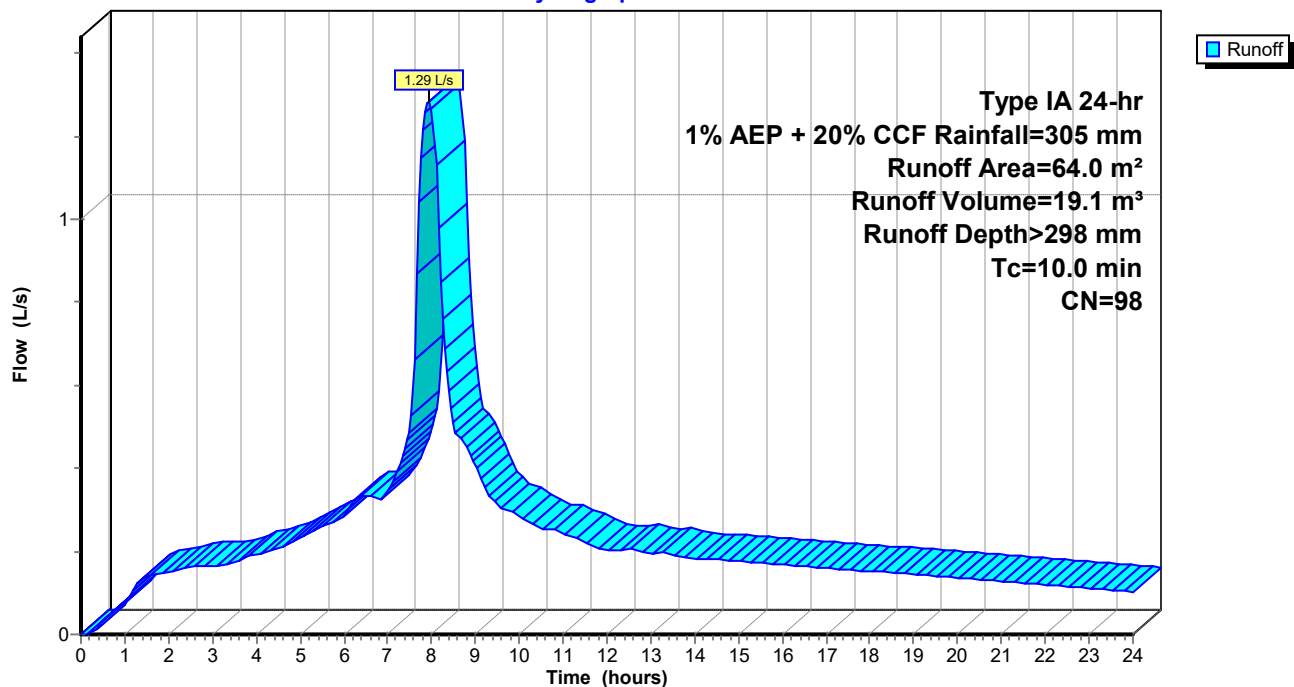
**Summary for Subcatchment 51S: Existing Shed**Runoff = 1.29 L/s @ 7.94 hrs, Volume= 19.1 m<sup>3</sup>, Depth> 298 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

Area (m <sup>2</sup> )	CN	Description
64.0	98	Roofs, HSG C
64.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 51S: Existing Shed**

Hydrograph



143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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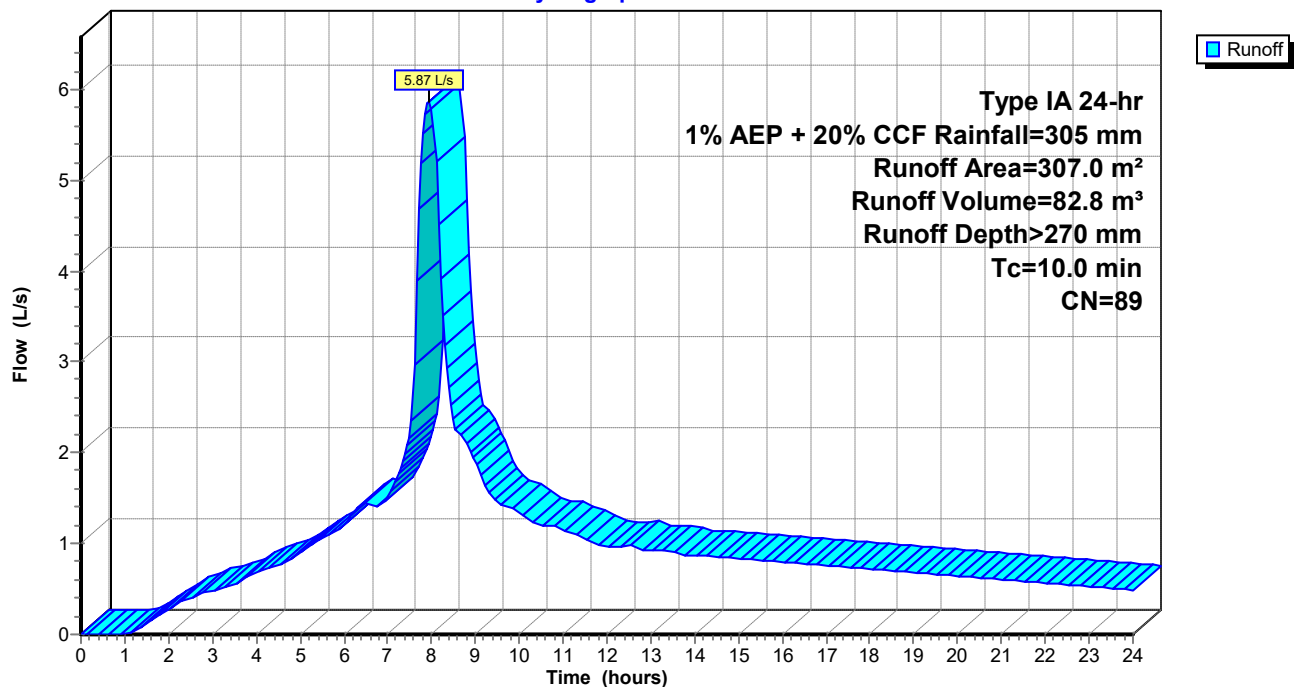
**Summary for Subcatchment 53S: Existing Metal Driveway**Runoff = 5.87 L/s @ 7.95 hrs, Volume= 82.8 m<sup>3</sup>, Depth> 270 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

