



Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting		
Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No		
2 Two of Concert hairs and	:l	
2. Type of Consent being appli		
(more than one circle can be tick	<i>'</i>	
Land Use	Discharge	
Fast Track Land Use*	Change of Consent Notice (s.221(3))	
Subdivision	Extension of time (s.125)	
(e.g. Assessing and Managing		
Other (please specify)	,	
* i ne jast track is for simple lana us	se consents and is restricted to consents with a controlled activity status.	
3. Would you like to opt out of	f the Fast Track Process?	
Yes No		
4. Consultation		
Have you consulted with lwi/Hapū? Yes No		
If yes, which groups have you consulted with?		
Who else have you consulted with?		
For any questions or information reg	garding iwi/hapū consultation, please contact Te Hono at Far North District	

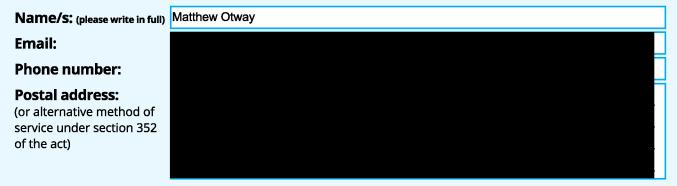
5. Applicant Details		
Name/s:	Matthew Otway	
Email:		
Phone number:		
Postal address: (or alternative method of service under section 352 of the act)		
6. Address for Corresp	pondence	
Name and address for s	service and correspondence (if using an Agent write their details here)	
Name/s:	Northland Planning and Development (2020) Limited c/- Rochelle Jacobs	
Email:		
Phone number:		
Postal address: (or alternative method or service under section 35: of the act)		
* All correspondence will alternative means of con	be sent by email in the first instance. Please advise us if you would prefer an nunication.	
7. Details of Property	Owner/s and Occupier/s	
•	he Owner/Occupiers of the land to which this application relates le owners or occupiers please list on a separate sheet if required)	
Name/s:	Matthew Otway	
Property Address/ Location:	1056 State Highway 10, Kerikeri	
	Postcode 0293	

8. Application Site Details				
Location and/or property street address of the proposed activity:				
Name/s:				
Site Address/ Location:				
	Postc	ode		
Legal Description:	Val Numbe	r:		
Certificate of title:				
	ch a copy of your Certificate of Title to the application, ncumbrances (search copy must be less than 6 month			
Site visit requirement	s:			
Is there a locked gate	or security system restricting access by Coun	cil 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 rearrange a second visit.				
9. Description of the	Proposal:			
	scription of the proposal here. Please refer to or further details of information requirement	•		
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				
Tes VIVO				

11. Other Consent required/being applied for under different legislation		
(more than one circle can be ticked):		
Building Consent Enter BC ref # here (if known)		
Regional Council Consent (ref # if known) Ref # here (if known)		
National Environmental Standard consent Consent here (if known)		
Other (please specify) Specify 'other' here		
12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:		
The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:		
Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know		
Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know		
Subdividing land Changing the use of a piece of land Disturbing, removing or sampling soil Removing or replacing a fuel storage system		
13. Assessment of Environmental Effects:		
Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties. Your AEE is attached to this application Yes		
13. Draft Conditions:		
Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No		

14. Billing Details:

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



Fees Information

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

Declaration concerning Payment of Fees

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



15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued... Declaration The information I have supplied with this application is true and complete to the best of my knowledge. Rochelle Jacobs Name: (please write in full) Signature: Date 12-Jun-2025 ed if the application is made by electronic means Checklist (please tick if information is provided) Payment (cheques payable to Far North District Council) A current Certificate of Title (Search Copy not more than 6 months old) Details of your consultation with Iwi and hapu 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.



Subdivision Resource Consent Proposal

Matthew Otway

Section 20 SO 456454

Date: 11/06/2025

Attention: Whitney Peat & Liz Searle

Please find attached:

an application form for a rural-residential subdivision resource consent proposal in the Rural

Production Zone under the Operative District Plan; and

an Assessment of Environmental Effects of the proposal on the environment.

The application is for a lapsed subdivision proposal that was granted consent in May 2005. The

proposed number of lots and layout has generally not changed except for minor changes to the

boundaries of Lot 1 to ensure there are no landuse infringements. The activity status of the

subdivision under the Operative District Plan is non-complying. The subdivision is a permitted activity

under the Proposed District Plan rules which have immediate legal effect.

If you require further information, please do not hesitate to contact me.

Regards,



Senior Planner / Director

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form
- 2. Certificate of Title LINZ
- 3. CDM Meeting Notes (9 September 2024) FNDC
- **4. Subdivision Plan** *Thompson Survey*
- **5.** Traffic Impact Assessment Engineering Outcomes
- **6.** RC 2050322 Site Suitability Report Duffill Watts & King [2004]
- 7. Maps indicating areas of bush that have been fenced Matt Otway
- 8. RC 2050322 Decision and Scheme plans FNDC
- 9. Correspondence NZTA
- **10. Correspondence** Heritage NZPT
- 11. Correspondence Ngati Rehia
- **12.** RC 2050322 Management Plan BOI Planning Ltd, DMS Surveyors Ltd & Duffill Watts & King Ltd.





Assessment of Environment Effects Report

1. Description Of the Proposed Activity

- 1.1. The Applicant, Matthew Otway is seeking a resource consent to subdivide an existing farm property at 1056 State Highway 10, Kerikeri. The site is legally described as Section 20 SO 456454. The site Record of Title is attached at Appendix 2. The application is for a previously consented (now lapsed), subdivision that was granted in 2005. Details of this earlier subdivision application are described in Section 3 below.
- 1.2. A pre-application concept development meeting (CDM) with the Council planning staff was held on 6th of September 2024. At that meeting, Council officers advised that the same subdivision proposal (under the current Operative Far North District Plan (2009) and the Proposed Far North District Plan (2022)) could be reconsented for the reasons and conditions that applied to the 2005 consent and having regard to the current ODP (2009) FNDC engineering standards. A copy of the CDM meeting notes is attached at Appendix 3.
- 1.3. The farm site to be subdivided is a 322-hectare property that has road frontage to State Highway 10 (Bull's Gorge) and Wakelin Road near Kerikeri. As illustrated on the subdivision plan prepared by Thompson Survey (refer **Appendix 4**), the proposed subdivision would comprise 6 new rural lifestyle lots and a single balance farm site as follows:
 - Lot 1 9,770m² (containing the existing farmhouse)
 - Lot 2 319 hectares (balance farm property)
 - Lot $3 4,450 \text{m}^2$
 - Lot 4 4,240m²
 - Lot 5 4,560m²
 - Lot $6 4{,}300m^2$
 - Lot 7 4,020m²

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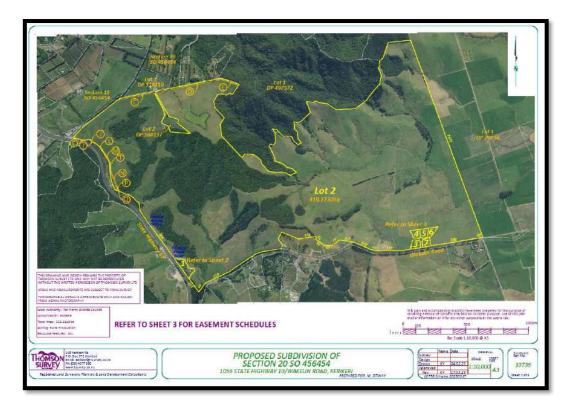


Figure 1 - Proposed Subdivision Plan

- 1.4. Vehicle access to Lot 1 would be from the existing NZTA authorised access crossing from State Highway 10. The proposed access arrangement and associated traffic effects are described in the Traffic Impact Assessment prepared by Dean Scanlan and attached at **Appendix 5.** Access to proposed lots 3-7 is from a proposed (and partially formed) right-of-way access 'G' from Wakelin Road over the balance farm property, which is proposed Lot 2. Based on previous traffic counts (2014), Mr Scanlan estimates additional traffic generated by the subdivision on Wakelin Road to be 48 movements per day or 3-4 additional movements per hour. It is noted that 68B, 106, 121 & 149 Wakelin Road were created after 2014. Total movements on Wakelin Road are estimated to be 165 per day.
- 1.5. To mitigate potential adverse traffic safety effects, Mr Scanlan has recommended the installation of permanent warning signs on Wakelin Road and State Highway 10 to indicate driveway access (to Lot 1) and approaches to the intersection and sharp bends. The location of these signs in shown on Figure 1 of Mr Scanlan's report. In conjunction with the proposed signage, Mr Scanlan has concluded that Wakelin Road is suitable and fit-for purpose at its existing width and surfacing. In addition to signage, consultation with NZTA has resulted in an agreed requirement to seal the existing Lot 1 vehicle crossing.



- 1.6. The 2005 subdivision access works and fencing of lot boundaries were completed at that time but the carriageway has not been maintained. The carriageway on proposed ROW G will be reformed to a finished metal width of 5 metres (or as required by the FNDC Engineering Standards 2009). Where deemed necessary, the subdivision works will include a new entranceway culvert constructed at the boundary entrance to the site at Wakelin Road.
- 1.7. As required by Condition (3)(e) of the lapsed 2005 subdivision consent, to provide landscape screening from the road, a covenanted planted strip will be provided along the road frontage of Lot 3 and Lot 7. This is indicated on the subdivision plan as land covenant areas 'H' and 'K'.
- 1.8. The balance farm Lot 2 would remain as a working farm property and have access from ROW G and from an existing farm gate access on State Highway 10. The farm lot currently has other access crossings along Wakelin Road. The Applicant has advised that the existing bush areas are fenced and protected from farm stock under current farm management practices.
- 1.9. Given the proximity to kiwi density areas surrounding the site and likely habitats within bush areas on the farm, the Applicant would accept a condition restricting the keeping of cats and dogs on the rural-residential lots 3-7. An exemption for Lot 1 (containing the existing house) and Lot 2 (the balance farm) is requested so that the larger part of the site can remain as a working farm property. The Applicant currently resides in the house on proposed Lot 1 from which he operates the farm property. A proposed condition is worded as follows:

Lots 3-7

No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as dogs, cats or mustelids).

Lots 1 and 2

Three working farm dog(s) as defined in the Dog Control Act 1996 are exempt from this condition if they are:

- (a) micro-chipped,
- (b) within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area,
- (c) kept in a kennel or tied up at night.





(d) For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification.

Prior to the keeping of any working dog on the site the occupier must provide the following to the Councils Resource Consent Monitoring Officer: -

- (a) A photograph of the dog;
- (b) Written confirmation that the dog has been micro-chipped;
- (c) A plan showing the extent of the dog proof fenced area.
- 1.10. The proposed boundary location for Lot 1 containing the existing house has been positioned to ensure that any buildings are setback at least 10 metres from the site boundary. The wastewater disposal field to the north-east of the house will also be within the proposed boundary.
- 1.11. The 2005 subdivision consent included a site suitability report prepared by Duffill Watts and King and was consented on the basis that each of the proposed lots contained a safe and stable building platform and could adequately dispose of treated wastewater within the boundary of each lot. A copy of that report is attached at **Appendix 6.** There has been no change to the site in this regard. Rule 13.7.3.2 sets out the natural and other hazards to be considered when assessing the suitability of a site for subdivision. Rule 13.7.3.5 sets out the requirements for the disposal of wastewater in rural locations where no connection to a reticulated system is available. Observations made on site and discussions with Council officers at the CDM suggest that there is no natural hazard or reasons related to wastewater disposal that would deem the site unsuitable for subdivision in the manner proposed.

2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

2.1. The property is located at 1056 State Highway 10 (Bulls Road), Kerikeri and is legally described as Section 20 SO 456454. The site is a large farm property with varying topography that is actively farmed with young dry stock cattle being raised for dairying purposes. Most of the site is in pasture with mixed native and exotic vegetation covering steeper land and gullies. Areas of native vegetation are currently protected and fenced from stock. Images illustrating the extent of fenced vegetation on the site is attached at Appendix 7.





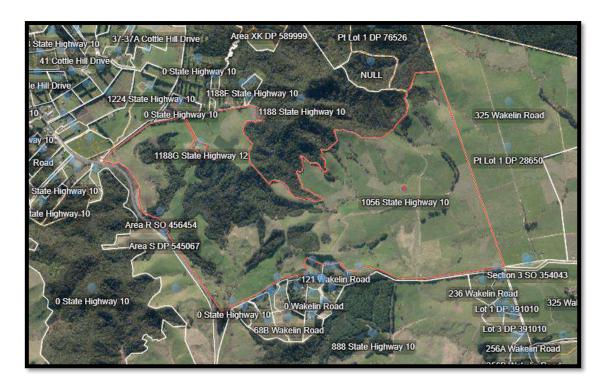


Figure 2 - Application site and surrounds - source Prover

2.2. Following the 2005 subdivision consent, in 2012 the property was subject to realignment and widening of the State Highway along its western frontage. This resulted in the new Section 20 title being issued for the farm site as illustrated in **Figure 3** below.

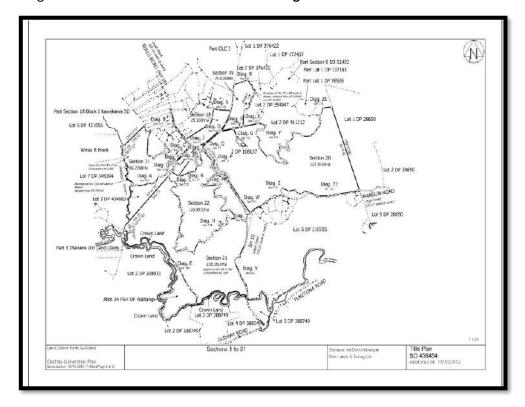


Figure 3 – Application site and surrounds – source Prover



- 2.3. The large farm site has frontage to State Highway 10 and Wakelin Road, which is an unsealed rural road serving existing rural lifestyle and farm properties. There are currently two formed but unsealed vehicle crossings off the state highway that provide access to the farm property. These include the existing dwelling (to be included in Lot 1) and the farm gate crossing further to the north. Consultation with NZTA has indicated that both crossings can be formally approved as part of the subdivision consent process. This is reflected in the NZTA requested condition 2 discussed on Section 5 below.
- 2.4. Wakelin Road has an existing carriageway width between 4.0 to 4.5 metres wide. The first 60m of Wakelin Road at the intersection with State Highway 10 is sealed. There are currently multiple farm vehicle crossing points from Wakelin Road. The farm has no legal vehicle access from the ROW adjacent to its northern boundary at the top of Bulls Gorge. Proposed Lots 3-7 would have access onto Wakelin Road, approximately 2 kilometres from its intersection with the State Highway. A more detailed description of the existing transport environment is provided in the Traffic Impact Assessment prepared by Engineering Outcomes attached at **Appendix 5**.
- 2.5. Soil land use types on the site vary. There is very limited highly productive land (LUC 2s1) located in the northern part of the farm above the bush areas. The balance of the farm property is bushland (LUC 6e9) and farm pasture areas (LUC 4e7). The land to be subdivided in the southeastern part of the site is located away from any highly productive land in the north that will remain within the larger farm property.





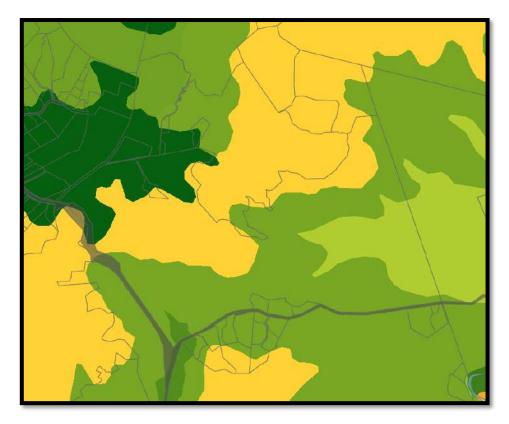


Figure 4 - NZLRI Soil Classifications

- 2.6. Proposed Lots 3-7 would be located on an existing east facing slope. The rear Lot 6 slopes more north-east with an existing natural overland flow path that runs on the lower side of the Lot 6 boundary within what will remain the larger farm property. The site suitability report that supported the 2005 subdivision application did not identify any natural hazards on the site that would restrict the development of the proposed lots for residential purposes. Nor were there any concerns raised about on-site wastewater disposal.
- 2.7. The surrounding environment is rural farmland comprising a mix of dry stock cattle and dairy farming. Further north on State Highway 10 are horticultural activities. Existing lifestyle properties are clustered along Wakelin Road, which has mixed rural character. The adjacent State Highway 10 is a busy road environment providing north-south main highway access from Pakaraka to Awanui. Mr Scanlan estimates vehicle movements of close to 11,000 per day. Until recently it was the main highway access for all vehicles traveling north-south due to the closure of State Highway 1 in the Mangamuka Gorge. The Wakelin Road intersection adjoining the state highway is within an existing north-bound passing lane. The existing driveway crossing into proposed Lot 1 is situated at the end of the passing lane.



2.8. The site is within a mapped 'kiwi present' area adjacent to 'Kiwi High Density' on the western side of State Highway 10 and the southern side of Wakelin Road.

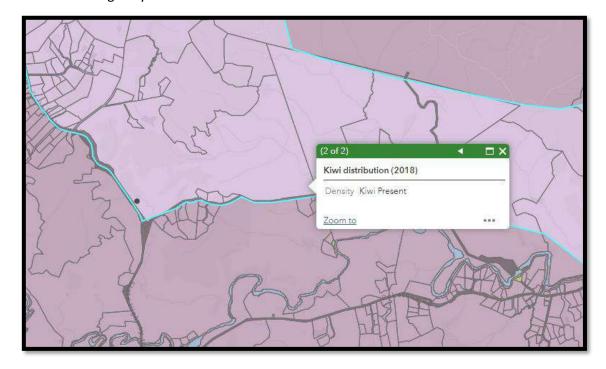


Figure 5 – DoC Kiwi Distribution Map

3. BACKGROUND TO THE APPLICATION

Previous Subdivision Consents RC 2040319 & RC 2050322

3.1. The farm site was the subject of an earlier subdivision application for six rural-residential lots and a balance farm lot that was granted consent in 2005 as RC 2050322. A copy of this consent is attached at **Appendix 8.** The proposed subdivision was applied for as a management plan in an attempt to address reasons for refusing a similar application one year earlier (RC 2040319). The second application (RC 2050322) was approved in 2005 for the following reasons:



In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

- The application site is a large farming unit with significant development and subdivision potential. This application seeks to intensively develop a small portion of this property and concentrates development within an area with marginal farming capability. Consequently this results in effective use of the site and retains the majority of the property for normal farming practise. As a result there are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
- Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the granting of consent to this proposal. Furthermore a similar proposal raised no objection having progressed through the notification process.
- The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.
- 4. The Management Plan option promoted within this application was not considered appropriate in for this proposal. Mitigation measures nominated within the Management Plan have instead been adopted as conditions to achieve a similar outcome.

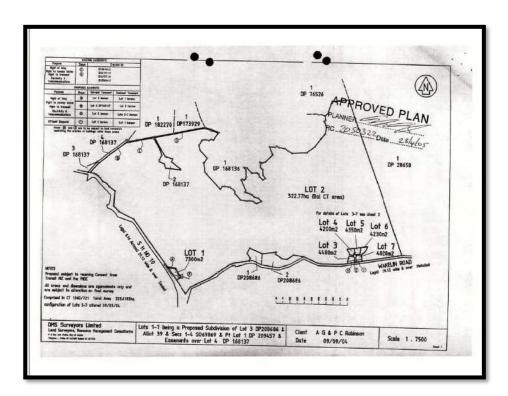


Figure 6 - RC 2050322 - Approved subdivision plan



- 3.2. As noted in item 4 above, while a Management Plan subdivision was sought, it was not considered appropriate and as such consent was granted as a non-complying activity with conditions of consent.
- 3.3. The now lapsed subdivision consent was consented under the Bay of Islands Transitional Plan (Rural 1C zone) and the Revised Proposed District Plan (2004). Copies of the approved resource consent RC 2050322 and original Draft Management Plan documents are attached at **Appendix** 8 & 12.
- 3.4. The subdivision application was supported by an engineering report prepared by Duffill Watts & King Limited in September 2004. A copy of this report is attached at **Appendix 6**. The assessment concluded in respect of the following matters and summarised as follows:

Natural Hazards

No landslips or rock fall are apparent, with remote chance post development. No evidence of subsidence. Avoiding alluvium or avulsion through stormwater management and disposal recommendations. No development allowed on any unconsolidated or filled ground without Engineering approval.

Site Stability and Suitability

A single area of erosion from surface water runoff on the farm lot adjacent to Lot 6 (indicated as Area A on the plan attached to the Engineers Report – refer **Appendix 6**). A recommendation of 15m building setback from Area A. The site has adequate lower soil strength to support the foundations of the proposed subdivision. Recommendations for road construction to avoid poor bearing capacity in the upper soil layers. Earthworks involved with the development of a residential dwelling and associated driveway is relatively straightforward. The likelihood of instability is negligible.

Effluent Disposal

Imperfect to poorly drained soils cover the site area to be subdivided. Recommended aerated treatment system with driplines (situated at least 15 metres from the swale drain along the eastern boundary of lot 6).



Stormwater Management and Disposal

Discharge of stormwater run-off into swale and road drains away from the developed areas. Recommendations for access-road culverts to be as per FNDC standard drawings (300mm).

Water Supply

To be from roof water collected in storage tanks.

3.5. The 2004 engineering report did not identify any site suitability or land development reasons why the original subdivision should not proceed on the basis of the recommendations made. Other than construction of the driveway and fencing of the proposed lots, there has been no change to the existing landform.

FNDC Concept Development Meeting

3.6. A CDM about reconsenting the earlier subdivision was held on September 6, 2024. In attendance from Council were Swetha Maharj, Nadia De La Guerre and Pravin Singh. A copy of the CDM minutes is attached at **Appendix 3** with a summary provided below:

Engineering

3.7. With respect to engineering, Nadia De La Guerre indicated that the original conditions may suffice and that reference to the 2009 FNDC Engineering Standards was likely unless there is a request from the Applicant to apply the 2023 standards. It is likely that the earlier consent was granted under the 2004 standards. Conditions of consent would likely relate to access and stormwater and rely on the earlier Applicant engineer's assessment and recommendations. There was some discussion about the ROW G driveway crossing and a request for comment from NZTA about the subdivision access arrangement on State Highway 10. The Applicant has consulted NZTA and provided a traffic impact assessment prepared by Dean Scanlan. A copy of the NZTA response is attached at Appendix 9. NZTA requested conditions are included with this application.

<u>Planning</u>

3.8. There was a request to seek comment from Heritage NZ and Iwi. The Applicant has contacted Heritage NZ. A copy of that response is attached at **Appendix 10**. Ngati Rehia has been





contacted twice about this subdivision proposal with no response. Copies of that email correspondence is attached at **Appendix 11**. There was some discussion about the vegetation on the site and the extent to which it is protected.

- 3.9. The site is within the Kerikeri Ecological District and is a continuation of bush areas within the Puketona Reserve on the western side of State Highway 10. The native bush areas are fenced and protected by the current farm practice that prevents stock from entering these areas. Given that these areas will remain within the larger farm property, no additional protection is proposed.
- 3.10. The extent to which highly productive land soil types are present on the site was discussed.
 Class LUC 2s1 is present in the northern part of the farm site, which will remain as a large 319-hectare productive land holding.
- 3.11. It was agreed that similar rural-residential site sizes have established along Wakelin Road contributing to the mixed rural character of the existing environment.

4. REASONS FOR CONSENT

Operative Far North District Plan (ODP)

- 4.1. The site is zoned Rural Production (RPZ) under the ODP (refer **Figure 5**). There are no resource layers that apply to the site. The rural production zone objectives and policies enable low density residential activity that supports rural production and limited rural lifestyle living on small sites where criteria are met and where such activities are contrary to the RPZ provisions.
- 4.2. As a large farm property, (and subject to meeting all other permitted standards), the RPZ permitted residential intensity rule of 1 dwelling per 12 hectares would enable 26 houses distributed throughout the site. In terms of subdivision, as a controlled activity, 16 lots distributed across the site could be created at a density of 20 hectares per lot. It is relevant to note that the farm title was changed in 2012 due to a realignment of the state highway.





4.3. The proposed number of lots is for significantly less than the controlled activity standard and the number of permitted dwellings that could be constructed on the site under the permitted residential intensity standards. It is the size and clustered nature of the proposed lots that results in the application being non-complying. Other than Lot 1, the proposed lots would be clustered in the lower south-eastern part of the site off Wakelin Road, which has an existing mixed rural and rural-residential landscape character.

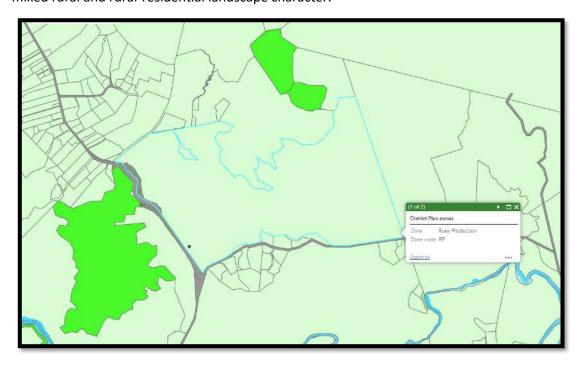


Figure 5 - ODP Site Zoning - Rural Production Zone - ODP

4.4. An assessment of the applicable subdivision rule standards is set out in **Table 1** below:

Subdivision

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE (RURAL PRODUCTION) SUBDIVISION RULES

PERFORMANCE STANDARDS

Plan
Reference
Reference

Not applicable.

ADJUSTMENTS

Non-complying



12.7.2.2	ALLOTMENT	 Lot 1 – 9,810m² (contains existing house) Lot 2 – 319.17 hectares (balance farm lot) Lot 3 – 4,480m² Lot 4 – 4,240m² Lot 5 – 4,560m² Lot 6 – 4,300m² The minimum lot size (as a controlled activity) in the Rural Production Zone is 20 hectares. The proposal does not meet the restricted discretionary or discretionary activity standards for subdivision in the RPZ. 	
13.7.2.2	ALLOTMENT DIMENSIONS	The minimum dimension is 30m x 30m excluding the required 10m setback. The lot dimensions are generally square shaped and can accommodate the required allotment dimension	
13.7.2.3 - 13.7.2.9	Not Applicable to this app	Applicable to this application.	
13.7.3.1	Property Access	The subdivision will create six rural-residential lots and one farm (balance) lot. Proposed Lot 1 will utilise the existing vehicle crossing from State Highway 10. A second existing farm gate vehicle crossing further to the north will be retained and used for farm machinery access purposes. Proposed Lots 3-7 will have access from Wakelin Road via a shared right-of-way over proposed Lot 2 (farm lot).	



		The ROW 'G' and vehicle crossing will be reformed in
		accordance with ODP Rule 15.1.6C Access standards and the
		Council's 2023 Engineering Standards.
13.7.3.2	Natural and Other	Controlled
	Hazards	The earlier approved subdivision application engineers report
		did not identify any potential or other natural hazards at the
		site. The proposed area of subdivision is not within any
		mapped floodplain. The site does not contain any
		unconsolidated fill, soil contamination. There is no observable
		subsidence or erosion occurring on the proposed rural-
		residential sites. The proposed lots are not adjacent to any
		bush areas that are a source of fire hazard.
13.7.3.3	Water Supply	Controlled
		Each site can be provided with an on-site tank potable water
		supply.
13.7.3.4	Stormwater Disposal	Controlled
13.7.3.4	Stormwater Disposal	Controlled Roof stormwater runoff will be collected for potable water
13.7.3.4	Stormwater Disposal	
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13.7.3.4	Stormwater Disposal	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site.
13.7.3.4	Stormwater Disposal	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately
13.7.3.4	Stormwater Disposal	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from
13.7.3.4	Stormwater Disposal	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from the existing Lot 1 house and driveway will continue to
13.7.3.4	Stormwater Disposal Sanitary Sewage	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from the existing Lot 1 house and driveway will continue to discharge overland to permeable land within the house and
		Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from the existing Lot 1 house and driveway will continue to discharge overland to permeable land within the house and driveway curtilage and away from the state highway.
	Sanitary Sewage	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from the existing Lot 1 house and driveway will continue to discharge overland to permeable land within the house and driveway curtilage and away from the state highway.
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	Sanitary Sewage	Roof stormwater runoff will be collected for potable water supply. For Lots 3-7, runoff from impervious surfaces will be towards Wakelin Road or the gully area below Lot 6. There are no known existing downstream flooding issues at the site. It is expected that stormwater runoff can be adequately managed within the proposed site boundaries. Runoff from the existing Lot 1 house and driveway will continue to discharge overland to permeable land within the house and driveway curtilage and away from the state highway. Controlled Each of the rural-residential sites will be provided with an onsite wastewater disposal system. Pre-application consultation



		wastewater system and nominated disposal area can be provided at building consent stage.
13.7.3.6	Energy Supply	Not applicable This rule does not apply to sites in the Rural Production Zone.
13.7.3.7	Telecommunications	Not applicable This rule does not apply to sites in the Rural Production Zone.
13.7.3.8	Easements	Not applicable No easements are required for any public works or utility services.
13.7.3.9	Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes	There are no mapped resource features on the site. There are no scheduled archaeological sites that would be affected by the proposed subdivision. The balance farm Lot 2 would contain significant areas of indigenous vegetation and potentially fauna habitats as defined in Method 12.2.5.6. These bush areas are currently fenced and protected by current farm management practices.
13.7.3.10	Access to Reserves and Waterways	Not applicable There are no public reserves, waterways or reserves that are adjacent to the site or that could be accessed from the site.
13.7.3.12	Proximity to Airports	Not applicable

- 4.5. The proposed subdivision is a **Non-Complying** activity under the provisions of the ODP.
- 4.6. The proposed subdivision does not trigger any RPZ or District-wide land use rules. The boundaries on Lot 1 have been located to ensure that any buildings are setback the required 10



metres from proposed boundaries and are within the building coverage and impermeable surface thresholds.

ODP - Overall Activity Status

4.7. The proposed subdivision is assessed to be a **non-complying** activity overall under the ODP. The non-complying status arises from a breach to Rule 13.3.7.2.1 (ix) which regulates lot sizes. All other aspects of the proposed subdivision have controlled activity status. There are no land use rule breaches.

Proposed District Plan (PDP)

- 4.8. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings are underway. As no decisions on submissions have been made, little weight is attributed to the provisions.
- 4.9. The proposed site zone is Rural Production Zone.

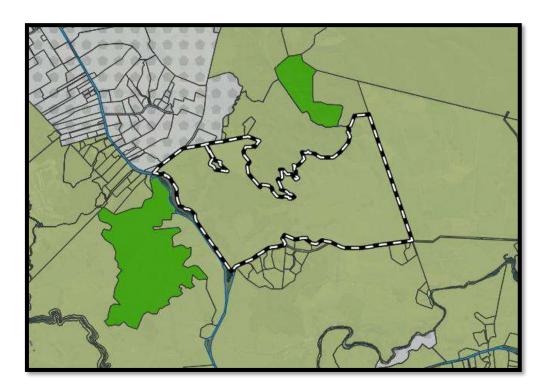


Figure 6 – PDP Site Zoning – Rural Production Zone



4.10. Applicable rules that have current legal effect are limited to the management of earthworks activities. Subdivision rules do not currently apply. The applicable land use rules are set out in Table 2 below.

Table 2: PDP Rules that have immediate legal effect

Chapter	Rule Reference	Compliance of Proposal
Hazardous	The following rules have immediate legal	Not applicable.
Substances	effect:	
	Rule HS-R2 has immediate legal effect but	The site does not contain any
	only for a new significant hazardous	hazardous substances to which
	facility.	these rules would apply.
	HS -R5 relates to a hazardous facility	
	within a scheduled site and area of	
	significance to Maori.	
	HS-R6 relates to a hazardous facility	
	within an SNA.	
	HS-R9 relates to a hazardous facility	
	within a scheduled heritage resource.	
Heritage Area	All rules have immediate legal effect (HA-	Not applicable.
Overlays	R1 to HA-R14)	
	All standards have immediate legal effect	The site is not located within a
	(HA-S1 to HA-S3)	Heritage Area Overlay.
Historic	All rules have immediate legal effect (HH- Not applicable.	
Heritage	R1 to HH-R10)	
	Schedule 2 has immediate legal effect	The site does not contain any
		areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-	Not applicable.
	R1 to NT-R9)	
	All standards have legal effect (NT-S1 to	The site does not contain any
	NT-S2)	notable trees.
	Schedule 1 has immediate legal effect	



Sites and	All rules have immediate legal effect	Not applicable.
Areas of	(SASM-R1 to SASM-R7)	
Significance to	Schedule 3 has immediate legal effect.	The site does not contain any
Maori		sites or areas of significance to
		Māori.
Ecosystems	All rules have immediate legal effect (IB-	Not applicable.
and	R1 to IB-R5)	The proposal does not include
Indigenous		any indigenous vegetation
Biodiversity		pruning trimming, clearance or
		associated land disturbance.
		No plantation forestry
		activities are proposed.
		Therefore, the proposal is not
		in breach of rules IB-R1 to IB-
		R5.
Subdivision	The following rules have immediate legal	Not applicable.
	effect:	The subdivision is not an
	SUB-R6, SUB-R13, SUB-R14, SUB-R15,	Environmental Benefit
	SUB-R17	Subdivision (SUB-R6),
		Subdivision of a site with
		heritage area overlay (SUB-
		R13), Subdivision of site that
		contains a scheduled heritage
		resource (SUB-R14),
		Subdivision of a site containing
		a scheduled site and area of
		significance to Māori (SUB-
		R15) or Subdivision of a site
		containing a scheduled SNA
		(SUB-R17).





