

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☒ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☒ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Other (please specify) <input type="text"/> | |

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

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

☐ Yes ☒ No

4. Consultation

Have you consulted with iwi/hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Murray Blom

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Steven Sanson - Bay of Islands Planning Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Refer above

Property address/
location:

Refer above

8. Application site details

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

Name/s:

Refer above

Site address/
location:

Refer above

Postcode

Legal description:

Lot 3 DP 534466

Val Number:

Certificate of title:

881035

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

Please call agent or applicant for gate lock code.

9. Description of the proposal

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

Subdivision in the Rural Production Zone

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Murray Blom

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Murray Blom

Signature:

(signature of bill payer)

Date 27-Aug-2026

17. 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.

18. Declaration

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

Name (please write in full)

Murray Blom

Signature

Date 17-Aug-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

BAY OF ISLANDS PLANNING LIMITED

Kerikeri House, Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website – www.bayplan.co.nz

3 September 2026

Far North District Council

Application seeking consent for a two-lot subdivision of Lot 3 DP 534466 in the Rural Production zone at 923A Puketona Road, Haruru.

Please find attached an application for a two-lot subdivision at 923A Puketona Road, Haruru. The site is legally described as Lot 3 DP 534466 (Record of Title 881035) and has a total area of 35.9342 ha.

Murray Blom seeks consent to subdivide the site to create one additional allotment. The subdivision will create the following lots:

Proposed Lot 1 (balance lot):	31.9342 ha – contains the existing dwelling and the plantation forest
Proposed Lot 2:	4.0 ha – a new vacant allotment

The site is zoned Rural Production under the Proposed Far North District Plan (**PDP**). Proposed Lot 2 (4.0 ha) is below both the 40 ha Controlled-activity and the 8 ha Discretionary-activity minimum allotment sizes for the Rural Production zone under SUB-S1. The subdivision is therefore a **Non-Complying Activity** under Rule SUB-R3.

The application is supported by the following information:

- **Appendix A** – Record of Title and registered instruments
- **Appendix B** – Scheme Plan (BOI Survey Ltd, Scheme 923a Puketona, Rev B)
- **Appendix C** – Civil and Geotechnical Investigation Report (Cook Costello, Job No. 17995)
- **Appendix D** – NZ Transport Agency Waka Kotahi written approval (Application-2026-0455, 27 August 2026)

Regards,

Steven Sanson
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Murray Blom
Address for Service	Bay of Islands Planning (2022) Limited, Kerikeri House, Suite 3, 88 Kerikeri Road, Kerikeri. C/O – Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 3 DP 534466
Record of Title	881035 (North Auckland Registry)
Physical Address	923A Puketona Road, Haruru
Site Area	35.9342 ha
Proposed District Plan Zone	Rural Production zone
Overlays / Notations	High Density Kiwi Area Indicative 'combined freshwater wetland' and 'waterbody extent' (Northland Regional Council Wetland Maps) State Highway 11 frontage – Limited Access Road
Land Use Capability	LUC Class 4 and Class 6 – not highly productive land under the NPS-HPL
Archaeology / HAIL	None identified

SUMMARY OF PROPOSAL

Proposal	A two-lot subdivision of Lot 3 DP 534466 in the Rural Production zone at 923A Puketona Road, Haruru, creating a 4.0 ha allotment (Proposed Lot 2) and a 31.9342 ha balance allotment (Proposed Lot 1).
Reason for Application	Proposed Lot 2 (4.0 ha) is below the 8 ha Discretionary-activity minimum allotment size for the Rural Production zone in SUB-S1. SUB-R3 DIS-1 is therefore not achieved and the subdivision is a Non-Complying Activity. Consent is also required as a Discretionary Activity under SUB-R19 (allotment within wetland, lake and river margins), and as a Restricted Discretionary Activity under TRAN-R2, TRAN-R13, EW-R1 and NATC-R2. The most restrictive status governs, and the application is made as a Non-Complying Activity overall.
Appendices	Appendix A – Record of Title and registered instruments Appendix B – Scheme Plan Appendix C – Civil and Geotechnical Investigation Report (Cook Costello) Appendix D – NZTA written approval
Written approvals	NZ Transport Agency Waka Kotahi – written approval under s95E RMA and approval under s93 Government Roadway Powers Act 1989, dated 27 August 2026 (Appendix D).
Consultation	NZTA (written approval obtained). No pre-application meeting has been held with Council.

1. INTRODUCTION

The applicant, Murray Anthony Blom, seeks resource consent to undertake a two-lot subdivision of his property at 923A Puketona Road, Haruru, legally described as Lot 3 DP 534466 (Record of Title 881035).

The Record of Title and the registered instruments affecting it are provided in **Appendix A**.

The proposal creates one additional allotment of 4.0 ha (Proposed Lot 2) from the 35.9342 ha parent title, leaving a balance allotment of 31.9342 ha (Proposed Lot 1) which contains the existing dwelling. The proposal is shown on the BOI Survey Ltd Scheme Plan (Rev B) provided in **Appendix B**.

Servicing, access, geotechnical suitability and on-site infrastructure are addressed in the Civil and Geotechnical Investigation Report prepared by Cook Costello (Job No. 17995) provided in **Appendix C**.

The site fronts State Highway 11, which is a Limited Access Road. NZ Transport Agency Waka Kotahi has provided written approval to the proposal under s95E of the RMA and approval under s93 of the Government Roadway Powers Act 1989. That approval is provided in **Appendix D**, together with the three conditions the applicant has agreed with NZTA.

2. DESCRIPTION OF THE SITE AND SURROUNDS

The site is a 35.9342 ha rural landholding on the southern side of Puketona Road (State Highway 11), approximately five kilometres west of Haruru. It is irregular in shape, extending south from the highway frontage and broadening across a series of spurs and gullies.

Existing development, access and services

An existing dwelling is located in the western portion of the site, on what will become Proposed Lot 1. Access is taken from Puketona Road via two formal vehicle crossings (CP-118 and CP-119) which operate as a dual entrance/exit arrangement, and then along a private accessway which also serves the neighbouring property at 923 Puketona Road.

That neighbouring property contains a dwelling and an avocado orchard. The accessway runs south from the highway for approximately 100m to a branch serving a sheep shed, continues a further 180m to the neighbouring dwelling, and then a further 660m to the existing dwelling on the subject site.

There is no reticulated water or wastewater service in this location. Power and telecommunications are available from Puketona Road, however the existing dwelling on Lot 1 is served from unreticulated services in this respect.

Topography, landform and geotechnical conditions

The land rises from the highway frontage and falls away to the south and west across a series of spurs. The area of Proposed Lot 2 identified as the indicative building platform slopes to the south-west at approximately 8–15 degrees and is in pasture, with regenerating bush and plantation forest below and behind it, and a small stream at the foot of the slope.

The Cook Costello investigation records that the site is underlain by Waipapa Group greywacke, with a silt profile to approximately 2.3 m below ground level over weathered sandy clay. Groundwater was encountered at approximately 1.9 m during the winter investigation. The site is classified as Class C (shallow soil sites) under NZS 1170.5 and the shallow soils are classified as Class H (highly expansive) under NZ Building Code Clause B1. The report concludes that the site is presently stable, that there

are no signs of instability on the slopes above or below the proposed building area, and that the subsoils have adequate strength for the proposed development provided specific foundation design is undertaken.

Hydrology, vegetation and ecological context

A small stream runs through the lower part of the site. Stormwater from the site discharges by non-concentrated overland flow to that stream, which then flows north through a series of small watercourses to the Waitangi River, and ultimately to the Bay of Islands.

The Northland Regional Council Wetland Maps identify an indicative 'combined freshwater wetland' and an indicative 'waterbody extent' on the site. These are indicative mappings only and have not been ground-truthed. The southern portion of the site is in plantation forest and regenerating indigenous vegetation.

The site is within a High Density Kiwi Area. Consent Notice 11450340.2 records that the allotment is within a high density kiwi area and restricts the keeping of animals with the potential to be kiwi predators.

Zoning, overlays and surrounding character

The site is zoned Rural Production under the PDP, and was Rural Production under the superseded plan. The site is not within the Coastal Environment overlay, an Outstanding Natural Landscape or Feature, a heritage overlay, a scheduled site or area of significance to Māori, or a mapped flood or coastal hazard area.

The Puketona Quarry (Mineral Extraction zone) lies approximately 320m to the west at its closest point, which is beyond the 100m trigger in SUB-R21 and the 100m setback in RPROZ-S6.

The surrounding environment is markedly fragmented. With the exception of 807 Puketona Road, the immediate area is characterised by rural lifestyle and small rural lot properties, many of which are below the 8 ha Discretionary-activity threshold. That pattern is extensive in the wider surrounds. The established character of the locality is accordingly small rural lot and lifestyle in nature rather than large-scale agricultural or horticultural production.



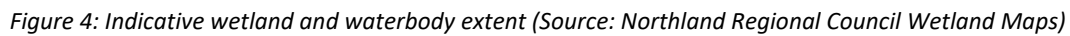
Figure 1: Site aerial (Source: Far North Maps)



Figure 2: PDP zoning – Rural Production (Source: Far North Maps)



Figure 3: Site and surrounds (Source: Far North Maps)



Blom – Two-Lot Subdivision, 923A Puketona Road, Haruru – September 2026 | Page 7

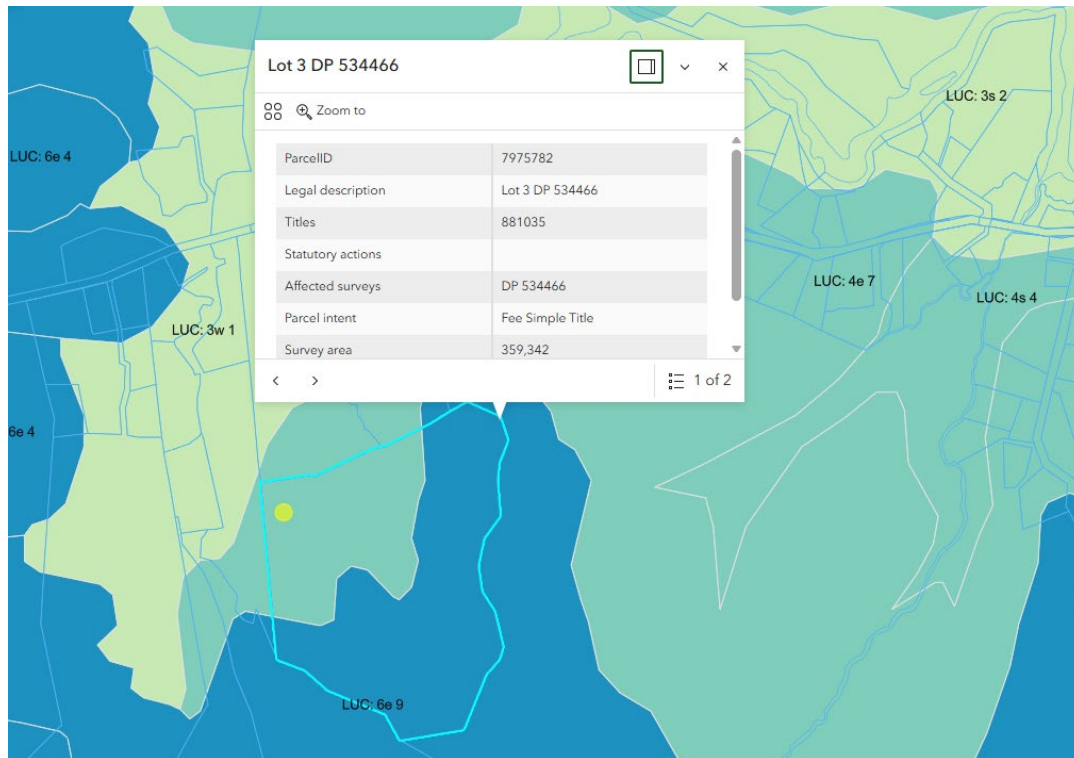


Figure 7: Land use capability classification (Source: Far North Maps)

3. RECORD OF TITLE, CONSENT NOTICES, EASEMENTS AND COVENANTS

The title is subject to the following matters relevant to this application.

Consent Notice 11450340.2

Consent Notice 11450340.2 was issued under s221 RMA on the subdivision creating DP 534466 (RC2190390-RMAOBJ/A). The conditions applying to Lot 3 DP 534466 under Stage Two are:

- No occupier of, or visitor to, the site shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators, except that a maximum of two working farm dogs used for agricultural management are permitted;
- In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, a TP58 report is to be submitted for Council approval, identifying a suitable treatment method, a disposal area and a 100% reserve disposal area, fully contained within the lot boundary and complying with the Regional Water and Soil Plan permitted activity standards;
- In conjunction with the construction of any dwelling, and in addition to a potable supply, a firefighting water collection system is to be provided in accordance with SNZ PAS 4509; and
- An advice note that the allotment is within a high density kiwi area, and that a suitably qualified person should be engaged to locate and relocate kiwi from the harvest area before harvest of the plantation forest.

These conditions can be carried over to the new titles by way of consent notice, and the applicant accepts that outcome.

Easements

The title has the benefit of a right of way created by Easement Certificate D278407.4, and rights of way and rights to convey electricity, telecommunications and water created by Easement Instrument 6035935.1. It also has the benefit of a right of way and rights to convey electricity, telecommunications and water and to drain water and sewage created by Easement Instrument 11450340.5, the conditions of which were varied by Instrument 11815575.1. Each of these easement packages is subject to s243(a) RMA.

A new right of way and right to convey services (marked 'A' on the Scheme Plan) is proposed over Proposed Lot 1 for the benefit of Proposed Lot 2.

Covenants and other notations

A land covenant is registered in Covenant Instrument 11815575.2. Council is not a party to that covenant and it is a private matter to be addressed by the landowner.

The title also records notices under s94C and s91 of the Transit New Zealand Act 1989 declaring the adjoining State Highway 11 to be a limited access road, and a notice under s195(2) of the Climate Change Response Act 2002.

4. DESCRIPTION OF PROPOSAL

The proposal is a two-lot subdivision of Lot 3 DP 534466, as shown on the BOI Survey Ltd Scheme Plan (Rev B):

- Proposed Lot 1 – 31.9342 ha: the balance allotment, containing the existing dwelling in the western portion of the site together with the pasture, regenerating bush and plantation forest to the south.
- Proposed Lot 2 – 4.0 ha: a new vacant allotment located to the east of the existing dwelling, comprising pasture on a north-west facing slope with bush to the south and east.

No building or land-use activity is proposed as part of this application. The application is for subdivision only. The engineering assessment in Appendix C demonstrates that Proposed Lot 2 can accommodate a building platform, an accessway, an on-site wastewater system and on-site water supply, and identifies indicative locations for each.

Access

Proposed Lot 2 will be accessed by extending the existing private accessway. A new branch is proposed from the dogleg bend immediately north of the existing dwelling, running east into Proposed Lot 2 via a stream crossing before turning south toward the indicative building platform.

The existing shared section of the accessway will rely upon existing access inlets as de facto passing bays, together with carriageway widening at the cornering locations identified in the engineering report to accommodate emergency service vehicle turning paths. Both existing vehicle crossings (CP-118 and CP-119) will be upgraded to NZTA Diagram C standard, sealed to the boundary and constructed with a 9m radius. Separately, and in respect of CP-118 only, vegetation along the site boundaries and within the legal road will be cut back, removed and maintained so as to achieve sightlines of 150m to the east of that crossing. NZTA imposes no sightline condition on CP-119.

Servicing

Potable water for a future dwelling on Proposed Lot 2 will be provided by on-site rainwater harvesting, with onsite storage recommended.

A separate firefighting supply of 45 m³ (FW2 classification under SNZ PAS 4509:2008) or approved equivalent will be provided within 90 m of the dwelling, positioned adjacent to the accessway so that the accessway functions as a hardstand. The final volume is to be confirmed with Fire and Emergency New Zealand at building consent stage.

Wastewater will be managed by an on-site system designed in accordance with AS/NZS 1547:2012. The engineering report has designed for a four-bedroom dwelling with a design occupancy of seven persons and a design flow of 1,015 L/day, requiring a secondary treatment system with a minimum 4,030L tank and a conventional bed disposal field of 101.5m² with an upslope cut-off drain, plus a 30% reserve area of 30.5m². All required separation distances from watercourses and boundaries can be achieved.

Stormwater will continue to discharge by non-concentrated overland sheet flow, with tank overflow directed to a level spreader on the downslope bank. The engineering report specifically recommends against on-site attenuation, on the basis that detention and controlled release would extend the duration of discharge into periods when the receiving stream has reduced capacity because of backwater effects from the Waitangi River, and would therefore be likely to increase rather than reduce downstream flood risk.

Power and telecommunications are available from Puketona Road but would require extension over a significant distance. No upgrading of the network is anticipated. In any event SUB-S6 does not apply in the Rural Production zone.

Earthworks

Earthworks are required to form the new accessway branch, the stream crossing and the building platform. The extent will be determined at detailed design. Consent is sought for those earthworks now, on the basis that their effects can be appropriately managed by conditions of consent.

Based on the assessment of environmental effects below, it is concluded that any potential adverse effects arising from the subdivision would be less than minor and can be appropriately managed through conditions of consent.

5. DISTRICT PLAN ASSESSMENT

This assessment is directed at the PDP [Appeals Version, 20 August 2026]. The weighting to be given to the provisions relied on, having regard to their appeal status, is addressed separately in section 6.

5.1 Subdivision – activity status

The proposal is a subdivision creating a new allotment, assessed under Rule SUB-R3, which provides for subdivision in the Rural Production zone as a Controlled Activity where CON-1, CON-2 and CON-3 are satisfied. Where CON-1 is not achieved the activity is Restricted Discretionary. Where CON-2 is not achieved the activity is Discretionary, but only where DIS-1 is met, that is, where the Controlled-activity minimum lot size is not achieved but the Discretionary minimum is. Where DIS-1 is not met, the activity is Non-Complying.