Area (m <sup>2</sup> )	CN	Description
307.0	89	Gravel roads, HSG C
307.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 53S: Existing Metal Driveway**

Hydrograph





143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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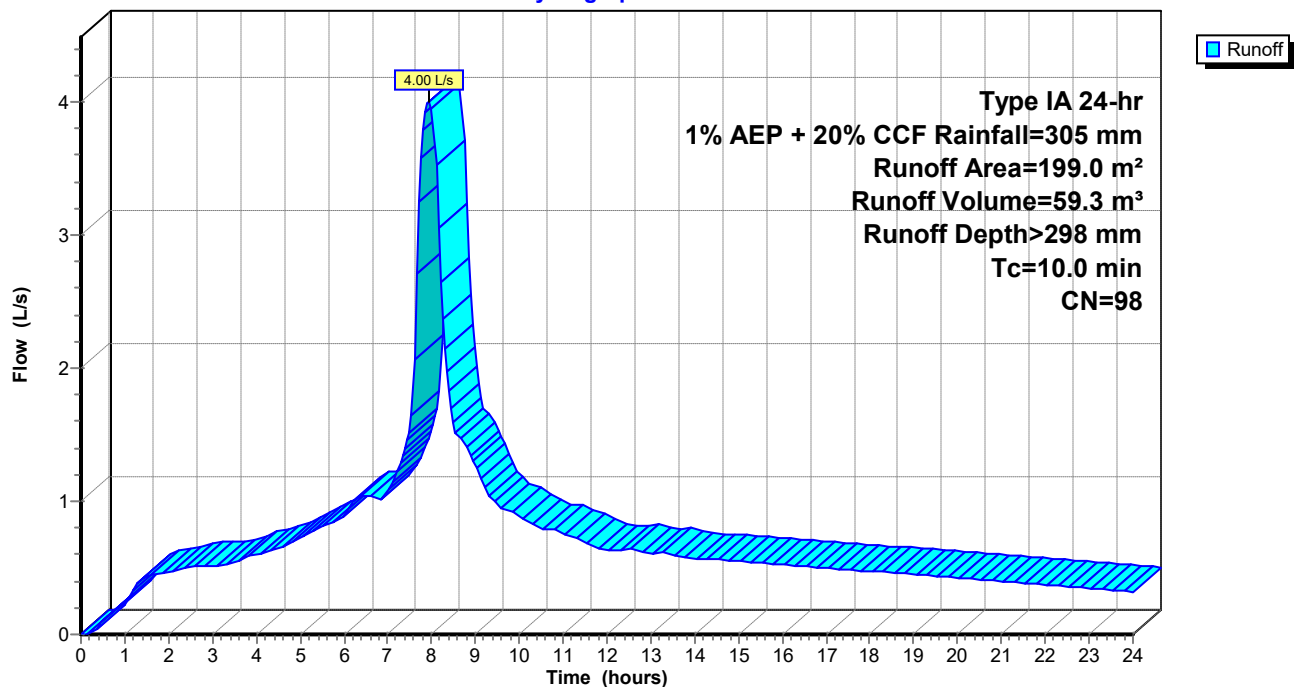
**Summary for Subcatchment 58S: Existing ROW**Runoff = 4.00 L/s @ 7.94 hrs, Volume= 59.3 m<sup>3</sup>, Depth> 298 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

Area (m <sup>2</sup> )	CN	Description
199.0	98	Paved roads w/curbs & sewers, HSG C
199.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 58S: Existing ROW**