Activities on All rules have immediate legal effect		Not applicable.
the Surface of ((ASW-R1 to ASW-R4)	The proposal does not involve
Water		activities on the surface of
		water.
Earthworks 7	The following rules have immediate legal	Permitted.
6	effect:	Any earthworks will proceed
E	EW-R12, EW-R13	under the guidance of an ADP
		and will be in accordance with
1	The following standards have immediate	the Erosion and Sediment
	legal effect:	Control Guidelines for Land
E	EW-S3, EW-S5	Disturbing Activities in the
		Auckland Region 2016, in
		accordance with Rules EW-12,
		EW-R13, EW-S3 and EW-S5.
	As stated above the mapping system	
r	records the subject site as containing the	
F	Ratana Temple which is located on the	
adjoining site. Schedule 3 lists the legal		
description of MS07-18 as being P Ahipara		
A32A which is the adjoining site.		
Signs	The following rules have immediate legal	Not applicable.
(effect:	No signs are proposed as part
5	SIGN-R9, SIGN-R10	of this application.
	All standards have immediate legal effect	
but only for signs on or attached to a		
S	scheduled heritage resource or heritage	
6	area	
Orongo Bay	Rule OBZ-R14 has partial immediate legal	Not applicable.
Zone	effect because RD-1(5) relates to water	The site is not located in the
		Orongo Bay Zone.





4.11. The proposed activity is a permitted activity under PDP rules that have current legal effect.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4.12. The application site is not a FNDC mapped HAIL site. The site is a rural pastoral property that has no history of horticulture and / or other HAIL activities.

National Environmental Standards for Freshwater 2020 (Version Oct 2024)

- 4.13. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.
- 4.14. There are no natural inland wetlands that would be affected by the proposed subdivision or the enabled residential land use activities.
- 4.15. No other National Environmental Standards apply to this proposal.

5. STATUTORY ASSESSMENT

Section 104D of the Act

5.1. Section 104D governs the determination of applications for Discretionary and Non-complying activities. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108.

Section 104(1) of the Act

5.2. Section 104(1) of the Act states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and





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

- (b) Any relevant provisions of -
 - (i) A national environmental standard
 - (ii) Other regulations
 - (iii) A national policy statement.
 - (iv) A New Zealand Coastal Policy Statement
 - (v) A regional policy statement or proposed regional policy statement.
 - (vi) A plan or proposed plan; and
- (c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'
- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal for subdivision is considered to have positive effects that will enable additional rural-residential housing in a location where the productive use of the existing farm will not be compromised and where additional development is consistent with existing rural-residential character.
- 5.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. The proposed subdivision is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, potential adverse effects can be managed within the proposed lot boundaries and are assessed to be no more than minor. As noted above, the proposed development itself will generate positive effects that are consistent with the provision of rural residential activities in the RPZ.
- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the documents listed in paragraph 5.2 above. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out in paragraphs 5.12 5.30 below. It is concluded that the proposed subdivision would not be contrary to the objectives and policies of the relevant plans or the higher order regional policy statement for Northland or national policy statements.

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- 5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters that are relevant to the consideration of this application.
- 5.7. Section 104D of the RMA includes restrictions for non-complying activities. A consent authority may grant a resource consent for a non-complying activity only it is satisfied that either-
 - "(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
 - (b) the application is for an activity that will not be contrary to the objectives of-
 - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.
- 5.8. For this application, the relevant plans are the ODP and the PDP, with greater weighting being applied to the ODP objectives and policies until such time as a decision on submissions on relevant proposed RPZ and subdivision rules has been made. There is no relevant regional plan that requires consideration.
- 5.9. For the reasons set out in the second part of section 5 below, the assessment of effects on the environment and against the relevant plan provisions concludes that potential adverse effects arising from the proposed subdivision will be no more than minor and that it will not be contrary to objectives and policies of the relevant plan(s).
- 5.10. Section 106 relates to subdivision approval. A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that
 - (a) There is significant risk from natural hazards; or
 - (h)
 - (c) Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.



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5.11. A site suitability assessment undertaken by Duffill Watts Engineers determined the natural hazard risk to be low and only relation to softer ground materials that would require specific design. The site is not in a flood hazard area, nor is it subject to erosion or subsidence. Each of the proposed lots will have legal and physical access to a public road.

Assessment of Effects on the Environment

- 5.12. Having reviewed the relevant ODP subdivision provisions and considering the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the primary activity to be assessed for appropriateness is the size and clustered nature of the proposed residential lots that results in its non-complying status.
- 5.13. The site is located in the RPZ. The RPZ is a land use environment where rural production is intended to be primary land use activity. Within this zone natural and physical resources vary and are afforded protection by the Plan. This includes the life-supporting capacity of air, water, soils (for rural production activity) and ecosystems, significant indigenous vegetation and fauna habitats and careful management of potentially incompatible activities that may impact rural production activity. National protection of highly productive land is provided for under the NPS-HPL. As an activity that is regulated by District-wide provisions, subdivision of land must be consistent with the purpose of the zone and promote sustainable management of natural and physical resources. Activities impacting the District's transport network including the state highway must also be considered.

Residential Intensity / Residential Lot Sizes

5.14. The proposal is for five approximately 4,000m² rural-residential lots clustered in the south-eastern corner of the farm, a single 9,800m² lot containing the existing farmhouse adjacent to State Highway 10, and a balance farm lot of 319ha. There is currently no house on what would become the Lot 2 farm property, however the potential for a dwelling on this is enabled by the RPZ Residential Intensity Rule 8.6.5.1.1. As currently applied and ignoring any access arrangement, this could permit an additional 26 dwellings at a residential intensity of 1 unit / 12 hectares of land. Under the proposed RPZ residential intensity rule, this would reduce to a maximum of six units at a residential intensity of 1 unit per 40 hectares of land.





- 5.15. Currently, the number of lots proposed is not at issue and is in fact envisaged by the ODP for this large farm property. As previously stated, 26 dwellings could potentially locate on the site with an exclusive use area of 3,000m² and a 11.7-hectare area elsewhere as a permitted activity. This is significantly higher than what is proposed in this application. As a controlled activity subdivision, the site could be subdivided into 16 lots. There are numerous access options available from Wakelin Road and without having to rely on access from the state highway or the existing ROW along the northern boundary. This type of residential development that is essentially permitted by the ODP would result in residential housing and accessways distributed throughout the farm property. The current farm operation would cease, and any future productive potential would be limited to that which can be accommodated within a smaller rural-residential property.
- 5.16. The proposed subdivision would enable the realisation of some of the residential lot yield enabled by the ODP and the larger Lot 2 to continue operating as productive farm unit that would include the mapped highly productive land. Other than Lot 1 that would contain the existing house, the other smaller lots would be clustered away from the state highway and in a location where there is a similar rural-residential character on both sides of Wakelin Road. It is the potential for adverse effects associated with the size and configuration of the proposed lots that requires an assessment to determine its appropriateness.
- 5.17. The decision on the lapsed 2005 subdivision consent considered the appropriateness of the location and clustered nature of the proposed lots 3-7. The reasons for the decision disregarded the management plan controls and instead granted consent on the basis that:

[Reason 1] "the application site is a large farming unit with significant development and subdivision potential. This application seeks to intensively develop a small portion of this property and concentrates development within an area with marginal farming capability. Consequently, this results in effective use of the site and retains the majority of the property for normal farming practise. As a result there are no apparent conflicts with the purpose of the Act, nor with the objectives and policies of the two relevant District Plans."



5.18. The land use circumstance cited in Reason 1 above have not changed. The proposed subdivision will enable normal farming practice to continue and highly productive land that is protected under the NPS-HPL to remain within the productive farm unit. The smaller lots are located on the periphery of the farm property, some distance along Wakelin Road where there are other similar clusters of rural-residential development. It is considered that the development scenario remains entirely appropriate and would not generate adverse residential intensity effects that are more than minor.

Effects on air, water, soils and ecosystems

- 5.19. As described above there are large areas of vegetation on the site, including indigenous vegetation and fauna that is potentially significant under the ODP and PDP. These areas of vegetation will remain within the farm property and are currently fenced and protected by current farm management practices. The smaller proposed lots are located well away from the vegetated areas. A consent notice condition restricting the keeping of predator species such as cats and dogs on Lots 3-7 will ensure that an increase in residential activity does not result in risk to existing indigenous fauna, such as kiwi.
- 5.20. It is considered that there would be no adverse effects on air or local waterways. The life-supporting capacity of soils will be protected by retaining them within the proposed farm lot that will remain as a productive unit. Sloping Class LUC 2 soils are located in the northern part of the site and well way from the development area. Potential adverse effects on air, water, soils and ecosystems would be less than minor. Practical vehicle access to this part of the site is limited by the existing ROW restrictions.

Effects on amenity values

5.21. Local amenity values include the established rural character and the existing traffic environment. There would be no change to the existing environment adjacent to State Highway 10 as the subdivision would simply include the existing farmhouse. There is currently no plan to construct any additional houses on the larger farm property that would utilise access from the state highway. Such a proposal would potentially require a further resource consent and authorisation from NZTA.



- 5.22. As evidenced by **Figure 1**, Wakelin Road has a mixed rural character that includes clusters of rural-residential development at the western end of Wakelin Road, close to the state highway, and opposite the eastern boundary of the subject farm site. The eastern cluster was created around 2002 at a similar time to the lapsed subdivision. The western end was created between 2010 and 2013. There is a large dairy farm located at the end of Wakelin Road with other adjacent large farm properties to the north and south (including the subject site. Wakelin Road is an unsealed rural road. Based on the traffic impact assessment prepared by Dean Scanlan, this road has capacity to absorb the additional traffic generated by the proposed subdivision.
- 5.23. The proposed lots are within the average range of lots sizes already found along Wakelin Road. Amenity planting along the road frontage will assist in mitigating the visibility of these dwellings. This vegetation is likely to replace (with Council permission) the existing pine trees in the road reserve that are close to maturity and have the potential to become a hazard to the road and the adjacent lots. The clustered nature of Lots 3-7 will retain open views from the road either side of the development to farmland beyond these sites. Having regard to the proposed location of the lots and the existing rural-residential character along Wakelin Road, it is considered that any potential adverse effects on the rural amenity of this location will be no more than minor and negligible in terms of any change occurring adjacent to the state highway and the larger farm property.

Reverse Sensitivity

5.24. Reverse sensitivity adverse effects arise from incompatible activities being located too close to each other. The proposed subdivision would enable additional rural-residential activity to be located adjacent to existing working farms, including a dairy farm at the end of Wakelin Road. The number and location of lots was previously granted without reference to adverse effects arising from reverse sensitivity. Clusters of rural-residential activity are provided for in the RPZ with an expectation that rural production is the main activity. The adjacent dairy farm milking shed and effluent detention pond facility is located approximately 1.2km from the development site(s). There are daily truck movements along Wakelin Road associated with milk tankers visiting the site and potentially effluent odour drift, which is regulated by the Regional Plan. However, adverse reverse sensitivity effects are not anticipated to be more than minor.



Traffic Effects

- 5.25. Traffic Engineer Dean Scanlan has assessed the potential traffic effects that could arise from additional residential housing along Wakelin Road. With the mitigation measures proposed, he has concluded that potential adverse traffic effects will be less than minor. A copy of this report is attached at **Appendix 5**. The access arrangement on State Highway 10 will not change insofar as it will continue to provide vehicle access to the existing house that will be contained within Lot 1. Legal access to the farm will be via the proposed ROW G on Wakelin Road and informally via Lot 1 as this is the owner / farmers residence. The existing farm gate crossing further to the north will be retained.
- 5.26. To mitigate potential traffic safety effects on state highway users, NZTA has requested that the existing residential Lot 1 vehicle crossing be sealed in accordance with NZTA standards to avoid gravel being tracked onto the road carriageway and to improve traction. Due to its limited use for occasional farm vehicle access, this same requirement has not been applied to the crossing further to the north.

Effects on archaeology or Maori cultural values

5.27. There are no scheduled archaeological sites on the farm property that could be affected by the proposed subdivision or development of the lots. The Applicant is not aware of any wahi tapu, or taonga. Attempts to contact the Ngati Rehia runanga have not identified any sites of cultural significance to Maori. The Applicant has contacted Heritage NZ, which has indicated that standard ADP conditions should apply to any associated land development activities. A copy of this email response is attached at **Appendix 10**.

Effects of land development

- 5.28. Land development associated with residential activity will follow subdivision. This will include the construction of a single dwelling (and potentially a minor residential unit), associated earthworks, and upgrading the previously formed right-of-way and road crossing. A vegetation amenity strip will be planted along the road frontage on Lots 3 and 7. An on-site wastewater disposal system will be required on each lot.
- 5.29. The 2004 Site Suitability report prepared by Duffill Watts assessed the suitability of the site for residential development and the matters set out in Controlled Activity Subdivision Rule 13.7.3.





The report did not identify any natural hazards as listed in Subdivision Rule 13.7.3.2. There are no land stability issues that cannot be addressed via engineering recommendations and conditions of consent. This mainly relates to softer soil upper soil conditions that were unsuitable for road (ROW) construction. It is likely that this material was removed when the ROW was formed 20 years ago and may only require minimal works to reform it to FNDC standards.

- 5.30. The report did not identify any stormwater management or disposal issues, other than avoiding a nearby wet area on the main farm property. Each site can accommodate an on-site wastewater disposal system, with recommendations that this should be a secondary aerated system. Potable water supply would be via a roof water collection system with likely standard subdivision conditions of consent requiring sufficient on-site firefighting water supply. There is no requirement in the RPZ to supply electricity or telecom services to the boundary of each lot.
- 5.31. Overall, it is considered that any potential adverse effects arising from land development of each lot and their ongoing use for rural-residential activity will be no more than minor.

Section 104(1)b) - Relevant provisions of any national standards, policies or plans

5.32. The proposed subdivision has been assessed against the following national standards, policies and plans.

National Policy Statements

- 5.33. There are currently 8 National Policy Statements in place. These are as follows:
 - National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy Statement on Electricity Transmission
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process
 Heat





5.34. The site is not within the coastal environment and is therefore not subject to the NZCPS. The site does not contain any natural inland wetlands that would be affected by the proposed subdivision. The existing indigenous bush areas will remain fenced and protected within the larger farm property.

5.35. The applicable NPS include:

- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity

National Policy Statement for Highly Productive Land 2022

- 5.36. The NPS-HPL was gazetted on 12 September 2022. It applies to highly productive land that is in a rural production zone and is predominantly LUC 1, 2 or 3 land and it forms a large and geographically cohesive area. The farm lot proposed to be subdivided contains some LUC 2 land in the northern part of the property. This land will be contained within the balance 319-hectare farm lot that will remain a working farm.
- 5.37. The NPS-HPL states that Councils must avoid the subdivision of highly productive land unless one of the reasons set out in Clause 3.8(1) apply. Relevant to this application is reason (a) which requires an applicant to demonstrate that any proposed lots will retain the overall productive capacity of the subject land over the long term. The proposed subdivision involves the creation of balance farm lot that will include the area of highly productive land (LUC 2s1). The smaller rural-residential lots will be located well away from any highly productive land and within a less productive part of the farm. In terms of the retention of productive land, the proposed subdivision configuration is preferable to subdivision across the whole farm property as a controlled activity.

Regional Policy Statement for Northland 2016

5.38. The role of the Regional Policy Statement for Northland (RPSN) is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.





- 5.39. For the reasons described above in relation to potential effects on the environment, the proposed subdivision is consistent with regional policy for rural land that seeks to:
 - Avoid subdivision in primary production zones that reduces the productive value of land with highly versatile soils (Objective 3.11 and policy 5.1.1) or results in reverse sensitivity.
 - Protect indigenous ecosystems and biodiversity (Objective 3.4 and policy 4.4.1)
 - Avoid the risk of natural hazards (Objective 3.13 and policy 7.1.1)

Far North Operative District Plan (ODP)

- 5.40. The site is within the RPZ and is subject to District-wide rules that include subdivision.
- 5.41. The relevant objectives and policies of the Plan are those within the district-wide Subdivision Chapter, and the Rural Environment and the Rural Production Zone chapters of the ODP. The proposal is assessed as having no more than minor adverse effects on the rural environment. The proposal is consistent with the existing rural- residential character along Wakelin Road and would have less than minor adverse effects on the rural amenity value of the area. The proposal is consistent with the objectives and policies of the Plan.

Chapter 13 - Subdivision Chapter

5.42. The proposal is assessed against the following subdivision objectives and policies contained within Sections 13.3 and 13.4 of the District Plan. The Rule 13.11 assessment criteria for non-complying activities are also relevant.

Subdivision 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.
- 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

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- which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are 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.
- 13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or onsite water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 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.
- 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.
- 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.
- 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.
- 13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.



Subdivision 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:
 - natural character, particularly of the coastal environment;
 - ecological values;
 - landscape values;
 - amenity values;
 - cultural values;
 - heritage values; and
 - existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.
- 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.
- 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.
- 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.
- 13.4.7 That the need for a financial contribution be considered only where the subdivision would:
 - (a) result in increased demands on car parking associated with non-residential activities; or
 - (b) result in increased demand for esplanade areas; or
 - (c) involve adverse effects on riparian areas; or





- (d) depend on the assimilative capacity of the environment external to the site.
- 13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
- 13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.
- 13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.
- 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.
- 13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
- 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.
- 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.
- 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.
- 13.4.16 When considering proposals for subdivision and development within an existing

 National Grid Corridor the following will be taken into account:
 - (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures; (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.
- 5.43. Objective 13.3.1 requires that subdivision be provided for in a way that is consistent with the purpose of the applicable land use zone. The purpose of the RPZ is for rural production, with





limited provision for rural-residential activity where it does not compromise the life-supporting capacity of air, soil and water, result in reverse sensitivity or exacerbate natural hazards (Objective 13.3.2). As discussed above in relation to potential effects, the proposed subdivision will not impact any identified rural values including any natural character or landscape, amenity, cultural or heritage values. Existing land use activity will be maintained to the extent that the proposed subdivision will only remove a very small land area from productive use and would locate new rural-residential activity in the south-east corner of the farm, away from the state highway and adjacent to other rural-residential lots (Policy 13.4.1).

- 5.44. Safe vehicle access to the proposed lots can be provided and without adversely affected the adjacent Wakelin Road or state highway 10 (Policy 13.4.2 and Policy 13.4.5) to the extent that potential adverse effects will be no more than minor. Subdivision can be enabled without adversely impacting any natural hazard (Policy 13.4.3). The subdivision will not result in any adverse effects on existing indigenous vegetation on the site that is fenced and protected under the current farm management practices. Bush areas will remain within the farm lot site. There are no identified heritage items on the site that would be impacted (Policy 13.4.6). The subdivision design provides for the provision of on-site water supply (Policy 13.4.8) and on-site wastewater disposal and stormwater management.
- 5.45. The proposed subdivision will not adverse effect any identified Māori cultural values or their relationship with any ancestral lands, waters, sites or waahi tapu (Policy 13.4.11).
- 5.46. Smaller lots clustered in the south-eastern part of the existing farm property will ensure that non-productive residential activity is located away from highly productive soil types, native bush areas, and in an area with similar rural landscape characteristics (Policy 13.4.13). This is a preferable environmental outcome to subdivision of the whole farm into 20 hectare lots.

<u>Chapter 13 - Subdivision Assessment Criteria</u>

5.47. In addition to RMA Sections 104, 104D and 106, Non-complying (Subdivision) Activity Rule 13.11 states that Council will use assessment criteria in Rule 13.10 as a guide when assessing non-complying subdivision. These are briefly commented on as follows:



13.10.1 Allotment Dimensions

Each of the proposed rural residential allotments are of a sufficient size to accommodate a dwelling, access and the necessary on-site services including a wastewater disposal area. The boundary of Lot 1 will encompass the existing house, driveway and on-site wastewater disposal field. The proposed allotments on Wakelin Road are adjacent (opposite) a cluster of existing rural-residential sites. Wakelin Road has a mixed rural and rural-residential character that will be complemented by the proposed subdivision.

13.10.2 Natural and Other Hazards

This application is supported by the earlier 2005 Site Suitability Report prepared by Duffill Watts (refer **Appendix 6**). There are no identified natural hazards that would affect the use of the proposed lots for residential purposes. The site is not within a mapped flood plain, nor is it subject to any coastal inundation. There is no evident erosion or subsidence. Building and driveway areas can be constructed in accordance with engineering recommendations. The site is not a HAIL site.

13.10.3 Water Supply

There is no reticulated water supply at the site. Each residential site can be provided with its own on-site potable and fire-fighting water supply as required by standard FNDC subdivision conditions.

13.10.4 Stormwater Disposal

The subdivision includes the creation of 6 clustered lots accessed via a shared ROW driveway, a single lot containing the existing farmhouse on Lot 1 and the balance farm lot. The earlier Duffill Watt engineers did not identify any stormwater disposal issues with any of the proposed lots, other than recommending that stormwater is directed away from residential sites (Lots 3-7) to existing overland flowpaths (described as swale drains).

13.10.5 Sanitary Sewage Disposal

The proposed lots will be serviced with on-site sewage disposal systems. Duffill Watts Engineers assessed the existing soil types and recommended the use of an aerated system based on the identified site constraints that include poor drainage. There is no indication that the proposed lots cannot be serviced by an on-site wastewater disposal system.





13.10.6 Energy Supply

There is no requirement to supply electricity to a rural production zone lot. This was a condition of the 2005 subdivision consent. The Applicant accepts that such a condition would be included in the consent.

13.10.8 Telecommunications

There is no requirement to supply telecom services to a rural production zone lot. The Applicant accepts that such a condition would be included in the consent.

13.10.9 Easements for any purpose

A ROW easement for driveway access to Lots 3-7 over proposed Lot 2 is proposed. No other easements are proposed or required.

13.10.10 Provision of Access

Access to proposed Lot 1 (farmhouse site) will be via the existing crossing on state highway 10. Vehicle access to Lots 3-7 will be from the formed crossing on Wakelin Road. Traffic Engineer Dean Scanlan assessed the potential effects of the proposed subdivision on the existing traffic environment and concluded that these will be less than minor. Recommended mitigation to improve the safety of Wakelin Road and its intersection with State Highway 10 are proposed. These include NZTA requirements for signage and sealing of the existing (Lot 1) vehicle crossing.

13.10.11 Effect of Earthworks and Utilities

Minimal earthworks are required to reform the ROW driveway access and to upgrade the existing vehicle crossing on Wakelin Road (if required).

13.10.12 Building Locations

Based on the engineering assessment undertaken by Duffill Watts:

- (a) physically suitable sites are available;
- (b) there are no limitations on building areas within each lot;
- (c) the sites are not subject to inundation
- (d) Lots 3-7 are positioned on an east facing slope and will have access to passive solar gain





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

There are no identified heritage resources on the site. HNZ has indicated in an email that there is a low chance of finding archaeology on the site and that the subdivision works can proceed under ADP. There are large areas of native bush on the property. These are fenced and protected under current farm management practices. The bush areas will remain within the farm Lot 2. Fauna habitat, particularly for kiwi can be protected via a condition restricting the keeping of cats and dogs. The Applicant is seeking an exemption for working farm dogs on Lot 1 and 2.

13.10.14 Soil

The application site is a working farm. The most productive soil types are located in the upper northern part of the property and will not be affected by the subdivision. Highly productive land comprising LU2s1 soils will remain within the farm Lot 2. There is no cropping or horticulture activity on the site.

13.10.15 Access to waterbodies

Not applicable.

13.10.16 Land Incompatibility

The site is a working farm that is adjacent to a dairy farm property. The environment is rural with existing rural-residential activity along Wakelin Road. Dairy tankers visit the dairy farm at the end of Wakelin Road daily. The ODP anticipates some rural-residential activity in the RPZ to be compatible with normal farming practices that are tolerated by those who live there.

13.10.17 Proximity to Airports

Not applicable

13.10.18 Natural Character of the Coastal Environment

Not applicable

13.10.19 Energy Efficiency and Renewable Energy Development / Use



The proposed lots are within the Kerikeri township catchment and school zone. The sites are east and north facing to be well positioned for sunlight. As rural location, travel by private vehicle will be a necessity.

13.10.20 National Grid Corridor

Not applicable

<u>Chapter 8 – Rural Environme</u>nt

5.48. The following assessment is based upon the objectives and policies contained within sections 8.3 and 8.4 of the ODP.

Rural Environment - Objectives

- **8.3.1** To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna
- 8.3.5 To protect outstanding natural features and landscapes.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
 - 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.
 - 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.





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

Rural Environment - Policies

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.
- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use i.e. reverse sensitivity).
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.





- 8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.
- 5.49. The proposal will promote the sustainable management of natural and physical resources by utilising some of the subdivision yield enabled by the ODP and clustering it in the south-east corner of the existing farm property away from highly productive land, areas of indigenous bush and adjacent to existing rural-residential activity. The proposal will enable productive farm activities to remain on the site within a large balance lot. The proposal is not considered to create any adverse effects that could be described as more than minor. Infrastructure will be provided on the vacant lots at the time of built development within the lots as per the recommendations contained within the site suitability report provided with this application. The site does not contain any outstanding landscapes or features. Amenity values will be maintained. No incompatible land uses are anticipated nor any reverse sensitivity effects. The application proposal includes NZTA required conditions to provide acoustic insulation for any habitable buildings within 100m of the state highway. The additional traffic movements created by the additional lots are anticipated to be easily absorbed into the existing roading network. The intensity, scale and type of the proposal is considered to be consistent with other lots in the area and no adverse effects are anticipated.

Rural Production Zone

5.50. The following assessment is based upon the objectives and policies contained within sections 8.6.3 and 8.6.4

Rural Production Zone - Objectives

- 8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.
- 8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and

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- cultural well-being and for their health and safety.
- 8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.
- 8.6.3.4 To enable rural production activities to be undertaken in the zone.
- 8.6.3.5 To promote the protection of significant natural values of the Rural Production Zone.
- 8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.
- 8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.
- 8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.
- 8.6.3.9 To enable rural production activities to be undertaken in the zone.

Rural Production Zone - Policies

- 8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.
- 8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.
- 8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.
- 8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.
- 8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.
- 8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri

 Road between its intersection with SH10 and Cannon Drive be maintained as





- small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.
- 8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.
- 8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities
- 8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.
- 5.51. The RPZ enables farming and productive activities and a wide range of activities where adverse effects, including reverse sensitivity effects are avoided, remedied or mitigated and not to the detriment of rural production (Policy 8.6.4.1). The proposed subdivision will enable production activities to continue within the larger farm lot and a limited area of rural-residential activity to establish in the less productive part of the farm. This will ensure that the productive intent of this part of the RPZ is retained (Policy 8.6.4.4). The location of the smaller lots will avoid reverse sensitivity on existing rural activities by locating them close to existing rural-residential lots (Policy 8.6.4.7). The subdivision will not adversely affect any existing indigenous bush areas, waterways or wetlands. As described in the traffic impact assessment, potential adverse effects on the existing transport environment can be mitigated.

Proposed District Plan

- 5.52. The site is zoned Rural Production in the PDP. The relevant objectives and policies are the District-wide subdivision provisions and the Rural Production Zone. The provisions give effect to the strategic direction for the PDP. For the Rural Environment this includes:
 - SD-RE-O1 Primary production activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.
 - SD-RE-O1 Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.





- 5.53. The Council is proposing a Rural Production land use zone to apply to the majority of rural land in the district. This zone is where productive rural activities can operate and be prioritised in terms of other activities seeking to establish, including residential activities. Its purpose as stated in the zone overview statement is to provide for primary production activities and associated support activities that have a 'functional need' to be in the rural environment. Highly productive soils are protected in this zone. Provision for other activities is more limited as the PDP recognises that historic fragmentation and land sterilisation has undermined the integrity of the rural environment and its ability to function for its intended purpose. Rural-residential activity is not provided for in the RPZ unless there is an environmental benefit.
- 5.54. The stated RPZ objectives are set out below. While these Plan provisions have little weight until decisions on submissions have been made, they provide an indication of the direction of the district in terms of prioritisation of rural activity. The Council officer's reply on the rural production zone did not recommend any significant change to the zone provisions as proposed. The underlined and strikethrough text indicates where they are recommending wording changes.

PDP Rural Production Zone - Objectives

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

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

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

- (a) protects highly productive land from sterilisation and enables it to be used for farming and forestry activities more productive forms of primary production;
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- (c) does not compromise the use of land for farming primary production activities,
 particularly farming and forestry activities on highly productive land;





- (d) does not exacerbate any natural hazards; and
- (e) is able to be serviced by on-site infrastructure.

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

PDP Rural Production Zone Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small-scale educational facilities and home businesses and,
- (c) <u>enabling the maintenance operation or upgrade of any lawfully established</u>
 <u>existing activities, provided any loss of highly productive land from those</u>
 activities is minimised.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.

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

- (a) a predominance of primary production activities;
- (b) low density development with generally low site coverage of buildings or structures;





- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Productionzone;
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- (c) would result in the loss of <u>availability and</u> productive capacity of highly productive land, including consideration of the cumulative effects of such losses;
- (d) would exacerbate natural hazards; and
- (e) cannot provide appropriate on-site infrastructure.

RPROZ-P6 - Avoid subdivision that:

- (a) results in the any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities.
- (b) cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;
- (c) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming or forestry proposed; and
 - 2. the potential loss of LUC 4 land that is, or has the potential to be, highly productive; and
 - 3.whether smaller land parcels can support more productive forms of the proposed farming or forestry due to the presence of highly productive land.
 - (c) provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 – <u>Consider the following matters where relevant when assessing and managing</u>
<u>the effects of land use and subdivision in the Rural Production Zone: Manage land use and</u>





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

- (a) whether the proposal will increase production potential in the zone;
- (b) whether the activity relies on the productive nature of the soil;
- (c) consistency with the scale and character of the rural environment;
- (d) location, scale and design of buildings or structures;
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- (f) at zone interfaces:
 - any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
 - (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
 - (h) the adequacy of roading infrastructure to service the proposed activity;
- (i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- (j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
- 5.55. Objective RPROZ-O1 seeks to ensure the availability of the zone for primary production activities and its long-term protection. The proposed subdivision would retain a large productive farm unit (including its highly productive land and significant indigenous vegetation), whilst enabling a small area of land to be subdivided for rural-residential purposes. The productive potential of the RPZ in this location will not be reduced. In terms of the average yield, this aligns with the proposed minimum (controlled activity) subdivision size rules that





would permit site sizes of 40 hectares. If applied to this farm property, the yield could be 8 sites.

- 5.56. RPROZ-O3 sets out the expectations for land use and subdivision in the proposed RPZ. It is considered that the proposed subdivision would generally achieve the desired outcomes including:
 - Protecting highly productive soils from land sterilisation by retaining them within the larger productive farm Lot 2.
 - To avoid reverse sensitivity, clustering the rural-residential lots adjacent to other similar rural-residential activity and in a previously consented location. While this would not be a consideration if the PDP had legal effect, this reason has interim merit insofar as the effect of the subdivision is to utilise the same minimum 40-hectare lot yield but to concentrate it in an area of the farm that will not detract from its operational functionality.
 - Ensuring natural hazard risks are avoided.
 - Ensuring each lot can be serviced.
- 5.57. RPROZ-P7 provides further matters to be considered when deciding land use or subdivision applications. The proposed subdivision is for rural-residential activity in the RPZ. The size, location and configuration of the lots will support retaining a productive farm unit, while concentrating non-productive residential activity within more marginal land and adjacent to existing rural-residential activity on Wakelin Road. The development will be consistent with the scale and character of the rural environment in this location. The proposed subdivision will not reduce the overall productive potential of the RPZ as the farm will remain as a productive unit.
- 5.58. In terms of its strategic direction, the PDP does not support rural lifestyle subdivision in the RPZ. As there has been no decision on submissions, the application relies on the ODP provisions and for a decision to be made based on those provisions. Notwithstanding the PDP intent to direct rural lifestyle type subdivision to other rural zones, it is considered that superior environmental outcomes will result from this proposal to cluster what is essentially the permitted lot yield (and any residential intensity) within less productive parts of the farm rather than distributing it





across the parent lot, and containing highly productive land and native bush areas within the farm Lot 2.