Table 1 – SUB-R3 activity status

SUB-R3	Requirement	Assessment
CON-1	Compliance with SUB-S2 (building platforms), SUB-S3 (water), SUB-S4 (stormwater), SUB-S5 (wastewater), SUB-S6 (telecommunications and power) and SUB-S7 (easements).	Each of these standards is met, as set out in Table 2. SUB-S6 does not apply in the Rural Production zone. Met
CON-2	Compliance with SUB-S1 (minimum allotment sizes) and SUB-S8 (esplanades).	SUB-S8 is met. SUB-S1 is not met: the Rural Production Controlled minimum is 40 ha and Proposed Lot 2 is 4.0 ha. Proposed Lot 1 (31.9342 ha) is also below the 40 ha Controlled minimum. Not met
CON-3	Subdivision around an existing residential unit in the Rural Production zone, where the unit was legally established on or before 24 June 2026, one rural lifestyle allotment between 2,000 m ² and 2 ha is created, and the balance allotment is a minimum of 40 ha.	Proposed Lot 2 is 4.0 ha, which exceeds the 2 ha upper limit, and the balance allotment is 31.9342 ha, which is below the 40 ha minimum. The proposal is also not a subdivision around the existing residential unit – the existing dwelling remains on the balance lot. Not relevant
DIS-1	Where CON-2 is not achieved, the activity is Discretionary where compliance with the SUB-S1 Controlled-activity minimum is not achieved but the Discretionary-activity minimum is achieved.	The Rural Production Discretionary minimum is 8 ha. Proposed Lot 2 is 4.0 ha and therefore does not achieve it. Proposed Lot 1 (31.9342 ha) exceeds the Discretionary minimum, but the shortfall on Proposed Lot 2 is sufficient for DIS-1 to fail. Not met
Outcome	SUB-R3	CON-1 is met. CON-2 is not met, CON-3 is not available and DIS-1 is not achieved. The subdivision is a Non-Complying Activity under SUB-R3. Non-Complying

For completeness, the alternative subdivision pathways in the Rural Production zone have been considered and are not available. SUB-R6 (environmental benefit subdivision) requires a balance lot greater than 40 ha and legal protection of significant indigenous vegetation, habitat or a natural inland wetland by covenant, supported by an ecologist's significance assessment and an ecological management plan, neither of which is proposed. SUB-R7 (management plan subdivision) requires the

portion of the site outside the management plan to be no less than 8 ha and is directed at multi-lot and often unique outcomes. It is not a fit for a single additional allotment.

5.2 Subdivision standards (SUB-S1 – SUB-S8)

Table 2 – Subdivision Standards (PDP)

Standard	Requirement	Assessment
SUB-S1	Minimum allotment sizes	Rural Production: 40 ha Controlled, 8 ha Discretionary. Proposed Lot 2 is 4.0 ha and Proposed Lot 1 is 31.9342 ha. Neither achieves the Controlled minimum and Proposed Lot 2 does not achieve the Discretionary minimum. Non-Complying
SUB-S2	Requirements for building platforms for each allotment	Proposed Lot 1 contains an established dwelling and platform. For Proposed Lot 2, the engineering report identifies an indicative building platform clear of the stream and its margin, on land assessed as stable and capable of supporting either a stiffened slab or specifically designed pile foundations. A 20m x 20m building platform can be accommodated in multiple locations. Complies
SUB-S3	Water supply	No reticulated supply is available. On-site rainwater harvesting of 25–50m ³ is recommended for potable supply, with a separate 45m ³ firefighting supply within 90m of the dwelling (Appendix C). This is the established servicing method in the locality. Complies
SUB-S4	Stormwater management	Stormwater is managed by non-concentrated overland flow to the stream at the foot of the slope, with tank overflow discharged via a level spreader. The engineering report addresses attenuation and recommends against it for the reasons set out in section 4. Complies

Standard	Requirement	Assessment
SUB-S5	Wastewater disposal	A secondary treatment system with a 4,030L tank and a 101.5m ² conventional bed disposal field plus 30.5m ² reserve area is designed for Proposed Lot 2, achieving all required separation distances. Proposed Lot 1 is served by the existing system and retains ample area. Complies
SUB-S6	Telecommunications and power supply	This standard applies in the Light Industrial, Heavy Industrial, Settlement and Horticulture Processing Facility zones. It does not apply in the Rural Production zone. Not applicable
SUB-S7	Easements for any purpose	A right of way and right to convey services (Area 'A') is shown on the Scheme Plan for the benefit of Proposed Lot 2. Complies
SUB-S8	Esplanades	SUB-S8 applies to subdivision creating one or more allotments less than 4 ha adjoining MHWS, the bank of a river whose bed has an average width of 3m or more, or a lake larger than 8ha. Neither lot is less than 4ha, and the watercourse on the site is a small stream with an average bed width well below 3m. The standard is not engaged on either limb. Complies

5.3 Subdivision rules (SUB-R)

Rules SUB-R8 to SUB-R23 apply in addition to SUB-R1 to SUB-R7. The relevant rules are assessed below; rules relating to overlays and features not present on the site are addressed briefly for completeness.

Table 3 – Subdivision Rules (PDP)

Rule	Subject	Assessment
SUB-R1	Boundary adjustments	No boundary adjustment is proposed. Not applicable
SUB-R2	Subdivision for public works, infrastructure, reserves or access	No such allotment is created. Not applicable

Rule	Subject	Assessment
SUB-R3	Subdivision creating a new allotment	CON-1 met; CON-2 not met; CON-3 not available; DIS-1 not achieved (Table 1). Non-Complying
SUB-R4	Subdivision creating a private accessway	A private accessway is created serving one allotment. The accessway requirements are assessed under the Transport chapter in section 5.5. Complies
SUB-R5	Subdivision around an approved residential development	No residential development has been constructed or consented on Proposed Lot 2. Not applicable
SUB-R6 / R7	Environmental benefit subdivision / management plan subdivision	Neither pathway is relied on, for the reasons in section 5.1. Not applicable
SUB-R8	Subdivision of a site containing land susceptible to land instability	The geotechnical investigation records no signs of instability on the slopes above or below the proposed development area and concludes the site is presently stable. The site is not mapped as susceptible to land instability. Not applicable
SUB-R9 / R10	National grid subdivision corridor / critical electricity line overlay	Neither the National Grid nor a critical electricity line overlay affects the site. Transpower assets in this part of the district are confined to south of Kaikohe. Not applicable
SUB-R11 / R12	Flood hazard zones / coastal hazard zones	The NRC Natural Hazards maps do not identify the site as being within a river flood zone, and the site is mapped within a tsunami safe zone. No coastal hazard zone applies. Not applicable
SUB-R13 – R15	Heritage area overlay / scheduled heritage resource / scheduled site or area of significance to Māori	None is identified on the site. Not applicable
SUB-R16 / R17	Land Drainage Area of Benefit / Mineral Extraction zone	The site is not within a mapped Land Drainage Area of Benefit and is not within the Mineral Extraction zone. Not applicable

Rule	Subject	Assessment
SUB-R18	Additional allotments within an ONL or ONF	The site is not within an Outstanding Natural Landscape or Feature. Not applicable
SUB-R19	Additional allotments within wetland, lake and river margins	The NRC Wetland Maps identify an indicative combined freshwater wetland and waterbody extent on the site, and the proposed accessway alignment passes within the margin of that feature. This rule is engaged. No building or structure and no indigenous vegetation clearance is proposed within the margin. Discretionary
SUB-R20 / R23	Additional allotments within the coastal environment / within an ONCA	The site is not within the Coastal Environment overlay or an Outstanding Natural Character Area. Not applicable
SUB-R21	Subdivision of land within 100 m of a Mineral Extraction zone	The Puketona Quarry is approximately 320 m to the west at its closest point. Complies
SUB-R22	Additional allotments containing highly productive land (Rural Production zone)	The site comprises LUC Class 4 and Class 6 land. Highly productive land under the NPS-HPL is LUC Class 1, 2 and 3. The rule is not engaged. Not applicable

5.4 Rural Production zone rules and standards

No land-use activity is proposed as part of this application. The zone rules and standards are assessed on the basis of the existing dwelling on Proposed Lot 1 and the vacant state of Proposed Lot 2.

Table 4 – Rural Production Zone Rules and Standards (PDP)

Rule / Standard	Subject	Assessment
RPROZ-R1 / R2	New buildings and structures / impermeable surface coverage	No building is proposed. The existing dwelling on Proposed Lot 1 is well within the impermeable surface coverage threshold on a 31.9342ha lot. Complies

Rule / Standard	Subject	Assessment
RPROZ-R3	Residential activity	No residential activity is proposed by this application. A future dwelling on Proposed Lot 2 will require its own assessment against RPROZ-R3 at the time it is proposed, and this application does not seek consent for it. This is addressed candidly in the effects assessment in section 6. Complies
RPROZ-R4 – R41	Visitor accommodation, home business, farming, forestry, rural produce, quarrying, papakāinga, intensive primary production, commercial, industrial and other listed activities	None of these activities is proposed. Farming and forestry activities on the site continue as permitted activities. Not applicable
RPROZ-S1 / S2	Maximum height / height in relation to boundary	No building is proposed. The existing dwelling on Proposed Lot 1 complies with the recession planes measured from the proposed boundaries. Complies
RPROZ-S3	Setback from site boundaries	The existing dwelling is setback well in excess of 10m from all proposed boundaries. Any future dwelling on Proposed Lot 2 must be set back at least 10m from all boundaries and 30m from the boundary of a site containing a commercial forest; the indicative building platform can achieve both. Complies
RPROZ-S4	Building or structure coverage	The existing dwelling is well within the coverage threshold. Complies
RPROZ-S5	Buildings used to house, milk or feed stock	No such building is proposed on either lot. Not applicable
RPROZ-S6	Sensitive activities setback from a Mineral Extraction zone (100m)	The Puketona Quarry is approximately 320m from the site at its closest point. Both the existing dwelling and the indicative building platform on Proposed Lot 2 are well beyond 100m. Complies

Rule / Standard	Subject	Assessment
RPROZ-S7 / S8	Sensitive activities setback from intensive primary production and stock buildings	No intensive indoor or outdoor primary production activity is established on an adjoining site under separate ownership. The neighbouring avocado orchard at 923 Puketona Road is not an intensive indoor or outdoor primary production activity as defined. Complies
RPROZ-S9 / S10	Setback from Heavy Industrial zone / Horticulture Precinct	Neither adjoins the site. Not applicable

5.5 Transport rules

Puketona Road at this location is State Highway 11. NZTA records the section as having a posted speed environment of 80 km/h, an annual average daily traffic volume of approximately 4,881 vehicles (4.20% heavy), and it is a Limited Access Road.

The site gains access from two existing formal vehicle crossings (CP-118 and CP-119) operating as a dual entrance/exit, and then along a private accessway which serves the subject site and the neighbouring property at 923 Puketona Road.

Following subdivision the accessway will serve three allotments in total.

Table 5 – Transport Rules and Standards (PDP)

Rule / Standard	Subject	Assessment
TRAN-R1 / S1	Parking	No new activity is proposed. Each lot can accommodate compliant on-site parking for a residential activity. Complies

Rule / Standard	Subject	Assessment
TRAN-R2	New or altered vehicle crossings, access and private accessways	PER-5 requires private accessways to comply with TRAN-Table 10. For 3–5 allotments in the Rural Production zone this requires a minimum legal width of 6.0m, a 4.0m surfacing width and 2 x 0.25m unsealed shoulders (4.5m total). The existing shared accessway was measured at 2.5m, 2.6m and 3.6m at three locations and does not comply. A dispensation is sought. PER-7 requires compliance with TRAN-S2 (vehicle crossings) and TRAN-S3 (passing bays). TRAN-S2 is not met on sight distance (see TRAN-R13 below). TRAN-S3 is also not met. No formal passing bays are proposed; the proposal relies on the existing driveway intersections and access inlets along the accessway, which function as passing areas. A dispensation is sought. Gradient is addressed under TRAN-Table 10, which permits 12.5% for the first 5 m from the road boundary and 22.2% for the remainder. The steepest sections of the proposed extension (17% and 18.7%) comply with the PDP standard. The engineering report separately recommends regrading to 12.5% or less to satisfy FNDC Engineering Standard 3.2.28.3 and emergency service access, which the applicant accepts. Restricted Discretionary
TRAN-R3	Pedestrian access where vehicle access is not provided	Vehicle access is provided to each lot. Not applicable
TRAN-R4 / R5	Railway level crossings	There is no railway in the vicinity. Not applicable

Rule / Standard	Subject	Assessment
TRAN-R6 / R7	Maintenance and upgrading of transport infrastructure within the road corridor	The upgrade of both CP-118 and CP-119 is within the State Highway corridor and requires NZTA approval, which has been obtained. A Corridor Access Request will be lodged with NZTA before any works on the state highway. Complies
TRAN-R9	Trip generation	PER-2 requires that the subdivision not create lots enabling development greater than the TRAN-Table 12 thresholds. One additional rural allotment capable of supporting one dwelling generates well below the 200 trips per day / 40 trips per hour threshold. Complies
TRAN-R12	New roads	No new public road is proposed. The access is a private accessway. Not applicable

Rule / Standard	Subject	Assessment
TRAN-R13 / S2	New or altered vehicle crossings accessed from a State Highway or Limited Access Road	This rule is engaged. TRAN-R13 is a Restricted Discretionary Activity in all zones. Both CP-118 and CP-119 are to be upgraded to NZTA Diagram C standard (sealed to the boundary, 9 m radius), and 'altered' expressly includes widening and redesigning a crossing. Each crossing is therefore an altered crossing for the purposes of TRAN-R13. RDIS-1 requires compliance with TRAN-S2. TRAN-Table 9 requires a minimum sight distance of 220m for a crossing onto a State Highway with an 80 km/h posted speed. Approximately 220m is available to the west. To the east, the alignment of the highway limits sight distance to approximately 135m at present. NZTA has required, as a condition of its approval, that vegetation along the site boundaries and within the legal road be cut back, removed and maintained so as to achieve sightlines of 150m to the east of CP-118. That condition attaches to CP-118 only; NZTA has not required any sightline improvement at CP-119. The shortfall against TRAN-Table 9 is therefore acknowledged and is not resolved by the NZTA condition. Where RDIS-1 is not achieved the activity remains Restricted Discretionary, with discretion restricted to the matters listed in TRAN-S2. The effect is assessed in section 6. Restricted Discretionary

Note: the engineering report applies a 145m minimum sight distance derived from FNDC Engineering Standard 2023. That figure corresponds to a primary or secondary collector at 80 km/h. As the frontage road is a State Highway, the correct PDP figure under TRAN-Table 9 is 220m. This assessment proceeds on the 220m figure.

5.6 Earthworks

Table 6 – Earthworks (PDP)

Rule / Standard	Subject	Assessment
EW-R1	Earthworks	Permitted where EW-S1 to EW-S9 are met. EW-S1 is not expected to be met on area (see below), so consent is required. Restricted Discretionary
EW-S1	Maximum earthworks thresholds	In the Rural Production zone the thresholds are 5,000m³ of volume and 2,500m² of area within a single calendar year. The volume threshold is generous and is not expected to be exceeded by the formation of a single accessway branch and building platform. The 2,500m² area threshold is the binding constraint as the proposed accessway extension, stream crossing and building platform are together likely to disturb more than 2,500m² in a single calendar year. The standard does not apply to earthworks for septic tanks and drainage fields, or to the maintenance of existing tracks and accessways. The final area will be confirmed at detailed design. Consent is sought on a precautionary basis. Restricted Discretionary
EW-S2	Maximum depth	Cut and fill for an accessway and building platform on this landform will not exceed the permitted depths. Batters will be formed at a maximum grade of 1V:2H or retained, as recommended in Appendix C. Complies

Rule / Standard	Subject	Assessment
EW-S3 – EW-S9	Accidental discovery, site reinstatement, erosion and sediment control, setbacks, land stability, filling material, flood and coastal hazards	Each of these standards will be complied with. An accidental discovery protocol will apply, erosion and sediment controls will be installed before works begin, and all earthworks will be undertaken and tested in accordance with NZS 4431:2022 under the supervision of a Chartered Professional Engineer, as recommended in Appendix C . These are matters capable of being secured by conditions of consent. Complies

5.7 Natural character and freshwater

The NRC Wetland Maps identify an indicative combined freshwater wetland and waterbody extent on the site. The proposed accessway alignment and stream crossing fall within, or close to, the margin of that feature.

Table 7 – Natural Character (PDP)

Rule / Standard	Subject	Assessment
NATC-R1	New buildings or structures within wetland, lake and river margins	A river crossing (including a ford, bridge or culvert) and works related to its construction are expressly provided for as permitted activities under NATC-R1 PER-1. No other building or structure is proposed within the margin. Complies

Rule / Standard	Subject	Assessment
NATC-R2 / S2	Earthworks or indigenous vegetation clearance within wetland, lake and river margins	NATC-S2 limits earthworks within a margin to 50m² in any calendar year and a cut height or fill depth of 1 m. Formation of the accessway and crossing is likely to exceed the 50m² area limit, so PER-2 is not met. No indigenous vegetation clearance is proposed within the margin, so the 400m² clearance limit is not engaged. Where PER-1 and PER-2 are not met the activity is Restricted Discretionary, with discretion restricted to effects on the characteristics and quality of natural character, the matters in NATC-P6, and the positive effects of the activity. NATC-R2 does not apply to earthworks regulated by the NES-F. To the extent the works are regulated under the NES-F, that regime applies instead. Restricted Discretionary

Regional consents

Rule C.8.3.1 (Table 15) of the Northland Regional Plan limits earthworks within 10m of a natural wetland to 200m² of exposed earth at any time and 50m³ of earth moved or placed within any 12 month period. Consent may also be required under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 for earthworks and vegetation clearance within a natural wetland or its 10m setback, and for any culvert or bridge over the stream.

Whether those rules are engaged depends on whether the indicative mapping reflects an actual natural wetland on the ground, and on the final accessway alignment. The applicant accepts a condition requiring that, prior to any earthworks within the margin, evidence be provided to Council that any necessary regional consent or NES-F authorisation has been obtained or that none is required. It is open to the applicant at detailed design to shift the alignment further from the feature, and the applicant will do so where practicable.