Hydrograph



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Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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**Summary for Pond 55P: 1 x 25,000L Rainwater Tanks**

Inflow Area = 129.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 298 mm for 1% AEP + 20% CCF event  
 Inflow = 2.59 L/s @ 7.94 hrs, Volume= 38.5 m<sup>3</sup>  
 Outflow = 2.23 L/s @ 8.11 hrs, Volume= 38.3 m<sup>3</sup>, Atten= 14%, Lag= 10.1 min  
 Primary = 2.23 L/s @ 8.11 hrs, Volume= 38.3 m<sup>3</sup>

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.153 m @ 8.11 hrs Surf.Area= 10.2 m<sup>2</sup> Storage= 1.6 m<sup>3</sup>Plug-Flow detention time= 11.5 min calculated for 38.3 m<sup>3</sup> (100% of inflow)

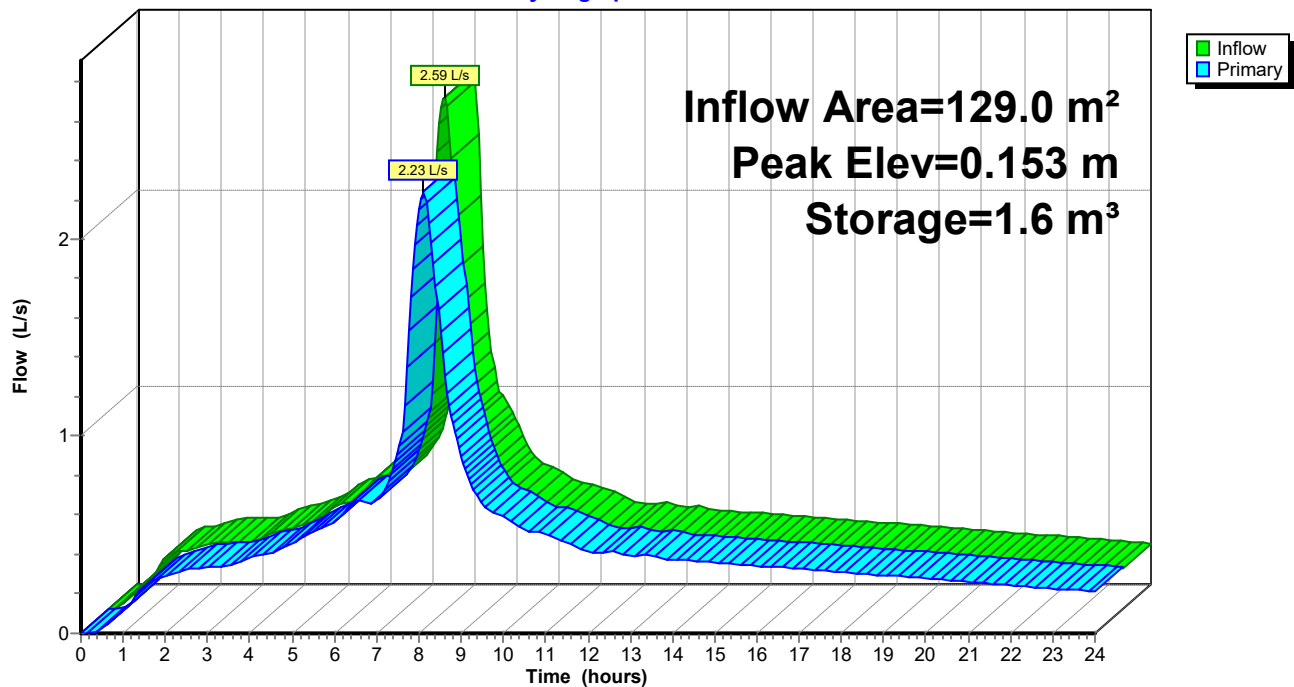
Center-of-Mass det. time= 8.0 min ( 652.1 - 644.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	26.5 m <sup>3</sup>	<b>3.60 mD x 2.60 mH Vertical Cone/Cylinder</b>

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>55 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=2.23 L/s @ 8.11 hrs HW=0.153 m (Free Discharge)←**1=Orifice/Grate** (Orifice Controls 2.23 L/s @ 0.94 m/s)**Pond 55P: 1 x 25,000L Rainwater Tanks**

Hydrograph



143541

Type IA 24-hr 1% AEP + 20% CCF Rainfall=305 mm

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### Summary for Link 56L: Flows Attenuated Back to Permitted Flows

Inflow Area = 699.0 m<sup>2</sup>, 56.08% Impervious, Inflow Depth > 285 mm for 1% AEP + 20% CCF event  
Inflow = 13.25 L/s @ 7.97 hrs, Volume= 199.5 m<sup>3</sup>  
Primary = 13.25 L/s @ 7.97 hrs, Volume= 199.5 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 56L: Flows Attenuated Back to Permitted Flows