6. NOTIFICATION ASSESSMENT

- 6.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications. The previous 2005 decision on subdivision determined that written approval from adjoining neighbours was not required as the Council at that time did not consider anyone to be adversely affected the proposed activity. It was also noted that a prior application had been publicly notified and that there were no submissions opposing the subdivision.
- 6.2. The current proposal is the same as the earlier 2005 application and has not changed in terms of any site location, boundary or access arrangement. The assessment of effects concludes that any potential adverse effects on the environment will be no more than minor. In this regard, it is concluded that there are no adjacent landowners that would be affected by the subdivision of the farm site as proposed.
- 6.3. The Applicant has consulted with potentially affected parties including NZTA, Heritage NZ and Iwi. NZTA has indicated that it is satisfied with the proposed access via Wakelin Road and State Highway 10, subject to its requested conditions being included within the application. The accompanying rationale (and a word version of the conditions for inclusion with this consent document) is included with the NZTA correspondence attached at **Appendix 9.**
- 6.4. The Applicant has agreed to all of the requested conditions being included with the subdivision consent. These are set out as follows:

NZTA conditions:

- The existing vehicle crossing (Crossing Place 93b) servicing proposed Lot 1 shall be upgrade so that, at a minimum, it is formed and sealed in accordance with the New Zealand Transport Agency Diagram C as outlined in the New Zealand Planning Policy Manual (2007), Appendix 5B – Accessway standards and guidelines, and the to the satisfaction of the New Zealand Transport Agency Network Manager.
- 2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that the



New Zealand Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, or SO (Survey Office) plan) to facilitate the removal or registration of any new Crossing Place (CP) Notice against those new titles, under Section 91 of the Government Roading Powers Act 1989.

- 3. The following sign must be installed 140m to the north of the State Highway 10 and Wakelin Road intersection in accordance with the New Zealand Transport Agency Traffic Agency Traffic Control Device Manual:
 - 1. WJ5L Intersection Side Road Junction Controlled on Left
- 4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrading of the vehicle crossing, have been constructed to the New Zealand Transport Agency standards.
- 5. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Record of Title for proposed Lots 1 and 2 of the subdivision of land shown on the scheme plan titled 'PROPOSED SUBDIVISION OF SECTION 20 SO 456454', REV KY, and dated 17.03.25, that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 10.

The consent notice shall read as follows:

Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 10 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

- 6.5. Heritage NZ has requested that an ADP condition apply to any proposed subdivision works. The Applicant has had no response from Ngati Rehia who were contacted for comment on the proposed subdivision. It is expected that Council will provide further opportunity for comment as part of the processing of this application.
- 6.6. Overall, it is concluded that the proposal satisfies the criteria in Sections 95A-95G for non-notification of this subdivision proposal.





7. PART 2 ASSESSMENT

- 7.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 7.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment. This includes the emerging rural-residential character along Wakelin Road.
- 7.3. Section 6 of the Act sets contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes. Indigenous vegetation is fully fenced and will remain protected under current farm management practices. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 7.4. Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment. The productive value of the farm unit will be retained with a limited area rural-residential activity being clustered on Wakelin Road adjacent to other similar size sites.
- 7.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located Page | 55





within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

7.6. Overall, the application is assessed to be consistent with Part 2 of the Act, as expressed through the intent of the District Plan objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

8. CONCLUSION

- 8.1. The Applicant is seeking resource consent to subdivide an existing farm property into 6 rural-residential lots and a single balance farm lot. The proposal is a non-complying activity under the ODP due to the size and configuration of the proposed lots. A similar subdivision proposal (now lapsed) was granted consent in May 2005.
- 8.2. The subdivision of the parent site would retain a large productive farm property that includes land that is identified as having highly productive value. Other than Lot 1 which will contain the existing farmhouse, the five other rural-residential lots will be located a significant distance from the state highway 10 and within a part of Wakelin Road that has a mixed rural-residential character. All of the proposed lots can accommodate a residential dwelling that relies on onsite servicing and will have legal access from a public road. There are no natural or other identified hazards that would prevent the site from being subdivided and developed in the manner proposed.
- 8.3. Consultation with potentially affected parties including Heritage NZ, Iwi and NZTA has sought to identify any potential adverse effects on existing archaeological and cultural values and on the state highway 10 road environment. There are no scheduled or known archaeological features on the site. Site development works can be subject to normal ADP conditions. The Ngati Rehia Runanga has not responded to a request for feedback on the subdivision proposal. There are no scheduled or know sites or features of cultural significance to Maori on the site. The traffic assessment undertaken by Dean Scanlan and consultation feedback from NZTA has identified measures including additional signage and sealing of vehicle crossings that can be implemented to mitigate potentially adverse traffic safety effects on the state highway. The Applicant has agreed to all of the requested conditions attached at **Appendix 9**.



8.4. Overall, it is considered that any potential adverse effects arising from the subdivision and the intensification of rural-residential activity in this location will be no more than minor. The proposal will not be contrary to the objectives and policies of the ODP. The proposal is consistent with the PDP objectives and policies that seek to direct rural-residential activity away from the rural production zone to the extent that the productive capacity of the parent farm will be retained and any adverse effects on highly productive land or areas of ecological value avoided.

9. LIMITATIONS

- 9.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 9.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 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 information contained within this report.
- 9.3. 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.
- 9.4. 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.



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir Registrar-General of Land

Identifier 605939

Land Registration District North Auckland

Date Issued 18 December 2012

Prior References

47250

Estate Fee Simple

Area 322.3110 hectares more or less

Legal Description Section 20 Survey Office Plan 456454

Registered OwnersMatthew Alan Otway

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects Part formerly Lot 1 DP 209457 and Allotment 39 Parish of Waitangi)

Subject to Section 120(9) Public Works Act 1981 (Affects part formerly Sections 1-4 SO 69869 and part formerly Lot 1 DP 209457)

57390.1 Gazette Notice declaring adjoining State Highway a limited access road - 31.1.1979 at 10.51 am (Affects part formerly CT NA102D/864)

Subject to a right of way and rights to convey water, transmit electricity and telecommunication over parts marked AA, Z on SO 456454 created by Transfer D136144.4 - 29.4.1997 at 10.02 am

The easements created by Transfer D136144.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey water over part marked A on DP 173929 created by Transfer D141771.5 - 8.5.1997 at 3:14 pm

Subject to a telecommunications right (in gross) over part marked A on DP 173929 in favour of Telecom New Zealand Limited created by Transfer D141771.7 - 8.5.1997 at 3.14 pm

Subject to an electricity transmission right (in gross) over part marked A on DP 173929 in favour of Top Energy Limited created by Transfer D141771.9 - 8.5.1997 at 3.14 pm

Subject to a right of way and rights to convey water, transmit electricity and telecommunications over part marked Z on SO 456454 created by Transfer D155896.7 - 13.6.1997 at 2.39 pm

The easements created by Transfer D155896.7 are subject to Section 243 (a) Resource Management Act 1991

D471858.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 21.1.2000 at 3.45 pm (Affects part formerly CT NA102D/864)

Land Covenant in Transfer D492248.7 - 30.3.2000 at 2:43 pm (affects part formerly CT NA123A/867)

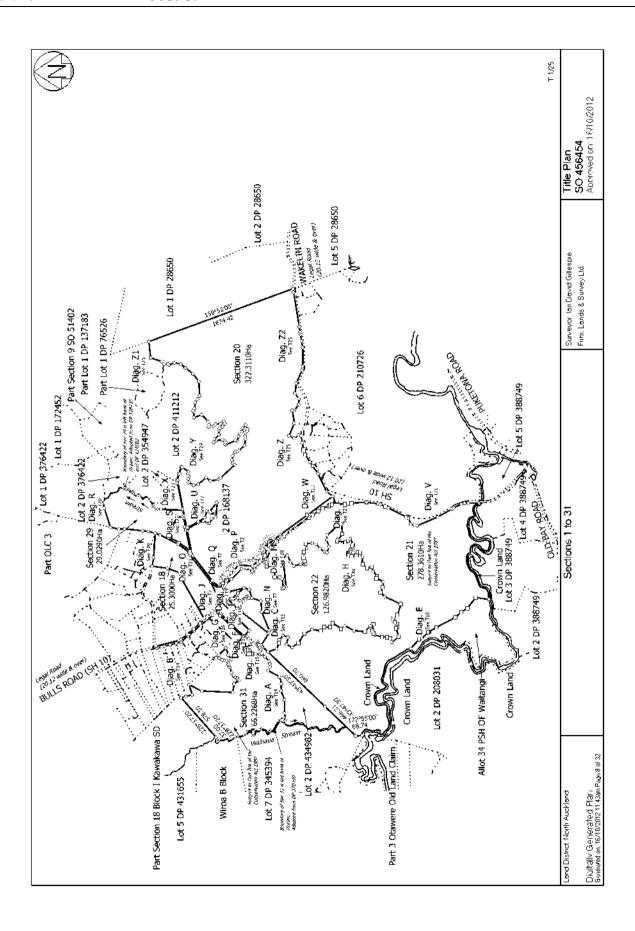
Appurtenant to part formerly Lot 1 DP 209457 is a right of way created by Transfer D622575.3 - produced 17.7.2001 at 11:41 am and entered 13.8.2001 at 9:00 am

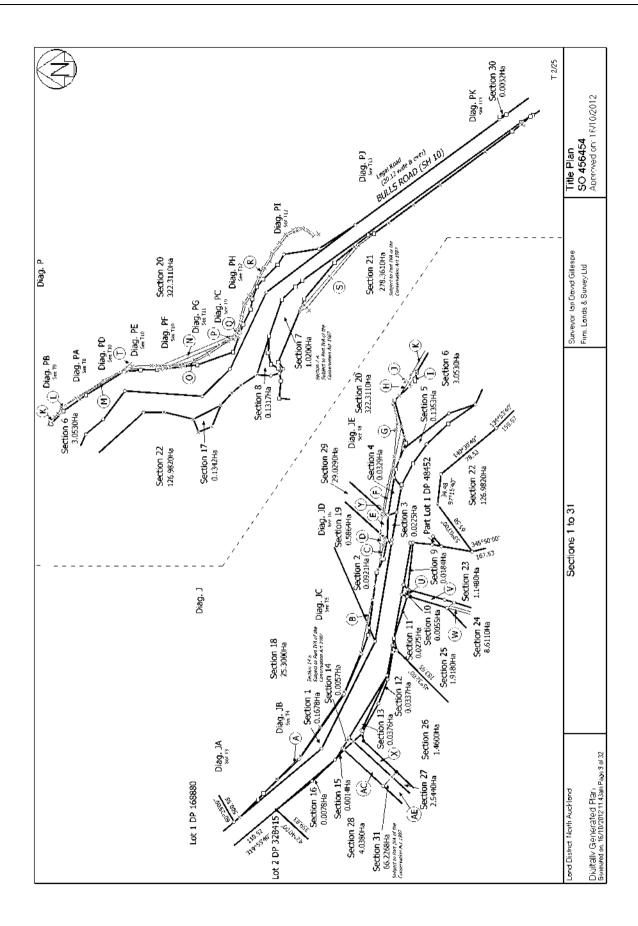
The easement created by Transfer D622575.3 is subject to Section 243 (a) Resource Management Act 1991

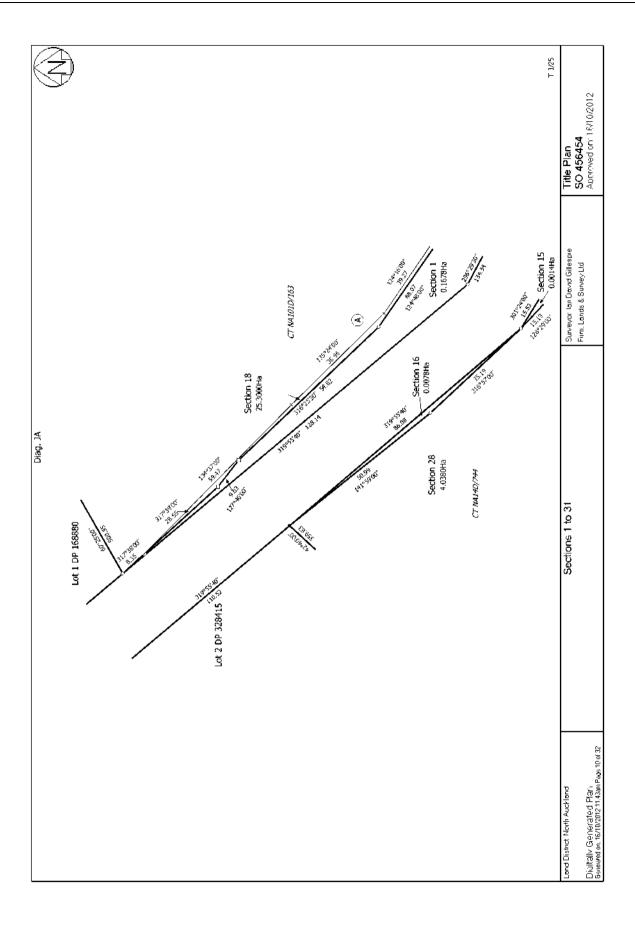
7442384.1 Sustainable Forest Management Permit/Plan pursuant to Section 67M Forests Act 1949 Term 10 years commencing 29 June 2006 - 29.6.2007 at 9:00 am

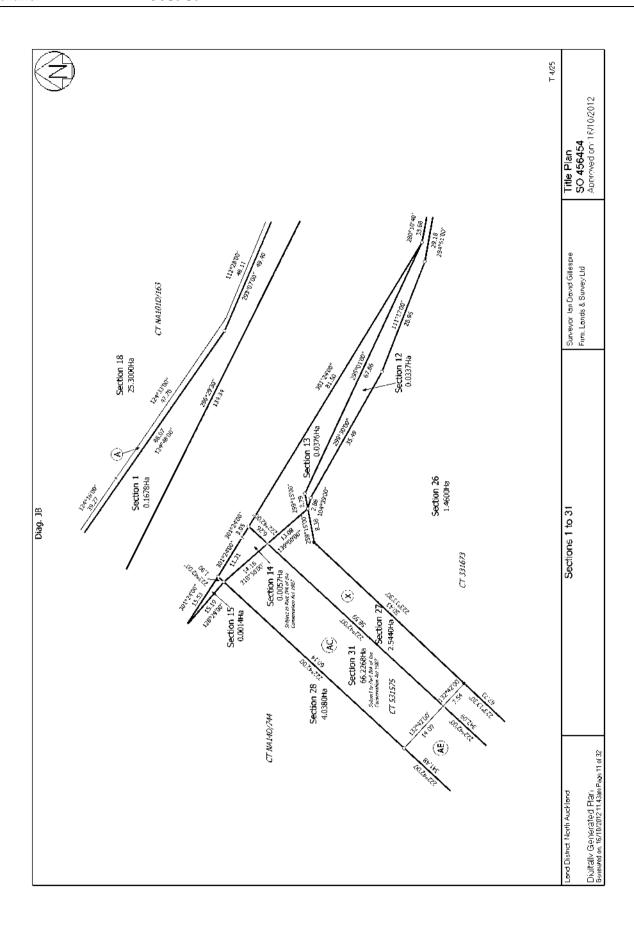
Subject to a right (in gross) to convey electricity over part marked F, I, J, L, M, N, P, Q, T, Z & AA on SO 456454 in favour of Top Energy Limited created by Easement Instrument 11508012.2 - 2.8.2019 at 12:11 pm

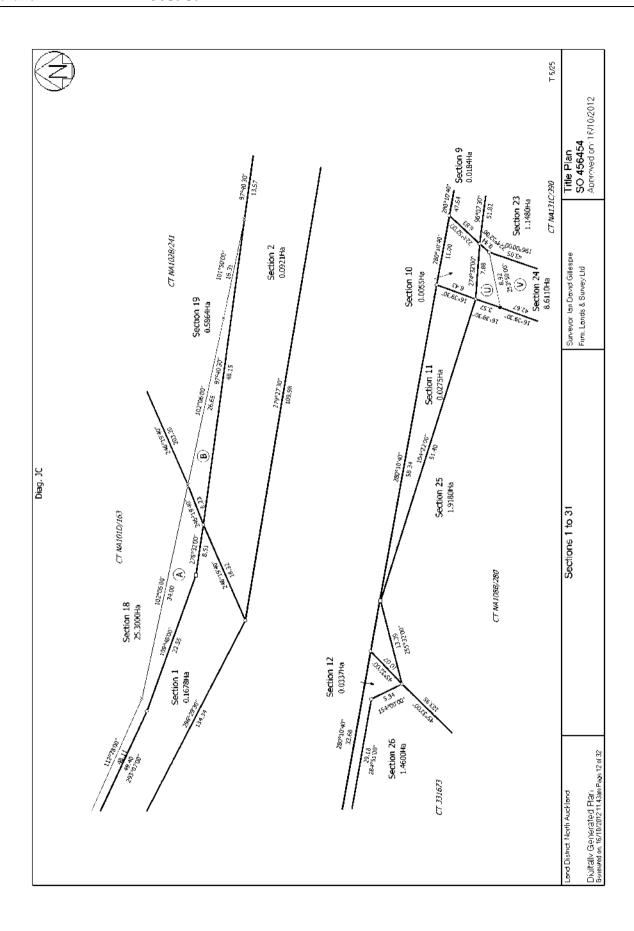
11884377.1 Mortgage to ANZ Bank New Zealand Limited - 13.10.2020 at 4:15 pm