5.8 Other district-wide matters

Table 8 – Other District-Wide Matters (PDP)

Chapter	Subject	Assessment
IB	Ecosystems and indigenous biodiversity	No indigenous vegetation clearance is proposed. The site is within a High Density Kiwi Area and the existing consent notice restricting kiwi predators will be carried over to both new titles. Complies
NH	Natural hazards	The site is not within a mapped river flood, coastal flood, coastal erosion or land instability area, and is within a mapped tsunami safe zone. Section 106 RMA is addressed in section 6. Complies
HH / HA / SASM / NT	Historic heritage / heritage areas / significance to Māori / notable trees	None is identified on or adjacent to the site. An accidental discovery protocol will apply to all earthworks. Complies
NFL / CE / NATC	Natural features and landscapes / coastal environment / natural character	The site is not within an ONL, ONF or the Coastal Environment overlay. Natural character of the stream and wetland margin is addressed in section 5.7. Complies
PA	Public access	No esplanade is required (SUB-S8). The subdivision does not alienate, obstruct or otherwise reduce any existing lawful public access to or along the margins of any waterbody. Complies
ASW	Activities on the surface of water	No activity on the surface of water is proposed. Not applicable
NOISE / LIGHT / SIGN / TEMP / GMO / HS	Noise / light / signs / temporary activities / GMO / hazardous substances	No land-use activity is proposed. Construction noise associated with the accessway works will comply with NZS 6803:1999 and is temporary. Complies

Chapter	Subject	Assessment
INF	Infrastructure	No network utility is proposed beyond the extension of existing power and telecommunications connections, which will be undertaken by the relevant network utility operators under their own authorisations. Complies

5.9 Highly productive land

The soils on the site are LUC Class 4 and Class 6. Highly productive land for the purposes of the National Policy Statement for Highly Productive Land 2022 is land mapped as LUC Class 1, 2 or 3. The site does not contain highly productive land, and SUB-R22 is not engaged.

The subdivision accordingly does not fragment, sterilise or reduce the availability of the district's highly productive land resource. The relevance of the PDP's anti-fragmentation policies to land that is not highly productive land is addressed in section 6.

5.10 Overall activity status

Consent is required under the following rules:

- SUB-R3 – subdivision creating a new allotment: Non-Complying;
- SUB-R19 – additional allotment within wetland, lake and river margins: Discretionary;
- TRAN-R2 – private accessway not complying with TRAN-Table 10 and TRAN-S2: Restricted Discretionary;
- TRAN-R13 – altered vehicle crossings from a Limited Access Road not complying with TRAN-S2: Restricted Discretionary;
- EW-R1 – earthworks exceeding EW-S1: Restricted Discretionary; and
- NATC-R2 – earthworks within a wetland, lake and river margin exceeding NATC-S2: Restricted Discretionary.

Applying the bundling approach in the General Approach chapter, the application is made and is to be determined as a Non-Complying Activity overall.

6. STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for Non-Complying activities. The consent authority may grant or refuse the application, and may impose conditions under section 108.

Before granting consent to a Non-Complying activity the consent authority must also be satisfied that one of the limbs of the gateway test in section 104D is passed. That assessment is set out in section 7.

Section 104 requires that, subject to Part 2, the consent authority have regard to any actual and potential effects on the environment, the relevant provisions of national and regional instruments and of the relevant plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary. Those matters are addressed below.

Section 104(1)(a) – Assessment of effects on the environment

The permitted baseline and the receiving environment

The existing environment comprises a 35.9342ha rural landholding with an established dwelling, pasture, regenerating bush and plantation forest, accessed by a private accessway shared with one neighbouring property. The surrounding environment is extensively fragmented into rural lifestyle and small rural lot holdings, many below the 8 ha Discretionary threshold.

The parent title could lawfully accommodate farming and forestry activities as permitted activities, and could be harvested and replanted under the NES-CF, without any consent from Council. That is the relevant comparator against which the effects of creating one further title should be judged.

Allotment size and rural fragmentation

The matter that drives the Non-Complying status is the size of Proposed Lot 2. At 4.0ha it is half the 8ha Discretionary minimum.

The effect of that shortfall must nonetheless be assessed against the actual receiving environment. The proposal creates one additional title in a locality where the prevailing pattern is already small rural lot and lifestyle in nature.

A 4.0ha allotment is not a lifestyle block in the sense contemplated by the Rural Lifestyle zone as it is twice the 2ha Controlled minimum for that zone and it retains sufficient area to support small-scale grazing, horticulture or woodlot activities on LUC Class 4 and 6 land.

The balance allotment of 31.9342ha remains a substantial rural holding, well above the 8ha Discretionary minimum, and retains the plantation forest and the majority of the productive area. The subdivision does not sever the productive unit or leave a remainder incapable of continued farming or forestry use.

The cumulative effect of one further title on the availability and productive capacity of rural land in this locality is small, and the land is not highly productive land. The adverse effect of the allotment size shortfall is assessed as less than minor.

Rural character and visual amenity

No building is proposed by this application, so there is no immediate change to the visual environment beyond the formation of the accessway. The relevant question is the character effect of enabling a future dwelling on Proposed Lot 2.

The indicative building platform sits below the existing dwelling, on a slope enclosed by bush to the south and east and by plantation forest below. It is not visible from Puketona Road. There is already an established pattern of dwellings and farm buildings to the north of Proposed Lot 2, most of which are similarly screened from the highway. A future dwelling in this location would read as part of that established pattern rather than as a new element in an open rural landscape.

Any residual effect on rural character and amenity is localised and less than minor.

Access, traffic and road safety

Two matters arise in this respect, the width and standard of the shared private accessway, and the sight distance available at the vehicle crossings onto State Highway 11.

On accessway width, the existing carriageway (2.5–3.6m at the measured locations) falls short of the 4.0m surfacing width and 6.0m legal width required by TRAN-Table 10 for three allotments. A dispensation is sought. The accessway has been consented by FNDC and has operated successfully in serving two properties. The proposal adds one allotment, and the associated increase in traffic is of the order of a handful of vehicle movements per day. Multiple existing driveway intersections function as passing opportunities, the alignment is predominantly straight with good visibility, and traffic volumes are low. The narrowest section, at 3.6m, is on a straight alignment with the full 4.0m width available immediately before and after it, and the largest emergency service vehicle is 2.5m wide.

On sight distance, the position is more finely balanced and is stated plainly. TRAN-Table 9 requires 220m for a crossing onto a State Highway with an 80 km/h posted speed. Approximately 220m is available to the west, which complies. To the east, the horizontal alignment of the highway limits the available sight distance to approximately 135m, and NZTA's condition requiring vegetation to be cut back and maintained will improve that to 150m. A shortfall against TRAN-Table 9 therefore remains.

Three matters bear on the weight to be given to that shortfall. First, the crossings are existing and lawfully established, and are already used by two dwellings and an avocado orchard; the subdivision adds a third residential unit to a crossing arrangement that already operates. Second, the road controlling authority (NZTA), and the agency with statutory responsibility for the safety and efficiency of the state highway network, has assessed the proposal and concluded that it will not adversely affect the function and safety of that network. It has given written approval under s95E RMA and approval under s93 of the Government Roadways Act 1989, subject to three conditions which the applicant has agreed and which improve the existing situation by upgrading both crossings to Diagram C standard and increasing sightlines to the east of CP-118 by approximately 15m. Third, the applicant will install concealed-exit signage to warn approaching road users, as recommended in the engineering report.

The proposal therefore leaves the crossings materially safer than they are today, while adding a single dwelling's worth of traffic. On that basis the adverse effect on the safety and efficiency of the transport network is assessed as less than minor. Council may nonetheless wish to satisfy itself on this point, and the applicant does not resist a condition requiring the sightline improvement and signage to be completed prior to s224(c) certification.

Geotechnical suitability and natural hazards

The Cook Costello investigation confirms the site is presently stable, with no signs of instability on the slopes above or below the proposed development area, and that the subsoils have adequate strength for the proposed development. The shallow soils are highly expansive (Class H), which means the site falls outside the definition of 'good ground' in NZS 3604:2011 and specific foundation design will be required. That is a routine building consent matter and does not bear on the suitability of the land for subdivision. Either a stiffened slab designed for a characteristic surface movement of 78mm, or specifically designed piles embedded below the zone of seasonal moisture change, is suitable.

The site is not subject to river flood, coastal or tsunami hazard, is not mapped as having acid sulphate soil risk, and the soils are non-susceptible to liquefaction. The land is not likely to be subject to material damage by erosion, subsidence, slippage or inundation, and section 106 RMA is satisfied.

Wastewater

The site soils behave as Category 5 light clays with an indicative permeability of 0.06–0.12m/day. A secondary treatment system has been designed for a four-bedroom dwelling with a design occupancy of seven persons, requiring a 4,030L tank and a 101.5m² conventional bed disposal field with a 30% reserve area and an upslope cut-off drain. The required separation distances, 15m from watercourses and surface water for secondary treated effluent, 3 m from buildings and 1.5m from boundaries, can all be achieved within Proposed Lot 2, as shown in Appendix 3 to the engineering report. There are no known groundwater bores in the surrounding area.

A consent notice requiring wastewater treatment and disposal on Proposed Lot 2 to be designed in general accordance with the engineering report, and requiring a TP58 report at building consent stage in accordance with the existing consent notice, will secure this outcome. Effects are less than minor.

Stormwater

Stormwater will continue to be discharged by non-concentrated overland sheet flow to the stream at the foot of the slope, and thence north to the Waitangi River. The engineering report has considered attenuation and recommends against it: the receiving stream enters the Waitangi River in the lower reaches of the catchment, where elevated river levels during significant rainfall create backwater effects, and on-site detention would extend the duration of discharge into periods when the receiving stream has reduced capacity, potentially increasing downstream flood risk.

Rainwater harvesting for potable and firefighting supply will itself retain a meaningful proportion of roof runoff. The increase in impervious area associated with one dwelling and its accessway on a 4.0ha lot is small. Effects on the downstream catchment are less than minor.

Effects of earthworks and works near the wetland margin

Earthworks are limited to those necessary to form the accessway branch, the stream crossing and a building platform. The effects of concern are temporary sediment generation during construction, and the ongoing management of stormwater from the formed surface.

It is not unusual for a rural access track to run near a watercourse or wetland margin, and a crossing is expressly anticipated as a permitted activity under NATC-R1. No indigenous vegetation clearance is proposed within the margin, no building or structure other than the crossing is proposed within it, and the margins are already fenced to exclude stock. The applicant will refine the alignment at detailed design to maximise separation from the mapped feature where practicable.

Temporary construction effects are managed by an Erosion and Sediment Control Plan and a Construction Management Plan certified before works begin, by undertaking works outside prolonged wet periods where practicable, and by prompt stabilisation on completion. Ongoing effects are managed by cut-off drains and cross-fall discharging to vegetated ground rather than directly to the watercourse. Subject to those conditions, effects on the natural character and water quality of the stream and wetland margin are less than minor.

Ecology and the High Density Kiwi Area

The site is within a High Density Kiwi Area. The existing consent notice restricting the keeping of carnivorous and omnivorous animals, and recommending kiwi relocation before plantation harvest, will be carried over to both new titles. Applying that restriction to a new title where none presently exists is a positive ecological outcome. No indigenous vegetation clearance is proposed. Effects on indigenous biodiversity are less than minor.

Heritage, cultural values and landscape

The site is not within any heritage overlay, contains no scheduled heritage resource and no scheduled site or area of significance to Māori, and is not within an ONL, ONF or the Coastal Environment. No landscape assessment is considered necessary. An accidental discovery protocol will apply to all earthworks. No adverse effects on these values arise.

Reverse sensitivity and land use compatibility

The neighbouring property at 923 Puketona Road operates an avocado orchard. Proposed Lot 2 is located away from that boundary, at a distance and with intervening topography and vegetation such that no reverse sensitivity constraint on the orchard arises. The Puketona Quarry is approximately 320m to the west, well beyond the 100m setback in RPROZ-S6, and the intervening land already contains dwellings closer to the quarry than the indicative building platform. The 4.0ha lot size provides generous internal separation. Reverse sensitivity effects are less than minor.

Positive effects

The subdivision creates one additional rural allotment capable of accommodating a dwelling, contributing modestly to housing supply in the Bay of Islands area, with associated construction economic activity. It carries the kiwi predator restriction onto a new title. It upgrades both existing state highway crossings to current NZTA standard and improves sightlines to the east of CP-118, and it upgrades the private accessway with corner widening for emergency service access, benefits which accrue to the neighbouring property as well as to the applicant.

Overall conclusion on effects

Taking the above together, the actual and potential adverse effects of the proposal on the environment will be less than minor.

Section 104(1)(ab) – Measures to achieve positive effects

The measures offered to offset or reduce adverse effects are:

- the carry-over of the kiwi predator consent notice to both new titles.
- the upgrade of both CP-118 and CP-119 to NZTA Diagram C standard, together with the sightline improvement at CP-118 and concealed-exit signage.
- Corner widening on the shared accessway; and
- Erosion, sediment and construction management measures during formation of the accessway, stream crossing and building platform.

Section 104(1)(b)(i)–(v) – National and regional instruments

National Policy Statement for Highly Productive Land

The site comprises LUC Class 4 and Class 6 land and is not highly productive land as defined. The NPS-HPL does not apply to this application.

National Environmental Standards for Freshwater

Subdivision of land is not of itself an activity regulated by the NES-F. However, the earthworks and any culvert or bridge associated with the accessway and stream crossing may be regulated by the NES-F if

the indicative mapping reflects a natural wetland on the ground. This is addressed in section 5.7, and the applicant accepts a condition requiring confirmation of the position before works within the margin commence.

National Environmental Standard for Assessing and Managing Contaminants in Soil

A review of Council records and the site history discloses no evidence of a HAIL activity having been undertaken on the site. The NES-CS is not engaged.

New Zealand Coastal Policy Statement

The site is not within the coastal environment and the NZCPS is not relevant. For completeness, the statement in the conclusions of the engineering report that the lot is in a coastal environment is not accepted; it is inconsistent with the body of that report and with the PDP mapping.

Regional Policy Statement for Northland

The relevant RPS provisions are addressed below.

Table 9 – Regional Policy Statement for Northland

Provision	Assessment
Region-wide water quality	Water quality is managed during construction by erosion and sediment controls, and thereafter by cut-off drains, level spreaders and the 15m separation of the effluent field from surface water. No reduction in water quality in the receiving stream or the Waitangi River arises.
Enabling economic wellbeing	The proposal enables the applicants to realise value from their landholding and supports local construction activity, without compromising the productive capacity of the balance lot.
Economic activities – reverse sensitivity and sterilisation	The additional allotment is 4.0ha and is located away from the neighbouring orchard and well beyond the quarry setback. No primary production activity is constrained or sterilised.
Regionally significant infrastructure	State Highway 11 is regionally significant infrastructure. NZTA has assessed the proposal and provided written approval, subject to conditions which upgrade both crossings and improve sightlines.
Efficient and effective infrastructure	The proposal relies entirely on on-site infrastructure and places no demand on reticulated networks or Council-programmed development infrastructure.
Regional form	One additional title in an already fragmented locality does not represent a material change in regional form or settlement pattern.
Natural hazard risk	The site is not subject to mapped flood, coastal or instability hazards. Expansive soils are managed by specific foundation design at building consent stage.

Provision	Assessment
Tangata whenua role in decision making	No scheduled site or area of significance to Māori is affected. Council may seek input from tangata whenua through the consent process, and the applicant will engage constructively with any such input.
Natural character, ONF, ONL and historic heritage	None of these is present on the site, other than the natural character of the stream and wetland margin addressed in section 5.7.

Section 104(1)(b)(vi) – Objectives and policies of the PDP

The relevant objectives and policies of the Subdivision, Rural Production, Transport, Earthworks and Natural Character chapters are assessed below. Because this is a Non-Complying activity, particular attention is given to those provisions which are directed against subdivision of this kind.