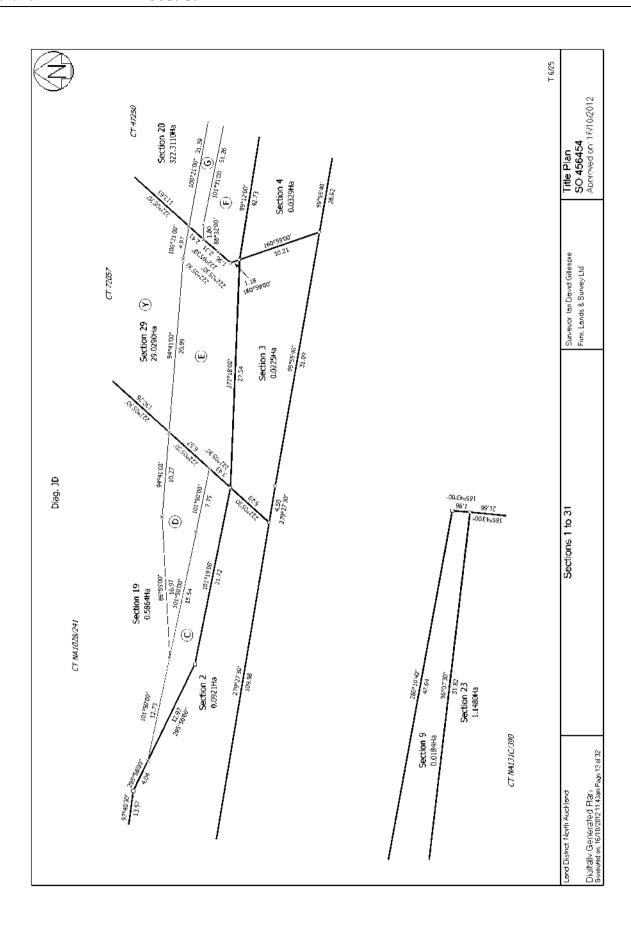


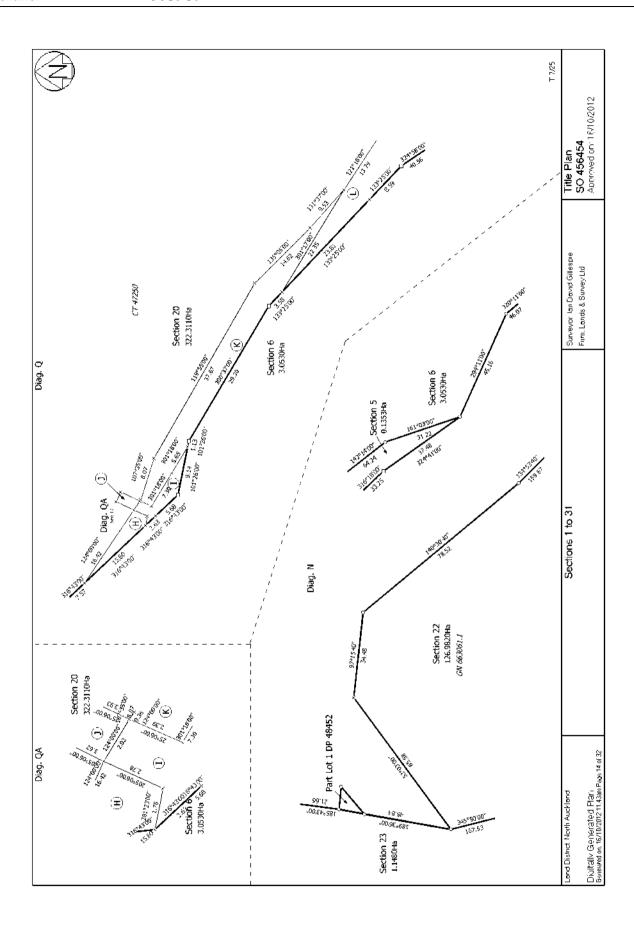


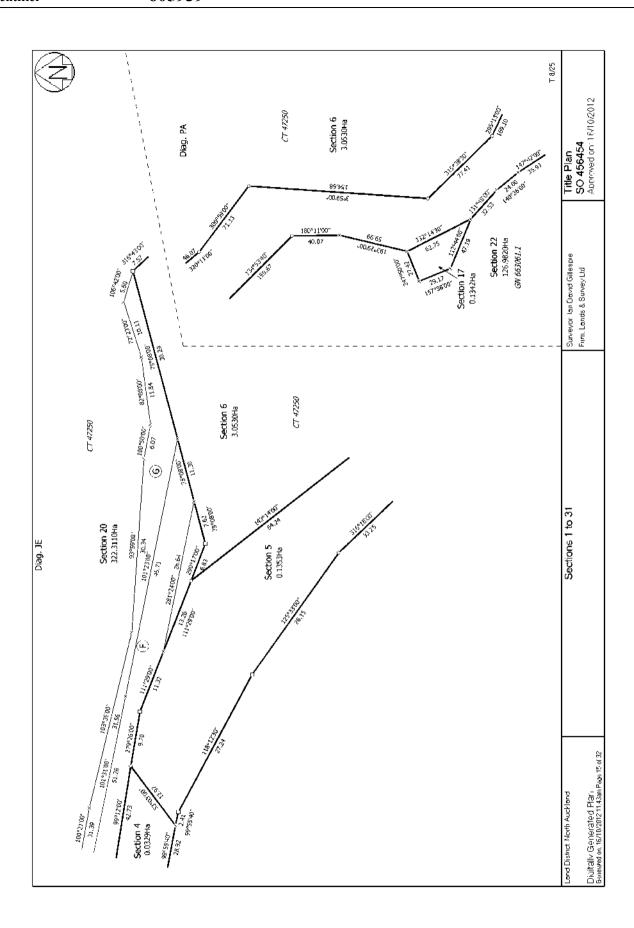


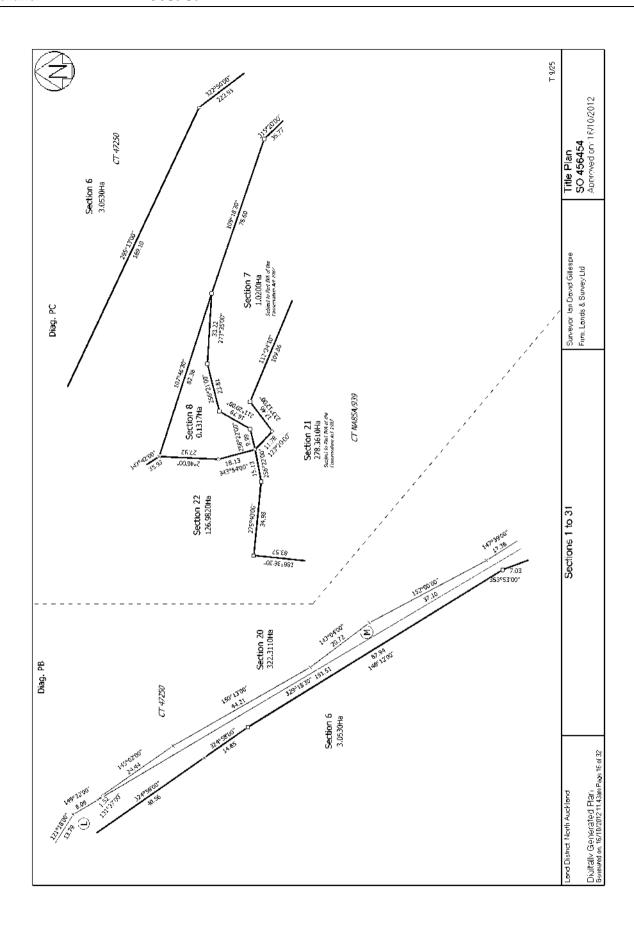


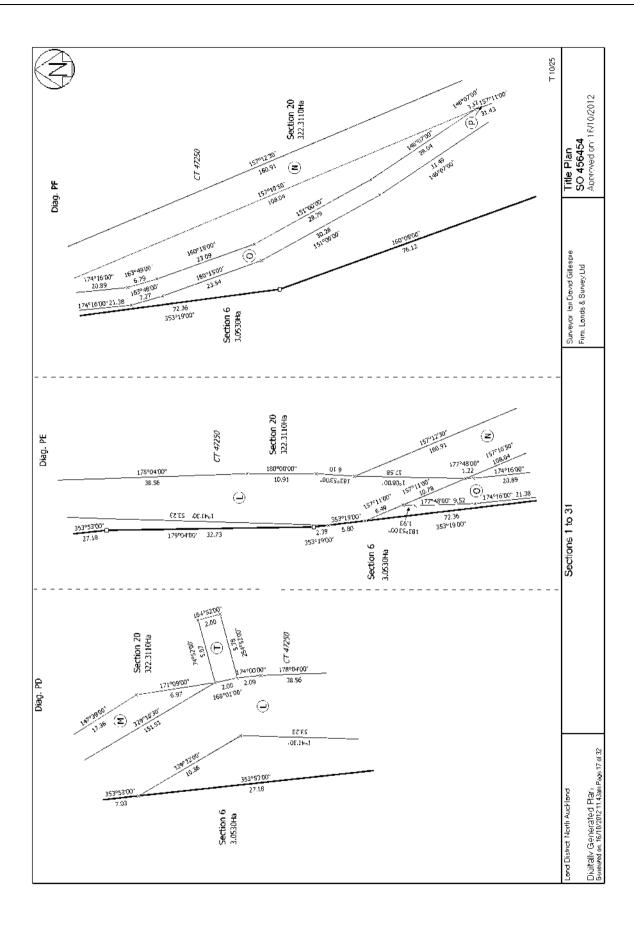


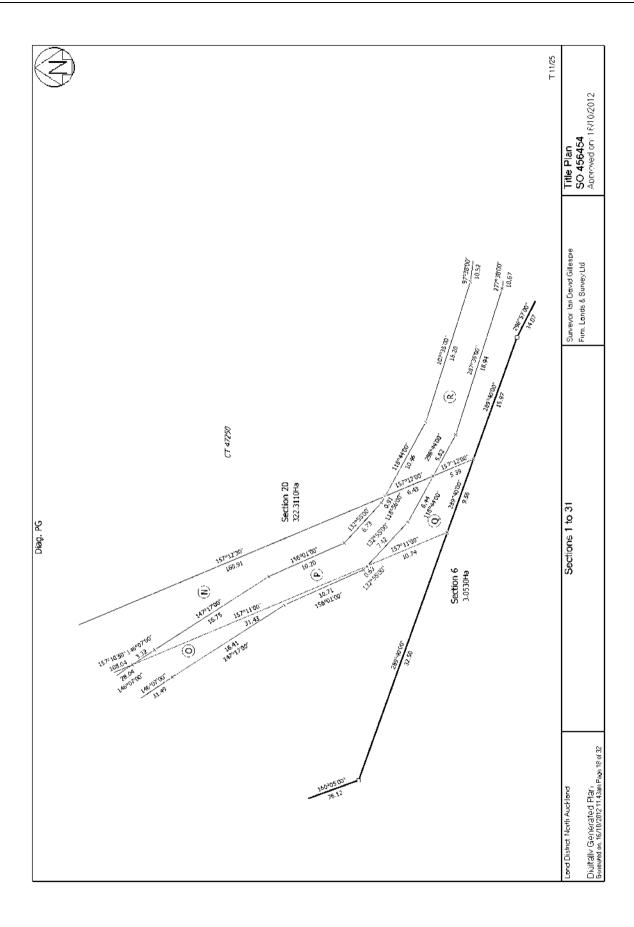


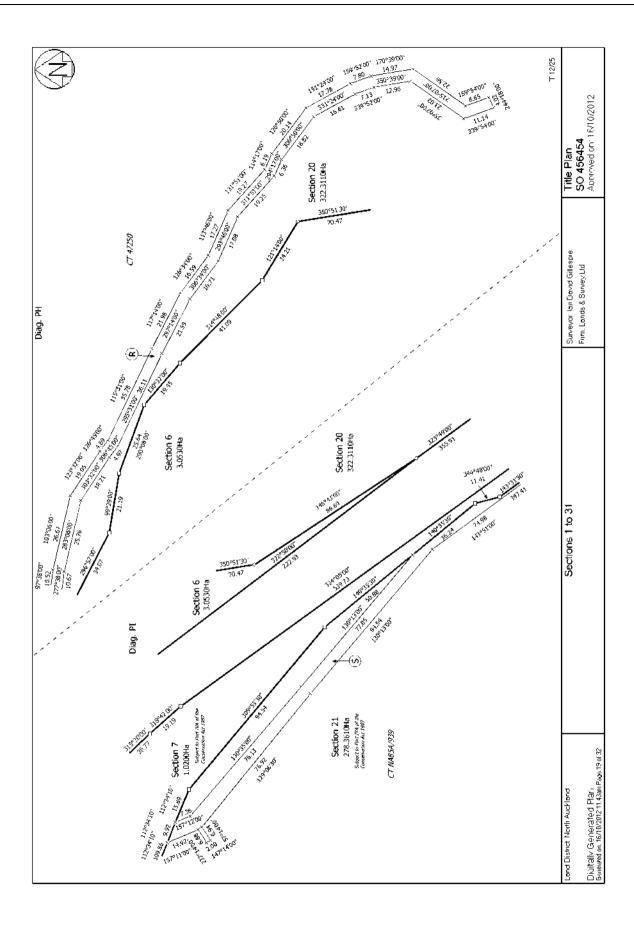


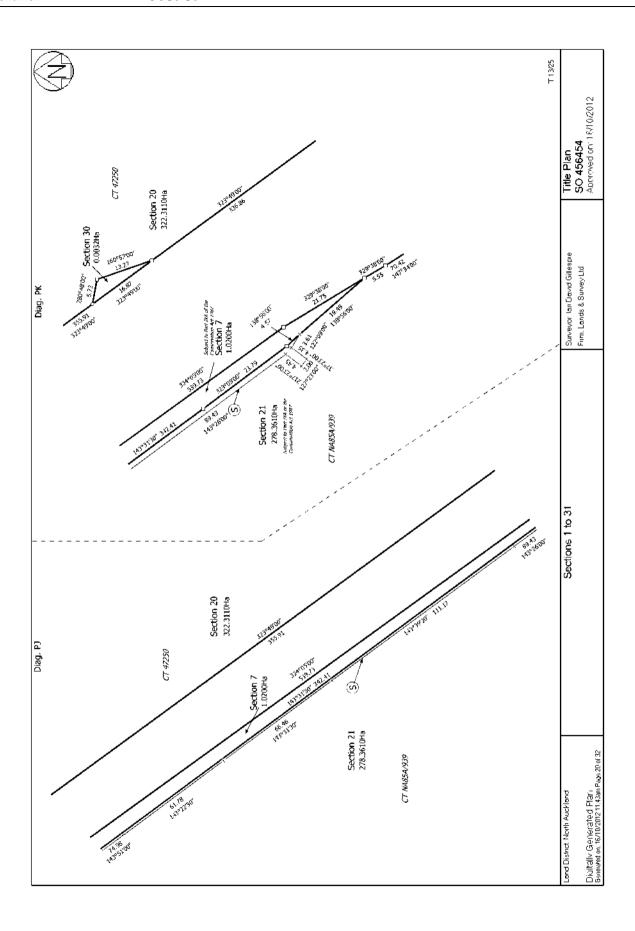


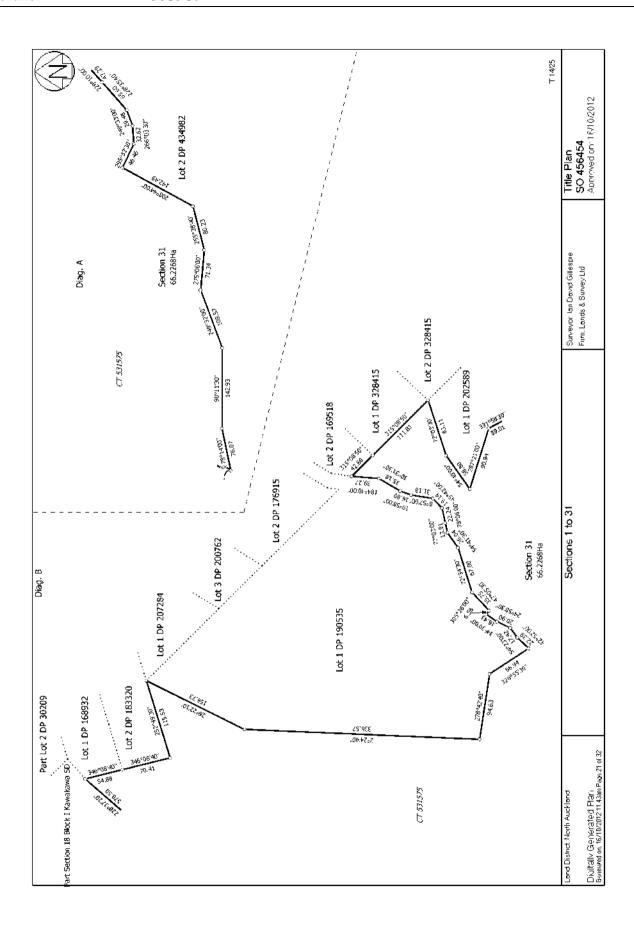


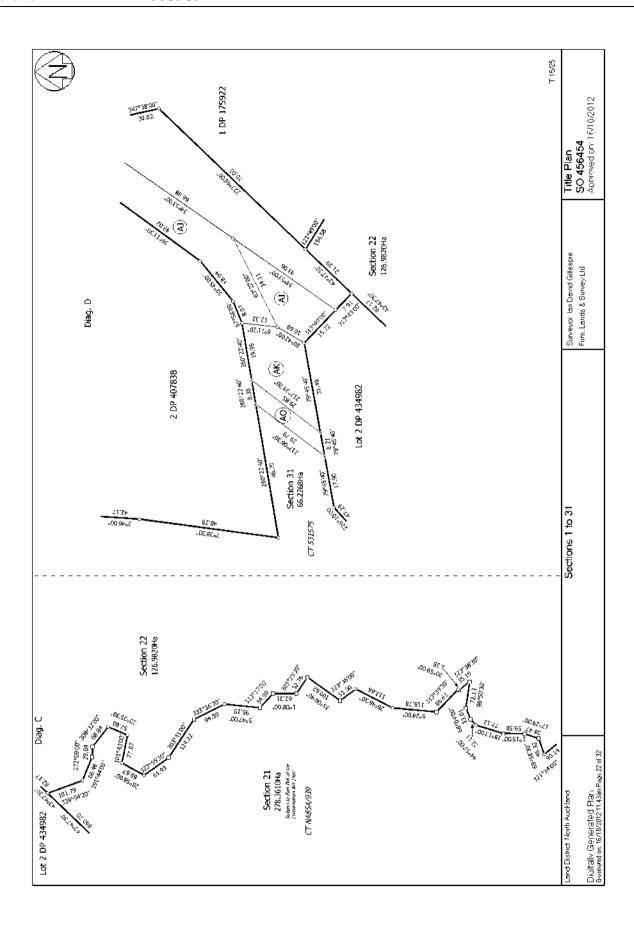


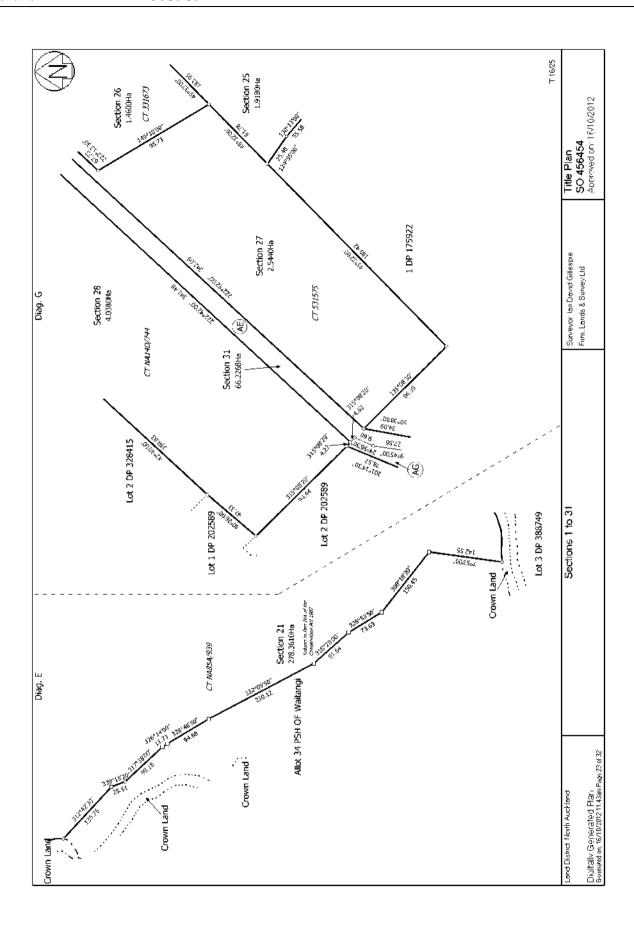


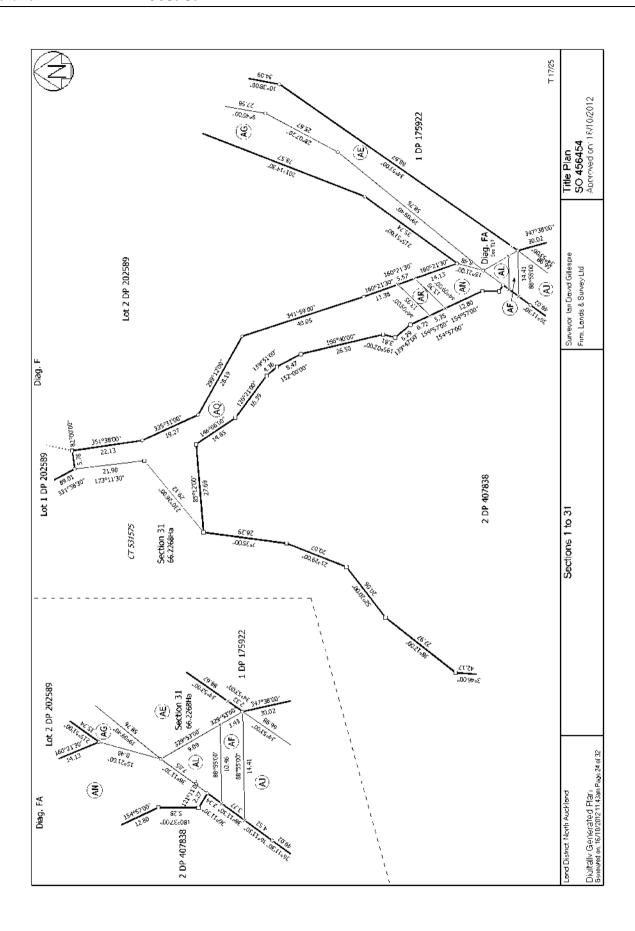


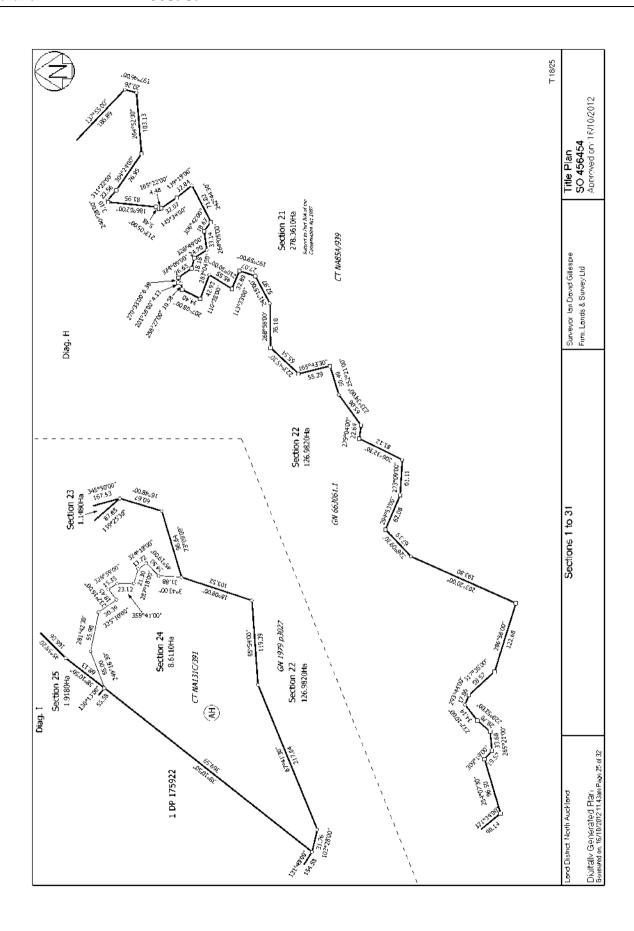


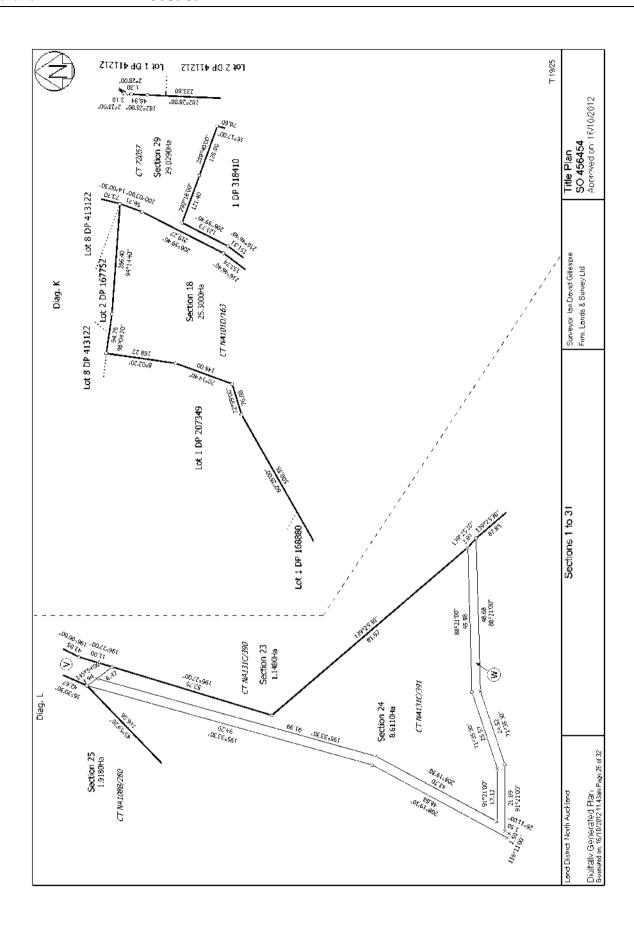


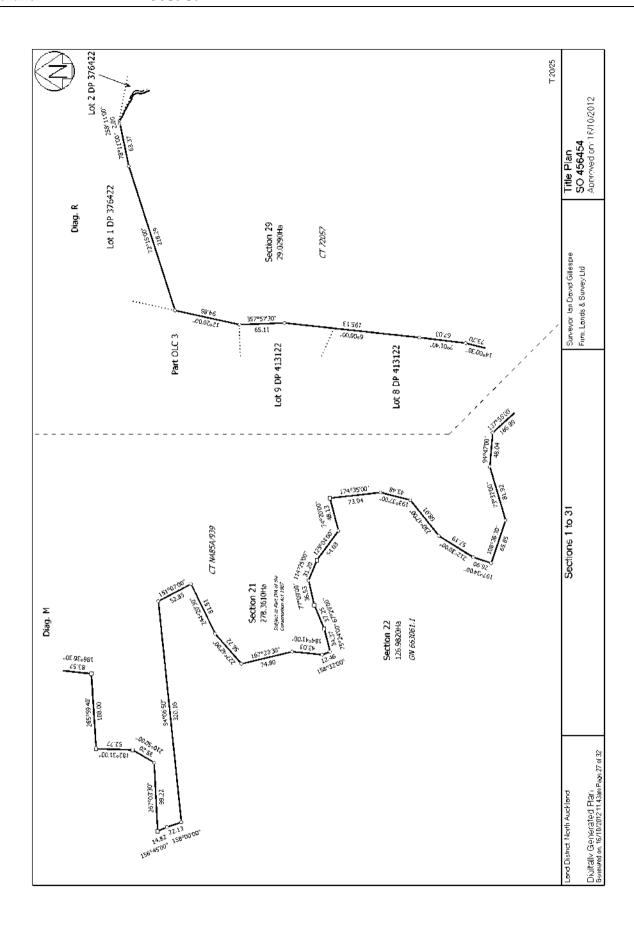


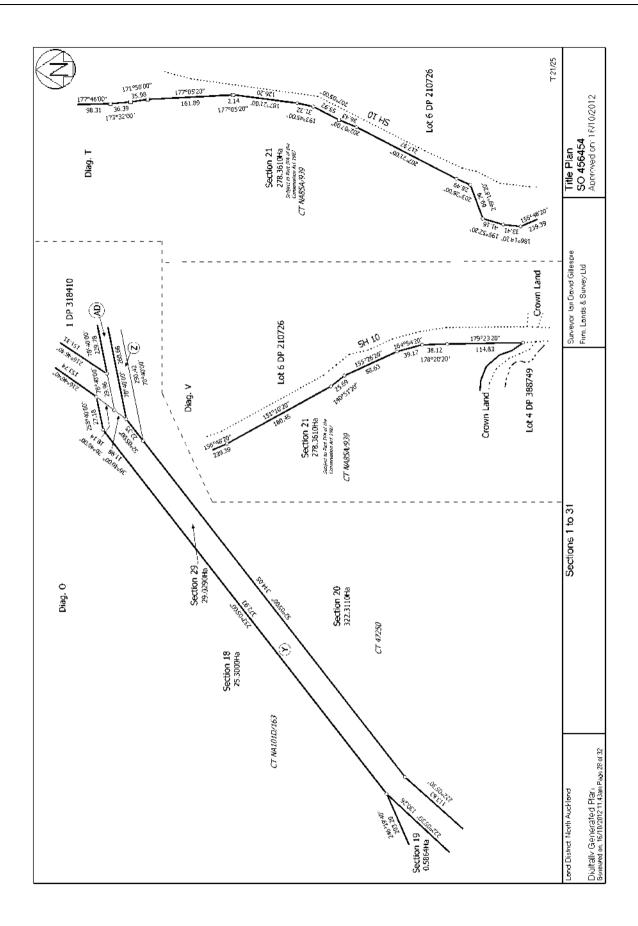


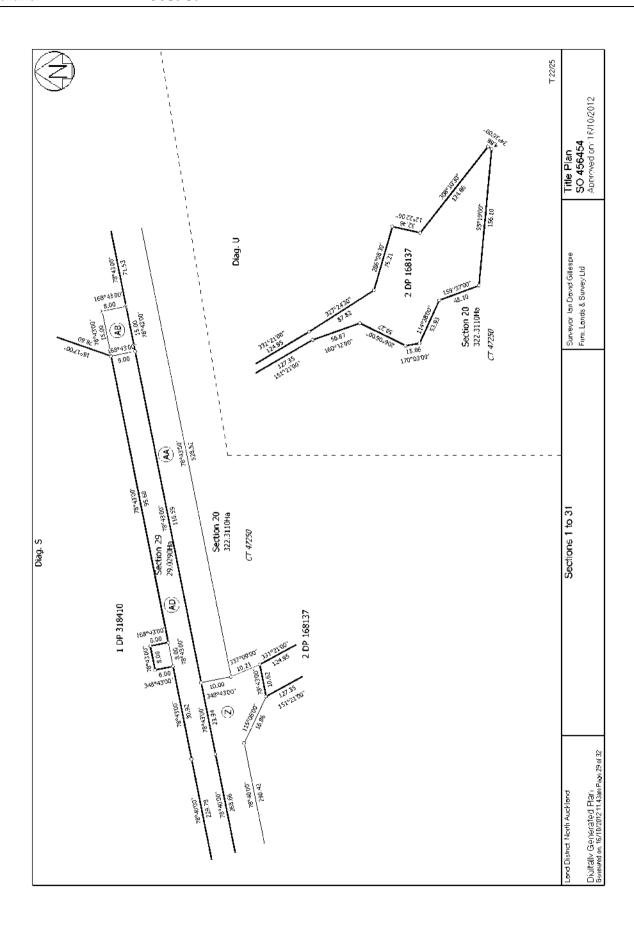


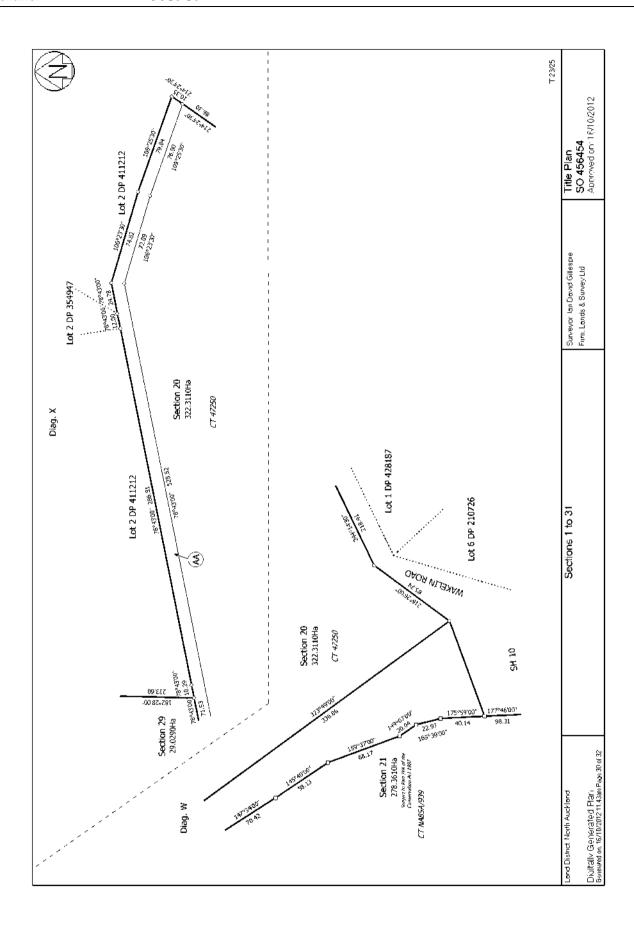


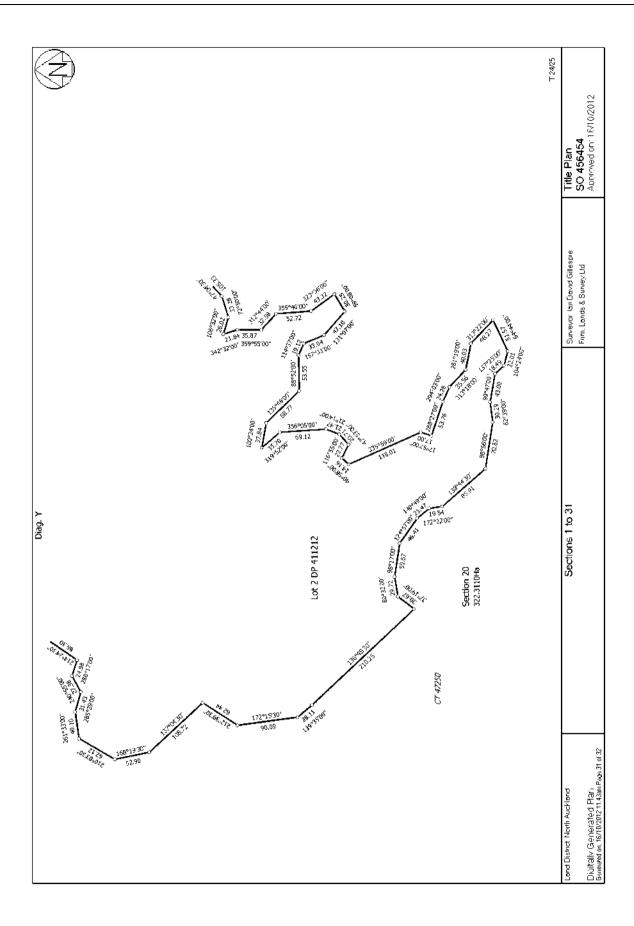


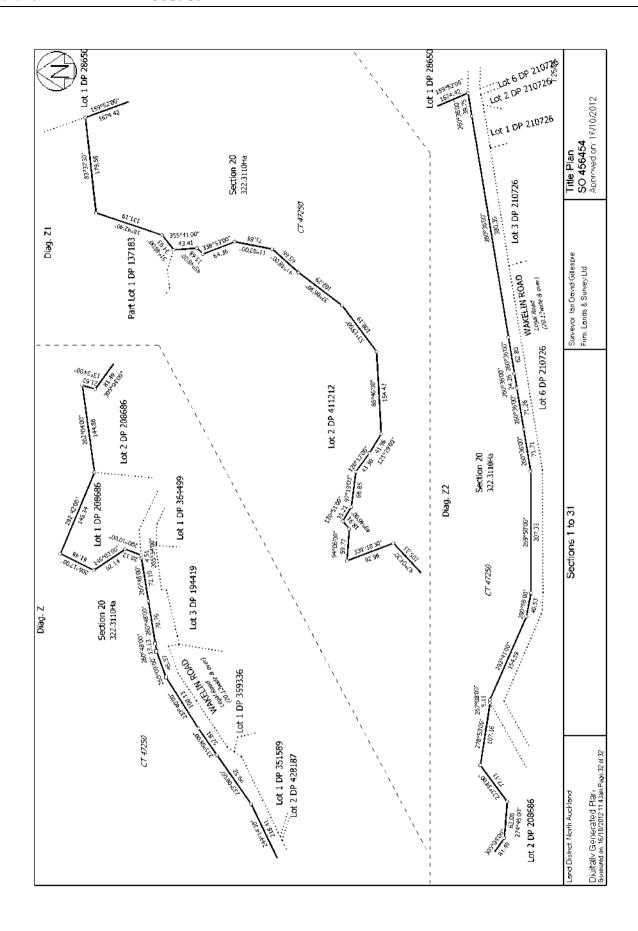












Concept Development Meeting - 2025-47 - Matt Otway-20240906_090231-Meeting Recording

September 6, 2024, 9:02PM 18m 36s

- Swetha Maharaj started transcription
- Nadia De La Guerre 0:08 Yeah, I was just. Yeah.
- Rochelle 0:08

 Do you want me to start and basically introduce it or?
- Swetha Maharaj 0:09
 Oh yes. Sorry, sorry.
 Jumping the gun.
 Yeah, yeah.
 Did you wanna take? Yeah.
- Nadia De La Guerre 0:13

I'm hoping to get a bit of a background update on where we're at and where we're going with this one place.

R Rochelle 0:20 Yeah. So.

A resource consent was granted.

What year was it? 2005 for a non complying subdivision to create a total of seven additional lots.

Lot 1 was around the existing house, which is accessed off State Highway 10 and the remaining allotments were accessed off white land Rd.

The allotments that were created were well approved to be created were just over 4000 metres square.

Which is why the application overall was noncom.

The total.

Site area is.

Over 300 hectares. So it's quite a large farm site.

And the way that they originally had it approved was they looked at what they could do as a controlled or restricted discretionary activity and basically created less allotments than what they could have done.

As as one of those activities.

And it's similar to what we're looking at doing.

We're looking to see whether or not we can basically reapprove what was consented. Noting there obviously times have changed and there may need to be some updates to conditions of consent, and there may need to be additional conditions that get imposed as well in terms of whether got to with that previous development, they did most of the works.

Where they kind of stopped was in relation to storm water, so they actually did a the fencing. They put a lot of the roading and stuff in as well.

But that has literally just been left as, and has now overgrown, and has remained as as far so.

Yeah, all the surveying was done too.

So all the survey pegs and that are in.

But yeah, so basically they're just wanting to see if it can be reapproved and if so, what?

I would need to go to in order to get that overland.



Nadia De La Guerre 2:36

Look at the conditions of the previous application that was granted.

And yeah, I I do agree with those conditions and post at the time. So I can't see the new conditions being much different from from what's there.



Rochelle 2:50

More of an update to what our new standards are I'm assuming.



Nadia De La Guerre 2:55

Yeah. So at the moment, we still refer to the 2009 engineering standards unless the applicant offers to use the 2023 standards.

So if your applicant would like to use 2023, sometimes it's easier to follow. Then you will have to offer that as a condition of consent.

Rochelle 3:15

I'm assuming they use the 2004 standards. If it was granted in 2005, I can't.

Nadia De La Guerre 3:16 Yeah.

Rochelle 3:21
I think it was 2000 for the last update prior to 2009.

Nadia De La Guerre 3:27

So if you reapply today, then it would be the 2009 standards until our proposed district plan is operative, yeah.

R Rochelle 3:32

Yeah.

Yeah, because there's a few things in the news standards which are less onerous than the 2009, but also vice versa as well, isn't there?

Nadia De La Guerre 3:44

Yeah. Yes, I have a have a look at it. There's a lot of details on on access wise and the new standards as well, which is easier to use.

Rochelle 3:51 Yeah, yeah.

Nadia De La Guerre 3:53

Yeah.

Yeah, I could.

I couldn't see that we would impose any additional conditions right just from having a quick look 'cause. It's just it's mainly the access and the stormwater that we would condition again on on a new application. Rochelle 4:06

Yeah, yeah.

Like I can make sense, especially given the size of the allotments.

Would they need like an updated engineering report or would you?

Would you be happy to basically accept that because it's been approved previously and it's got so far down the track that just reimposing the conditions would be sufficient?

Nadia De La Guerre 4:36

I couldn't expect an updated engineer's report because I can't see the land.

Would it?

That would have changed much over time.

R Rochelle 4:42 Yeah.

Nadia De La Guerre 4:45

And saying that we'll have a look at it and if we do need more information, we can always just ask questions over section 92 process.

Rochelle 4:51 OK.

Nadia De La Guerre 4:55

Yeah. Yeah, so so maybe start off by resubmitting what you have, yeah.

R Rochelle 4:58
That was yolk. OK, perfect.

Ps Pravin Singh 5:04
Good morning, guys. Sorry I'm late.

R Rochelle 5:06

Oh good.

Did you wanna jump in next?

Ps Pravin Singh 5:13

I'll be honest, I haven't seen anything for the CDM. Do we have plans that we could share? Sorry.

- Rochelle 5:18 We do.
- Swetha Maharaj 5:21 Can share it up there.
- Nadia De La Guerre 5:23

Oh dear, is this it? Do you want to tell me if I'm looking at the right plane?

Rochelle 5:27
Want to go to the one just before hand?

- Nadia De La Guerre 5:28
 Or do you?
- Rochelle 5:29

It might be easier for staff just to show everything.

Yeah. So you've got lot 1, which comes off the state highway.

The balance lot 2 and then all the other smaller allotments, all coming off one like a little access way.

- Ps Pravin Singh 5:41 OK. Yeah. Gotcha.
- Rochelle 5:49
 On access lot.



Nadia De La Guerre 5:54

Proven, we've got.

Existing conditions that looks like it's. It's pretty standard to form an entrance and upgrade. There are 5.

Exist, so it would.

I was just saying, we'll probably have.



Pravin Singh 6:08

Yeah.



Nadia De La Guerre 6:11

Very similar conditions. If this were to be resubmitted.

Pravin Singh 6:17

Sure. Yeah, that that probably seems appropriate.

Looks good from my second check I guess.

Yeah, no, it looks good.

I I don't think there'd be anything out of the ordinary to to comment on for this one from writing, sorry.

Rochelle 6:35

I'm guessing there hasn't been any changes to like Wakeland Rd. There hasn't been a whole lot of additional development I don't believe since this time.



Nadia De La Guerre 6:36

That.

Again.



Pravin Singh 6:44

Yep.



Nadia De La Guerre 6:45

I was wondering about condition if when it talks about, provide evidence of a right of

way maintenance agreement and usually with the right of way, it's covered by easements. Anyone that's got access to the easement is responsible for the maintenance. So you may want to rethink this it.

- Rochelle 7:00 Yeah.
- Ps Pravin Singh 7:00 Great. Yeah.
- Nadia De La Guerre 7:03

 Probably not something I would impose if it was an air condition.
- Yeah, it's not.

 It's not a standard condition now, so I mean what I was gonna do was basically go through and look at what are the more updated standard conditions and and more offer those and things like like if is not your standard anymore.

 So it's it's something that's more private between the parties as opposed to involving
- Ps Pravin Singh 7:26
 Mm hmm.

council.

- Rochelle 7:29
 So we don't really see those anymore.
- **Ps Pravin Singh** 7:33 Do you see any other thing?
- Nadia De La Guerre 7:33
 What day is?

Oh, I was just gonna. This might be a slight change and prevent can probably help me with this is the access on state highways to make sure you've got your culvert construction correct. Because these days they often ask for those for traversable headwall.

And that's it's something it looks like a grated lid on the end of your culvert. You probably would have seen it on state highways.

- Rochelle 7:58 Yes. Yeah, correct.
- Nadia De La Guerre 7:58

 It's like a metal grill on each side of the culvert.
- Rochelle 8:01
 Tell our vehicles if they come off the road so they can actually drive up rather than just crash and straight into the culvert.
- Nadia De La Guerre 8:02 Yeah.
- Ps Pravin Singh 8:07 Exactly. Yep.
- Rochelle 8:08 Yeah.
- Ps Pravin Singh 8:09 Yep.
- Rochelle 8:10

 Yeah. Well, we we'll go to NZTA.

 As part of this anyway and and get their reapproval basically for the subdivision.
- Pravin Singh 8:19

 Awesome. And then just looking at that condition 3B requiring a 6C vehicle crossing is probably going to be a bit too excessive and you're probably not going to fit that in.

- R Rochelle 8:20
 - Get a phone pole package.
- PS Pravin Singh 8:33

So we probably go with something smaller.

- Rochelle 8:34 It's been, yeah.
- Pravin Singh 8:36

Yeah, exactly.

Yep, because I think 6C requires A10 metre radius on either side.

- Rochelle 8:43
 Yeah, that's generally those. I'd say like kind of almost like rural commercial type crossing.
- Ps Pravin Singh 8:43
 So it'd be looking at a 26 metre crossing.
 Yeah, yeah.
- Rochelle 8:50

Which is, as it's more residential 6B would be more appropriate from what we've seen in other developments.

Ps Pravin Singh 8:54

Exactly.

Yeah. So it probably remove that or change it.

Rochelle 9:00

Yeah, yeah, that's cool.

Any others?

Were you looking at them?

PS Pravin Singh 9:08

If we could just scroll up for a second just to condition 3C, yeah.

- Rochelle 9:11 Look at C.
- PS Pravin Singh 9:16

150mm compacted hard fill.

Usually it's 200.

But that's that's just something minor.

- Rochelle 9:21 100 now, yeah.
- Ps Pravin Singh 9:22
 Yeah. Other than that, all good. No, that's it.
- R Rochelle 9:26

Yeah, I thought.

Even though they did a lot of these works.

It was like 20 years ago now, so a lot of that it's it's looking at the photos they've sent me as well, it's all overgrown.

So a lot of that, they're probably gonna have to reform, but that's that's fine. That's fine. That's anticipated.

Pravin Singh 9:39

OK.

Yeah.

Yeah. Otherwise, everything's pretty stock standard and the insight lines I haven't been able to check, but obviously we'll we'll assist that when the consent comes in, see if there's anything that we could do there, if if any upgrades are required.

Rochelle 9:55 Yeah. Yeah, because because we won't be providing an engineering report.

What I'll do is I'll take a whole lot of photos when I do my site visit, just in terms of the site visibility in there and put it in as part of the application too, just at least then I've got some kind of an idea it looks like.

Ps Pravin Singh 10:09

Awesome.

Sure.

Rochelle 10:16

The scheme plan is relatively straight.

There, it's not like you got, like, your access up like a blind corner or anything like that. But I'll double check it anyway.

PS Pravin Singh 10:27

Oh yeah, no, I think that's it from me.

Nothing else really. Yep.

Rochelle 10:34

With her.

Swetha Maharaj 10:37

So I guess, yeah, fairly straightforward from a planning side as well, I note that.

R Rochelle 10:42

Even though it's non complying.

Swetha Maharaj 10:44

Yeah, I mean.

Given that there is a non complying approved resource consent for the site, my assessment would be pretty much in line with their, but there is quite a bit of consultation required given that there is quite a few archaeological sites nearby. I would recommend Heritage New Zealand consultation either.

You you can do it prior, but we would obviously, yeah.

Rochelle 11:05

Yeah, I do it anyway. Yeah.

Swetha Maharaj 11:07

We would definitely send them an e-mail as well.

I'm saying with Ewi, given the presence of archaeological, we might flick them at, we will flick them an e-mail and most likely require some comments from them.

Rochelle 11:19

Yeah, I'll go to Hongo anyway.

Swetha Maharaj 11:21

Yeah, there is quite a bit of Bush on site, so a lot of it must be protected already.

Rochelle 11:29

I don't believe it is.

Swetha Maharaj 11:31

OK.

So I would recommend that we protect some of that Bush area or all of that Bush area if possible. Whatever is indigenous biodiversity, obviously not we do anything so.

Yeah.

Rochelle 11:44

Josh is back on that.

Is Council likely to accept a reduction like, for example, if we just chose to protect some of the native Bush on site? Or would you be given the activity status be pushing for all of it?

Swetha Maharaj 12:01

I would.

I would prefer to see all of it being protected given there is quite a bit of it and then I think there's three areas of it, one small area, another small area and then a larger

area.

So definitely the larger area protected and.

Yeah, I think.

Rochelle 12:18

I guess like I guess from my perspective, if if the client was to come back and say I will if if all the Bush needs to be protected, then I'll just subdivide this as a controlled activity and create like 16 lots.

How how would Council treat that?

19

Swetha Maharaj 12:35

Yep, Yep.

Well, then, our discretion becomes much more limited and we might not be able to ask for that sort of, you know, voice protection at that stage, but given.

Rochelle 12:42

Yeah, yeah.

That's I'm wondering is there like is there some like middle ground that we could kind of reach where maybe not all of it's protected and because at least then at least Council's got the opportunity to have some form of protection of that Bush in place?

19

Swetha Maharaj 12:53

Absolutely, yeah.

Yep. Yeah, absolutely.

I think the larger chunk is a is a protected natural area already.

It's just the two smaller chunks that aren't under any form of protection.

R Rochelle 13:10 Yeah.



Swetha Maharaj 13:14

So if we can work around those ones, maybe we could. Yeah, yeah.

It might.

Not all be indigenous by diversity, for we know as well.

So if you could just.

- R Rochelle 13:24 Yeah.
- Yeah, we can do that outside visit or if you have photos of something that you'd be able to share and just include in the AE report as well. Yeah, that'll definitely help

There is Luc 3, but that is gonna be retained within the larger section.

Rochelle 13:40
That will be here.

with the assessment.

- Swetha Maharaj 13:40
 So yeah, so I'll just impose a condition saying no buildings can no further. Buildings can be built on that area without, you know, prior consultation with Council approval from Council.
- Rochelle 13:53
 We need that. Do we need that?
- Swetha Maharaj 13:56

 For the highly productive land use just it'll just be within that.

 So if you I'll share my screen. Here we are.
- Rochelle 14:09
 Is that something standard that Council's doing now with all Luc 3?
- Yep. So that's just the section here. Yeah, yeah.
- Rochelle 14:16
 It's only just step OK that little bit there.
- Swetha Maharaj 14:19

So this one here is full and no, this one's six. This one's four. All this is. Yeah. So it's just this dark green section that that condition will apply to.

Rochelle 14:26

K.

Yeah.

Swetha Maharaj 14:29
Would that be OK?

Rochelle 14:31

I'll check with the client to see.

Cuz I guess it's also like you've got the the larger balance block and under the HPL there is some allowances for buildings and and the other big thing that's come through is also all the big change that's happened is like you indoor farming and so a consent notice.

Swetha Maharaj 14:46 Yeah.

Rochelle 14:55

Condition that you're you're talking about would impact that and that if that's the, there's a few things that are allowed for.

And yeah, so I'm just a little bit concerned about that one.

Swetha Maharaj 15:04 OK.

Yeah, OK.

Yeah, if you if you do, if the applicant does not wanna go ahead with that just you know again put it into your AE.

But we do quite often put in that consent.

R Rochelle 15:16 Yeah.



Swetha Maharaj 15:20

I very recently did an application in a row productions own to LOT subdivision. So it was very similar.

You know, one was a discretionary.

The remaining was balanced and a chunk like this was.

R

Rochelle 15:30

Yeah.



Swetha Maharaj 15:32

Luc 3 and the decision maker was of was agreeing with that decision as well that we needed that condition to avoid it.

Things going in that area.

But again, if you are able to justify it in your AE report as to why that shouldn't go there if they wanna build green houses or something that is productive, use.

R

Rochelle 15:49

Yeah.



Swetha Maharaj 15:50

Yeah. So we would definitely consider that.

R

Rochelle 15:53

Yeah.



Swetha Maharaj 15:55

Yeah. And then Heritage New Zealand consultation was done not Heritage New Zealand, NZTA consultation would you be?

Yeah, cool. OK. Yep.



Rochelle 16:03

They will do.

We'll then again, we'll do all that again 'cause that.

I mean, they're approvals only have like a two year time frame anyway that they last

SO.

It's definitely out of date.



Swetha Maharaj 16:14

Yeah, yeah, I don't.

I went through the old section 95 indecision.

There was nothing else of concern from planning perspective, but did you have any questions?

R

Rochelle 16:27

No, I think those are the main things.

It's like it's more about what's changing as a result.

Of basically getting it reapproved like 20 years later.

So yeah, I think that's that's mainly it.

It's we won't provide an updated engineering report, but depending on when the application goes in and Council engineer assesses it, then there might be some changes or we might need some further information there.

I'll cover off consultation with NZTA Heritage New Zealand ewe.

And then cover off.

The.

Push protection, which I'll talk to the client about.

And then address the RUC three stuff.



Swetha Maharaj 17:17

Yeah, cool.

And if you're in your, A could also mention that there is similar densities nearby, just adjacent to site. There's a 4000 square metre lot and stuff, so that just helps out with my system. Yeah. Yeah. So helps out with my assessment as well.



Rochelle 17:24

Yeah.

Yeah, sometimes a character, yeah.

Yeah. And also to say like it has been approved previously and the difference is, is that there's a controlled activity.

- Swetha Maharaj 17:34 Yeah, yeah.
- Rochelle 17:38

 This is what they could do establish like.
- Swetha Maharaj 17:41 Yeah, permitted baseline.
- Rochelle 17:42
 16 houses and they're only looking at doing 7.
- Swetha Maharaj 17:45
 Yeah, yeah, yeah, definitely coming with a really good assessment on permitted baseline as well because it is a large chunk of land, so.
- Rochelle 17:50 Yeah, yeah.
- **Swetha Maharaj** 17:53 Yeah, I would definitely include that in my report.
- Rochelle 17:56 That awesome. Easy, easy is.
- Swetha Maharaj 18:03 Run. No further questions.
- Rochelle 18:05 So it's.

Swetha Maharaj 18:06

We can sort it in this here now.

R Rochelle 18:08

I don't think so.

I think it's relatively straightforward on that. So yeah, happy days.

Swetha Maharaj 18:15 OK.

Well, if you, you know, have any, if anything pops up, you can flick one of us at e-mail and we'll be happy to help.

- Rochelle 18:21 Awesome. Perfect.
- Swetha Maharaj 18:22 Oh, thanks Steve.
- Rochelle 18:22

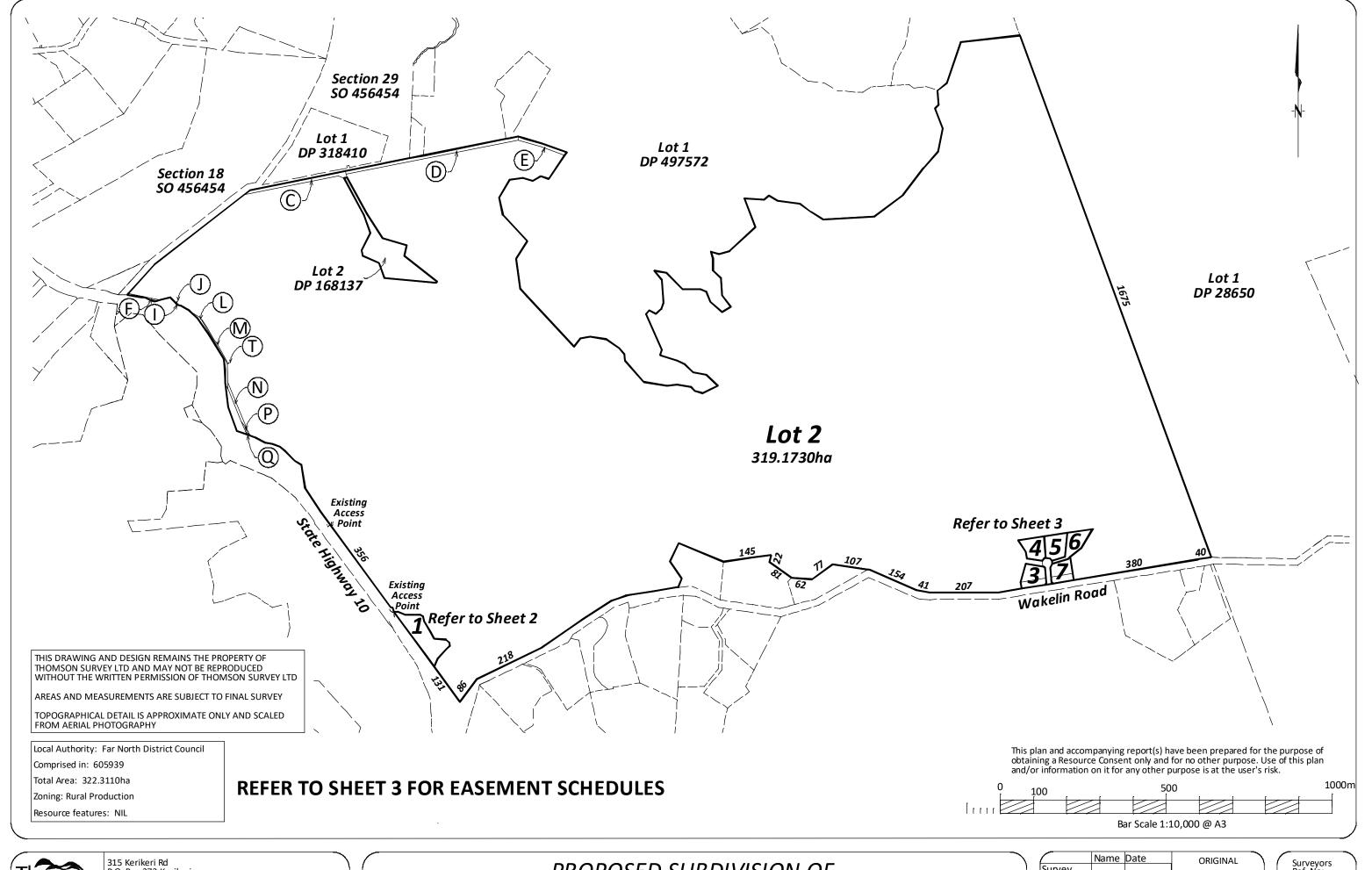
 And then we're gonna recording will just be on the end of them, the.

 Meeting and we can just go back to that if I need to.

Easy. Thank you so much. OK.

- Ps Pravin Singh 18:32
 Thanks guys.
 Bye bye.
- Swetha Maharaj 18:33 Thanks, Tim. Bye.
- Nadia De La Guerre 18:33 OK, stay there. Bye.

- Rochelle 18:34 See ya.
- Swetha Maharaj stopped transcription





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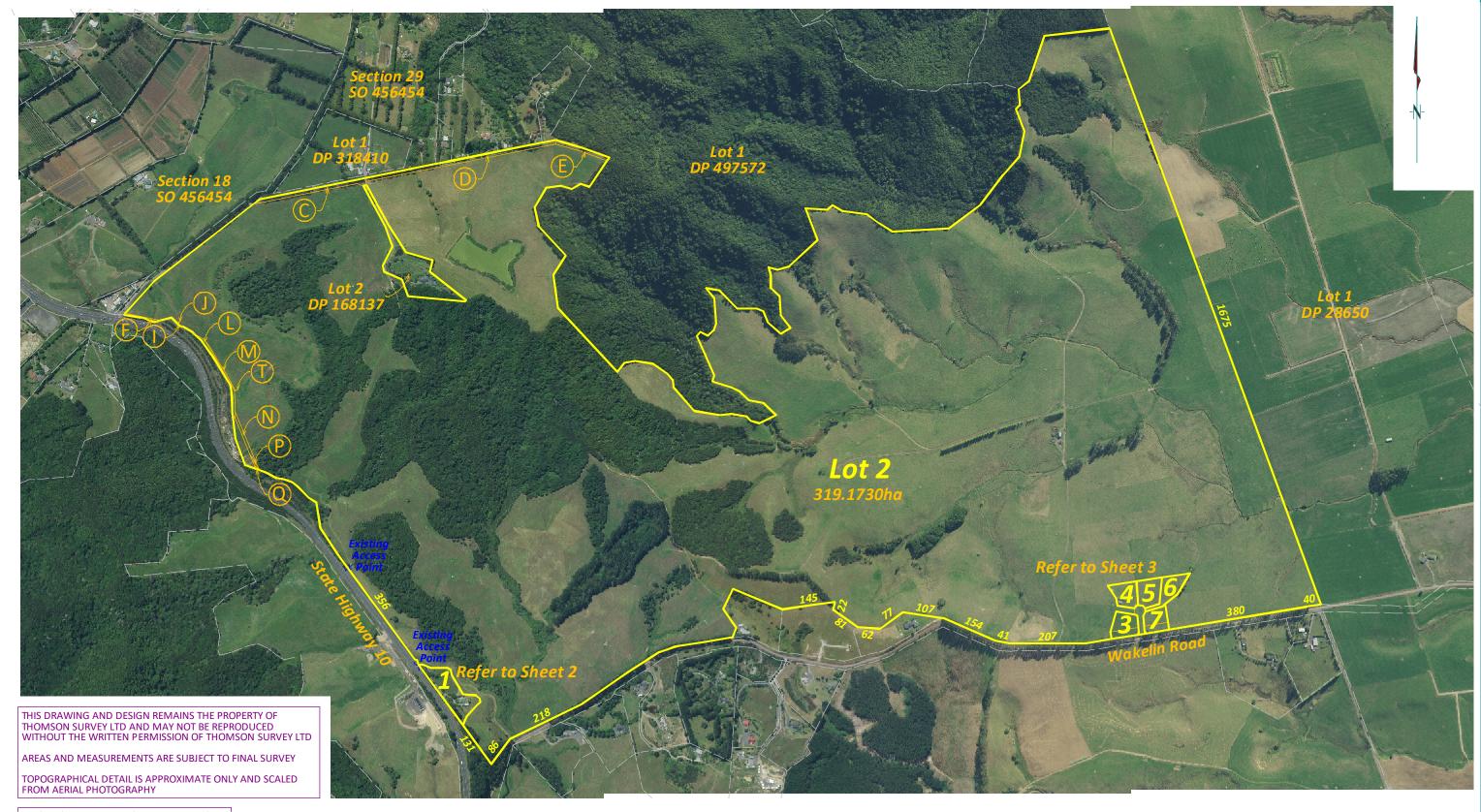
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PROPOSED SUBDIVISION OF SECTION 20 SO 456454

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Surveyors Ref. No: 10736



Local Authority: Far North District Council

Comprised in: 605939 Total Area: 322.3110ha Zoning: Rural Production Resource features: NIL

REFER TO SHEET 3 FOR EASEMENT SCHEDULES

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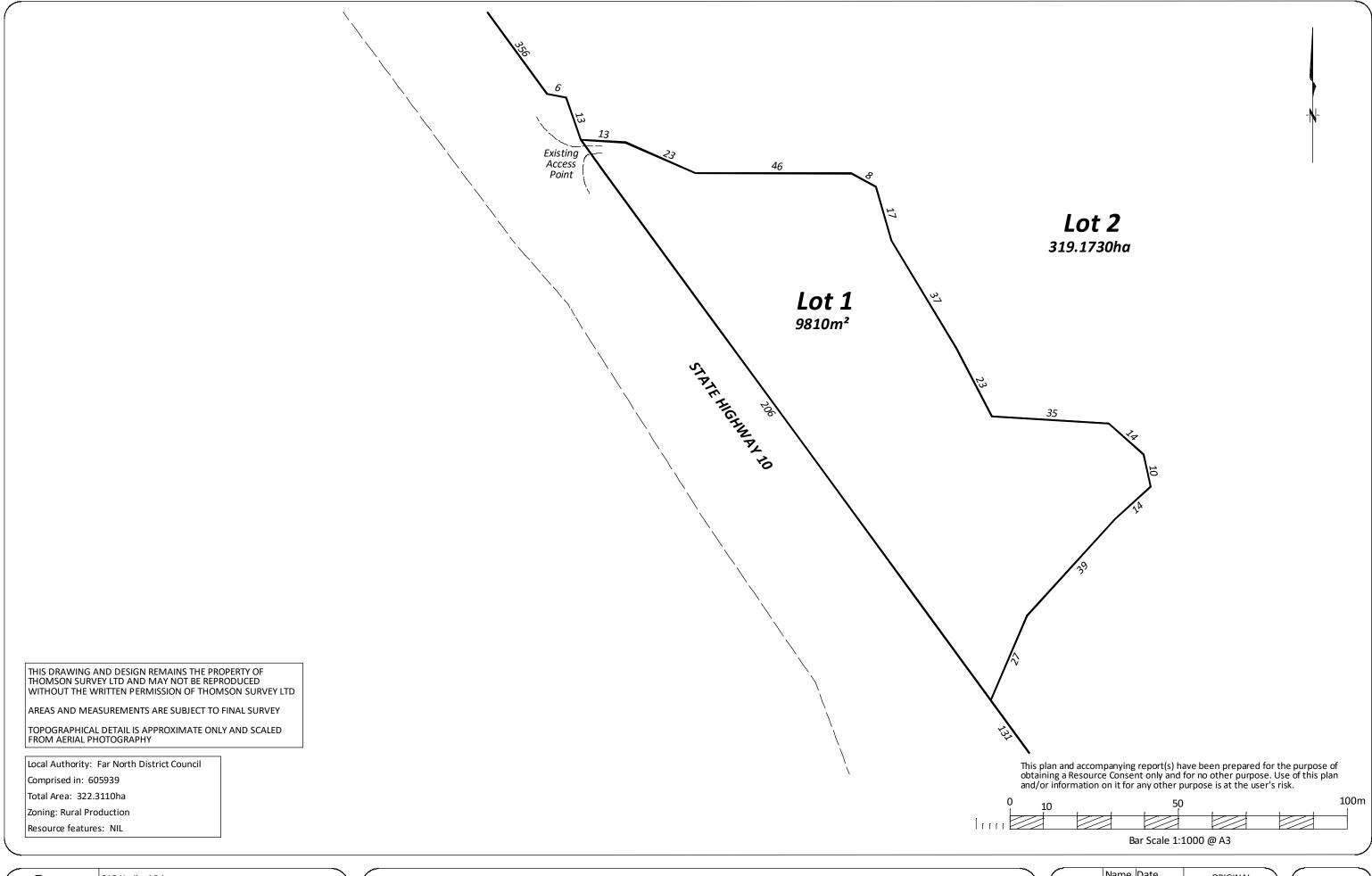
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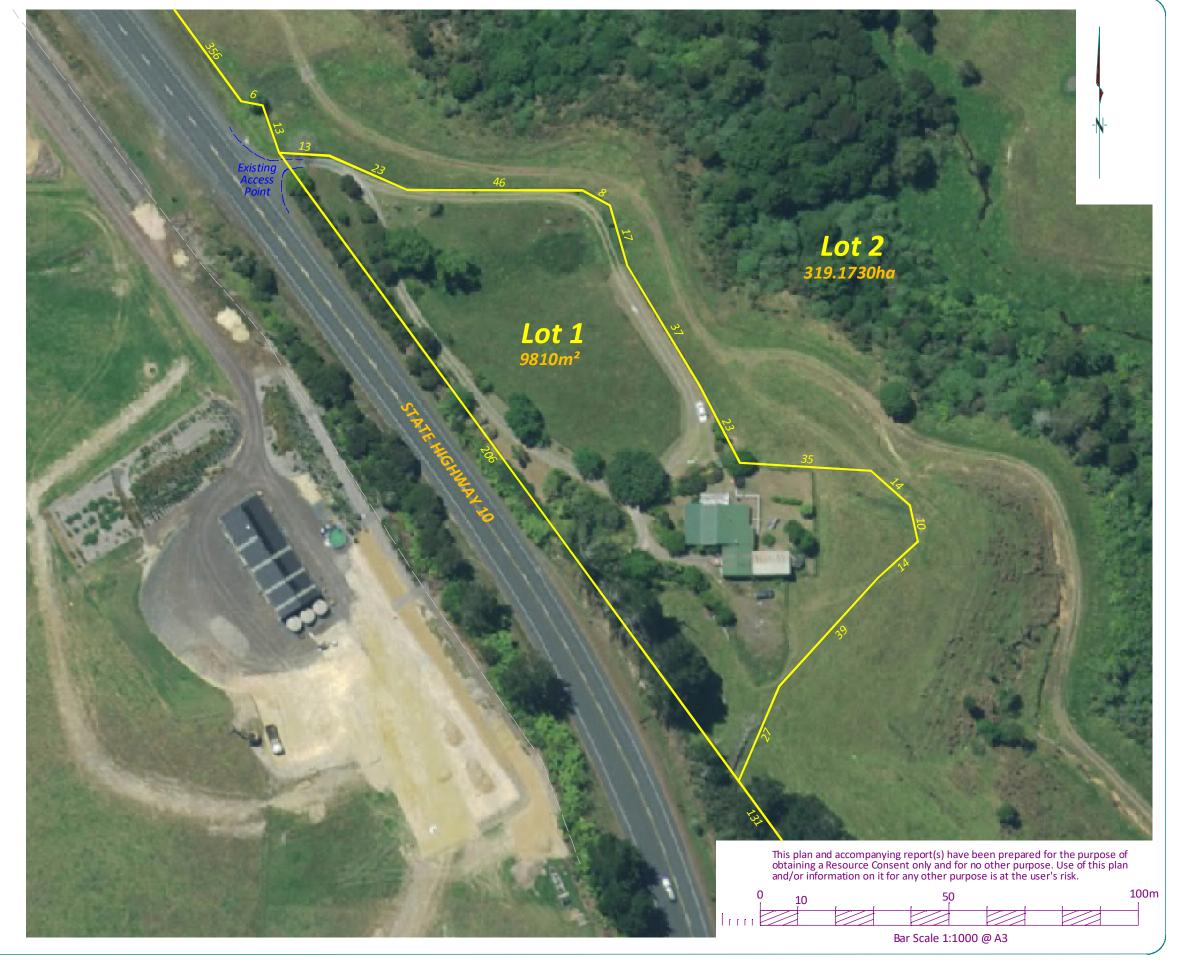
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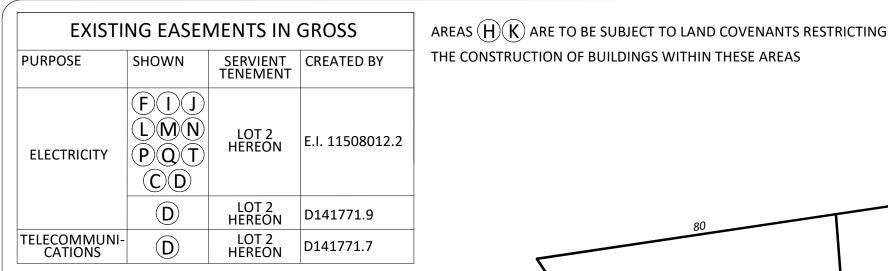
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EXISTING EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY	
RIGHT OF WAY, TELECOMMUNI- CATIONS, ELECTRICITY &	(C)(D)	LOT 2 HEREON	D136144.4	
WATER SUPPLY	<u>C</u>	LOT 2 HEREON	D155896.7	
RIGHT OF WAY WATER SUPPLY	(D)	LOT 2 HEREON	D141771.5	

MEMORANDUM OF EASEMENTS					
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT		
RIGHT OF WAY, TELECOMMUNI- CATIONS, ELECTRICITY & WATER SUPPLY	G	LOT 2 HEREON	LOTS 3 - 7 HEREON		

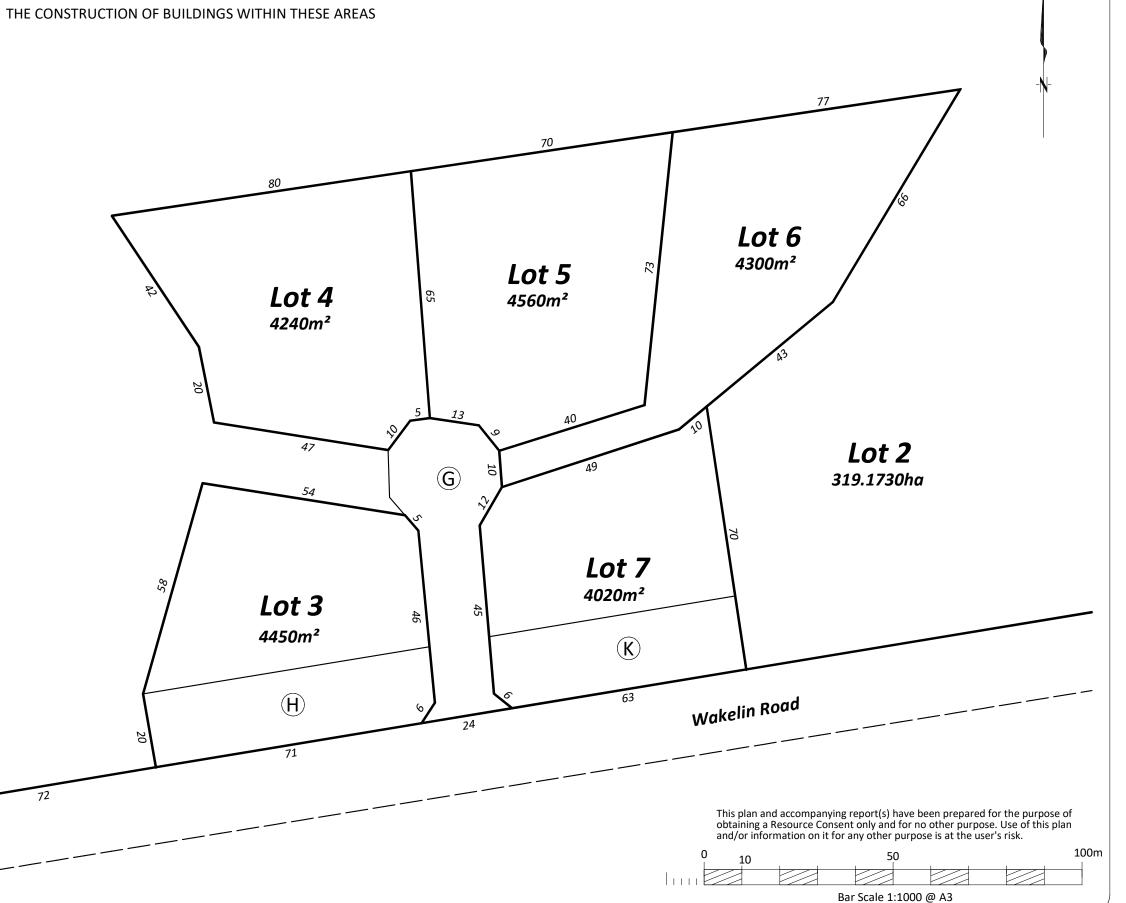
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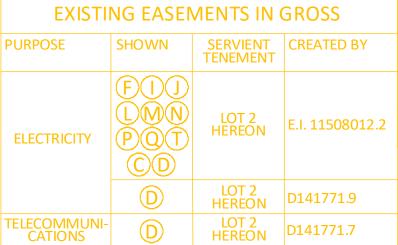
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Sheet 3 of 3



EXISTING EASEMENTS					
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY		
RIGHT OF WAY, TELECOMMUNI- CATIONS, ELECTRICITY &	OD E	LOT 2 HEREON	D136144.4		
WATER SUPPLY	©	LOT 2 HEREON	D155896.7		
RIGHT OF WAY WATER SUPPLY	D	LOT 2 HEREON	D141771.5		

MEMORANDUM OF EASEMENTS						
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT			
RIGHT OF WAY, TELECOMMUNI- CATIONS, ELECTRICITY & WATER SUPPLY	G	LOT 2 HEREON	LOTS 3 - 7 HEREON			

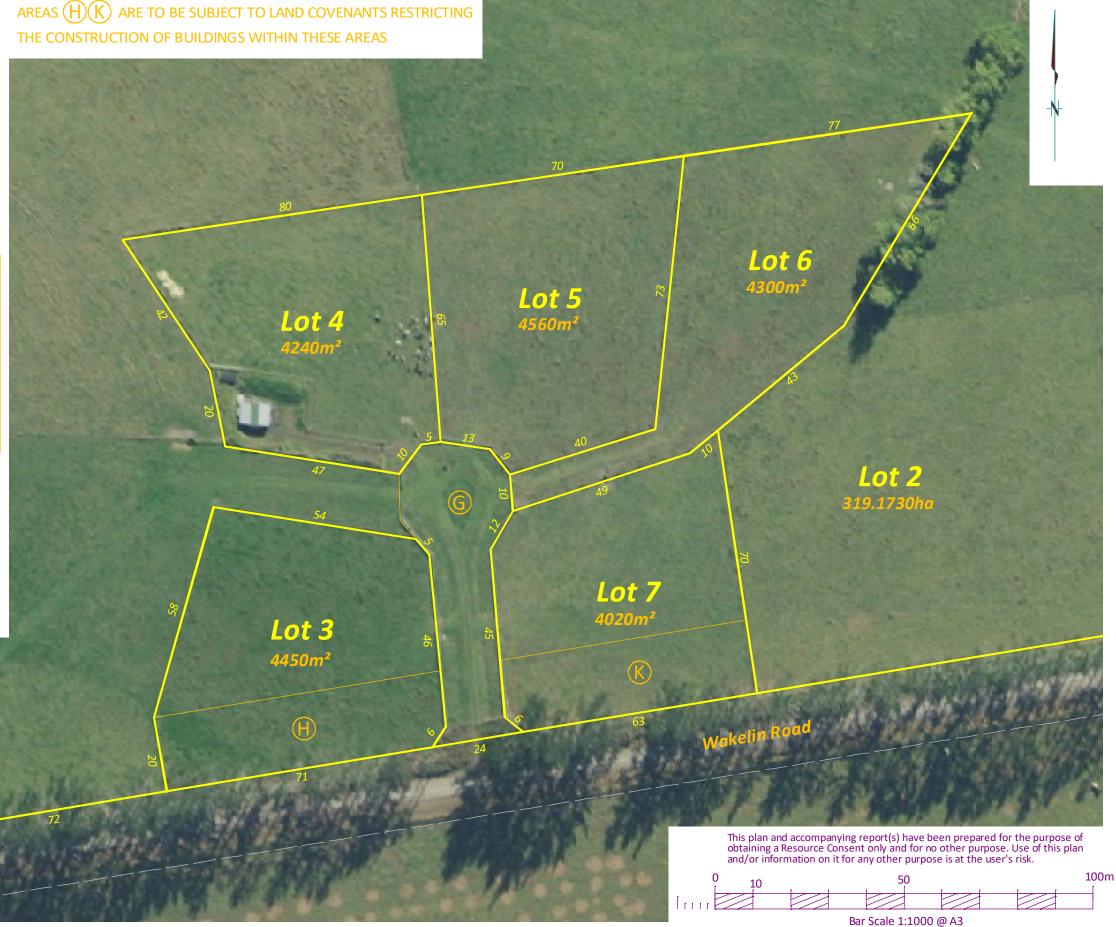
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SUBDIVISION SECTION 20 SO 456454 WAKELIN RD, KERIKERI



ASSESSMENT OF TRAFFIC EFFECTS

Prepared by Engineering Outcomes Ltd 31 March 2025

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1. THE PROPOSAL

The proposal is a subdivision of Section 20 SO 456454 on both Wakelin Road and State highway 10, Kerikeri, Northland.

It is described in plans by Thomson Survey, the overall plan of which is reproduced in Appendix A. The subdivision will result in an additional six titles, the access for five of which will lead to a new shared vehicle access that connects to the northern side of Wakelin Road 2.1 kilometres from SH10. A sixth title will enclose the existing dwelling on the site, the existing driveway to which leads to the eastern side of SH10 at route position 7/2.88. Any new dwelling on the balance lot – Lot 2, will lead to Wakelin Road, not SH10, so no new direct access is proposed to SH10.

This report is a traffic engineering assessment of the proposal including recommended mitigation.

2. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Overall, with the mitigation measures proposed and as summarised in Figure 1, it is concluded that the traffic effects of the proposal will be well managed such that the associated risks are well within acceptable limits and the traffic effects will be less than minor.

With those measures in place, Wakelin Road between the site and SH10, while narrower than the width specifications of the *Far North district plan*, will still be fit-for purpose even with the additional traffic generated by the proposal, which is estimated at fewer than 50 additional movements on an average day at full development.

In fact, the general widening of both Wakelin Road and the access, even in conjunction with sealing, is likely to be counter-productive. Recent research into the influence of road width on the "social cost" of crashes when standardised by vehicle-kilometres travelled ("SSCC"), found that the SSCC on unsealed roads in the width range of Wakelin Road <u>increases</u> with increasing width.