Table 10 – Subdivision Objectives and Policies (PDP)

Ref	Objective / Policy	Assessment
SUB-O1	Subdivision results in the efficient use of land, achieving zone objectives, contributing to local character, avoiding reverse sensitivity and adverse land use patterns, not increasing natural hazard risk, and managing adverse effects.	The subdivision makes efficient use of land that is already fragmented in its surrounds, creating one additional allotment large enough to sustain small-scale rural activity while retaining a 31.9342 ha productive balance. Reverse sensitivity is avoided, hazard risk is not increased, and effects are capable of being managed by conditions of consent. The tension with this objective lies in limb (a): the proposal does not achieve the minimum allotment size the zone sets. That is acknowledged. Consistent overall
SUB-O2	Subdivision recognises and provides for the protection, restoration or enhancement of identified natural, cultural and heritage values, including wetland, lake and river margins and significant habitats of indigenous fauna.	The stream and indicative wetland margin are protected: no building or vegetation clearance is proposed within the margin, the crossing is a permitted form of structure, and the effluent field maintains a 15m separation from surface water. The kiwi predator restriction is carried onto a new title, which enhances protection of a significant habitat of indigenous fauna. Consistent

Ref	Objective / Policy	Assessment
SUB-O3	Infrastructure is planned to service the subdivision, whether by existing connection or by planned provision.	Both lots are fully serviceable on site. Water is by rainwater harvesting (25–50m ³ potable and 45m ³ firefighting), wastewater by a designed secondary treatment system, and stormwater by overland flow and level spreaders. Power and telecommunications are available for extension. Consistent
SUB-O4	Subdivision is accessible, connected and integrated, providing safe transport connections and esplanades where required.	Safe access is provided and improved. Both state highway crossings are upgraded to Diagram C standard, sightlines to the east of CP-118 are increased, concealed-exit signage is to be installed, and the shared accessway receives corner widening for emergency service vehicles. No esplanade is required under SUB-S8. Consistent
SUB-O5	Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry.	The site is LUC Class 4 and 6 and is not highly productive land. This objective is directed at a resource the site does not contain. In any event the balance lot of 31.9342ha retains the plantation forest and the bulk of the grazing area, and remains capable of farming and forestry use. Consistent
SUB-O6	Subdivision occurs in a sequenced and coherent manner at a rate supported by additional infrastructure.	No demand is placed on Council infrastructure. The site provides its own access, water, wastewater and stormwater management. Consistent
SUB-P1 / P2	N/A	N/A

Ref	Objective / Policy	Assessment
SUB-P3	Provide for subdivision where allotments are consistent with the planned environment of the zone, comply with minimum allotment sizes, have adequate size and shape to contain a building platform, and have legal and physical access.	Limbs (c) and (d) are met: both lots contain a building platform of adequate size and shape, and both have legal and physical access. Limb (b) is not met – Proposed Lot 2 does not comply with the minimum allotment size. That is the reason the application is Non-Complying and is not glossed over. On limb (a), the planned environment of the zone anticipates larger holdings, but the actual environment of this locality is one of small rural lots. A 4.0ha allotment sits comfortably within that established pattern. Partly inconsistent
SUB-P4	N/A	N/A
SUB-P5	Require infrastructure to be provided in an integrated and comprehensive manner, appropriately serviced and in accordance with the planned environment of the zone.	Servicing is on site and matched to the rural environment, as verified by the engineering assessment in Appendix C. Consistent
SUB-P6	Require the vesting of esplanade reserves or strips when subdividing to specific allotment sizes land adjoining the coast or other qualifying waterbodies.	SUB-S8 applies to allotments less than 4 ha adjoining a qualifying waterbody. Neither lot is less than 4 ha and the stream is well below the 3m average bed width threshold. No vesting is required, and no existing public access is affected. Consistent

Ref	Objective / Policy	Assessment
SUB-P7	Avoid rural lifestyle subdivision in the Rural Production zone unless it protects significant indigenous vegetation, habitat or natural inland wetlands in perpetuity, provides a management plan achieving superior environmental outcomes, or is around an existing residential unit.	This is the policy most directly opposed to the application and it is addressed squarely. The proposal does not fall within any of the three exceptions in (a), (b) or (c). It does not offer perpetual legal protection of significant vegetation or a wetland, it is not a management plan subdivision, and it is not a subdivision around the existing residential unit – the dwelling remains on the balance lot. The applicant's position is that the policy is directed at rural lifestyle subdivision, and that a 4.0 ha allotment on LUC Class 4 and 6 land – twice the Controlled minimum for the Rural Lifestyle zone – is at the upper end of, or beyond, what is ordinarily understood as rural lifestyle. That is a matter of judgement on which Council may take a different view. If the proposal is characterised as rural lifestyle subdivision, it is inconsistent with SUB-P7. Inconsistent, or at best neutral
SUB-P8	Avoid subdivision that results in cumulative loss of highly productive land, cannot demonstrate retention of productive capacity, fragments land into parcels no longer able to support farming or forestry, or results in rural lifestyle subdivision unless provided for in SUB-P7.	Limbs (b)(i) and (ii) are not engaged: the land is not highly productive land. On limb (b)(iii), neither resulting parcel is incapable of supporting farming or forestry. The 31.9342ha balance retains the plantation forest and the bulk of the grazing land. The 4.0ha lot can sustain small-scale grazing or a woodlot on Class 4 and 6 soils. Limb (b)(iv) turns on SUB-P7 and is addressed above. Partly inconsistent
SUB-P9 / P10	N/A	N/A

Ref	Objective / Policy	Assessment
SUB-P11	Consider reverse sensitivity, consistency with the scale, density, design and character of the environment and purpose of the zone, building location and scale, infrastructure capacity, natural hazards, effects on identified values, and tangata whenua associations.	Reverse sensitivity is avoided; the on-site infrastructure capacity is verified; natural hazards are absent or managed; no identified heritage, cultural or landscape value is affected. On scale and density, the proposal is consistent with the character of the surrounding environment but is denser than the purpose of the zone contemplates. Both propositions are true and the weighing of them is a matter for Council. Largely consistent

Table 11 – Rural Production Zone Objectives and Policies (PDP)

Ref	Objective / Policy	Assessment
RPROZ-O1	The zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	Both resulting allotments remain available for primary production. The 31.9342ha balance retains the plantation forest and the majority of the pasture; the 4.0ha lot can support small-scale grazing or a woodlot. No land is taken out of production by the subdivision itself. Consistent
RPROZ-O2	The zone is used for primary production, ancillary activities, lawfully established activities and other compatible activities with a functional need to be rural.	The subdivision does not introduce any activity. Farming and forestry continue as permitted activities on both lots. Consistent
RPROZ-O3	Land use and subdivision protects highly productive land from sterilisation, protects primary production from reverse sensitivity, does not compromise primary production, does not exacerbate natural hazards, and is able to be serviced by on-site infrastructure.	No highly productive land is present. Reverse sensitivity effects on the neighbouring orchard and the quarry are avoided by distance and topography. Natural hazards are not exacerbated. Both lots are demonstrably serviceable by on-site infrastructure. Consistent

Ref	Objective / Policy	Assessment
RPROZ-O4	The rural character and amenity values associated with a rural working environment are maintained.	No building is proposed. A future dwelling on Proposed Lot 2 would be screened from the highway and would sit within an established pattern of dwellings to the north. The working rural character of the balance lot, including the plantation forest, is unchanged. Consistent
RPROZ-P1 – P3	N/A	N/A
RPROZ-P4	Land use and subdivision maintains or enhances rural character and amenity, including a predominance of primary production, low density development, and acceptance of typical rural effects.	Density remains low: two allotments across 35.9342ha, with one existing and one potential dwelling. Typical rural effects from the neighbouring orchard and from farming and forestry on the balance lot are anticipated and accepted. Consistent
RPROZ-P5	Avoid land use that is incompatible with the zone, lacks a functional need to be rural, results in loss of highly productive land, exacerbates natural hazards, or cannot provide appropriate on-site infrastructure.	No land use is proposed by this application. On the fifth limb, appropriate on-site infrastructure is demonstrably available. No highly productive land is lost and no hazard is exacerbated. Consistent

Ref	Objective / Policy	Assessment
RPROZ-P6	Avoid subdivision that results in cumulative loss of highly productive land, cannot demonstrate retention of productive capacity, fragments land into parcels no longer able to support farming or forestry, or provides for rural lifestyle living unless there is an environmental benefit or it is around an existing residential unit.	This policy mirrors SUB-P8 and is the second provision most directly opposed to the application. Limbs (a) and (b) are not engaged – the land is not highly productive land, and the productive capacity of both parcels is retained. Limb (c) is met: neither parcel is too small to support farming or forestry. Limb (d) is the difficulty. If the 4.0ha lot is characterised as rural lifestyle living, the proposal does not offer a formal environmental benefit subdivision and is not around the existing residential unit. The applicant's position, as under SUB-P7, is that a 4.0ha allotment retaining productive capability is not rural lifestyle living, and that the carry-over of the kiwi predator covenant to a new title is a real, if modest, environmental benefit. Partly inconsistent
RPROZ-P7	Consider production potential, soil, scale and character, compatibility with rural activities, reverse sensitivity, capacity for infrastructure, roading infrastructure, historic heritage, indigenous biodiversity and cultural associations.	All of these matters have been addressed with the assessment of effects earlier in the report, where it has been concluded that the effects will be less than minor. Consistent

Table 12 – Transport, Earthworks and Natural Character Objectives and Policies (PDP)

Ref	Objective / Policy	Assessment
TRAN-O1	The transport network, including State Highways, is recognised and managed as regionally significant infrastructure.	NZTA, as the road controlling authority, has assessed the proposal and concluded it will not adversely affect the function and safety of the state highway network, and has provided written approval. Consistent
TRAN-O2	N/A	N/A

Ref	Objective / Policy	Assessment
TRAN-O3 / O4	Access provisions support the needs of land use and subdivision and ensure safe and efficient operation; the network provides for safe and efficient movement.	Access is improved rather than merely maintained: both crossings are upgraded to Diagram C standard, sightlines to the east of CP-118 are increased by approximately 15 m, concealed-exit signage is to be installed, and corner widening is provided on the shared accessway for emergency service vehicles. The residual shortfall against TRAN-Table 9 to the east is acknowledged in section 6. Consistent
TRAN-O5	N/A	N/A
TRAN-P1 / P2 / P4 / P5 / P6	N/A	N/A
TRAN-P3 / P7	Manage access and consider the type and level of traffic, safety improvements, sight distances, cumulative effects, and impacts on any State Highway or Limited Access Road.	The traffic increase is one dwelling. Safety improvements to both crossings are proposed. Sight distance is addressed candidly, and the impact on the Limited Access Road has been assessed by NZTA, which has approved the proposal subject to conditions. Consistent
EW-O1 – O3	Earthworks are enabled where required to facilitate efficient subdivision and development, are appropriately designed and located to protect values and amenity, and do not compromise land stability or public safety.	Earthworks are confined to what is necessary to form the accessway, crossing and building platform. They will be undertaken and tested in accordance with NZS 4431:2022 under the supervision of a Chartered Professional Engineer, with batters at a maximum 1V:2H or retained. Consistent
EW-P1 / P2 / P5 / P6		

Ref	Objective / Policy	Assessment
EW-P3 / P4 / P7 / P8	Locate and design earthworks to manage effects, control sediment and dust, protect drainage patterns, avoid scarring, and assess subdivision earthworks in a coordinated manner at the time of subdivision.	Earthworks have been considered at the subdivision stage rather than deferred. An Erosion and Sediment Control Plan and Construction Management Plan will be certified before works begin, exposed faces will be stabilised promptly, and natural drainage will be maintained by cut-off drains and cross-fall to vegetated ground. Consistent
NATC-O1 / P1	The natural character of wetland, lake and river margins is preserved and protected from inappropriate land use and subdivision; avoid significant adverse effects and avoid, remedy or mitigate other adverse effects.	No building or structure other than a crossing, and no indigenous vegetation clearance, is proposed within the margin. The building platform is well set back. Temporary construction effects are remedied and mitigated through detailed design and conditions of consent. No significant adverse effect arises. Consistent
NATC-P2 / P4 / P5	N/A	N/A
NATC-P3 / P6	Provide for earthworks within margins where the minimum necessary; consider the presence of structures, temporary or permanent nature of effects, alternatives, ability of the environment to absorb change, and positive contributions.	The earthworks within the margin are the minimum necessary to provide legal and physical access to the new allotment, an operational need which cannot be met without crossing the watercourse. Effects are temporary and localised, the margins are already fenced against stock, and the alignment will be refined at detailed design to maximise separation. Consistent

Overall, the proposal is consistent with the great majority of the relevant objectives and policies. The points of tension are confined to the minimum allotment size limb of SUB-P3, and to the rural lifestyle limbs of SUB-P7, SUB-P8 and RPROZ-P6. Those are addressed directly in the gateway assessment in section 7.

Section 104(1)(b) – Weighting of the relevant planning instruments

The chapters relied on are the current Appeals Version (20 August 2026) chapters of the Proposed Far North District Plan. Two categories of appeal status must be distinguished.

First, each chapter lists certain ‘new provisions sought by appeal’, additional provisions not included in the Decisions released on 13 May 2023, which the PDP expressly records as having no legal effect.

Second, a number of the decisions-version provisions themselves remain subject to appeal. In the ePlan these are shown with an orange border.

Provisions in the first category attract little or no weight. Provisions in the second category are the operative expression of the Council's decision but, being under appeal, attract reduced weight relative to a settled provision. Provisions that are neither the confirmed decisions-version provisions not under appeal attract full weight and are effectively operative.

Table 13 – Appeal status of the relevant provisions, by chapter

Chapter	Relevant provisions and their appeal status	Weighting
Subdivision	Full weight (not under appeal): Rule SUB-R3 and its CON-1 to CON-3 and DIS-1 tests; standards SUB-S2 to SUB-S8; objectives SUB-O1, O3, O4; policies SUB-P3, P5, P6. Under appeal (orange border): standard SUB-S1 (minimum allotment sizes); objectives SUB-O2, O5, O6; policies SUB-P7, P8, P11; Rule SUB-R22 (additional allotments containing highly productive land). New provisions sought by appeal (no legal effect): environmentally sustainable development practices including energy efficient technologies and renewable energy; and requirements to ensure infrastructure capacity is available before development occurs.	The rule that determines the activity status (SUB-R3) carries full weight, as do the servicing and access standards the proposal comfortably meets. Critically for this application, the provisions under appeal include SUB-S1 itself and the two policies most directly opposed to the proposal, SUB-P7 and SUB-P8. Those carry reduced weight. The new provisions sought by appeal have no legal effect and are not relied on by the applicant or available to a submitter.

Chapter	Relevant provisions and their appeal status	Weighting
Rural Production	Under appeal (orange border): the zone chapter, including objectives RPROZ-O1 to O4 and policies RPROZ-P1 to P6 (assessed in Table 11). New provisions sought by appeal (no legal effect): environmentally sustainable development practices and energy; infrastructure capacity before development; best practice infrastructure for climate change and extreme rainfall; community wellbeing, values, amenity and ecological values; and – of direct relevance here – provisions to reduce fragmentation and loss of productive land, and to address residential sprawl and sporadic development in rural areas.	The zone provisions carry reduced weight while under appeal, including RPROZ-P6, the second of the two policies most opposed to the proposal. The appeal seeking stronger anti-fragmentation and anti-sprawl provisions in this zone is significant. Those are precisely the provisions a submitter would invoke against this application, and the PDP records that they have no legal effect. They cannot be given weight. The proposal is in any event consistent with the confirmed zone objectives, as set out in Table 11.
Transport	Full weight (not under appeal): objectives TRAN-O1 to O5 and policies TRAN-P1 to P7; rules TRAN-R1, R2, R9, R13; standards TRAN-S2, S3 and TRAN-Tables 9, 10 and 11. New provisions sought by appeal (no legal effect): a new objective, policy and permitted activity rule for the operation, maintenance, repair and upgrading of electricity and telecommunications infrastructure within the road corridor.	All of the Transport provisions relevant to this application, including TRAN-R13 and the TRAN-Table 9 sight distance requirement, which the proposal does not fully meet, carry full weight. The applicant does not seek any discount on that basis. The provisions sought by appeal concern other infrastructure and are not engaged.
Earthworks	The chapter has rules subject to appeal. The objectives, policies and standards relied on (EW-O1 to O3, EW-P1 to P8, EW-R1, EW-S1 to EW-S9) are the decisions-version provisions.	The earthworks provisions are applied at full weight. The proposal is consistent with them and no reduced weighting is sought or needed.
Natural Character	The chapter has rules subject to appeal. NATC-O1, NATC-P1 to P6, NATC-R1, NATC-R2 and NATC-S2 are relied on as decisions-version provisions.	Applied at full weight. The proposal is consistent with them, and the works within the margin are limited to a crossing and access formation, which the chapter anticipates.

Chapter	Relevant provisions and their appeal status	Weighting
Infrastructure and Public Access	New provisions sought by appeal (no legal effect): in the Infrastructure chapter, provisions requiring infrastructure capacity to be available before consent is granted or before buildings are occupied; in the Public Access chapter, retention of the Esplanade Priority and new esplanade provisions, including a new objective on practical and safe public access along riparian margins.	Neither set of provisions has legal effect. The esplanade appeal is noted because it could bear on esplanade requirements in future, but SUB-S8 as it stands is not engaged by this proposal in any event, on either the lot size or the bed width limb.

Provisions carrying full weight

The rule that determines the activity status of this application (SUB-R3) carries full weight, and the applicant accepts the Non-Complying status that follows from it without qualification. The Transport, Earthworks and Natural Character provisions are likewise applied at full weight, including the TRAN-Table 9 sight distance standard which the proposal does not fully achieve.

Standard SUB-S1 – under appeal

SUB-S1 is the standard the proposal infringes, and it is under appeal. The reduced weight attaching to it does not alter the activity status, which is fixed by SUB-R3 and which the applicant accepts. What it does affect is the significance to be attached to the numerical shortfall. A minimum allotment size that is itself the subject of an unresolved appeal is a less secure expression of the community's settled expectation than a confirmed standard would be, and the weight given to the 4 ha against 8 ha comparison should be tempered accordingly.

Provisions under appeal – fragmentation and rural lifestyle

The provisions most directly opposed to this application are SUB-P7, SUB-P8 and RPROZ-P6, each of which is directed at avoiding rural lifestyle subdivision and fragmentation in the Rural Production zone. Each is under appeal and carries reduced weight.

Beyond that, an appeal is seeking to insert into the Rural Production zone new provisions specifically directed at reducing fragmentation and loss of productive land and at addressing residential sprawl and sporadic development in rural areas. The PDP records that those requested provisions have no legal effect. The Council cannot give them weight in determining this application, and the fact that they are being sought indicates that the existing anti-fragmentation framework in the zone is regarded by at least some parties as not yet achieving that outcome.

This does not mean the confirmed provisions can be disregarded. It means that the policy direction against subdivision of this kind is, in this plan and at this time, less settled than it would be in an operative plan, and the reduced weight properly attaching to it is a relevant consideration in the overall judgement under s104 and in the second limb of s104D.

Weighting of the superseded district plan

The PDP was made operative on 30 June 2026 and is the instrument of primary relevance. The site was zoned Rural Production under the superseded plan as well. No provision of the superseded plan is more directly relevant to, or more restrictive of, the proposal than the PDP provisions assessed above.

Overall weighting

Drawing these threads together: the rule fixing the activity status carries full weight and is accepted. The transport, earthworks and natural character provisions carry full weight and the proposal is consistent with them, with the single acknowledged exception of the eastern sight distance. The standard the proposal infringes, and the policies most opposed to it, are all under appeal and carry reduced weight, and the further anti-fragmentation provisions being sought have no legal effect at all. Weighted according to their appeal status, the PDP provisions support the grant of consent.

Section 104(1)(c) – Other matters

The written approval of NZ Transport Agency Waka Kotahi under s95E RMA, and its approval under s93 of the Government Roadings Powers Act 1989, are relevant and reasonably necessary matters. Both are provided in Appendix D.