Even with the subdivision, Wakelin Road will also not carry an unusual level of traffic for an unsealed road of this width. In fact, with the work proposed, it will generally be superior to average roads in this width range that were considered in the cited study.

3. ACCESS AND THE EXISTING ROAD NETWORK

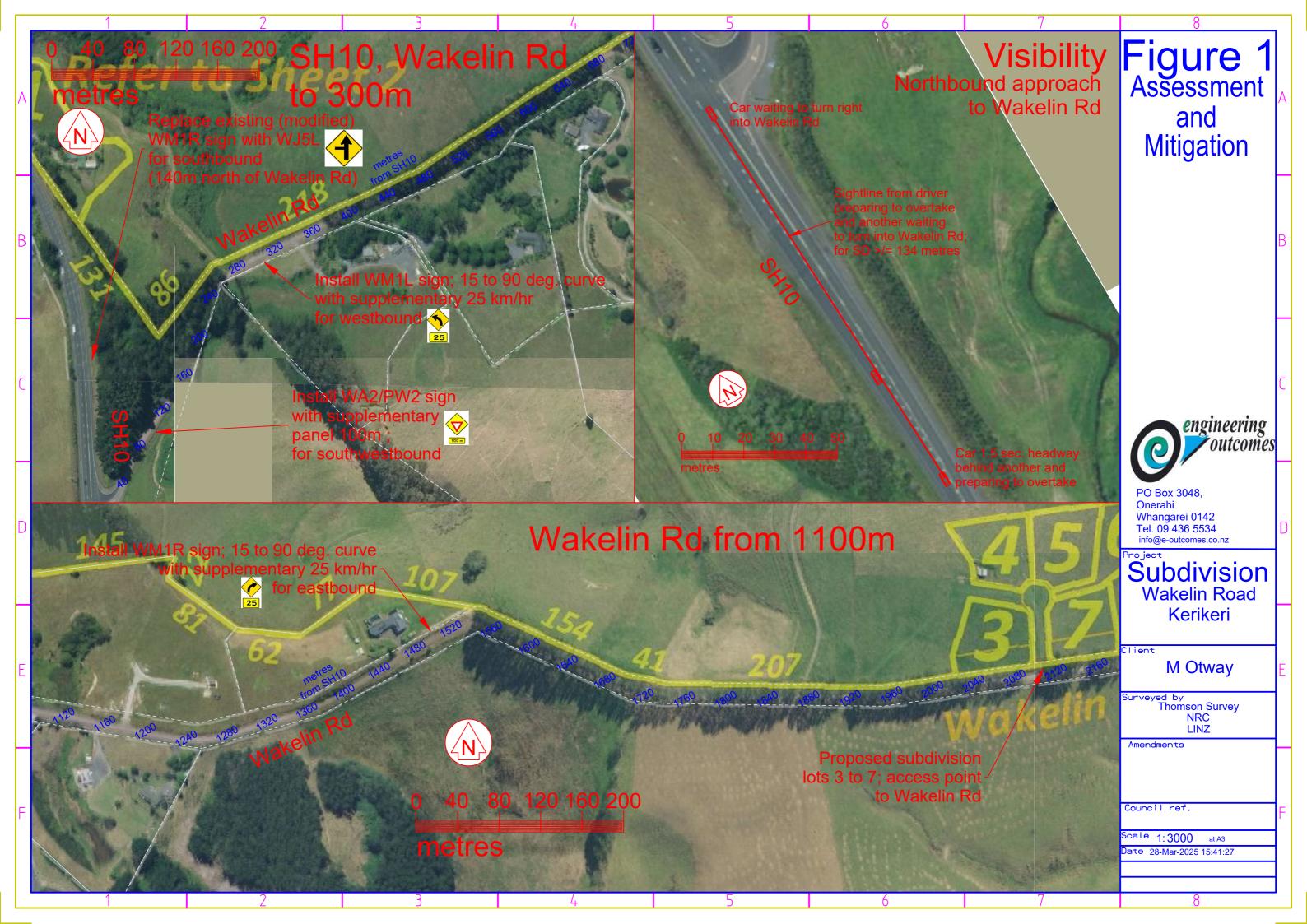
The subject site has legal access via a private access that connects to the northern side of Wakelin Road 2.1 kilometres from its connection to the eastern side of SH10, which is at route position 7/2.42 kilometres.

Wakelin Road is unsealed except for the first 60 metres from SH10.

Permanent warning signs are proposed on both Wakelin Road and SH10 to access to address the approaches to the two sharpest bends, which are considered to be out of context with the straights on one approach, advance warning of the presence of the SH10 intersection for westbound vehicles on Wakelin Road and an "intersection ahead" sign to address a minor visibility restriction north of Wakelin Road.

Those measures are as described in detail in Figure 1 and the key locations captured in the photos from page 3. Figure 1 also shows the sight distance ahead of a northbound vehicle that is preparing to overtake another near the start of the passing lane taper on SH10.





Wakelin Road is unsealed and undulating¹ throughout, with a carriageway ranging from 4.0 to 4.5 metres wide. The section between SH10 and the subdivision access, and for some distance beyond, is maintained by the Far North district council. There are no side roads between the site and SH10, but twenty-three existing dwellings lead to the road (none are on the subject site).

The SH10/Wakelin Road intersection is a give-way tee intersection with a single carriageway light. Through the intersection, SH10 is sealed with three lanes including a passing lane for northbound traffic, which starts 25 metres south of the intersection, is 230 metres long (plus tapers) and has a 130 metre long diverge taper south of Wakelin Road. There is a bend and uphill gradient on the Wakelin Road approach to the intersection, so advance warning of it from Wakelin Road is poor.

Mitigation, in the form of permanent warning signs, are proposed on both Wakelin Road and SH10 as described in Figure 2.

The remainder of the road routes between the site and all common destinations, including, Kerikeri, Paihia, Kawakawa, Whangarei and Auckland, are sealed and of a standard that can easily cope with the relatively small level of additional traffic from this proposal.

Wakelin Road has the status of secondary collector road in the One Network Framework. The speed limit on Wakelin Road is 60 km/hr and that on this part of SH10 is 100 km/hr.

Photo 1. A panorama of Wakelin Road from west (left) to east, viewed from its southern side opposite the access location for Lots 3 to 7. Minimum sight distances are more than 200 metres.



Photo 2. Looking northwest along Wakelin Road from 320 metres towards one of the bends for which an advance warning and speed advisory sign is proposed.



¹ Mostly with gradients of 6% of less, the steepest sections being close to 10% over a total length of 200 metres.

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Subdivision Wakelin Rd Kerikeri 31 March 2025



Photo 3. Looking east along Wakelin Road from 1480 metres towards the other of the bends for which an advance warning and speed advisory sign is proposed.



Photo 4. Looking east along a typical open section of Wakelin Road.



Photo 5. Looking west along Wakelin Road towards the SH10 intersection and the start of the seal and showing the poor advance warning of the presence of the intersection. The speed limit transition is for 60 km/hr on Wakelin Road



Photo 6. Looking south along SH10 from Wakelin Road. Note the passing lane and taper. Excellent visibility



Photo 7. Looking north along SH10 from Wakelin Road. It is proposed to address the minor visibility restriction in this direction by replacing the sign shown in Photo 8 with a WJ5L "intersection ahead" permanent warning sign.



Photo 8. The existing sign 140 metres east of Wakelin Road. This is both non-standard and achieving very little. Its replacement with a standard WJ5L "intersection ahead" sign is proposed.





4. COUNCIL STANDARDS

Wakelin Road currently leads to twenty-three dwellings and there are several very large blocks (including the subject site) and at least one other vacant title in its catchment.

The council's width standards for rural public roads are given in Table 3.1A and clause 3.4.3 of its *Engineering Standards and Guidelines* document (2009, which is part of the district plan). For rural roads leading to more than 15 household equivalents, those specify a sealed carriageway 6.5 metres wide and a legal corridor width of 20 metres.

The width standards for private access are given in the *Far North district plan*, Appendix 3B-1. For roadways in the Rural Production zone leading to between 5 and 8 household equivalents, those specify a carriageway 5.0 metres wide and a legal corridor width of 7.5 metres, plus the sealing of sections steeper than 20%.

Neither footpaths nor lighting are specified for rural roads or private access.

5. TRAFFIC

All vehicle movements are one-way movements whether an entry or exit or a movement in one direction along public roads.

5.1 Traffic generation and on public roads

The traffic intensity of the six lots that lead to Wakelin Road, when calculated in accordance with the *Far North district plan* Appendix 3A, is 60 movements per day, or at least 50 additional movements. Based on traffic counts in 2014², the actual traffic generation is estimated to be somewhat fewer than 48 movements per day. That is, only 3 to 4 additional movements during average hours.

5.2 Traffic on Existing Roads

The most recent counts on Wakelin Road were in 2014 and 2016, with both registering in the mid 165 movements per day.

The traffic on this part of SH10 is estimated to at close to 11,000 movements on an average day³.

5.3 Crashes

The *CAS* database of crashes reported to the Police has been searched on the section of Wakelin Road as far as the access to lots 3 to 7, including its intersection with SH10, since the start of 2020. No crashes have been reported.



² Including actual counts at Purerua in late 2021.

³ Mobile Road.

6. ASSESSMENT OF TRAFFIC EFFECTS AND PROPOSED MITIGATION MEASURES

The focus of this section is the SH10 intersection, especially the presence of the passing lane. The carriageway width of Wakelin Road, the capacity of the intersection for exits to the right, visibility to its north and warrants for "turn treatments" also warrant comment.

6.1 The SH10/Wakelin Road intersection

The key risk in relation to this intersection is conflict between vehicles turning right into Wakelin Road and other (northbound) vehicles on SH10, especially when one of the vehicles on SH10 has commenced overtaking just prior to Wakelin Road.

To evaluate this risk, the intersection has been monitored using digital video, with the entire passing lane and diverge taper in the field of view. The monitoring was for a little under 5 hours on a weekday in early March 2025. Relevant outcomes are:

- There was a strong bias of movements to/from the north -70%;
- Only nine vehicles turned right into Wakelin Road during the period of the monitoring. This is equivalent to approximately 25 movements per day;
- Of the vehicles observed turning right into Wakelin Road, only two had to wait for the southbound lane to be clear of oncoming vehicles. Those vehicles were delayed by 4 and 5 seconds respectively;
- Several vehicles that turned right into Wakelin Road were followed by other vehicles that undertook them to their left. There was never any indication that the following drivers had difficulty seeing the turning vehicle and/or had to make sudden movements to avoid them.
- The average delay for exits from Wakelin Road to the right was 7.5 seconds.

Screen snips showing examples of vehicles turning right into Wakelin Road are given in Appendix B.

For right turns, the intersection has many similarities to others with "Diagram E" widening and is clearly operating as such. As shown in Figure 1, there is more than 130 metres of sight distance ahead of a northbound vehicle, that is preparing to overtake another near the start of the passing lane taper on SH10, to another vehicle that is waiting to turn into Wakelin Road. That is the safe-stopping sight distance (SSSD) at the existing operating speed of 96 km/hr. SSSD is significantly exceeded at the average northbound speed of 86 km/hr.

As such, it is concluded that the risks associated with such situations are less than minor.

To support this conclusion, a nationwide search has been carried out of rear-end crashes⁴ involving vehicles turning right from a passing lane. In the most recent 5 calendar years, only one such incident occurred near the start of the passing lane – 80 metres beyond it, and only minor injuries resulted. In that case, the overtaken vehicle was a motorbike which cannot have significantly restricted the visibility ahead. The main factor in the crash was given as a vehicle pulling into the passing lane to turn right without checking that the lane was clear.

Two such crashes resulted in serious injuries, but both occurred several hundred metres beyond the start of the passing lane.



⁴ Type GD in *CAS*.

This extraordinarily low rate of harm is despite numerous similar situations elsewhere, examples of which are given in Appendix C.

No other work is warranted at the intersection. There is no widening for left turns into Wakelin Road, but such widening is likely to increase the risk of t-bone type crashes due to an effect known as masking, so is not recommended.

6.2 Width of Wakelin Road

Recent peer-reviewed research⁵ into the influence of road width on harm, which included unsealed roads across all of the Northland region, determined the standardised "social cost⁶" of crashes across width ranges that include the width range of Wakelin Road ⁷, and a crash search covering a very recent 5 calendar year period – 2018 to 2022.

This found that:

- The SSCC on unsealed roads increase steadily and significantly with increasing width; and
- Upgrading to the full council standard, including sealing, would have a <u>higher SSCC</u> than that of the existing road.

The research did not investigate the reasons for this effect, but it is very likely a result of the higher vehicle speeds that wider roadways both enable and encourage.

As a result, it is concluded that, especially in associated with the proposed mitigation, that Wakelin Road is suitable and fit-for-purpose at its existing width (and surfacing) despite the additional traffic as a result of the subdivision.

6.3 Other Matters

There is a minor sight distance restriction north of the intersection of Wakelin Road with SH10. The available sight distance is 205 metres, which exceeds the safe-stopping sight distance standard for the operating speed of 92 km/hr⁸, but does not quite achieve the higher safe-intersection sight distance standard. The proposed warning sign, as shown in Figure 1, is considered adequate mitigation associated with this, especially given that this is an existing deficiency and no recent crashes have been reported as a result.

The capacity of the intersection for right-turn exits is currently more than 200 movements per day⁹, so many times the expected demand even with the subdivision at full capacity. This is supported by the small average delays observed during the monitoring and is expected to continue for at least the next two decades, likely much longer.

The sight distances of more than 200 metres in relation to the access for lots 3 to 7 significantly exceed all council standards for the operating speed of less than 70 km/hr.

No turn treatment is warranted for the subdivision access on Wakelin Road.

⁹ During peak hours and by applying accepted intersection capacity theory. Capacity during average hours is greater



Subdivision Wakelin Rd Kerikeri

⁵ When there are still 23 dwellings in the catchment of the road and a 7-day count yielded 167 movements per day.

⁶ As given in the *Monetised benefits and costs manual* version 1.6 Tables A32 to A34, then standardised by vehicle kilometres travelled. Social cost is the best-known representation of the harm caused by road crashes and trauma.

⁷ Less than 4.4 metres wide.

⁸ The bend in that location is signposted at 85 km/hr in both directions.

Overall, it is concluded that the effects of the expected (26%) increase in traffic on Wakelin Road, due to the proposal, will be less than minor.

7. FAR NORTH DISTRICT PLAN - ASSESSMENT CRITERIA

There are three sets of criteria in the plan relevant to traffic management and access. Only the Property Access criteria in Section 15.1.6C.4.1 are relevant.

Criterion (a) Adequacy of sight distances....

The mitigation addresses most of the locations with sight distance restrictions.

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

There are no known safety or congestion problems in the area. The mitigation addresses the locations in which safety issues are most likely to arise.

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

No significant projects or road links are planned that might significantly change the patterns of traffic in this vicinity.

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

With the relatively light traffic and sparse existing development in the locality, there is no need for restrictions on vehicle movements.

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

Wakelin Road does not meet the council's standards but with the proposed mitigation and for the reasons given in section 6, the access is concluded to be adequate and fit-for purpose even with the additional lots.

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

The proposed connection arrangement will ensure adequate access to all lots for all transport modes. Pedestrian traffic is not expected and cyclists will be able to enter the site safely by way of the access and vehicle crossing connection.

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

The access has already been formed, so its completion will not increase any natural hazards.

Criterion (h) relates to sites with a road frontage on Kerikeri Road so is not relevant.

Criterion (i) The provisions of the roading hierarchy, and any development plans of the roading network.

No significant projects or road links are planned that might significantly change the patterns of traffic in this vicinity.



Criterion (j) relates to alternative access for car parking and vehicle loading in business zones and is not relevant.

Criterion (k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development, so is not relevant.

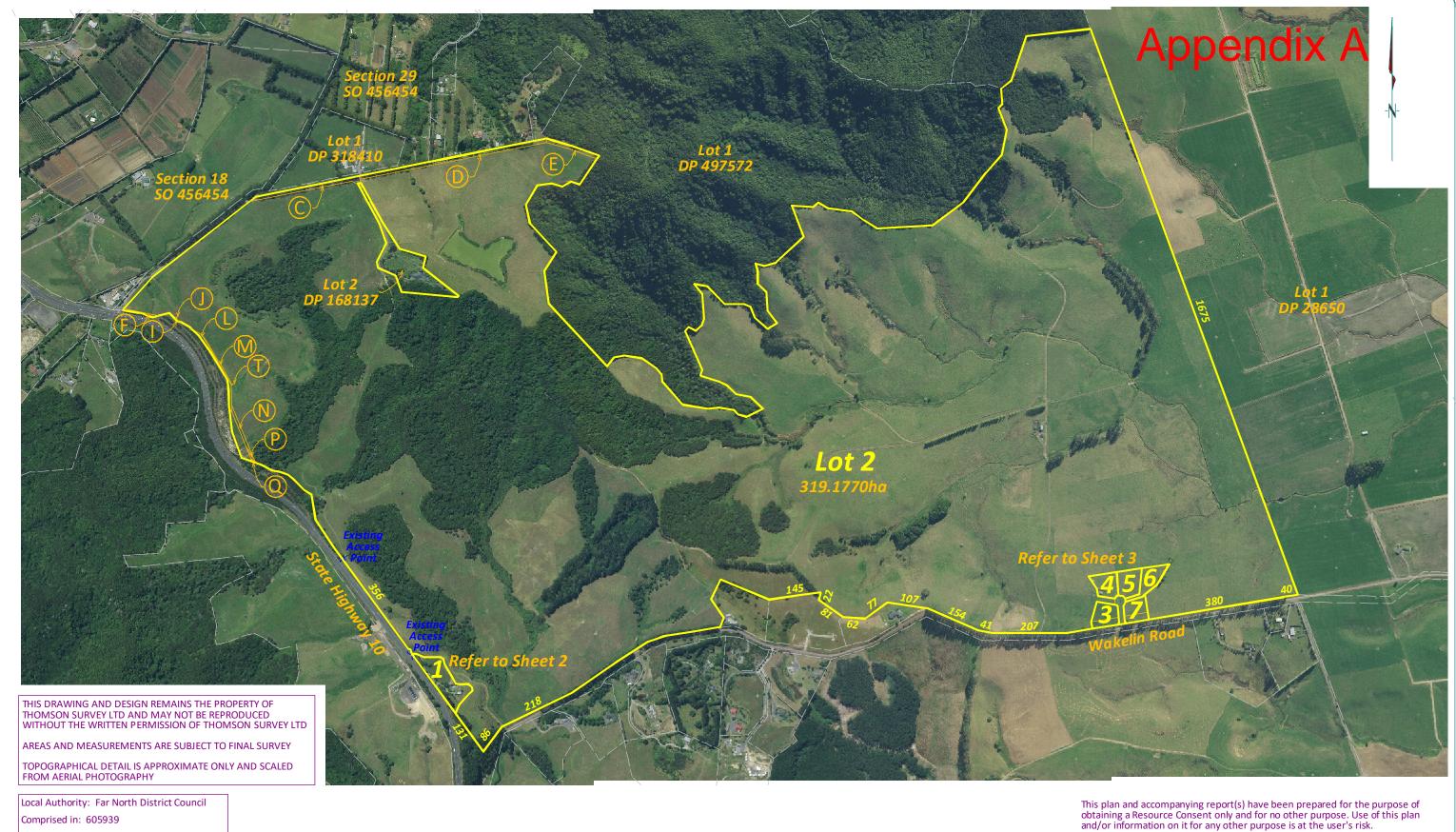
Also Criterion (I) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).

There is nothing to be gained by facilitating access to areas outside the site using the mechanisms described. The site of Lots 3 to 7 is surrounded by Lot 2, is several kilometres from the nearest potential link road and does not compromise the potential for Wakelin Road to eventually continue further eastwards.

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

See section 6.1. The proposed warning sign addresses the minor visibility restriction north of the intersection with SH10. The NZTA will be consulted about the proposal, with this report as a basis. The proposal does not increase the frequency of movements directly onto SH10.





Local Authority: Far North District Council

Comprised in: 605939 Total Area: 322.3110ha Zoning: Rural Production Resource features: NIL

REFER TO SHEET 3 FOR EASEMENT SCHEDULES

1000m Bar Scale 1:10,000 @ A3



THOMSON SURVEY

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

PROPOSED SUBDIVISION OF SECTION 20 SO 456454

1056 STATE HIGHWAY 10/WAKELIN ROAD, KERIKERI PREPARED FOR: M. OTWAY

	Name	Date	ORIGINA	AL \
Survey				
Design			SCALE &	HEET IZF
Drawn	KY	04.02.25		
Approved			1:10,000	10
Rev	KY	20.02.25		A3
10736 S	cheme .	20250220		l ノ

Surveyors Ref. No: 10736

Sheet 1 of 3

APPENDIX B: EXAMPLES OF VEHICLES TURNING RIGHT INTO WAKELIN ROAD

In these photos, the turning vehicle is circled where necessary for clarity.



















APPENDIX C: EXAMPLES OF INTERSECTIONS CLOSE TO THE STARTS OF RURAL PASSING LANES

All of these examples are of private accesses, but the risks and mechanics of the turns associated with those are identical to those of public side roads. The activity and/or number of dwellings that each access leads to is noted. These are examples only and far from an exhaustive list of these situations.

1575 SH1 Whakapara, Northland -3 dwellings

1575 Twin Coast Discovery Hwy
Whakapara, Northland
G Google Street View
May 2023 See more dates

Hika Homekill A

2531 SH1 Ruakaka, Northland - 4 dwellings





1983 SH1 Kaiwaka, Northland -2 dwellings



1095 SH5_Ngongataha Motorsport park entrance



1218 Junction Rd_SH3 Ingelwood Taranaki_5 dwellings





Junction Rd_SH3 Burgess Park Taranaki_Rural industry



SH3_Onaero River Rd Urenui Taranaki



1329 SH3 Newberry Manawatu_2 dwellings and major dairy farm







CONSULTING ENGINEERS

ENGINEERING REPORT

RC PENDING

APPLICATION BY ALASTAIR ROBINSON

WAKELIN ROAD, KERIKERI

QUALITY RECORD	Name	Date	Signature
Prepared By:	B C Perry	Sept 2004	Charles Committee and Committe
Reviewed By:	W Pille	Sept 2004	
Authorised By:	D W Brierley	Sept 2004	
Revised By:			

Prepared by:

Duffill, Watts & King, Ltd 21 Hobson Avenue

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File No .:

Job No.: 101936 Date:September, 2004 Ref: Document13

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Introduction

This report has been prepared at the request of our client Alastair Robinson, to address the engineering issues required to accompany an application for subdivision of the above referenced land under the "Management Plans" option of the District Plan.

Site Stability and Suitability

This report has been compiled to assess the stability and suitability for the proposed subdivision of the above site.

Site Description

The site for the proposed subdivision is located on a private access off Wakelin Road, Kerikeri. The proposed sections are located on the side-slope of a small hill North of Wakelin Road.

The land falls gently to the east and is covered in mixed grass. The proposed sections have been used for grassing livestock.

Site Investigations

The extent of the site investigation and appraisal involved a thorough walkover of the site, noting all the geotechnical features that have any relevance to stability, erosion and future construction and development.

There was one area which showed signs of erosion from surface water runoff. This area is south of lot 6 and east of lot 7 (Marked A on the attached plan). Shear vein readings were taken across the site with a range above 100 kPa, below a depth of 200 mm. Two borehole investigations were conducted to test for soil type.

Geology

Soil maps of the area indicate the geology of this site is comprised of Hukerenui silt loam with yellow subsoil. Visual inspection of the site and auger holes confirmed this general description.

Stability and Foundations

The upper soil layer generally exhibits shear strengths below 100 kPa. While a lower layer around 200 mm exhibits shear strengths in excess of 100 kPa. The two auger

holes that were carried out showed that the clays have a minimum shear capacity of 100 kPa in the lower layer although this may not be typical of the whole site.

In our opinion, the site has adequate lower soil strength to support the foundations of the proposed subdivision.

The site has a poor bearing capacity in the upper soil layers, therefore we require all soft and unsuitable material be removed for road construction to the depth of the 100 kPa bearing soil. Excavated areas are to be filled with compacted hardfill to council standards.

All house sites on the surveyors plan should be located a minimum of 15 meters from the area marked A on the attached site plan.

The earthworks involved with development of a residential dwelling and associated driveway access, are relatively straightforward. The likelihood of instability issues arising before during or after development is therefore negligible.

Access Driveway

For the proposed access road it is recommended to remove all unsuitable material and backfill with hardfill according to FNDC standards. The intersection with Wakelin Road needs to have sightlines cleared of any obstruction to be able to see an oncoming vehicle from a distance of 160 meters.

Recommendations

- Stormwater swale drain or groundwater cut-off drain through the area marked A
 on the attached plan to control erosion. The outlet of the drain should be
 directed into the swale drain running along the eastern boundary of lot 6.
- Locate the house platforms at least 15 meters from the area marked A on the attached plan.
- o The potential exists for any of the traditionally available house types to be developed. For foundation design, we recommend a combination of concrete footings and slab on grade, with timber post supports for external decks. We suggest that footings are wetted and compacted prior to placement of concrete.
- Effluent disposal system to be aerated system.

Earthworks for Access, Roading and House Sites

The site and ground conditions are suitable for construction of an access Right of Way, formed by minimal earthworks and metal formation. This can easily be done to meet the Far North District Council Standards.

Consideration should be paid by the designer to the requirement for adequate drainage provisions, in the form of open channel roadside drains.

A culvert will need to be installed under the access road. We recommend that the developer improve the roadside open channel along Wakelin Road at this time.

Effluent Disposal Provisions

Our visual inspection of the site reveals topography of an elevated area gently sloping to the east. The land is covered in pasture mixed grass. The proposed sections have been used for grassing livestock with low laying grasses, shelterbelts, and drainage canals.

Soil maps of the area indicate imperfectly to very poorly drained Hukerenui silt loam with yellow subsoil. Soil tests and samples taken from the site confirmed this general description.

The following features report specifically on the requirements for the disposal of treated sewage effluent at the subject property:

Site Information

Locality	Wakelin Road, Kerikeri	
Owner	Alastair Robinson	
Area	Minimum lot size 400 m	

Site Work Undertaken

Two percolation tests were needed to establish an overall site description. Two soil and groundwater boreholes were augered in the locations shown on the attached site sketch.

Boreh	ole # 1	
Depti	n (mm)	Soil description
0	- 100	ORGANIC SOIL: loose, soft, moist, dark brown
100	- 200	CLAY: medium dense, firm to stiff, moist, brown
200	- 800	CLAY: medium dense, very stiff, orange
	- 800	No groundwater detected

Borehole #2

Depth (mm)
O - 100
ORGANIC SOIL: loose, soft, moist, dark brown
OCLAY: medium dense, firm to stiff, moist, brown
CLAY: medium dense, very stiff, orange
No groundwater detected

Site Assessment

Topography Gently sloping land.

Ground cover Grass, shelterbelts, drainage canals

Geology Imperfectly to very poorly drained Hukerenui silt loam with

yellow subsoil.

Drainage Control

Surface water from developed areas should be collected by cut-off drains and discharged through 150 mm diameter Novaflow drains into the nearest watercourse, around and away from effluent disposal fields.

Climate

Annual rainfall is in the order of 1200 mm.

Rainfall intensity is approximately 115 mm/hr for a storm with a 10% probability of occurring annually for a ten minute duration.

Local Experience

Duffill Watts & King Ltd have over 20 years experience in effluent disposal system design in the Far North District and generally recommend an aerated treatment system to maximize the use of the better draining properties of the upper soil strata.

Percolation Testing

Two percolation tests were carried out in accordance with the requirements of ARC TP 58, as home aerated plants are proposed for use relying on evapotranspiration. The results from the two tests are shown on the attached plots.

Soil Category

Observation of the soil structure during the site drilling work indicates slow draining properties. (Category 6-7)

Water Supply

The domestic water supply for each site will be provided by on-site tank water.

Design Load

For Households with extra wastewater producing facilities (e.g. garbage grinders, dishwashers, douches, etc.) we have calculated a treated effluent loading rate of 700 litres/day.

Recommended Disposal System

We recommend the use of an aerated treatment system due to site restraints. The layout for the driplines associated with an aerated system is more flexible as the system does not depend on gravity. A separation distance of fifteen meters will be required with the swale drain along the Eastern boundary of lot 6.

For a three bedroom home 700/5 = 140 meters of driplines will be required (minimum).

Driplines can be placed at one meter centres requiring a total area of 300 square meters for the system and future reserve area. A programmed maintenance contract for the treatment and disposal area will need to be entered into as a requirement from the NRC & FNDC.

The effluent to be treated to the following standards:

- The five day biochemical oxygen demand (BOD5) of any sample taken is less than or equal to 30 grams per m³.
- The total suspended solids (TSS) concentration of any sample taken is less than or equal to 45 grams per m³.

Operational and Maintenance Procedures for standard aerated tank:

Yearly check

- keep vent on tank clear
- > in accordance with manufacturer's recommendations

Producer Statement

With the area available on the subject property it is our opinion that a satisfactory effluent disposal system can be installed that will satisfy all of the parameters set out in TP 58. Our Producer Statement is attached accordingly

Stormwater Management & Disposal

All lots are sloping West to East, between 4-6°, toward a swale drain along lot 6.

Stormwater run-off will need to discharge into swale drains away from the developed areas. Stormwater run-off from driveways and paved areas of the proposed development, as well as overflow from roof water storage tanks, shall be collected and piped to discharge into the swale drain for lots 5, 6 & 7 and into the open channel on the access road for lots 3 & 4.

The open channel drains can discharge into the road side v-ditch along Wakelin Road.

We recommend all access-road culverts be 300 mm diameter reinforced concrete pipes as per FNDC standard drawing FNDC/S/06.

Water Supply.

The proposed water supply to the subdivisions individual lots will be by roof water collected in storage tanks on each lot. We understand there are no proposals for a centralized, reticulated system at this stage.

Natural Hazards.

The proposed subdivision will mitigate any adverse effects of erosion, by provision of the energy dissipation measures as specified above for each individual lot.

There are no landslips or rock falls apparent on those areas of the land proposed for development. The likelihood of landslips or rock falls occurring in the post development situation is remote, provided the recommendations described in the stability section of this report are adhered to.

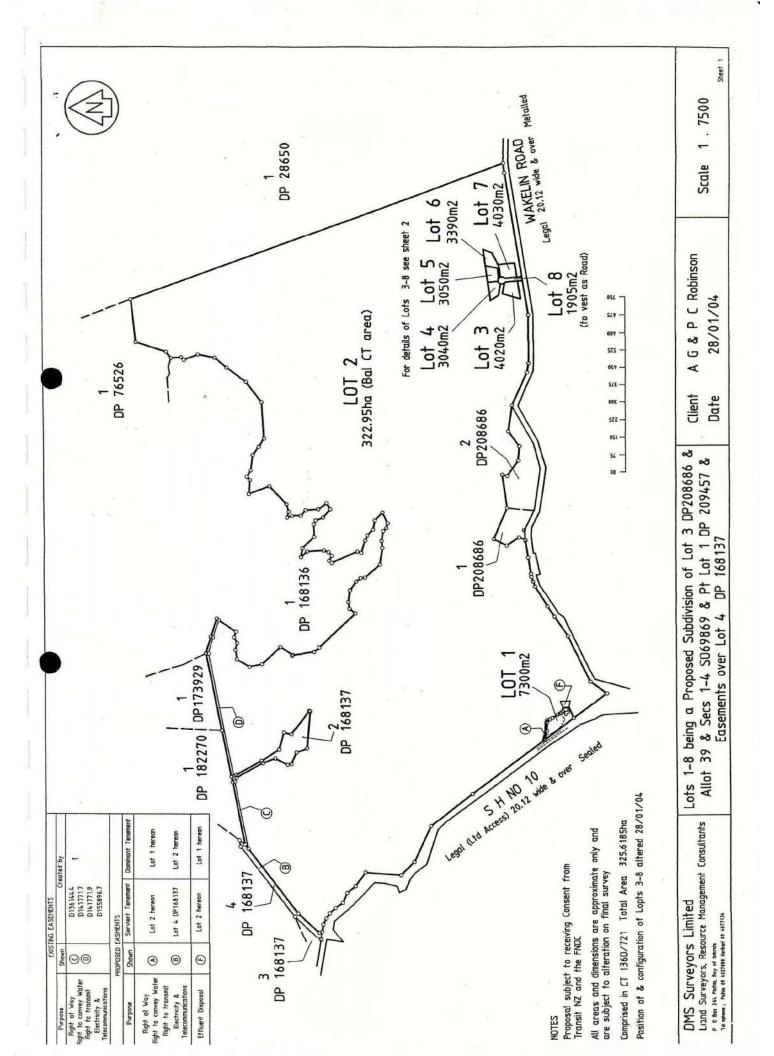
Any adverse effects of alluvion and avulsion shall be mitigated by the provisions contained within the stormwater disposal section of this report.