The applicant also notes, as a matter of consistency, that the pattern of existing subdivision in the immediate locality includes numerous allotments below the 8 ha Discretionary threshold. While each application must be determined on its own merits and no two sites are alike, the established subdivision pattern is part of the receiving environment against which the effects of this proposal fall to be assessed.

There are no other matters considered relevant.

7. SECTION 104D – GATEWAY ASSESSMENT

Section 104D provides that a consent authority may grant consent to a Non-Complying activity only if it is satisfied that either:

- the adverse effects of the activity on the environment will be minor (s104D(1)(a)); or
- the application is for an activity that will not be contrary to the objectives and policies of the relevant plan or proposed plan (s104D(1)(b)).

The two limbs are alternatives. Neither has primacy, and passing either is sufficient for the application to proceed to be considered under s104. The applicant's position on each limb is set out below.

First limb – adverse effects will be minor

The assessment in section 6 concludes that the actual and potential adverse effects of the proposal on the environment will be no more than minor. In summary:

- the allotment size shortfall produces no physical effect on the environment beyond the creation of one additional title in an already fragmented locality, and the land is not highly productive land;
- no building is proposed, and a future dwelling on Proposed Lot 2 would be screened from the highway and consistent with the established pattern of development to the north;
- both lots are fully serviceable on site for water, wastewater and stormwater, as verified by the engineering assessment;

- the transport effects are the addition of one dwelling's traffic to an existing crossing arrangement which will be upgraded, with sightlines improved and warning signage installed;
- earthworks and works near the wetland margin are temporary, limited to the minimum necessary to provide access, and capable of being managed by conditions of consent; and
- the kiwi predator restriction is carried onto a new title, which is a positive ecological outcome.

The first limb is passed.

Second limb – not contrary to the objectives and policies

This limb requires more care, and the applicant does not assert that the proposal is consistent with every relevant provision.

The proposal is consistent with the great majority of the relevant objectives and policies, as set out in Tables 10 to 12. It is consistent with all four Rural Production zone objectives, with SUB-O1 to SUB-O6 read as a whole, and with the Transport, Earthworks and Natural Character objectives and policies.

The points of tension are: limb (b) of SUB-P3 (compliance with minimum allotment sizes); and the rural lifestyle limbs of SUB-P7, SUB-P8(b)(iv) and RPROZ-P6(d). If the 4.0 ha allotment is characterised as rural lifestyle subdivision, the proposal does not fall within any of the exceptions those policies provide, and is inconsistent with them.

Three matters bear on whether that inconsistency makes the proposal 'contrary to' the objectives and policies, which is a higher threshold than mere inconsistency with individual provisions and requires the objectives and policies to be considered as a whole.

First, the characterisation itself is genuinely arguable. A 4.0ha allotment on LUC Class 4 and 6 land, retaining the capability for small-scale grazing or a woodlot, is twice the Controlled minimum for the Rural Lifestyle zone. It is open to Council to find that it is not rural lifestyle subdivision at all, in which case SUB-P7, SUB-P8(b)(iv) and RPROZ-P6(d) are not engaged.

Second, the core purpose those policies serve – protecting productive rural land from fragmentation and sterilisation – is not undermined here. The land is not highly productive land, the balance lot of 31.9342 ha remains a substantial productive holding retaining the plantation forest, and neither resulting parcel is incapable of supporting farming or forestry. The objectives those policies implement (SUB-O5, RPROZ-O1 and RPROZ-O3) are achieved.

Third, each of the policies in tension is under appeal and carries reduced weight, and an appeal is separately seeking to insert stronger anti-fragmentation and anti-sprawl provisions into the Rural Production zone which the PDP records as having no legal effect. The policy direction against subdivision of this kind is therefore less settled than the plan text alone would suggest.

Taking the objectives and policies as a whole, and weighting them according to their appeal status, the proposal is not contrary to them. The second limb is also passed.

As either limb is sufficient, the gateway in s104D is passed and the application may be considered on its merits under s104.

8. NOTIFICATION (ss 95A–95D)

Section 95A sets out the steps for determining public notification:

- Step 1 – public notification is not mandatory. The applicant has not requested it, the application is not made jointly with an application to exchange reserve land, and no further information has been refused or requested and not provided.
- Step 2 – public notification is not precluded, as the application is not solely for a controlled or prescribed activity.
- Step 3 – no rule or national environmental standard requires public notification of this application. As to s95A(8)(b), this assessment concludes that the adverse effects on the environment will be no more than minor. It is acknowledged that the s95A(8)(b) test is whether effects are more than minor, and that a Non-Complying activity does not of itself require public notification.
- Step 4 – there are no special circumstances. Applying *Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2 NZLR 529, special circumstances are those that are unusual or exceptional. Nothing about this proposal is unusual or exceptional in the context of the surrounding subdivision pattern.

Section 95B addresses limited notification:

- Step 1 – there are no affected customary marine title groups or protected customary rights groups, and no statutory acknowledgement is engaged.
- Step 2 – limited notification is not precluded.
- Step 3 – the persons whose interests warrant consideration under s95E are NZTA, as the road controlling authority for State Highway 11, and the owner of 923 Puketona Road, whose property is served by the same private accessway.
- NZTA has given its written approval (Appendix D) and must therefore be disregarded under s95E(3)(a).
- As to 923 Puketona Road, the accessway works comprise corner widening and crossing improvements, which improve the standard of the shared access for that property as well. The additional traffic is that of a single dwelling. Effects on that owner are less than minor. Should Council take a different view, the applicant is willing to seek that owner's written approval.
- Step 4 – no special circumstances arise.

On this assessment the application can be processed on a non-notified basis. The applicant recognises that notification is a matter for Council's judgement and will engage constructively if Council reaches a different conclusion.

9. PART 2 OF THE RMA

Purpose (s5).

The proposal promotes the sustainable management of natural and physical resources. It enables the applicants to provide for their social and economic wellbeing by realising one additional allotment from their landholding, while retaining a substantial productive balance lot. The life-supporting capacity of soil and water is safeguarded through on-site servicing designed to recognised standards and through erosion and sediment controls during construction. Adverse effects are avoided, remedied or mitigated.

Matters of national importance (s6).

The site is not in the coastal environment and contains no outstanding natural feature or landscape, no scheduled historic heritage, and no scheduled site or area of significance to Māori. Section 6(a) is relevant to the extent of the natural character of the stream and the indicative wetland margin: no building or vegetation clearance is proposed within the margin and the crossing is the minimum necessary to provide access. Section 6(c) is relevant to the High Density Kiwi Area: the existing predator restriction is carried onto both new titles. Section 6(d) is satisfied as no existing public access to or along any waterbody is affected.

Other matters (s7).

Regard has been had to the efficient use and development of the physical resource (s7(b)), the maintenance and enhancement of amenity values and of the quality of the environment (s7(c) and (f)), and the intrinsic values of ecosystems (s7(d)) through the kiwi predator restriction and the protection of the wetland margin.

Treaty of Waitangi (s8).

No scheduled site or area of significance to Māori is affected and no matter engaging the principles of the Treaty has been identified. The applicant will engage constructively with any input Council seeks from tangata whenua.

The proposal is consistent with Part 2.

10. OVERALL CONCLUSION

This application seeks resource consent for a two-lot subdivision of Lot 3 DP 534466 at 923A Puketona Road, Haruru, creating a 4.0ha allotment (Proposed Lot 2) and a 31.9342ha balance allotment (Proposed Lot 1) which retains the existing dwelling.

The proposal is a Non-Complying Activity under Rule SUB-R3, because Proposed Lot 2 does not achieve the 8 ha Discretionary-activity minimum allotment size in SUB-S1. Consent is also required as a Discretionary Activity under SUB-R19 and as a Restricted Discretionary Activity under TRAN-R2, TRAN-R13, EW-R1 and NATC-R2.

The actual and potential adverse effects of the proposal on the environment will be less than minor. The land is not highly productive land, both lots remain capable of supporting rural activity, all servicing can be provided on site as verified by the engineering assessment in **Appendix C**, and the transport arrangements will be materially improved by the upgrade of both state highway crossings, the sightline improvement at CP-118 and the accessway works proposed.

The proposal is consistent with the great majority of the relevant objectives and policies. The tension with the minimum lot size limb of SUB-P3 and with the rural lifestyle limbs of SUB-P7, SUB-P8 and RPROZ-P6 is acknowledged rather than avoided. Taking the objectives and policies as a whole, and weighting them according to their appeal status, each of those policies being under appeal, and further anti-fragmentation provisions being sought by appeal with no legal effect, the proposal is not contrary to them.

Both limbs of the s104D gateway test are therefore passed, and only one is required.

NZ Transport Agency Waka Kotahi has provided written approval under s95E RMA and approval under s93 of the Government Rounding Powers Act 1989. The application can be processed on a non-notified basis.

It is accordingly considered that the application can be granted, subject to such conditions as Council considers appropriate. The applicant will work constructively with Council on the form of those conditions and confirms that the three conditions agreed with NZTA and set out in **Appendix D** are accepted.

Please do not hesitate to contact me should you require any additional information.

Kind regards,

Steven Sanson
Consultant Planner



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

**Guaranteed Search Copy issued under Section 60 of the Land
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R.W. Muir
Registrar-General
of Land

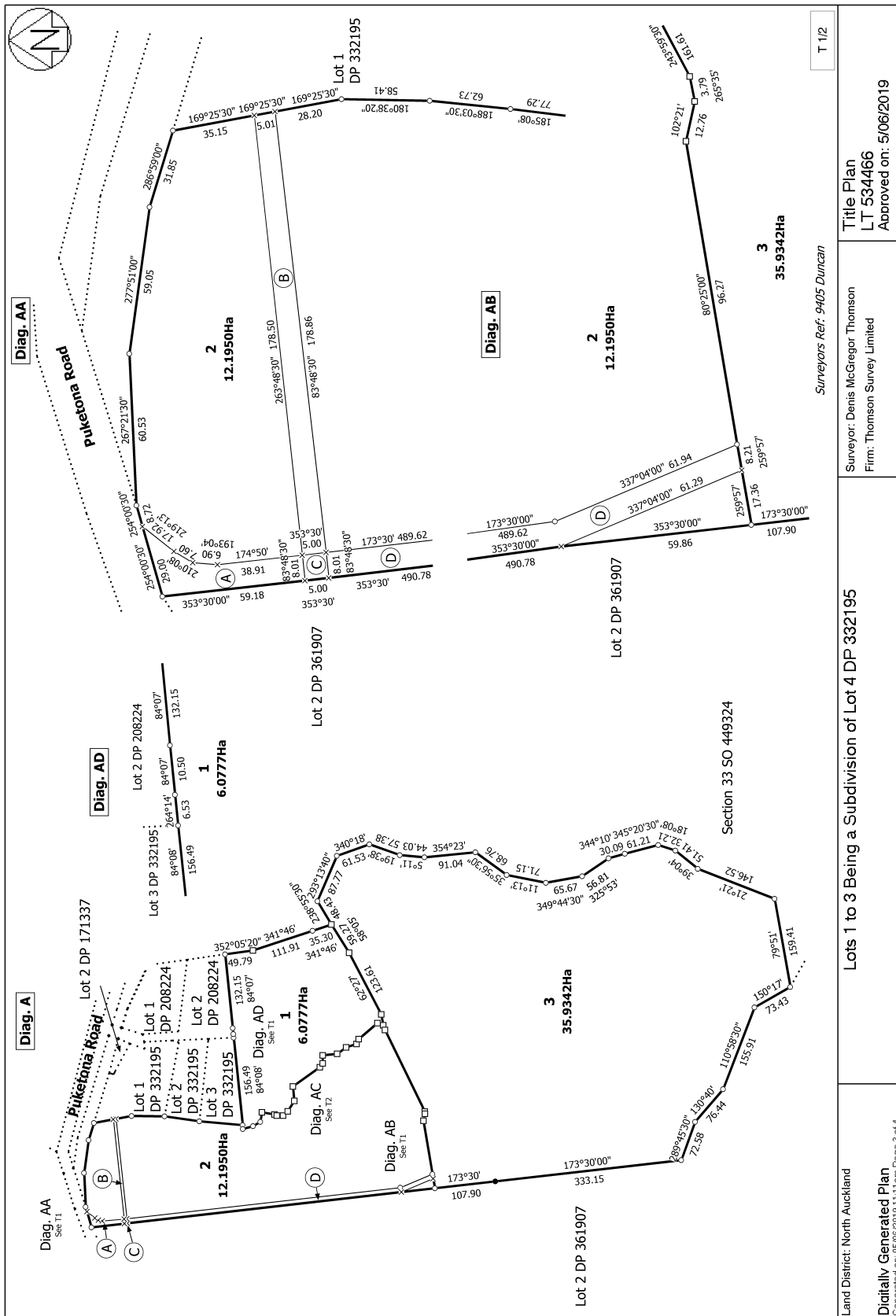
Identifier **881035**
Land Registration District **North Auckland**
Date Issued 28 June 2019

Prior References
132059

Estate Fee Simple
Area 35.9342 hectares more or less
Legal Description Lot 3 Deposited Plan 534466
Registered Owners
Murray Anthony Blom and Shovki Blom-Klychev

Interests

Appurtenant hereto is a right of way specified in Easement Certificate D278407.4 - 5.6.1998 at 9:50 am
The easements specified in Easement Certificate D278407.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are right of way, electricity, telecommunications & water supply easements created by Easement Instrument 6035935.1 - 8.6.2004 at 9:00 am
The easements created by Easement Instrument 6035935.1 are subject to Section 243 (a) Resource Management Act 1991
8081452.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 24.2.2009 at 9:00 am
8081452.18 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am
8081452.22 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am
8081452.23 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am
9251463.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 29.11.2012 at 3:48 pm
11450340.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.6.2019 at 3:17 pm
Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and a right to drain water and sewage created by Easement Instrument 11450340.5 - 28.6.2019 at 3:17 pm
The easements created by Easement Instrument 11450340.5 are subject to Section 243 (a) Resource Management Act 1991
11815575.1 Variation of the conditions of the easement created by Easement Instrument 11450340.5 - 29.7.2020 at 2:07 pm
Land Covenant in Covenant Instrument 11815575.2 - 29.7.2020 at 2:07 pm
13037005.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 AGAINST THE INTEREST/SHARE OF MURRAY ANTHONY BLOM BY MARAL IZZATOWNA KLYCHEVA - 17.6.2024 at 11:53 am



View Instrument Details



Instrument No	11450340.2
Status	Registered
Date & Time Lodged	28 June 2019 15:17
Lodged By	Fullam, Dawn Sylvia
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
132059	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Wade Robin Hansen as Territorial Authority Representative on 28/06/2019 03:04 PM

*** End of Report ***



Far North
District Council

Ngāwhānui
Te Kaitiaki
Te Kaitiaki
Te Kaitiaki
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Te Kaitiaki
Te Kaitiaki
Te Kaitiaki

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC2190390-RMAOBJ/A

Being the Subdivision of Lot 4 DP 332195 having 1/2sh in Lot 2 DP 171337
North Auckland Registry

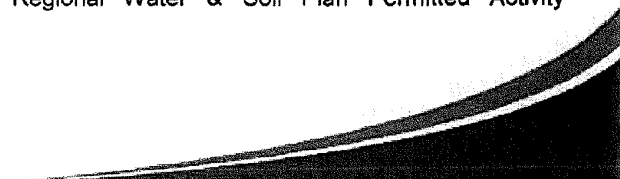
PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

STAGE ONE

Lot 1 DP 534466

- (i) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators except a maximum of one working farm dog as defined in the Dog Control Act 1996 is exempt from this condition if they are:
 - micro-chipped,
 - within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area,
 - kept in a kennel or tied up at night.
- (ii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.





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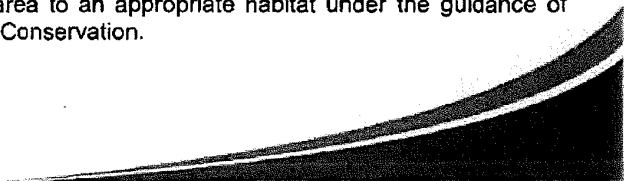
- (iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

STAGE TWO
Lot 2 & 3 DP534466

- (i) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. Except that a maximum of two working farm dogs used for agricultural management are permitted.

Lot 3 DP534466

- (ii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.
- (iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (iv) The owner is advised that the allotment is within a high density kiwi area. It is recommended that within two (2) weeks before the harvest of the plantation forest on the allotment, that a suitably qualified and experienced person should be engaged to locate and relocate all kiwi from the harvest area to an appropriate habitat under the guidance of the Department of Conservation.