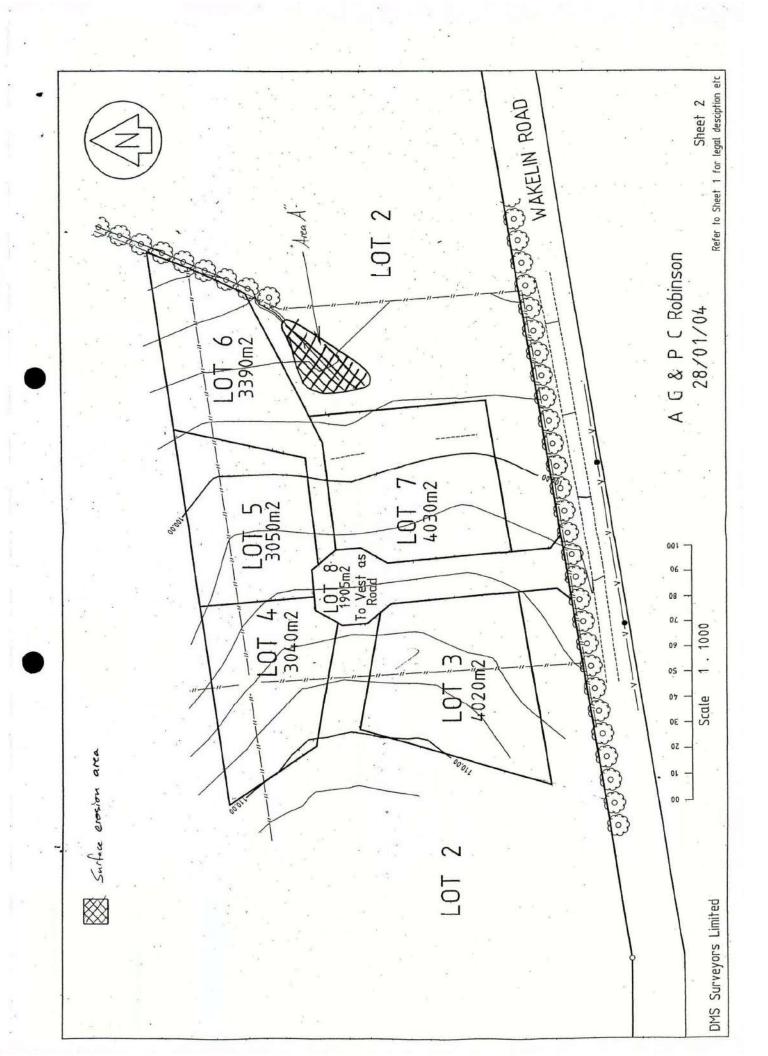
No developments shall be allowed on any unconsolidated or filled ground without the prior approval of a Chartered Professional Engineer.

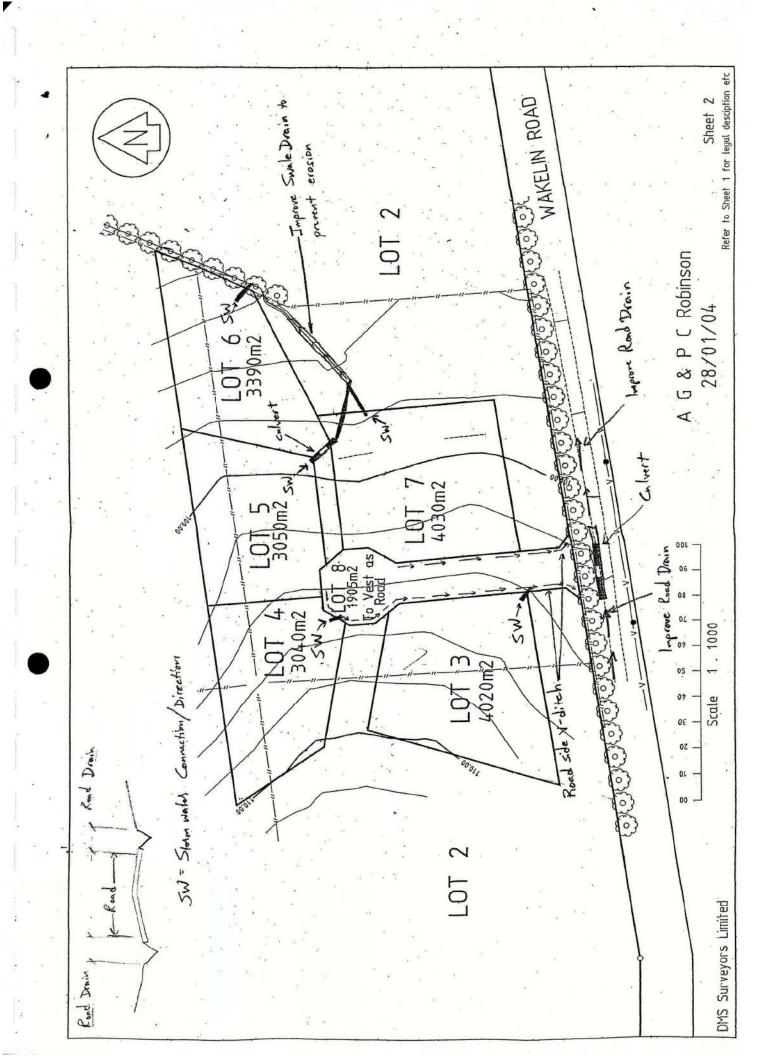
Duffill Watts & King Ltd

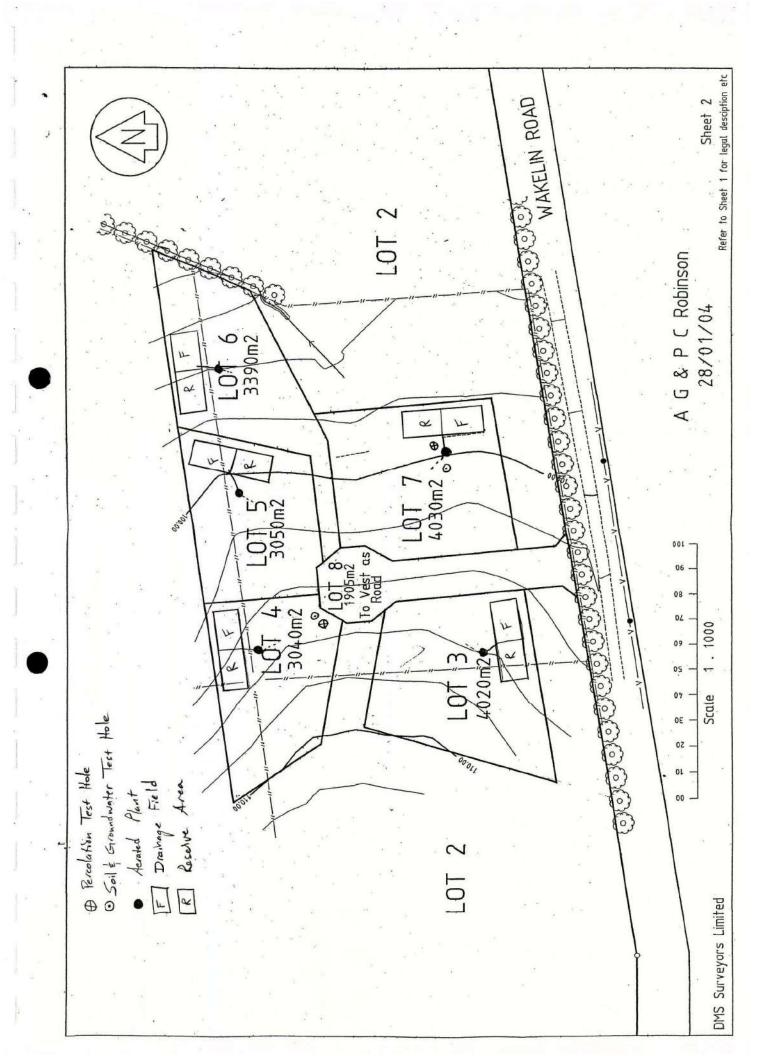
The subdivision is residential lifestyle in nature and there will be no adverse effects of soil contamination to be considered.

There is no evidence of any subsidence apparent on those areas of the land proposed for development. The risk of any subsidence occurring in the post development situation is within acceptable limits, provided the recommendations described above, in the stability section of this report, are adhered to.









TP 58 Report JOB Proposed Lots 7 & 6 FOR Alastair Robinson

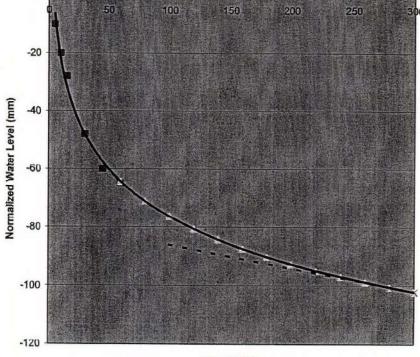
Table 1. Data from field observations.

Time	Water Level (mm)		
(min)	Measured	Normalized	Difference
0	150	0	0
5	160	-10	10
10	170	-20	10
15	178	-28	8
20			
25			
30	198	-48	20
35			400
40			
45	210	-60	12
50			
55	-		
60	215	-65	5

Table 2. Extrapolation points form fitted data.

Time	Projected Water Level (mm)		
(min)	Normalized	Difference	
60	-64		
80	-71	7	
100	-76	5	
120	-81	4	
140	-84	4	
160	-87	3	
180	-90	3	
200	-93	2	
220	-95	2	
240	-97	2	
260	-99	2	
280	-101	4 4 3 3 2 2 2 2 2 2 2 2	
300	-102	2	

y = -23.43Ln(x) + 31.487



Fitted Data

Extrapolated Points

Normalized vs. Time

Time (mln)

This data indicates a percolation rate of: 4.85 mm/hour 58.19 mm/day

TP 58 Report JOB Proposed Lots 3, 4 & 5 FOR Alastair Robinson

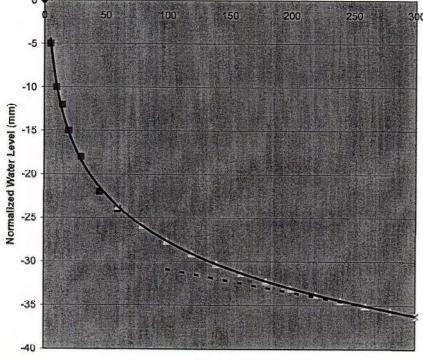
Table 1. Data from field observations.

Time	Water Level (mm)		
(min)	Measured	Normalized	Difference
0	80	0	0
5	85	-5	5
10	90	-10	5
15	92	-12	5 5 2 3
20	95	-15	3
25			
30	98	-18	3
35			
40			
45	102	-22	4
50			
55			
60	104	-24	2

Table 2. Extrapolation points form fitted data.

Time	Projected Water Level (mm)		
(min)	Normalized	Difference	
60	-24		
80	-26	2	
100	-28	2 2 1	
120	-29	1	
140	-30	1	
160	-31	1	
180	-32	1	
200	-33	1	
220	-34	1	
240	-34	1	
260	-35	1	
280	-36	1	
300	-36	1	

y = -7.7498Ln(x) + 8.0158

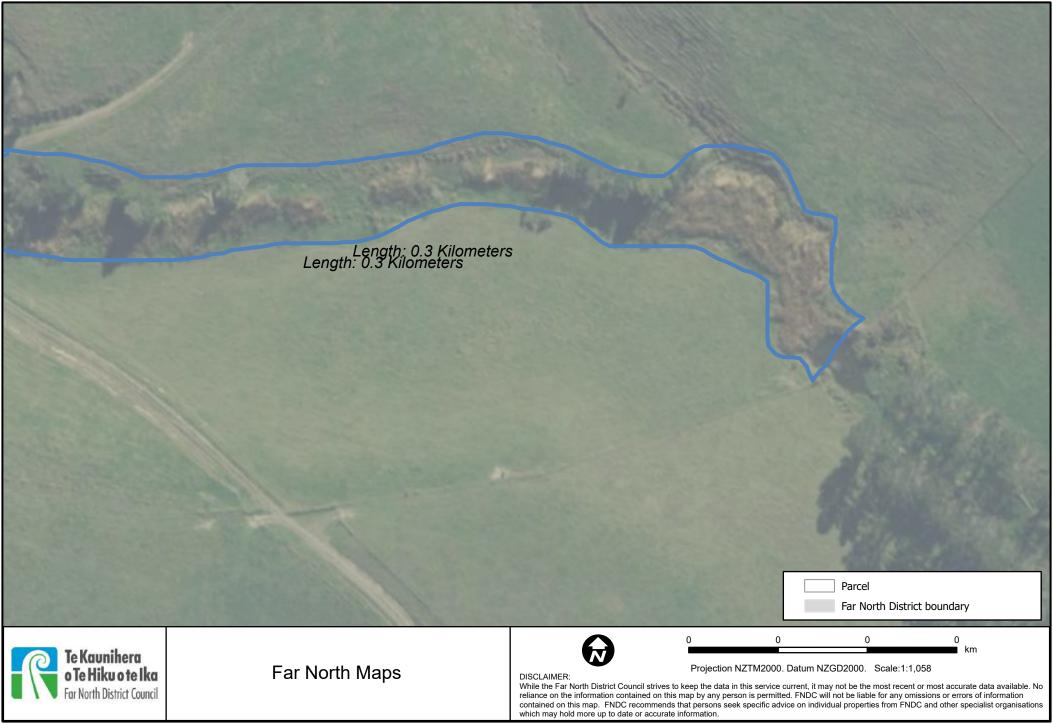


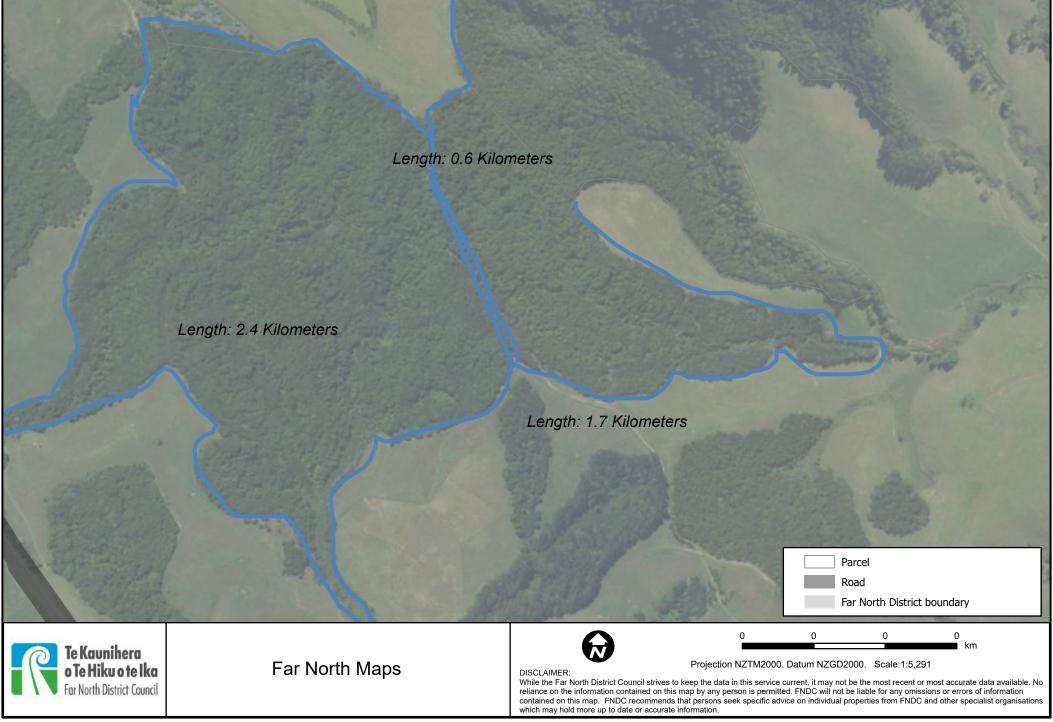
Time (min)

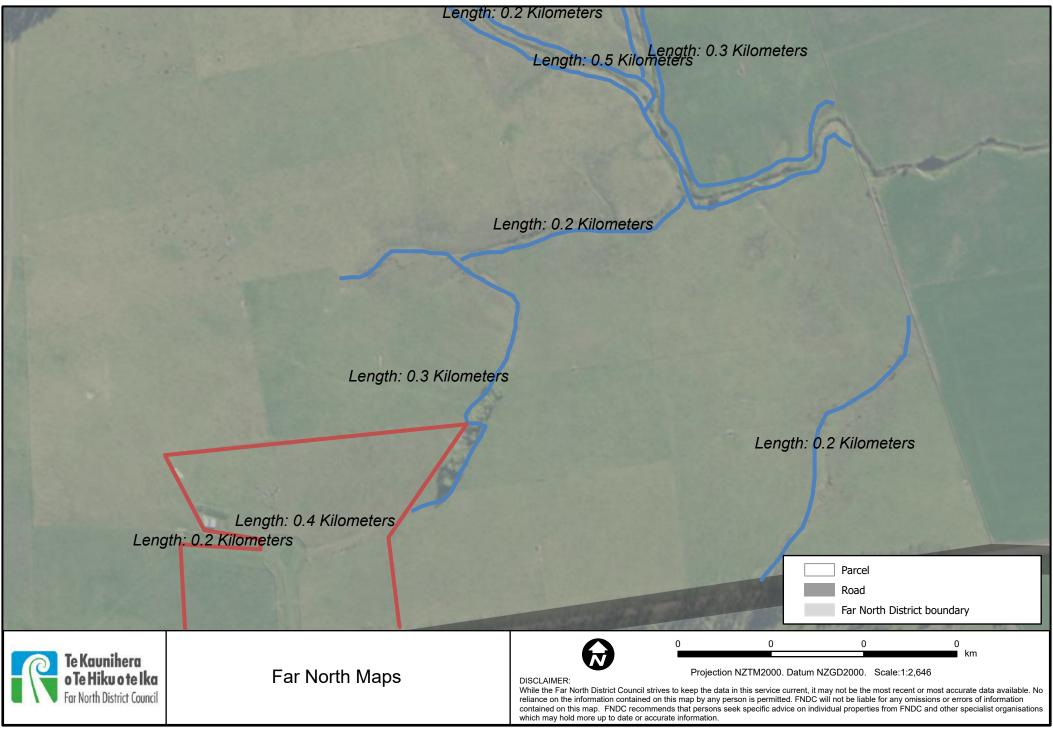
◆ Normalized vs. Time
■ Fitted Data
■ Extrapolated Points

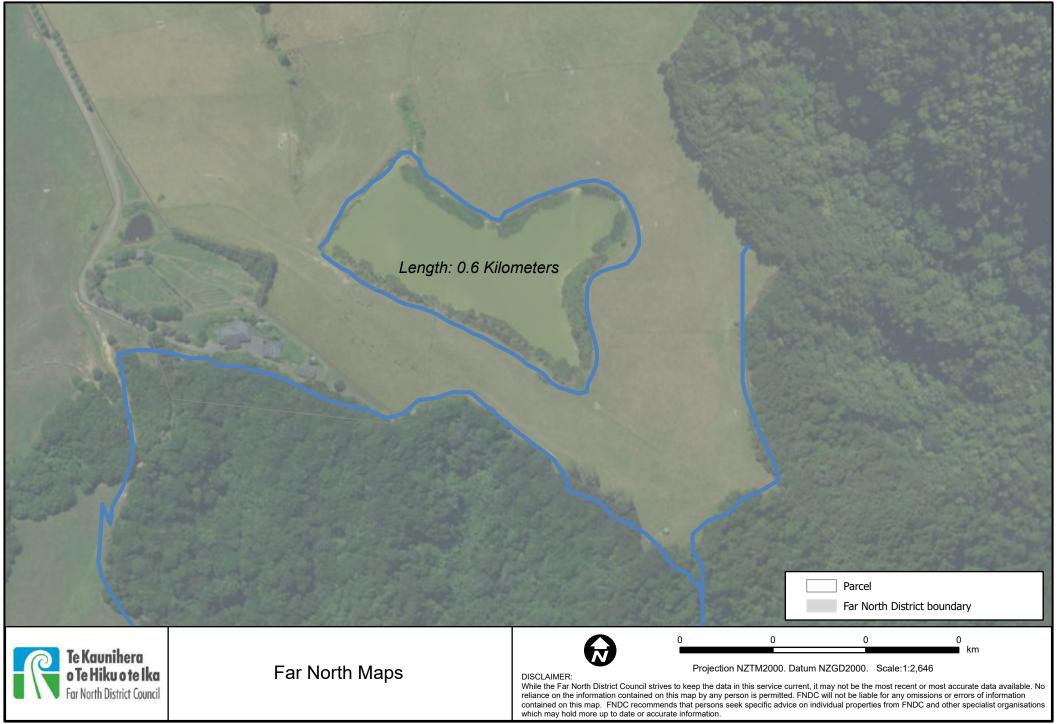
This data indicates a percolation rate of: 1.604 mm/hour

19.25 mm/day









FAR NORTH DISTRICT COUNCIL



FAR NORTH OPERATIVE DISTRICT PLAN [Bay of Islands] AND FAR NORTH REVISED PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent under the aforesaid Act by

A G Robinson

FILE NUMBER RC-2050322-RMASUB

That pursuant to Sections 104B & 104D and 220 of the Resource Management Act 1991, the Council grants its consent to A G Robinson to subdivide a property at the corner of Wakelin Road and State Highway 10, Kerikeri, being more particularly described as Lot 3 DP 208686 PT Lot 1 DP 209457, SEC 1-4 SO 69869, Allot 39 PSH of Waitangi contained in certificate of title reference CT 136D/721 (North Auckland Registry) which creates six additional lots and balance area subject to the following conditions:

- The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by DMS Surveyors Ltd, 09/09/04, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
- 2. That, prior to approval under Section 223 of the Act, the survey plan shall show:
 - (a) All easements duly granted or reserved.
 - (b) Areas H and I subject to land covenants.
- 3. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
 - (a) Provide evidence that approval from Transit NZ under Section 93 of the Transit NZ Act 1989 has been given, such that the State Highway Limited Access Road, insofar as it affects the land in question, may be declared a road for the purposes of the subdivision.
 - (b) Provide formed, metalled and culverted double width entrance to proposed ROW G complying with FNDC/S/06 and 6C.
 - (c) Provide formed and metalled carriageway on proposed ROW G to 5m finished metalled width, with a turning circle at the termination of the ROW. The formation is to consist of a minimum of 150mm of compacted hardfill plus

100mm of GAP 40 running course and is to include water table drains and culverts as required to divert and control stormwater runoff.

- (d) Provide a formed, metalled, and culverted entrance to the boundary of each lot. Access to Lot 6 is to be formed and metalled for the full length of the "pan handle" and is to include a water table drain to convey stormwater runoff from Easement G through to the drain on the Lot 6 boundary.
- (e) Provide evidence that a landscape plan in accordance with the requirements of the Management Plan (proposed but not adopted under this application) has been completed. Such plan shall be subject to the approval of the Resource Consents Manager and include specie types, replanting programmes for any losses, maintenance, and is prepared by a suitably qualified landscaper.
- (f) Provide evidence of a ROW maintenance agreement between the respective lot users of ROW G.
- (g) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of Lots 3-7 (the affected allotments). The costs of preparing, checking and executing the Notice shall be met by the Applicants.
 - i) The owner shall preserve the landscape areas as detailed on condition 3(e) above and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
 - ii) The owners of properties shall maintain ROW G in accordance with the maintenance agreement.
- (h) Provide evidence that power and telephone have been reticulated to the boundary of each lot.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

- The application site is a large farming unit with significant development and subdivision potential. This application seeks to intensively develop a small portion of this property and concentrates development within an area with marginal farming capability. Consequently this results in effective use of the site and retains the majority of the property for normal farming practise. As a result there are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
- Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the granting of consent to this proposal. Furthermore a similar proposal raised no objection having progressed through the notification process.

- The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.
- 4. The Management Plan option promoted within this application was not considered appropriate in for this proposal. Mitigation measures nominated within the Management Plan have instead been adopted as conditions to achieve a similar outcome.

STATUTORY INFORMATION

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- The applicants are advised that an invoice may follow this decision being additional costs incurred in its processing.
- Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent relates is subject to Development Contributions.

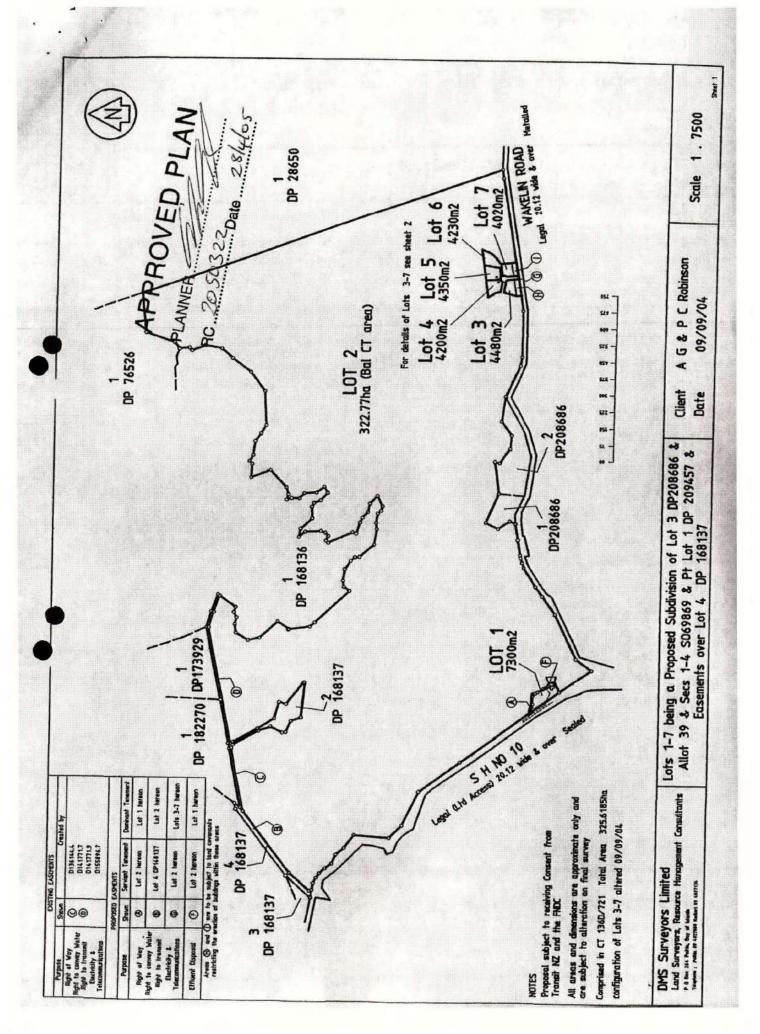
You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

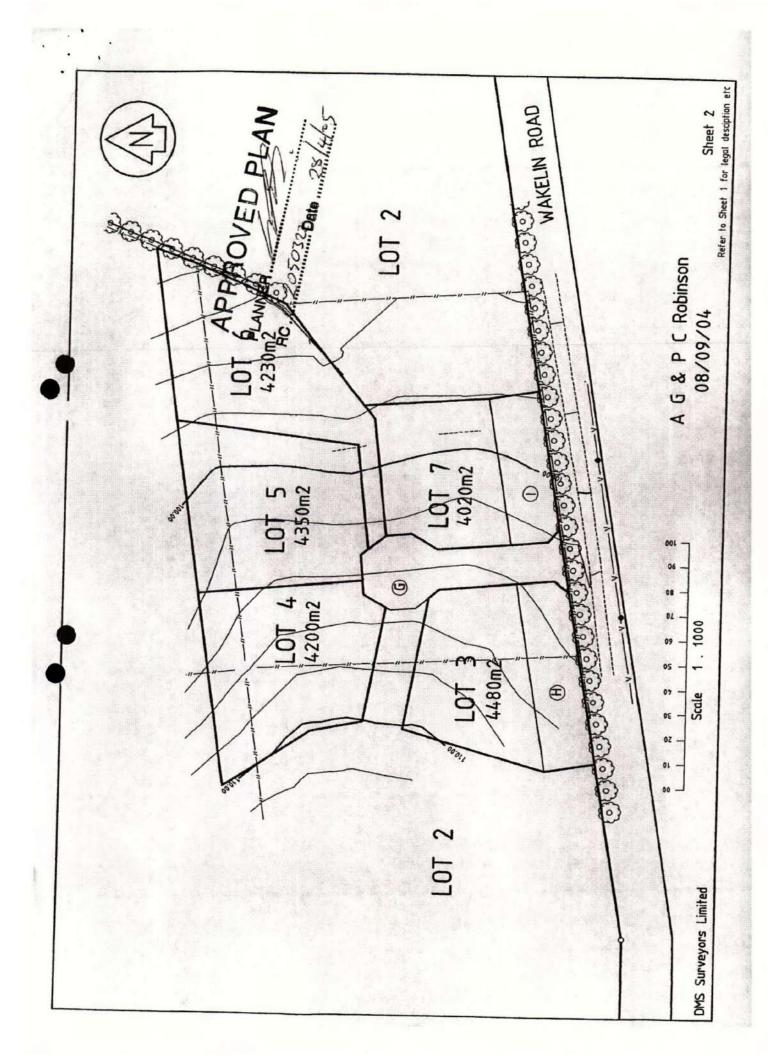
It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of a subdivision, prior to the issue at a Section 224 (c) Certificate

DECISION PREPARED BY: Wayne Smith Senior Development Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

PAT KILLALEA RESOURCE CONSENTS MANAGER





Proposed Subdivision of 1056 State Highway 10 - Section 20 SO 456454

NZTA conditions:

- 1. The existing vehicle crossing (Crossing Place 93b) servicing proposed Lot 1 shall be upgrade so that, at a minimum, it is formed and sealed in accordance with the New Zealand Transport Agency Diagram C as outlined in the New Zealand Planning Policy Manual (2007), Appendix 5B Accessway standards and guidelines, and the to the satisfaction of the New Zealand Transport Agency Network Manager.
- 2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, or SO (Survey Office) plan) to facilitate the removal or registration of any new Crossing Place (CP) Notice against those new titles, under Section 91 of the Government Roading Powers Act 1989.
- 3. The following sign must be installed 140m to the north of the State Highway 10 and Wakelin Road intersection in accordance with the New Zealand Transport Agency Traffic Agency Traffic Control Device Manual:
 - 1. WJ5L Intersection Side Road Junction Controlled on Left
- 4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrading of the vehicle crossing, have been constructed to the New Zealand Transport Agency standards.
- 5. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Record of Title for proposed Lots 1 and 2 of the subdivision of land shown on the scheme plan titled 'PROPOSED SUBDIVISION OF SECTION 20 SO 456454', REV KY, and dated 17.03.25, that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 10.

The consent notice shall read as follows:

Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 10 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

Rochelle

From: Charlotte Niederer < Charlotte.Niederer@nzta.govt.nz>

Sent: Thursday, 29 May 2025 2:56 pm

To: Rochelle

Cc: mattkiwi.72@gmail.com

Subject: RE: Enguiry-2024-1625 (Applicant - Matt Otway) - A new Environmental

Planning request has been logged CRM:0093174089

Hi Rochelle,

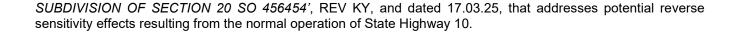
I apologise for the delay with this one - I have now received the necessary feedback from the Network Manager and Safety Engineer and below is our formal response/feedback on the application.

Thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 to undertake a 7- lot subdivision (1056 State Highway 10). NZTA has reviewed the proposal and determined that conditions would mitigate potential effects on State Highway 10/NZTA infrastructure. These conditions will need to be volunteered in writing to Council, so they become a substantive part of the resource consent application prior to written approval being provided by NZTA.

Please note: The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the requested conditions.

Conditions:

- 1. The existing vehicle crossing (Crossing Place 93b) servicing proposed Lot 1 shall be upgraded so that, at a minimum, it is formed and sealed in accordance with the New Zealand Transport Agency Diagram C as outlined in the New Zealand Planning Policy Manual (2007), Appendix 5B Accessway standards and guidelines, and to the satisfaction of the New Zealand Transport Agency Network Manager.
- 2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, or SO (Survey Office) plan) to facilitate the removal or registration of any new Crossing Place (CP) Notice against those new titles, under Section 91 of the Government Roading Powers Act 1989.
- 3. The following sign must be installed 140m to the north of the State Highway 10 and Wakelin Road intersection in accordance with the New Zealand Transport Agency Traffic Control Device Manual:
 - 1. WJ5L Intersection Side Road Junction Controlled on Left
- 4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrading of the vehicle crossing, have been constructed to the New Zealand Transport Agency standards.
- 5. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Record of Title for proposed Lots 1 and 2 of the subdivision of land shown on the scheme plan titled 'PROPOSED



The consent notice shall read as follows:

Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 10 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

Reasoning:

- Condition 1 is requesting that CP93b, servicing the existing residential unit/dwelling on proposed Lot 1, be upgraded to align with the NZTA Planning Policy Manual. The existing vehicle crossing is generally consistent with Diagram C but is not sealed back to property boundary. The sealing of the vehicle crossing will reduce the potential for the tracking of gravel onto the road carriageway and will give vehicles entering and exiting the vehicle crossing in this speed environment greater traction. This is considered to be beneficial given the volume of traffic using this section of state highway and given the reduced sightline towards Wakelin Road.
- **Condition 2** is being requested to support the cancelling of the existing crossing place notices and the reregistering of these on the new Records of Title.
- **Condition 3** supports the findings/discussion in the traffic assessment and is supported by the NZTA Safety Engineer.
- Condition 4 is a standard condition where work within the road corridor is proposed.
- Condition 5 is being requested as this section of State Highway 10 has an identified noise effects distance of 100m. The inclusion of Condition 5 will mitigate adverse noise amenity effects from the state highway on the occupants of any residential unit or other noise sensitive activity if it is erected or altered within 100m of the edge of the state highway carriageway in the future.