Far North
District Council

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Te Kaitiaki Take Kōwhiri

SIGNED:

[Redacted signature]

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 31st day of May 2019

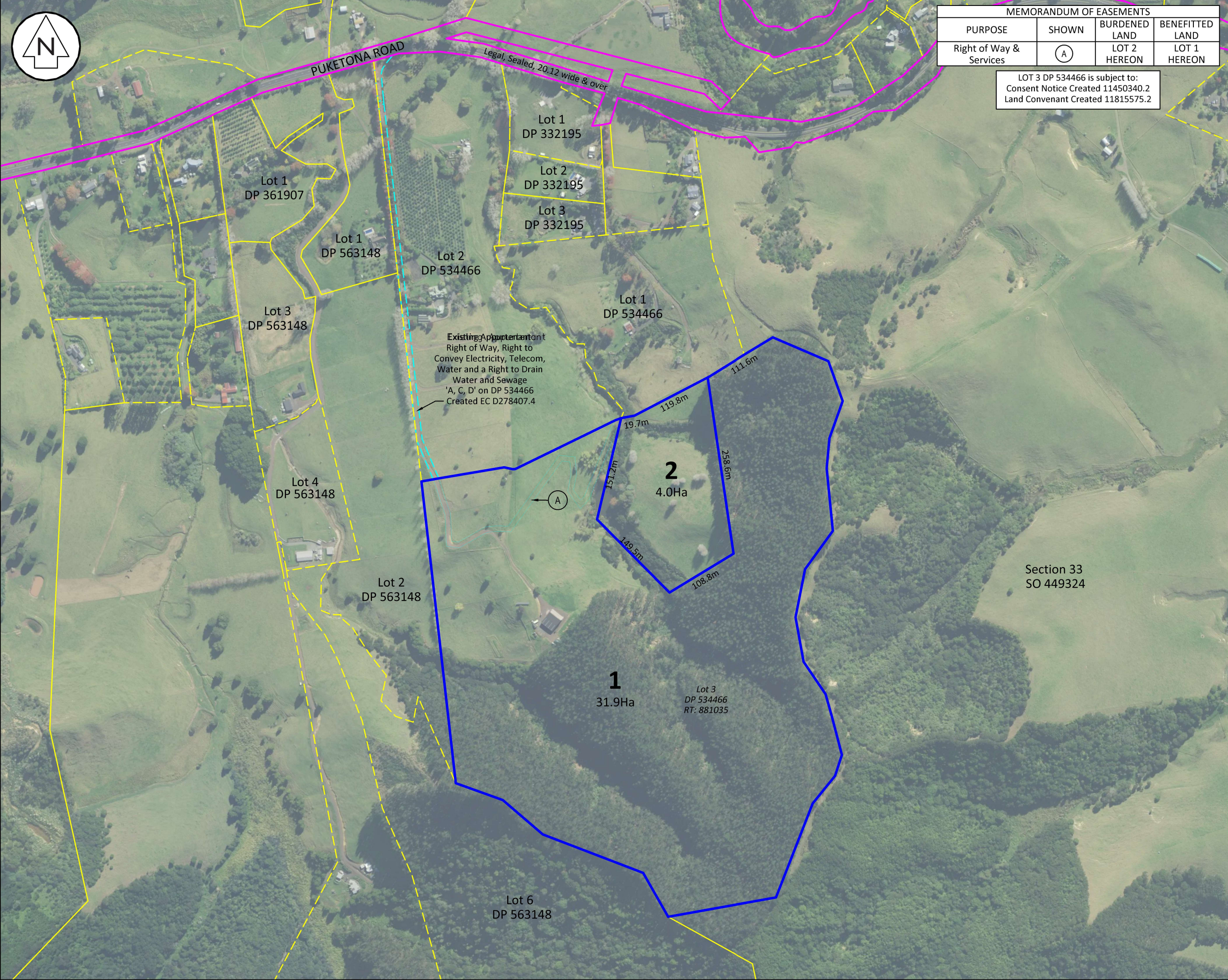




MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
Right of Way & Services	(A)	LOT 2 HEREON	LOT 1 HEREON

LOT 3 DP 534466 is subject to:
Consent Notice Created 11450340.2
Land Covenant Created 11815575.2

- NOTES:
- THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE USE INTENDED BY, AND AGREED WITH THE CLIENT AND MUST NOT BE USED FOR ANY OTHER PURPOSE.
 - BOI SURVEY LTD ACCEPTS NO RESPONSIBILITY FOR THIS PLAN OR DATA DEPICTED ON THIS PLAN BEYOND THE AGREED SCOPE OF WORK.
 - DO NOT SCALE OFF DRAWINGS.
 - ALL SERVICES & FEATURES ARE ILLUSTRATIVE AND INDICATIVE ONLY. TO BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORKS.
 - BOUNDARIES ARE SUBJECT TO FINAL SURVEY.



COMPRISED IN RT: 881035
TOTAL AREA: 35.9342 Ha
COUNCIL: Far North District Council
ZONE: Rural Production

B	For Consideration	SB	29/06/26
Rev	Description	By	Date

BOI SURVEY LTD
55B Shepherd Road
Kerikeri 0230

tony@boisurvey.co.nz
021 376 267

Client & Site Address:
Murray Bloom
923a Puketona Road
Haruru

Description:
**PROPOSED SUBDIVISION OF
LOT 3 DP 534466**

Job No: TBC	Drawing Ref: Scheme 923a Puketona Rev B
A3 Scale: 0.200000	Co-Ord System: NZGD Mt Eden 2000
Datum: NZVD 2016	Origin: Not Specified
Sheet: 01 OF 01	Rev: B



Civil and Geotechnical Investigation Report

Address

923 A Puketona Road,
Paihia

Job No.

17995

Client

Murray Blom

Revision

For Issue

Date of issue

31/08/2026



DOCUMENT CONTROL RECORD

Client: Murray Blom

Project description: Civil and Geotechnical Investigation Report (Proposed Subdivision)

Client address: 923 A Puketona Road, Paihia

Date of issue: Monday, 31 August 2026

Status: Issue for review

Originator Geotechnical: 
Jasmin McVeigh
Graduate Geologist

Originator Civil: 
T. Ward
Engineering Cadet

Reviewed & approved for issue: 

P. Cook
Chartered Professional Geotechnical Engineer
MACENZ, CMEngNZ, MInstD, CPEng, IntPE (NZ),
BE (Hons), Dip Ag.

Office of origin: Whangārei

Telephone: 09 438 9529

Contact email: ccl@coco.co.nz

Version	Date	Comment	By
01	12 th June 2026	Issued for Review	T. Ward
01	30 th June 2026	Issued to CPEng	T. Ward
01	1 July 2026	Review	P J Cook

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1. Executive Summary

Site Classification:

NZ Building Code Expansive Soil Class	H – Highly Expansive Soils
AS/NZS 1170.5 Soil Class	C – Shallow soil sites

Bearing Capacity Summary:

Depth to 200 kPa Uncorrected Ultimate Bearing Capacity:	0.1 mbgl
Depth to 300 kPa Uncorrected Ultimate Bearing Capacity:	0.4 mbgl

Site Foundation Options:

Shallow Foundations:	Stiffened slab (i.e. RibRaft) foundation can be designed for a UBC of 200 kPa, if founded at a minimum of 0.1 m below any topsoil and a UBC of 300 kPa where founded at a minimum of 0.4m below the existing ground level, below any topsoil, respectively. The stiffened slab should be specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm.
Pile Foundations:	Specifically designed piles foundations embedded to a minimum depth of 1.0 mbgl, below the level of moisture change for expansive clay soils according to NZ Building code B1/VM2. This may be changed by site-specific testing. Strength reduction factors of either 0.5 or 0.8 should be applied for pile design capacity. Pile foundation design should be carried out in accordance with NZ Building Code B1 and will require specific engineering design by a suitably qualified engineer.

Civil Engineering

Effluent treatment and disposal:

Treatment Method	An effluent field will be required on-site. A secondary effluent conventional bed system is recommended with 2 rows of 12.7 m bed lengths at a width of 4.0 m. The effluent disposal system will require a secondary treated effluent tank of 4030L.
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Water Supply:

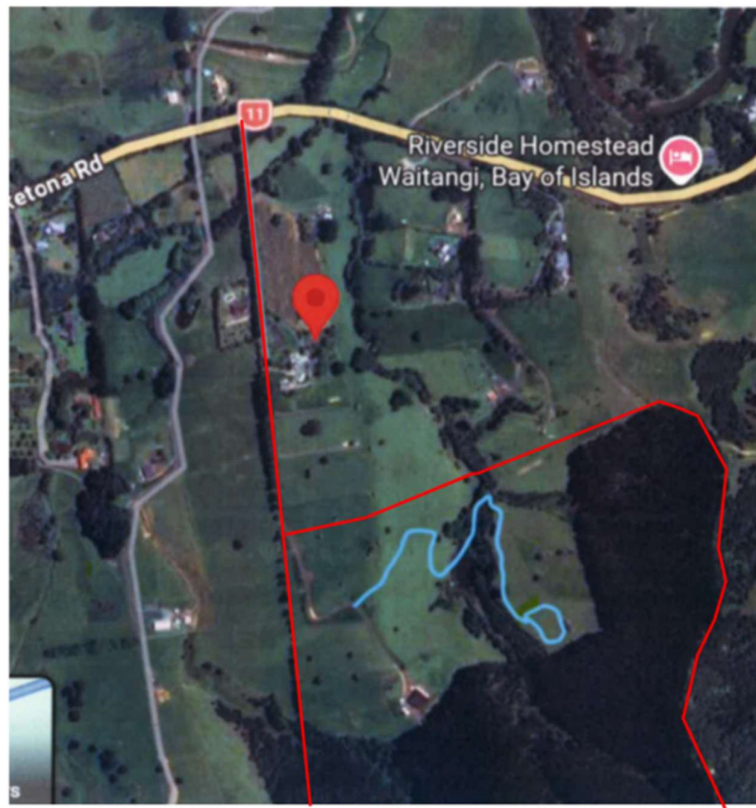
Potable water	Reticulated water is not available at the property. It is recommended that the property be serviced by on-site rainwater harvesting. Rainwater harvesting is the most convenient method of providing a water supply to the proposed dwelling. A 25 - 50 m ³ storage volume is recommended for on-site storage.
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Power and communications:

Utilities	Existing power and communications connections are available from Puketona Road. It should be that the service will require extending over a relatively significant distance to achieve service connection
------------------	---

2. Introduction

Cook Costello has been engaged by Murray Blom ('Client') to provide a civil and geotechnical engineering report for the proposed subdivision in support of resource consent for the Far North District Council. The proposal involves the subdivision of the existing property legally described as Lot 3 DP 534466.



Legend:

- Approximate property boundary
- conceptual dwelling location and access

Figure 1: site map indicating proposed subdivision, conceptual dwelling location and access.

A site testing plan is attached as Appendix 1, showing the property boundaries and associated site investigations.

3. Geotechnical Engineering

3.1. Relevant Documentation

- New Zealand Building Code Clause B1 (effective as at 28th July 2025)
- AS 2870: 2011 - Construction of residential slabs and footings

- NZS 3604: 2011 - Timber-framed buildings
- NZS 4402: 1986 - Methods of testing soils for civil engineering purposes
- Resource Management Act 1991
- Far North District Council: GIS Maps
- Northland Regional Council: GIS Maps
- Northland Regional Council Rock Type maps
- GNS Geological maps
- GNS Groundwater maps

3.2. Building Code – B1 Good ground definition

The requirement for specific engineer design is dependent on whether or not the site subsoils fall within the NZS3604:2011 & New Zealand Building Code B1 definition of 'Good Ground' – any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300 kPa (i.e. a dependable bearing capacity of 150 kPa using a reduction factor of 0.5) but excludes;

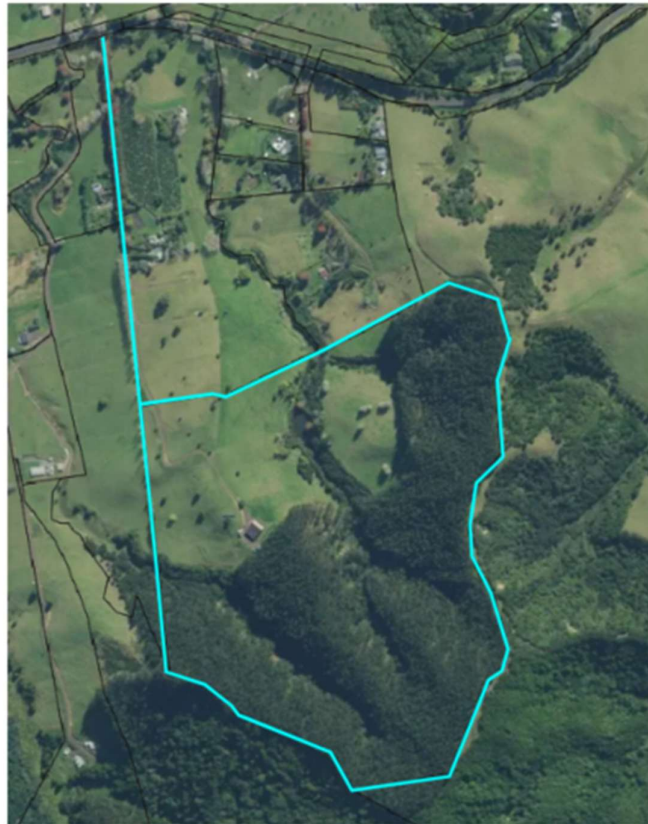
- a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,
- b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS4402 Test 2.2 and linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS 4402 Test 2.6 and,
- c) Any ground which could foreseeably experience a movement of 25 mm or greater for any reason including one or a combination of the following: land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.

4. Desktop Study

4.1. Site Description

The property has the legal description Lot 35 DP 534466 The lot is accessible through a driveway accessed from Puketona Road. The lot has an existing dwelling located in the western corner of the lot. The site of the proposed subdivision conceptual dwelling location slopes to the southwest at a slope of approximately 12– 15 degrees and is covered in grass, bushes, trees and has a small stream at the bottom.

Please refer to Figure 2 for the site extent and property boundaries.

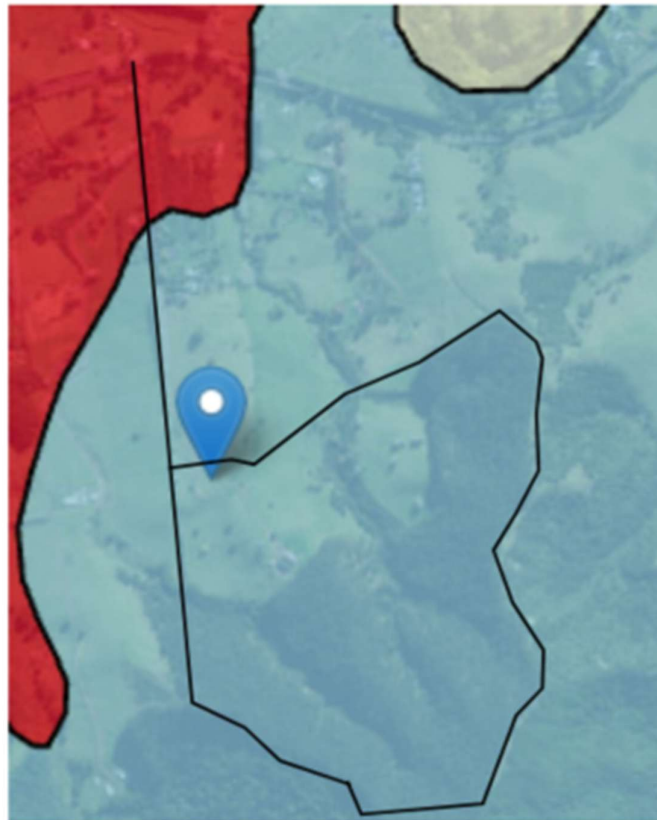
**Legend:**

— Approximate property boundary

Figure 2: Aerial imagery of site extent showing Lot 35 DP 534466.

4.2. Published Geology

The GNS Science online 1:250k geological map shows that the site is underlain by Waipapa Group sandstone and siltstone comprising of massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite. Northland Regional Council soil factsheet maps the property as Rangiora clay hill variant (RAH), which is a mature greywacke soil. This soil type can be prone to large-scale slipping; however, because greywacke is hard, it supports some steep slopes. Slips on Greywacke often occur at the interface between rock and weathered soil, often 2-3m in depth. On adjacent rolling hill country, it can be weathered to 30 m to produce soils.



Legend:

- Waipapa Greywacke
- Kerikeri Volcanics
- Approximate property boundary

Figure 3: 1:250k GNS Geological Map of New Zealand.



Figure 4: Northland Soil Fact sheet, NRC.

These are regionally scaled documents and should not be relied on for site-specific acceptance.

4.3. Hazards

Far North District Council and the Northland Regional Council have no information regarding land stability. Based on knowledge of local geology along with the slope of the site ranging between 8- 15°, there is likely a low slope instability risk.

Whangarei District Council has information regarding acid sulphate soils. The site is not mapped as having an acid sulphate soil risk.

Northland Regional Hazard maps have mapped the property as a tsunami safe zone. The property is mapped as not being within a river flood zone .

**Legend:**

-  Approximate property boundary
-  River Flood Hazard zone- priority 10 year extent
-  River Flood Hazard zone- priority 50 year extent
-  River Flood Hazard zone- priority 100 year extent

Figure 5: River flood zones (NRC Natural Hazards Maps).

It should be noted that these are regionally scaled documents and should not be relied on for site-specific information.

5. Ground Investigation

A site visit was undertaken by a Cook Costello Geotechnical Engineer on 8th June 2026. A ground investigation was undertaken around the area of the proposed development, with the following investigation points undertaken within the area of the proposed accommodation units:

- 1 no. Hand-augured boreholes (HA01) to determine the nature of near-surface soils.
- 1 no. Scala penetrometer (SP01) tests to determine the strength/stiffness of near-surface soils.

The test locations are shown on the site investigation plan attached as Appendix 1. Full site testing results can be found in Appendix 2. Site walkover and testing photos are attached in Appendix 4.

5.1. Site walkover observations

A site walkover was carried out by a Cook Costello geotechnical engineer during the site visit on 12th June 2026. The following observations were noted:

- The proposed development area is located below the existing dwelling
- The natural ground surface in the area of the proposed development is gently sloping grass with trees behind and below the proposed development location.
- The weather was fine with periods of rain during the site visit.

5.2. Hand Auger Investigations

The results from the hand auger investigation carried out at the site are summarised in Table 1 below. The location of the tests is shown in Appendix 2. For more detailed logs and testing results, refer to Appendix 3.

Table 1: Summary of Hand Auger results.

Test ID	Depth (mbgl) ¹	Groundwater depth (mbgl)	Test Results	
			(mbgl)	Soil Type
HA01	2.3 (Refusal due to core loss)	1.9	0.0 – 0.2	TOPSOIL
			0.2 – 0.9	Clayey SILT with traces of roots, light brown mottled dark brown, stiff- very stiff, moist, low plasticity.
			0.9-1.9	SILT with some clay and traces of gravels, light brown speckly brown and mottled white, stiff-very stiff, friable. Gravels: up to 2 mm, rounded, weak
			1.9-2.3	SILT with some clay and some gravels, orange mottled white, firm- stiff, saturated. Gravels: grey, up to 15 mm, subangular, strong

NOTES

1. mbgl = meters below ground level

5.3. Scala Penetrometer Investigations

Scala penetrometer results show that an ultimate bearing capacity (UBC) is in excess of 200 kPa (100kPa dependable) from approximately 0.1 m below the existing ground level. An ultimate bearing capacity (UBC) of 300 kPa (150 kPa dependable) from approximately 0.4 m below the existing ground level.

Uncorrected ultimate bearing capacities derived from Scala penetrometer tests were estimated using the procedure presented by M.J. Stockwell in the paper 'Determination of allowable bearing pressure

under small structures (June 1977)'. Bearing capacities should be corrected for the proposed foundation dimensions once these are known.

Table 2. Summary of uncorrected ultimate bearing capacity identified at each SP location.

Test ID	Depth Below Ground (m)	Scala Penetrometer (blows/100mm)	Uncorrected Ultimate Bearing Capacity (kPa)
SP01	0.1	2	>200
SP01	0.4	3	>300

5.4. Water Table

Groundwater was encountered at approximately 1.9 m below ground level (mbgl) during the winter site investigation. As groundwater levels are generally elevated during the winter months, lower groundwater levels would be expected during summer. It is estimated that the summer groundwater table may be approximately 1.0 m lower than that observed during the investigation due to seasonal factors that influence groundwater levels.

6. Geotechnical Assessment

6.1. Site Subsoil Profile

The subsoil profile encountered during the site investigation is dominated by SILT to a depth of approximately 2.3 m below ground level. Based on observations made during the investigation and information from the Northland Regional Council geological mapping, the SILT is interpreted to overlie weathered soft to very stiff brown sandy clay containing harder cores. This weathered material is inferred to extend to a depth of approximately 30 m below ground level. The underlying bedrock is interpreted to comprise Greywacke at depths greater than approximately 30 m. For a basic geological interpretation based on shallow geotechnical investigations, see Table 3

Table 3: Basic Geological interpretation

Depth Ranges (mbgl)	Geological Interpretation
0-0.2	TOPSOIL
0.2- 2.3	Stiff -Very Stiff SILT
2.3-30	Very Stiff Sandy CLAY (Inferred from NRC)
>30	Weathered Greywacke(inferred from GNS and NRC)

6.2. Site Subsoil Classification

The general soils encountered across the site are consistent with the site subsoil classification Class C – Shallow Soil sites as per NZS1170.5 -2005.

Therefore, the site is conservatively assumed to be Class C. Further investigation could be undertaken, however, to refine the subsoil classification.

6.3. Liquefaction assessment

Based on the ground conditions encountered, the fines content in the soil layers are higher than 35%, indicating that cohesive soil properties would dominate the behaviour of the soil layers due to the soil classification being SILT.

Given that the fines content in these layers is greater than 35% and the likelihood of liquefaction is classified as low, the soils at the site can be classified as “non-susceptible to liquefaction”.

6.4. Slope stability

A numerical slope stability analysis is not included in this report. However, given the high measured soil strength and no signs of instability on the slopes above or below the proposed development, the site is not considered a high risk of instability.

6.5. Expansive soils assessment

Expansive soils are those which undergo significant changes in volume alongside changes in water content. The classifications range from S for slightly reactive soils, through M and H, moderately and highly reactive, to E for extremely reactive soils. The classifications provided in Table 4 are based on the Australian Standards, and B1/AS1 – Clause 2.3.8.2.

Table 4: Classification by characteristic surface movement (from Table 2.3 of AS 2870:1996).

Characteristic surface movement	Classification of site
$0 \text{ mm} < y_s \leq 20 \text{ mm}$	S – Slightly reactive
$20 \text{ mm} < y_s \leq 40 \text{ mm}$	M – Moderately reactive
$40 \text{ mm} < y_s \leq 70 \text{ mm}$	H – Highly reactive
$70 \text{ mm} < y_s$	E – Extremely reactive

The classification provided in Table 4 is based on Australian standards, and B1 Structure clause 7.5.13.1.2 Expansive soil class shall be defined as

- (a) Slightly 'S', having an Iss range of 0–1.9%, and a 500-year design characteristic surface movement return (y_s) of 22 mm, or
- (b) Moderately 'M', having an Iss range of 2.0–3.7% and a 500-year design characteristic surface movement return (y_s) of 44 mm, or
- (c) Highly 'H', having an Iss range of 3.8–6.5% and a 500-year design characteristic surface movement return (y_s) of 78 mm, or
- (d) Extremely 'E', having an Iss range of 6.6–7.5% and a 500-year design characteristic surface movement return (y_s) of 90 mm.

Based on the clayey silt to silt soils we have encountered within the hand auger borehole, we conservatively classify the shallow soils of the site to be Class 'H' - Highly reactive. This classification is consistent with the range of clay parameters encountered at the site. The differential movement resulting from varying classes of expansivity should be considered from no estimated movement (0mm) to the highest estimated amount of movement (78mm).

6.6. Foundation assessment

Where possible, any future structure should adopt a single consistent type of foundation, piles or slab foundations, not a combination of both, to limit the effects of differential movement. Where multiple foundation types are required for a single structure, they should be designed to perform uniformly across the foundation plane to minimise differential movements resulting from settlement and expansive soils.

The expansive soils beneath the site have been classified as Class H as per the New Zealand Building Code B1. Foundations should be designed in accordance with NZ Building Code – B1 for a characteristic surface movement of 78 mm.

As required by Section B1/VM2 of the New Zealand Building Code, a strength reduction factor of 0.50 or 0.80 must be applied to all recommended geotechnical ultimate soil capacities in conjunction with their use in factored design load cases for static and earthquake overload conditions, respectively.

6.6.1. Shallow Foundation

Shallow foundations are suitable for the proposed building site. Shallow foundations can only be carried out if a flat building platform is constructed prior to shallow foundation installation. In order to mitigate the effects of expansive soils for a slab foundation, we recommend designing a stiffened concrete slab (e.g. RibRaft) specifically designed in accordance with NZ Building Code Clause B1 for Class 'H' soils for a characteristic surface movement of 78 mm. Further design will be needed at the detailed design stage. Scala penetrometer results show that an Ultimate Bearing Capacity (UBC) in excess of 200 kPa (100 kPa dependable) is available from approximately 0.1 m below any topsoil, below any topsoil or fill. An Ultimate Bearing Capacity (UBC) in excess of 300 kPa (150 kPa dependable) is available from approximately 0.4 m below the existing ground level, below any topsoil or fill. Further testing will be required during the building consent phase, and the above design is only indicative.

6.6.2. Pile foundations

Specifically designed pile foundations are suitable for the proposed building site.

To mitigate the effects of the potentially expansive soils (H1) and lateral load due to soil creep, we recommend designing piles embedded a minimum of 1.0 m bgl. At this depth, it is considered to be below the effects of seasonal moisture variations that cause the expansive soils to shrink and swell, inducing uplift forces on the piles.

For shaft capacity and lateral capacity of piles, the upper 0.75 mbgl should not be relied upon to provide shaft resistance in tension and/or compression due to the presence of expansive soils, which may shrink away from the pile face.

If pile depths greater than 1.9 mbgl are required, it is noted that driven piles will be difficult due to the presence of gravels in the soils.

6.7. Earthworks

Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022.

All engineered or structural hardfill should be placed in ≤ 200 mm lifts and be compacted to a minimum of 95% of maximum dry density, at no less than optimum moisture content. Compaction should be achieved using standard plant and methodology suitable for the imported material. A water source should be maintained on-site for moisture control. The fill must be tested and certified in accordance with NZS4431 if the total thickness exceeds 300 mm and will require testing and certification by a suitably qualified engineer or engineering geologist.

Fill batters in soil may be battered down to the natural ground at a maximum grade of 1V in 2H. Alternatively, any compacted fill on-site should be retained by retaining structures. The cut batters should not be left exposed for a long period of time; cuts should be made efficiently in conjunction with the construction of retaining walls.

Wherever filling or soft native ground is present at the foundation level, it should be undercut and replaced with approved compacted hardfill. Its suitability or otherwise as a bearing material beneath the floor slab should be determined on-site by the Engineer.

All cuts are recommended to be at a maximum grade of 1V in 2H. They should not be left exposed for a long period of time; cuts should be made efficiently in conjunction with the construction of retaining walls.

Where site-won fill is proposed to be used as engineered FILL material, this material must be tested in a soil laboratory and approved for use by a suitably qualified geotechnical engineer or engineering geologist.

Civil Engineering

7. Access

Far North District Council Engineering Standard 2023 (FNDC ES (2023)) has been used as the basis of the access assessment.

7.1.1. Site Accessibility

923A Puketona Road is an urban, no-exit road classified by NZTA's 'One Road Classification Network' as a sealed Primary Collector Road with a speed limit of 80km/h. The road has an estimated Average Daily Traffic (ADT) of 5230 vehicles per day, with 3.825% of the daily traffic volume being heavy vehicles.

An existing accessway currently serves two properties and is proposed to be extended to provide access to the proposed subdivision lot. The accessway originates from Puketona Road and extends south for approximately 100 meters, where the first property branches off to the west, providing access to a sheep shed. It then continues another 180m, where access to the dwelling for this property is achieved. It then continues a further 660 m to the existing dwelling located on the parent lot.

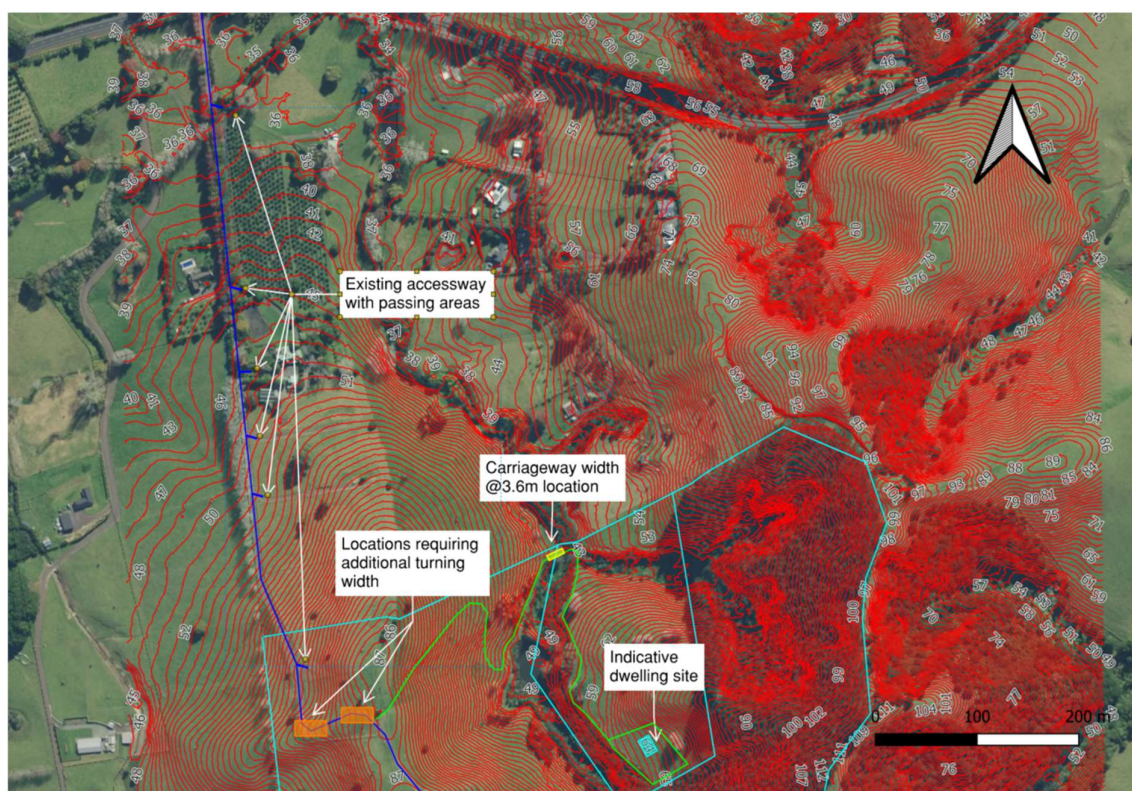


Figure 6: Access to the proposed lot and neighbouring property

During the geotechnical site investigation, a Cook Costello engineer measured the existing carriageway width at three locations. The first measurement, taken along the initial straight section from Puketona Road, recorded a width of 2.5 m, while a second measurement taken at the gated entrance to the parent

lot recorded a width of 2.6 m. The third measurement was taken at the proposed lot entry point, providing a 3.6 m wide passage at its narrowest point.

As the accessway serves multiple properties, the FNDC Engineering Standards require a minimum 4.0 m carriageway width, together with 0.25 m unsealed shoulders on either side and a minimum legal width of 6.0 m. These requirements are expected to be maintained along the shared portion of the accessway up to the point where the proposed access diverges, beyond which the dimensions may be reduced to suit the individual properties.

A dispensation from the accessway width requirements is requested. There are multiple driveway intersections that act as passing bays along the existing access, while the largest gap between passing areas is 170m, 70m more than recommended, the driveway is relatively straight with has good visibility and low traffic. The width of the carriageway in the cornering locations should be widened to allow for the turning circle of emergency service vehicles in the event that access is required.

It is noted that the initial section of the existing accessway is predominantly straight and that the proposed lot will be served by a separate branch from the existing driveway. The existing accessway has previously been consented to by FNDC and has operated successfully in providing access to the two existing properties. Given the relatively low increase in traffic associated with the proposed lot, the existing intersections that act as passing bays and the widening carriageway widths at cornering locations, it is considered that the existing shared section of the accessway will be capable of accommodating the additional demand.

It is proposed to construct a new access from the dogleg bend immediately north of the existing dwelling on the parent lot. The new access will extend west into the proposed lot via a bridge crossing before turning south toward the proposed building platform.

The proposed accessway extension will traverse a varying topography with areas of steep, sloping terrain. As per FNDC ES, section 3.2.28.3, any location exceeding a 12.5% grade is required to be sealed or concreted. It is recommended that the accessway alignment be adjusted to reduce the gradient to 12.5% or less throughout, to ensure accessibility for emergency service vehicles. To achieve this, it is recommended that the alignment of the first section of the proposed accessway be shifted further north, as shown in Figure 7, to achieve an approximately 10% grade. Additionally, it is recommended that the corner currently subject to an 18.7% gradient be regraded and cambered to

reduce the slope at this location. These alignment and grading adjustments should be confirmed during the detailed design phase of the project.

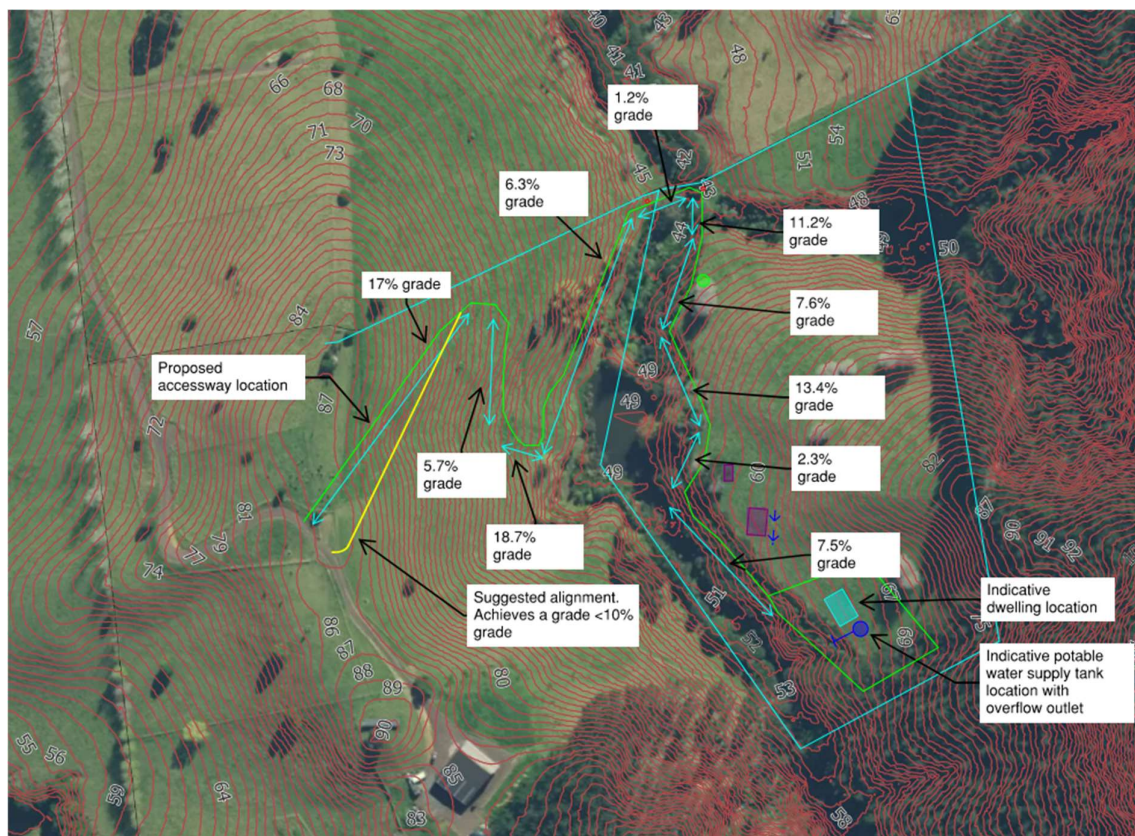


Figure 7: Proposed accessway alignment with recommended alignment and slope grade.

The proposed lot must be accessible by emergency services. To achieve this, FENZ requires a carriageway width of 4.0 m; however, in the entry location to the proposed lot, there is only 3.6m available at the most restricted point. The portion of access limited to a 3.6 m width is within a straight section of the access, which also provides enough space to incorporate an extended corner width immediately after the restricted section, allowing adequate space for emergency vehicles to turn. It is understood that the largest emergency service vehicle is 2.5m in width, and with the added turning width provision, access to the proposed development by emergency services can be achieved.