Please consider the above and, if your client agrees, please amend your resource consent application to include the above conditions and provide a copy of this revised consent application to NZTA; or volunteer these conditions to council requesting that the conditions be included in the application as an addendum to the application and provide a copy of this request to NZTA.

Upon receiving your revised application or email confirming that you have volunteered the above conditions to council; NZTA will continue to process the application with a view to providing S95E approval (subject to delegated authority).

If you have any gueries regarding the above, please feel free to contact me via the details below.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi Christchurch, Level 1, BNZ Centre.

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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----- Original Message -----

From: Rochelle Jacobs < rochelle@northplanner.co.nz>;

Received: Tue May 20 2025 11:55:43 GMT+1200 (New Zealand Standard Time)

To: Charlotte Niederer < charlotte.niederer@nzta.govt.nz>;

Cc: mattkiwi.72@gmail.com;

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental

Planning request has been logged CRM:0093174089

Cheers thanks for the update Charlotte. Much appreciated.

Regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

09 408 1866 | 027 449 8813

Northland Planning & Development 2020 Limited

From: Charlotte Niederer < Charlotte. Niederer@nzta.govt.nz>

Sent: Tuesday, May 20, 2025 10:50 AM

To: Rochelle <rochelle@northplanner.co.nz>
Cc: Matt Otway <mattkiwi.72@gmail.com>

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

CRM:0093174089

Hi Rochelle,

I have received feedback from the Network Engineer but I'm still waiting on feedback from the Safety Engineer. I can confirm that the Network Engineer does not have any concerns with the proposal.

The Safety Engineer has read the transport assessment and contacted me to advise that it doesn't cover the two existing vehicle crossings onto the state highway and that further information was required. I went back to the

engineer advising that the use of these crossings had been confirmed via email and that I had noted these in the memo I sent through for review but have not heard back from him yet – I emailed the engineer on the 30th April, again on the 14th May, and have just emailed him again advising that I need his feedback asap. If I don't hear anything by this afternoon, I'll follow up with a phone call.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi

Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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www.nzta.govt.nz

From: Rochelle < rochelle@northplanner.co.nz>

Sent: Monday, 19 May 2025 4:38 pm

To: Charlotte Niederer < Charlotte.Niederer@nzta.govt.nz>

Cc: Matt Otway <mattkiwi.72@gmail.com>

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

CRM:0093174089

Good Afternoon Charlotte,

Any update on how this is progressing?

Regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

109 408 1866 | 027 449 8813

Northland Planning & Development 2020 Limited

From: Charlotte Niederer < Charlotte. Niederer@nzta.govt.nz>

Sent: Monday, April 14, 2025 11:17 AM **To:** Rochelle rochelle@northplanner.co.nz>

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

CRM:0093174089

Morning Rochelle,

Just letting you know that I have now circulated the updated application details to our Network Manager and Safety Engineer for comment.

I will let you know once I have heard back from them, however given the public holidays coming up this may take several weeks.

Regards, Charlotte

From: Charlotte Niederer

Sent: Friday, 11 April 2025 1:00 pm

To: Rochelle < rochelle@northplanner.co.nz >

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

CRM:0093174089

Great, thanks - much appreciated.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi

Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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www.nzta.govt.nz

From: Rochelle < rochelle@northplanner.co.nz >

Sent: Friday, 11 April 2025 12:53 pm

To: Charlotte Niederer < Charlotte.Niederer@nzta.govt.nz>

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged CRM:0093174089

Good Afternoon Charlotte,

Apologies I've had my head down in some policy work this morning.

Attached is out draft consent to give you a bit of an idea of the proposal. It needs a tidy and your input before we lodge it.

To save you some time reading through it I've also provided answers to your questions below.

Regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri •09 408 1866 | 027 449 8813 Northland Planning & Development 2020 Limited

From: Charlotte Niederer < Charlotte.Niederer@nzta.govt.nz>

Sent: Friday, April 11, 2025 12:13 PM

To: Rochelle < rochelle@northplanner.co.nz >

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

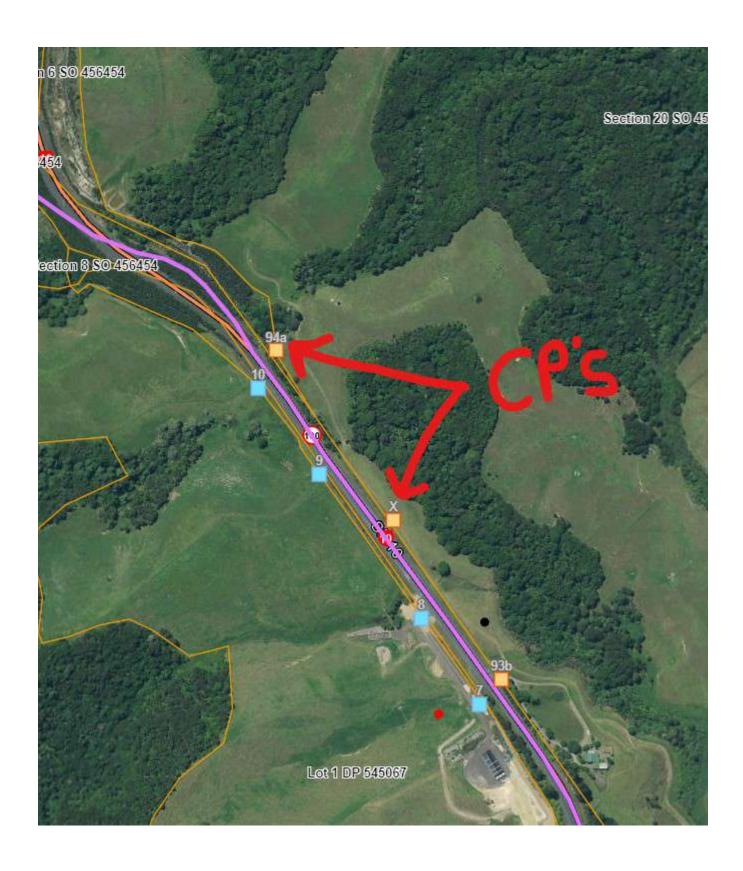
CRM:0093174089

Hi Rochelle,

Just following on from my email below.

I am hoping for confirmation on the following (which I thought a draft application may address):

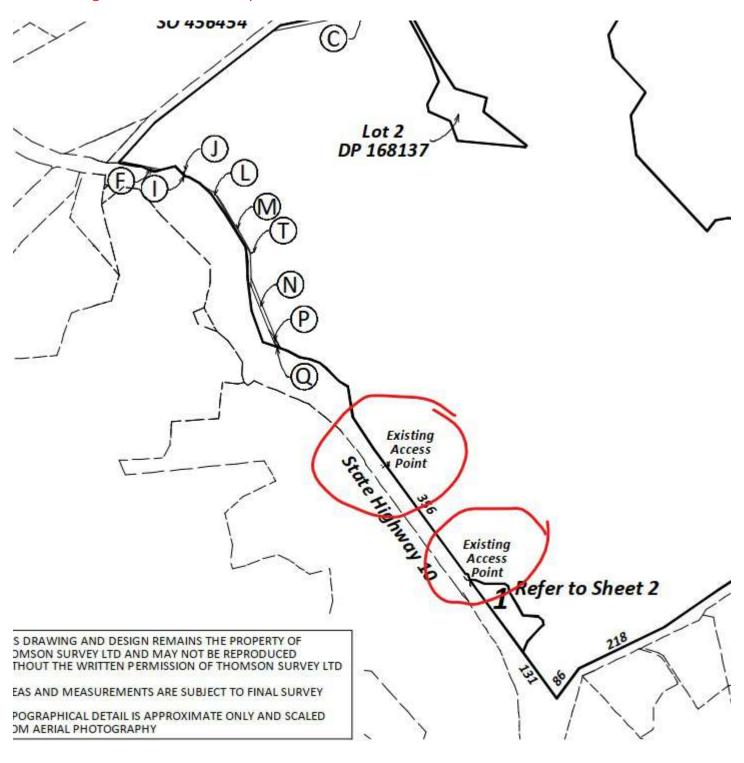
- Confirmation on the overall status of the application. Is land use consent also required in addition to subdivision? Activity status is Non-Complying based on the site sizes.
- Confirmation on the type and frequency of vehicle movements using the vehicle crossings servicing proposed Lot 2. The traffic assessment identifies one vehicle crossing along the state highway frontage but there appears to be two and the question that will likely be raised by our Safety Engineer is whether its appropriate for the crossings to be formally closed.







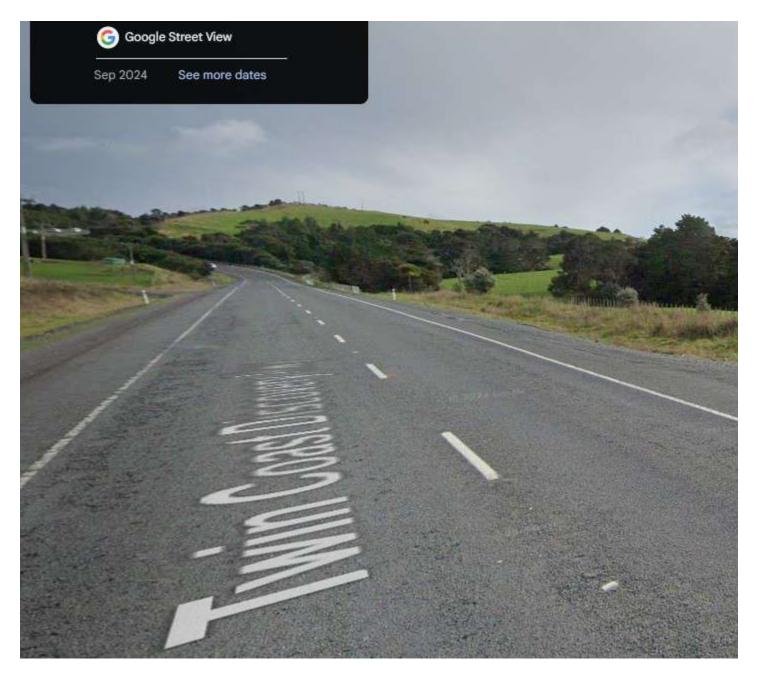
There are two existing crossing points off the state highway. The crossing point to the existing dwelling and the farm crossing. Shown on the scheme plan below.



Existing house crossing.



Existing farm crossing



I note that in the images you have provided above, the one in the middle appears to service the farm on the opposite side of the road. You can see this in the image above.

As noted in my previous response the farm crossing is not well used, but it is integral to providing access to the upper reaches of the farm, as the site has no legal access and cannot gain legal access over Sec 29 SO 456454 to the north. If this access was to be closed fertiliser trucks would be unable to access this part of the farm which would be hugely detrimental to its on-going operation. This access is probably only used 10-15 times a year, as noted it is very infrequent and sits well within the table you had originally provided. As noted, the types of vehicles are generally trucks delivering fertilizer.

• The traffic assessment indicates that any future dwelling on Lot 2 will be accessed via Wakelin Drive however if the vehicle crossings onto the state highway are retained as part of the subdivision are there any rules within the District Plan requiring the access to be from the lower classification of road if a dwelling is erected? Rule 15.1.6C.1.8 seems to refer to the establishment of new vehicle crossings but would any upgrades to the existing crossings along the state highway be required if a dwelling on proposed Lot was erected?

Correct, there are a couple of access points off Wakelin Road and the topography is much more gentle such that this is the likely place for a future dwelling if one was to be established. In the current operative district plan there isn't too much (this plan doesn't have too much life left in it, with the PDP likely to have legal effect next year). You are right about 15.1.6C.1.8 this really only applies to a new crossing place. The affected parties rule again only kicks in when there is a rule infringement.

Could we register something on the title to state that this crossing will only be used for farming purposes. If the use of the crossing was to change then we would need to provide approval from NZTA? Or something to that effect? Do you have any standardized wording for this situation?

Also please note we only provide formal written approval if we have reviewed the draft resource consent documentation to ensure we fully understand what is proposed and what the non-compliances are etc.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi Christchurch, Level 1, BNZ Centre, 120 Hereford Street PO Box 1479, Christchurch 8022, New Zealand

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Sent: Friday, 11 April 2025 11:35 am

To: Rochelle < rochelle@northplanner.co.nz>

Subject: RE: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged

CRM:0093174089

Hi Rochelle,

Do you have a draft application you have completed for the subdivision?

Thanks, Charlotte

From: Rochelle < rochelle@northplanner.co.nz >

Sent: Monday, 31 March 2025 4:47 pm

To: Charlotte Niederer < Charlotte.Niederer@nzta.govt.nz>

Subject: FW: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been logged CRM:0093174089

Good Afternoon Charlotte,

Please find answers below in red to your initial questions.

Attached is a TIA and the scheme plans for you.

Looking forward to hearing back from you.

Regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri 109 408 1866 | 1027 449 8813 Northland Planning & Development 2020 Limited

From: Charlotte Niederer

Sent: Wednesday, January 15, 2025 11:55 AM

To: Northland Planning Development

Subject: Enquiry-2024-1625 (Applicant - Matt Otway) - A new Environmental Planning request has been

logged CRM:0093174089

Hi Rochelle,

Thank you for your enquiry seeking preliminary feedback from NZTA on a proposed 7 lot subdivision adjoining/adjacent to State Highway 10 (SH10) and Wakelin Road. The details of the proposal, which we understand involves the reapplication of a lapsed subdivision consent granted in May 2005, has been reviewed by an NZTA Safety Engineer and Network Manager.

To enable NZTA to assess the application, particularly given that the lapsed subdivision was granted almost 20 years ago, we consider it necessary for further details to be provided in relation to the existing access arrangement that will provide access to all of the lots and not just those that are proposed to have direct vehicle access onto the state highway.

In particular:

- NZTA need to understand the cumulative impact from the increase in traffic due to this subdivision. This
 includes an assessment of the existing traffic already using Wakelin Road, so that we can make an assessment
 on the potential impact of the subdivision on the efficiency and safety of the intersection with SH10 and if we
 consider it necessary for the applicant to undertake any improvements to the intersection to mitigate any risks.
 Please refer to TIA.
- Lot 1: It has been requested that an assessment be provided confirming if the existing vehicle access to proposed Lot 1 meets the Diagram C formation standard of the NZTA Planning Policy Manual (PPM). Our position is that a Diagram C is required. Please refer to TIA.
- Lot 2:

- If the primary vehicle access to this balance lot is via the state highway, then this should be upgraded in accordance with the PPM. Otherwise, vehicle access should be provided via another road/route or alternatively amalgamated with another Record of Title that does not have its primary access onto SH10. Main access will be via Wakelin Road, with the crossing retained as is for farm access.
- If the SH10 vehicle access is proposed to be retained confirmation is required from the applicant on how often it will be used and the type of vehicles. It is understood that there is an existing 375mm diameter culvert with traversable headwalls under the vehicle crossing. This crossing was upgraded as part of the Bulls Gorge upgrade around 10 years ago. Its primary use is a farm entrance. While its use is infrequent it is a necessity for fertilizer trucks to access this section of the farm, as well as some of the upper parts which are unable to be accessed from the Wakelin road crossings. So, I can confirm that there will not be more than 1 slow, heavy or long vehicle movement per week when averaged out across the year.
- The key detail the applicant needs to consider when determining the level of upgrade needed (Diagram D or E) will be the expected frequency of HCV movements, see table below from the PPM:

Table App5B/4 – Accessway types

Type of traffic using accessway (more than one slow, heavy or long vehicle movements per week?)	Volume of traffic using accessway (ecm/day ⁵)	Volume of traffic using state highway (vpd)	Accessway type
No	1-30	< 10,000	Diagram and Perspective C
		>=10,000	Diagram and Perspective D
	31-100	< 10,000	Diagram and Perspective D
		>=10,000	Diagram and Perspective E
Yes	1-30	All	Diagram and Perspective D
	31-100	All	Diagram and Perspective E



NZTA Planning Policy Manual (No: SP/M/001) version 1: Appendix 5B – Accessway standards and guidelines - Effective from 1 August 2007

At this stage, to provide you with the necessary feedback that you are after, could you therefore please send through an updated draft scheme plan along with a more detailed assessment in relation to the volume of traffic (we also consider the number of residential units permitted on each of the Records of Title by the District Plan), the legal vehicle access arrangement to each lot, and the existing crossing formation details. A District Plan rule assessment is often very helpful. I have also attached the updated scheme plans for you. The subdivision application is overall a Non-Complying Activity given some of the allotment sizes sought. No traffic, Parking or Access rules are infringed by this application, however given that it adjoins the State Highway we have sought comment from NZTA. I can also confirm that no LUC rules are infringed. We are still working on completing the application. So in the meantime would like some Preliminary feedback from NZTA. This will confirm we are on the right track and that NZTA is generally happy with the findings within our TIA. Once we have this we can complete our application and send the final full application for s95E written approval.

Until you provide a draft subdivision application and finalised updated scheme plan, and land use application if applicable, we will only provide you with preliminary comments/feedback (and not formal s95E written approval).

Please let me know if you have any questions.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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From: Charlotte Niederer < Charlotte. Niederer@nzta.govt.nz>

Sent: Thursday, January 9, 2025 12:18 PM

To: Rochelle Jacobs <info@northplanner.co.nz>

Subject: Enquiry-2024-1625 - A new Environmental Planning request has been logged CRM:0093174089

Hi Rochelle,

I am just touching base to let you know that I am the planner at NZTA that has been allocated this enquiry for review.

I am currently awaiting feedback from our Safety Engineer and Network Manager and I will be in contact once I hear back from them.

Please let me know if you have any questions.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: charlotte.niederer@nzta.govt.nz

Cell: 021 242 0132

NZ Transport Agency Waka Kotahi Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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----- Original Message ------

From: Environmental Planning < EnvironmentalPlanning@nzta.govt.nz;

Received: Tue Dec 03 2024 13:35:42 GMT+1300 (New Zealand Daylight Time)

To: Rochelle Jacobs < <u>info@northplanner.co.nz</u>>;

Subject: DO NOT REPLY - NZ Transport Agency Waka Kotahi - Case Ref # - Enquiry-2024-1625 - A new

Environmental Planning request has been logged CRM:0093174089

Dear Rochelle Jacobs,

Thank you for your enquiry. Your reference number is: Wakelins Road, Kerikeri.

Your enquiry has been assigned to the Environmental Planning Team and you should expect to receive a response within the next 5 working days. If you have any further queries or concerns on this matter, please do not hesitate to contact us via email quoting case ref: Enquiry-2024-1625 or visit our website.

Note: Due to the high work loads of our team there maybe a delay in our response.

RMA Shutdown dates are 20th December 2024 - 10th January 2024.

Kind Regards,

Environmental Planning Team / Poutiaki Taiao

System Design

E environmentalplanning@nzta.govt.nz / **w** http://www.nzta.govt.nz

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

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this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

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Rochelle

From: James Robinson <jrobinson@heritage.org.nz>

Sent: Thursday, 19 September 2024 5:30 pm

To: Rochelle Cc: Bill Edwards

Subject: RE: Proposed Subdivision cnr Wakelin and SH 10

Attachments: Heritage New Zealand Northland ADP modified 081018.pdf

Evening Rochelle

I have had a look at the database and aerials and think there is a low chance of finding archaeology. Please proceed under an ADP (see attached).

Regards

James Robinson

Dr James Robinson|Senior Archaeologist Northland | Heritage New Zealand Pouhere Taonga | PO Box 836, 21 Hobson Ave, Kerikeri 0245 | Ph: 0272490864 www.heritage.org.nz

Tairangahia a tua whakarere; Tātakihia ngā reanga o āmuri ake nei | Honouring the past; Inspiring the future

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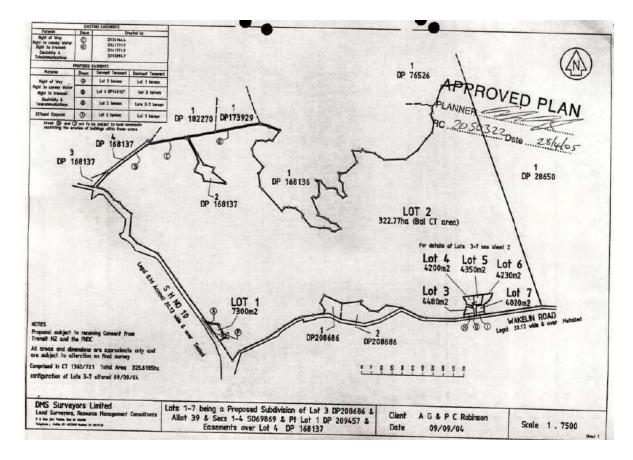
From: Rochelle < rochelle@northplanner.co.nz> Sent: Friday, September 6, 2024 10:22 AM

To: James Robinson <jrobinson@heritage.org.nz> **Cc:** Bill Edwards Edwards@heritage.org.nz>

Subject: Proposed Subdivision

Good Morning James,

I'm looking at reapproving the below subdivision which is on the corner of SH10 and Wakelin Road just south of Kerikeri.



The original subdivision was approved 20 years ago, and we all know that things have progressed a lot in this space since then.

There are no recorded archaeological sites on this property but there are a few littered around this area.

Could you please let me know whether we will need to provide an archaeological assessment as part of this new application.

Thanks in advance.

Kind regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020
Limited

Northland Planning Development

From: Te Whare Taiao o Ngati Rehia <taiao@ngatirehia.co.nz>

Sent: Tuesday, 8 April 2025 10:55 am

To: Northland Planning Development; Rochelle

Subject: FW: Proposed subdivision of Section 20 SO 456452 - Kerikeri

Attachments: RC 2050322.pdf; Section 20 SO 456454 - Approved Subdivision Section 20 SO

456454.docx; Template of support letter.pdf

Tena koe,

Please find attached our support letter for the above.

I apologize for the lateness

Nga mihi Jenny

Jennifer Rutherford

Kaiwhakahaere

Phone: (09) 401 6399 | Mobile: 021 990 907

2 Aranga Rd, Kerikeri 0230 | PO Box 202, Kerikeri 0245

Te Rūnanga o Ngāti Rēhia Trust



"Ngāti Rēhia mata mamoe, Ngāti Rēhia mata kakaa,

Titiro ki ngā maunga, ngā awa, ngā moana, ngā whenua tapu o Ngāti Rēhia"

From: Te Runanga o Ngati Rehia Office <admin@ngatirehia.co.nz>

Sent: Friday, 31 January 2025 12:34 pm

To: Te Whare Taiao o Ngati Rehia <taiao@ngatirehia.co.nz>

Cc: Whati Rameka <whati@ngatirehia.co.nz>; Nora Rameka <nora@ngatirehia.co.nz>

Subject: Fwd: Proposed subdivision of Section 20 SO 456452 - Kerikeri

Sent from my iPhone

Begin forwarded message:

From: Northland Planning Development < info@northplanner.co.nz >

Date: 31 January 2025 at 12:22:05 PM NZDT

To: Te Runanga o Ngati Rehia Office admin@ngatirehia.co.nz>

Cc: Rochelle < rochelle@northplanner.co.nz >

Subject: Proposed subdivision of Section 20 SO 456452 - Kerikeri

Kia ora

Northland Planning & Development act for Matt Ottway who would like to subdivide part of his 322.31ha farm property at the corner of State Highway 10 (Bulls Gorge) and Wakelin Road, Kerikeri (Section 20 S) 456454.

[cid:image005.png@01DB73D9.C0600FA0]

The application would resurrect and seek approval for a very old and lapsed subdivision consent that was granted in 2005. A copy of that subdivision consent and the approved scheme plan is attached to this email. The subdivision plan is currently being updated. Subdivision details will remain the same except for the boundary along SH10 which was realigned after 2005.

The details of that subdivision are as follows:

- * The creation of 7 residential lifestyle lots ranging between 4,020m2 and 7,300m2. Lot 1 (which contains an existing dwelling) would have vehicle access from an existing crossing on SH10. Lots 2-7 would have vehicle access from Wakelin Road and a created ROW over the balance farm lot. Amenity (screen planting) would be provided within lot boundaries along the Wakelin Road, road frontage.
- * The retention of a large (balance) farm property that would continue to be farmed. Large existing bush areas within the central part of the farm are already fenced and protected under District Plan rules.

The development is not close to any existing streams or wetlands that could be affected by the clustered development on Wakelin Road. Each site would be provided with compliant wastewater disposal systems to meet current FNDC engineering standards.

We would be interested in comments or concerns Ngati Rehia may have about this proposal.

Kind Regards,

Deanne Rogers
Consultant Planner

[cid:image002.png@01DB73DA.8F32AF90]http://www.northplanner.co.nz/

Offices in Kaitaia & Kerikeri [Icon Description automatically generated] 09 408 1866 Northland Planning & Development 2020 Limited



A G & P C ROBINSON MANAGEMENT PLAN

[Draft]

Prepared For:

A G & P C Robinson

Prepared By:

Bay of Islands Planning Limited in conjunction with:

DMS Surveyors Ltd.;

Duffill Watts & King Ltd.;

Date:

August 2004

NOTE:

This document is presented as part of an application for Resource Consent and is in draft form. After approval is given to the consent, the document will be revised in accordance with the conditions of consent and a finalised version suitable to be registered on the individual titles under a Consent Notice will be prepared prior to approval of the Survey Plan.

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C APPENDICES:

1 Scheme Plan

SCOPE OF MANAGEMENT PLAN

1.0 PURPOSE OF MANAGEMENT PLAN

- 1.1 The purpose of the Management Plan is to provide an integrated development framework for that land subject to Resource Consent Application No \sim being the subdivision of the land described as Lot 3 DP 208686; Allotment 39; Sections 1 4 SO 69869; and Pt Lot 1 DP 209457 depicted on the Scheme Plan labelled Appendix 1. The Management Plan will facilitate the retention, management and enhancement of the particular resources and characteristics pertaining to the rural setting of the property .
- 1.2 The subdivision concept promotes the sustainable management of the land and its resources by limiting that part of the site being used for rural residential purposes as to ensure the continued production activities on the parent property.
- 1.3 The Management Plan also aims to ensure that the development of the smaller rural lifestyle properties results in a high degree of visual amenity which sustains the rural character of the locality.

2.0 IMPLEMENTATION OF THE MANAGEMENT PLAN

2.1 The primary means of implementing the approved Management Plan is a Consent Notice pursuant to Section 221 of the Resource Management Act to be registered against the titles of all land contained within Resource Consent Application ~ to advise the owner and subsequent owners of the individual lots, that each shall be **required** to comply with the matters contained within the approved Management Plan and the conditions of consent applicable to RC~.

3.0 COVERAGE OF MANAGEMENT PLAN

- 3.1 The Management Plan applies generally to the whole of the land included in Resource Consent Application \sim but with some specific matters being applicable only to those properties depicted as Proposed Lots 3 7 on Appendix 1.
- 3.2 All matters specified within the Management Plan must be complied with, unless they are described as guidelines for implementation. Non- compliance with the management plan will be subject to enforcement action through the provisions of the Resource Management Act 1991.

B MANAGEMENT PLAN REQUIREMENTS

4.0 BUILT DEVELOPMENT

4.1 Overview

The following matters apply only to Lots 3-7 and are deigned to sustain the rural character of the locality consistent with the nature and scale of development found along Wakelin Road. Controls are therefore as they relate to visual presence of buildings, particularly from Wakelin Road and engineering standards. These comprise provisions relating to the scale and siting of buildings and accessory structures together with controls over design, materials and finishes, and landscape screening.

4.2 Scale and Siting of Buildings

The following restrictions shall apply to buildings on each lot:

- No more than one single unit residential unit per lot;
- Buildings and all structures on Lots 3 and 7 shall be no closer than 20.0m from Wakelin Road with all other boundaries being no closer than 10.0m to the boundary.
- A maximum building height of 6.5 metres, measured by rolling contour:
- A landscape plan shall be prepared by a qualified landscape architect for each house lot to ensure partial screening of facades facing Wakelin Road and to ensure that the utility areas, sheds, parking areas, storage areas, clotheslines etc. are screened from neighbouring dwellings.

4.3 Architectural Requirements

Structures shall be designed to have an appearance 'empathetic' and complementary to the natural landform and environment. Design details shall endeavour to reduce the visibility and visual bulk of structures. Strategies to achieve this outcome shall include: minimising large surfaces and long lines, in order to break-up visual patterns, and the use of overhangs for shade effect to reduce reflectivity on glass surfaces. Clusters of buildings are often less

obtrusive than large simple forms. These principles apply to all structures and elements associated with the dwelling including garages, sheds, driveways, vehicle and boat parking, swimming pools and washing lines.

- All structures shall have cladding materials or colour schemes for exterior walls of medium to dark shades of recessive natural colours with warm greyed tones. Roof colour of all buildings shall be Karaka Green [the Coloursteel colour] or equivalent.
- Structures shall be constructed out of materials that complement the rural environment, are natural looking and non reflective windows are not to be mirror glass.

5.0 SCREENING OF BUILT DEVELOPMENT

5.1 Overview

Trees and shrub planting can be extremely effective at harmonising a structure into the surrounding environment. Partial screening or foreground vegetation is most effective, and careful building design can accommodate areas of planting against a facade without compromising good views out. The following requirements are general parameters to ensure all buildings are softened by some associated plantings.

5.2 Preparation and Planting

The Landscape Planting Contract & specification shall be based on the following general Specifications:

5.2.1 Planting Programme

Planting shall only occur in the period between the 20th April to 20th September in any given year.

5.2.2 Pre-planting Preparation

All proposed planting areas shall be ripped to fracture sub-soil structure to ensure good root penetration and soil drainage. Ripping shall be done by either bulldozer or excavator according to best practice.

Planting areas shall be mulched a minimum of two weeks prior to planting, or otherwise according to Landscape Architects Contract Specifications.

5.2.3 Plant Material

All plants shall be top quality nursery stock, true to type and form, free of pests and diseases and hardened—off well to cope with exposed coastal conditions. Inferior, root-bound or otherwise ill-thrifty stock shall be rejected. Plants shall meet or exceed the specified grades.

According to availability, the Contractor shall endeavour to source, as far as is practicable, plant stock with genetic origins as close as possible to the site.

Species substitutions shall only be permitted with the express permission of the Landscape Architect.

All plants shall be staked to facilitate easy location for release maintenance. Plants shall be fertilised at the time of planting and twice yearly thereafter for three years. The Landscape Architect shall specify the acceptable planting method in the Planting Contract.

5.2.4 Maintenance

Maintenance of plantings shall consist of releasing, fertilising, re-staking and replacement of failures. Maintenance for the first two years shall allow for each plant to be released and tended four times, and three times annually for the following three years.

6.0 STORM WATER MANAGEMENT

For the internal access to proposed Lots 3 - 7, the discharge will be managed through collection into roadside V shaped ditches discharging at regular intervals into an open channel drain leading into Wakelin Road and the adjoining land to follow the natural drainage pattern. Culverts will also be used where properties gain access from the road and all culverts will be provided with energy dissipaters at their outlet ends. Surface water from the developed areas, including any overflow from water storage tanks, will be collected by cut-off drains for discharge into the natural flow path and will be directed away from effluent disposal fields. Such work shall be carried in accordance with the engineering report lodged with the application.

7.0 WASTE WATER MANAGEMENT

7.1 System

Sewage effluent disposal shall use an aerated treatment system and dripline effluent disposal designed to meet the requirements of ARC

Technical Publication 58. A minimum of 140 metres of driplines will be required for a three bedroom home. Such work shall be carried in accordance with the engineering report lodged with the application.

7.2 Standards

The effluent is to be treated to achieve the following standards:

- 1. The five day biochemical oxygen demand [BOD5] of any sample taken is less than or equal to 30 grams per m³.
- 2. The total suspended solids [TSS] concentration of any sample taken is less than or equal to 45 grams per m³.

7.3 Maintenance

A programmed maintenance contract for the treatment system and disposal area is required.

The minimum operational and maintenance procedures which must be followed for a standard aerated tank comprise a monthly check that the tank vent is clear and a yearly check on the level of sludge and scum in the tank. Other procedures in accordance with the manufacturer's recommendations shall also be undertaken.