Figure 8: Image of vehicle crossing location

As per FNDC ES 2023, a minimum sight distance of 145m is required from the vehicle crossing. An approximate 220m sight distance can be seen to the west of the accessway entrance. Sight distance is reduced to the east due to the alignment of Puketona Road in this location. To the east, a sight distance of 135 m is achievable, which is approximately 10 m under the required sight distance. This vehicle crossing location is considered to be a safe point of entry and exit; however, signage indicating a concealed exit can be installed to serve as a warning to road users of the exit location to further improve the safety of this access point.

Table 5: Approximate sight distance view from the proposed access location

Western view from the accessway (Google Street View, October 2025)	Eastern view from the accessway (Google Street View, October 2025)

8. Effluent Treatment and Disposal

The preliminary design of the effluent treatment and disposal system is in accordance with the standard AS/NZS 1547:2012 for on-site domestic wastewater management.

The following preliminary design parameters have been adopted for this design:

- The proposed dwelling will be serviced by a roof water supply.
- A secondary treated effluent is recommended for this site
- Standard water reduction fixtures will be in use, resulting in a daily flow rate of 145 L/person/day.
- A 4-Bedroom dwelling design. Design occupancy of 7 persons.

Thus, $145 \text{ L/person/day} \times 7 \text{ person} = 1015 \text{ L/day}$.

There are no known groundwater bores located in the surrounding area. The effluent field must remain >20 m away from any existing water supply bores.

Effluent fields and septic tanks will need to be more than 20 m away from the streams or waterways for primary treated disposal and 15 m for secondary treatment.

As shown in Appendix 3, the minimum required separation distances can be achieved.

8.1.1. Preliminary Disposal System

The silty CLAY soils across the site behave as light clays and therefore have an effluent disposal category of 5, being moderately structured with an indicative permeability K_{sat} of 0.06 – 0.12m/day.

The proposed effluent field site is situated on sloping ground at a slightly waning divergent grade of approximately 8.5%.

Due to the limited area subject to lower slope grades, the use of a secondary treated effluent system is recommended for this site. It is recommended to use a conventional bed disposal system; other systems, such as subsurface drip irrigation, conventional trench and AES systems are also viable options. Due to the sloping nature of the topography, a surface water cut-off drain is required immediately upslope from the disposal field location. Effluent field design plans can be found in Appendix 3.

8.1.2. Effluent Tank

For the effluent tank capacity with a 5-year desludging period, the sizing is as follows:

$$24\text{-hour storage volume} = 7 \text{ people} \times 145 \text{ L/person/day} = 1015 \text{ L}$$

$$24\text{-hour storage volume above the high-water level} = 1015 \text{ L}$$

$$5 \text{ years of sludge accumulation at } 80 \text{ L/person/year} = 5 \times 80 \times 5 = 2000 \text{ L}$$

$$\text{Total tank volume} = 1015 \text{ L} + 1015 \text{ L} + 2000 \text{ L} = 4030 \text{ L}$$

The minimum effluent tank capacity should be 4030 L, and a secondary system should be used.

8.1.3. Effluent field sizing for the proposed dwelling

Conventional trench effluent disposal field sizing is as follows:

$$Q = 145\text{L/person/day} \times 7 \text{ persons} = 1015 \text{ L/day}$$

DLR = 10 mm/day (0% reduction factor) (Table 5.2 of AS/NZS 1547:2012)

$$\text{Total field area} = 1015 \text{ L/day} / 10 \text{ mm/day} = 101.5 \text{ m}^2$$

Bed width (example) = 4 m

Number of beds (example) = 2

Bed length example = 12.7 m

Bed spacing (min) = 1 m

Reserve area = 30% of field area = 30.5 m²

Total field area = 132 m²

Therefore, a secondary treated disposal field of 101.5 m² with an uphill cutoff drain and a reserve area of an additional 30.5 m² is required at the site.

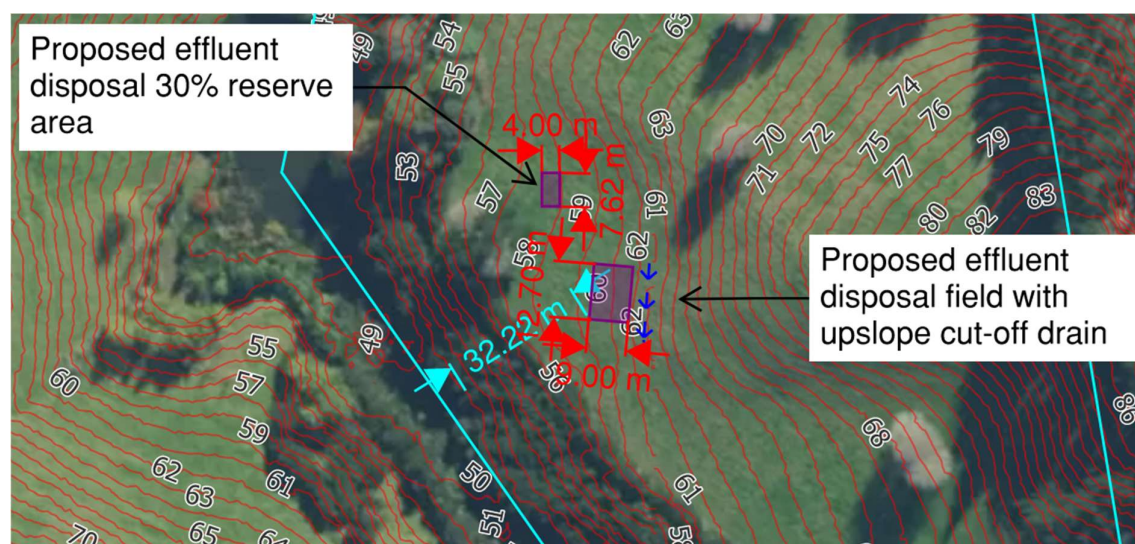


Figure 9: Proposed effluent disposal field design

8.2. Site-Specific Mitigation Measures

The recommended location for the effluent disposal fields is shown on the site plan attached in Appendix 2. Specific mitigation measures are recommended for on-site wastewater systems utilising a secondary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3 m from buildings and 1.5 m from boundaries.
3. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 15 m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
4. A reserve area of 30% is required to be set aside as a reserve field area as per the requirements of the NRC RWSP.
5. The trenches and beds are to be under 20m in length.
6. A minimum distance of 1.0 m between effluent beds is required.
7. The irrigation area shall have a depth of 100 – 150 mm of natural, good-quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration.
8. Sequenced dose loading of the disposal field is preferred and recommended to extend the field life.
9. If the final house plans are for other than two 4-bedroom dwellings using standard water reduction fittings, then effluent disposal design calculations will require revision.
10. A service agreement between the property owner and the supplier of the treatment plant shall be entered into to ensure effective ongoing operation and performance. A maintenance strategy and contract for the system shall be put into place, which will include programmed inspections and maintenance of both secondary treatment systems and application areas.

8.3. Stormwater

TWM-R2 has been used for the stormwater assessment. The actual stormwater assessment will follow KDC ES 2011 for compliance, which achieves the requirements of TWM-R2

8.3.1. Stormwater Assessment

The site has no significant stormwater overland flow paths identified on this site. Stormwater caught within the property travels to the stream feature at the bottom of the slope to the north and west of the proposed lot. Stormwater travels to this stream via non-concentrated overland flow, where it then flows north through a series of small-scale streams, before outflowing to the Waitangi River. The Waitangi River meanders west until it discharges to the Bay of Islands harbour.

Northland Regional Council GIS maps have been used to investigate the effects of flooding on the property. The NRC Natural Hazards River flooding models have not identified any flooding affecting the development location; therefore, flooding is not considered a hazard for this development.

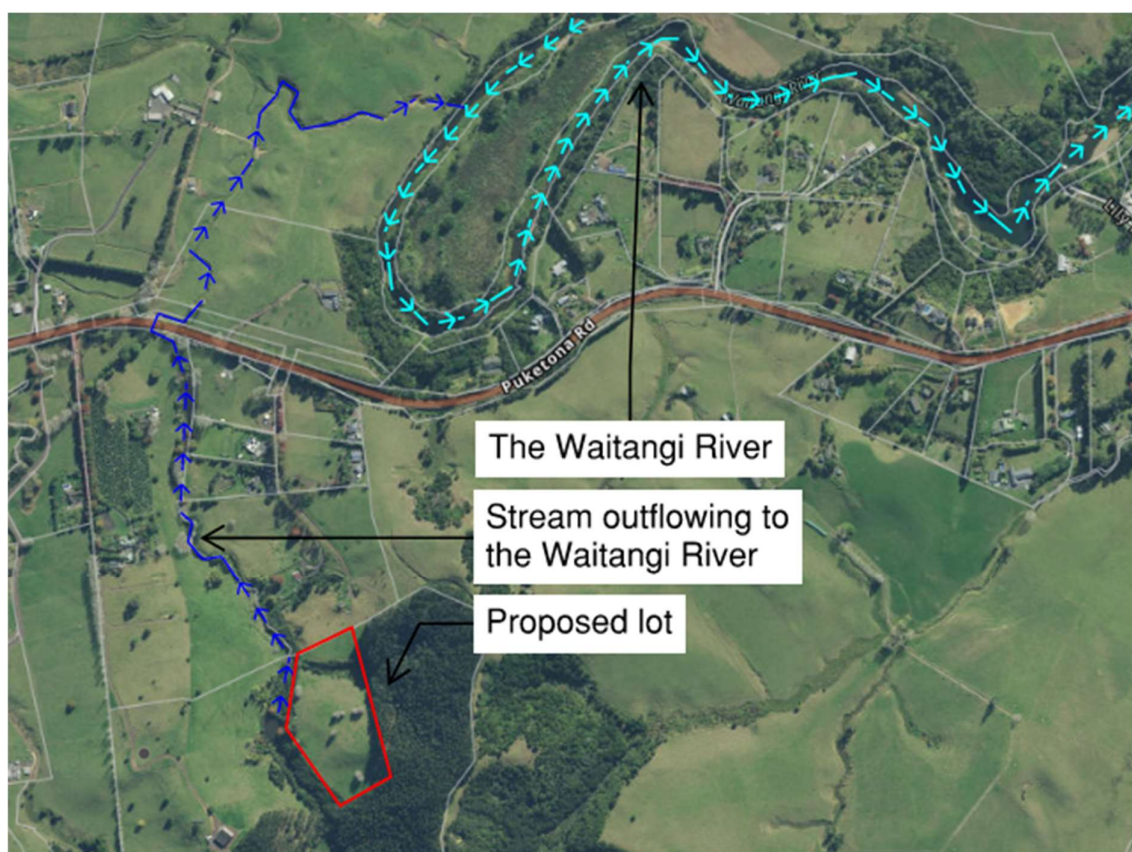


Figure 10: Stormwater run-off outflow location

As there is a proposed increase in impervious areas at the proposed development site, stormwater attenuation may be required to reduce stormwater runoff to less than the pre-existing runoff levels. The FNDC ES 2023 requires the stormwater runoff from an increase in impervious area for the design events

(of 2yr, 5yr ARI) plus climate change (+20% rainfall depth) to be reduced to 80 % of the predevelopment discharge so as not to affect the downstream catchment.

It should be noted that the Waitangi River is subject to moderate to large-scale flooding in certain locations. The receiving stream enters the Waitangi River within the lower reaches of the catchment. During significant rainfall events, elevated water levels within the Waitangi River are expected to create backwater effects, which increase tailwater levels within the receiving stream. The implementation of on-site stormwater detention and controlled discharge would likely extend the duration of discharge, resulting in flows occurring during periods when the receiving stream has reduced capacity. This may lead to hydraulic surcharge within the stream and contribute additional volumes reaching downstream flood zones. The controlled release of stormwater from the site has the potential to exacerbate downstream flooding and increase flood risk to properties located downstream. Therefore, attenuation will likely have a negative effect on downstream flooding by increasing the flood risk to downstream properties and is not recommended for this development.

Water Supply

8.3.2. Potable Water

There is currently no reticulated potable water supply located on the proposed development. The most convenient method of potable water supply for new households is by means of individual household on-site rainwater harvesting. The neighbouring properties in the area adopt this method to attain a potable water supply for their dwellings. The use of rainwater harvesting has the added benefit of contributing to stormwater retention and minimising the impact of post-development stormwater runoff. This can provide significant benefits to the design and operations of downstream stormwater systems.

It is recommended to place 25 - 50 m³ of rainwater storage tanks onsite; however, the amount of storage used is up to the client, depending on expected usage.

Overflow from the rainwater storage tanks needs to be routed to a location that won't negatively affect the ground stability and shrink-swell behaviour in the dwelling location. The most viable option is to install a pipe from the tank to the downslope bank adjacent to the dwelling and discharge the water via a level spreader or similar device. Overflow would then enter the downstream stream system and be dissipated through natural soakage processes.



Figure 11: Indicative potable water supply tank with overflow outlet

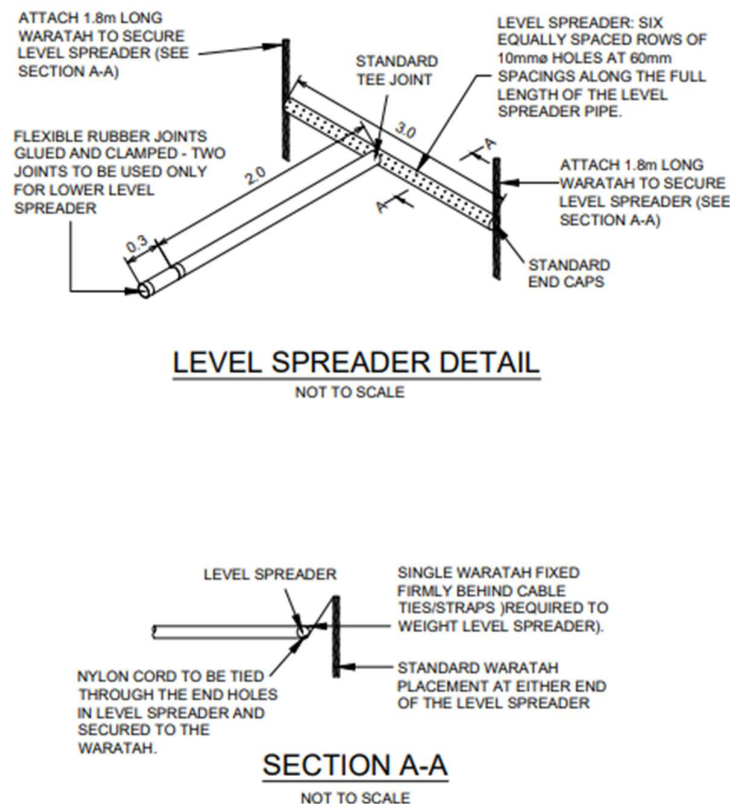


Figure 12: Typical level spreader detail - Cook Costello

8.3.3. Fire Supply

On-site storage for fire-fighting supplies is required as there will be no reticulated water supply on the property. The proposed dwelling will likely meet the FW2 water supply category as defined by SNZ PAS 4509:2008 (New Zealand Fire Service Firefighting Water Supplies Code of Practice).

A constant water source will need to be stored within 90 m of the dwelling in order to provide adequate firefighting service to the dwelling. To comply with SNZ PAS 4509:2008, a dwelling with a fire water classification FW2 should have a minimum water storage capacity of 45 m³.

It has been previously stated by FENZ that upon application, a dwelling of up to 200 m² can have a 10 m³ storage volume to service the firefighting needs. A dwelling with a floor area exceeding 200 m² will need a water storage tank of 20 m³. An application can be sent to FENZ to confirm the required storage volume.

The property can be serviced by a fire water tank located adjacent to the proposed accessway. This location enables the accessway to function as a hardstand for firefighting vehicles while maintaining the required separation distance between the water supply and the dwelling.

The proposed accessway should be constructed to a minimum carriageway width of 4.0 m throughout its entirety to accommodate emergency vehicle access.

One section of the proposed accessway has a maximum available carriageway width of 3.6 m. However, this section follows a straight alignment, with the full 4.0 m carriageway width proposed to be maintained immediately before and after the constraint. Given the straight geometry of this section, emergency vehicles can navigate through without the additional clearance typically required on curved alignments. On this basis, the localised width reduction is considered acceptable.

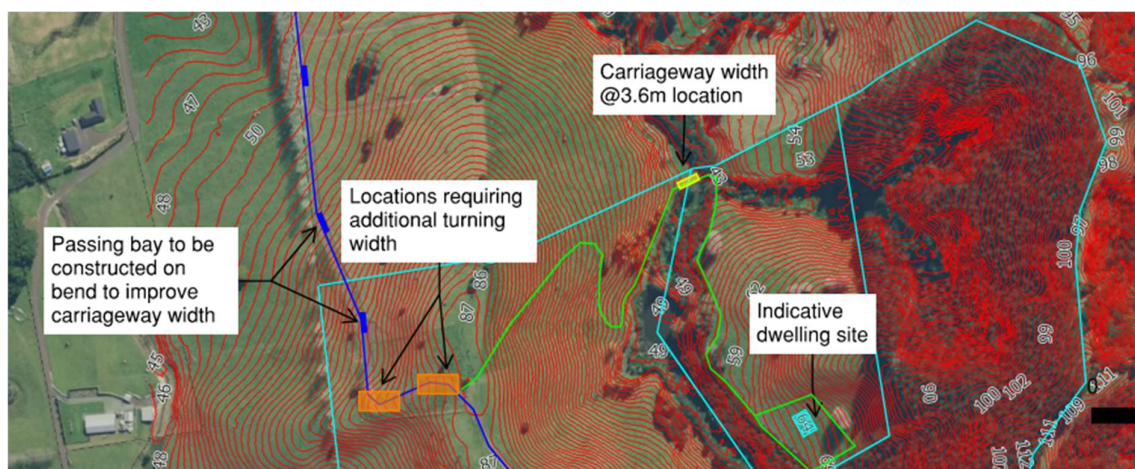


Figure 13: Accessway corners requiring widening to suit emergency services access

See Figure 14 below for the proposed location. The Firefighting tank location will need to be refined and determined during the building consent phase.

The tanks should be more than 6m from any flammable structures.

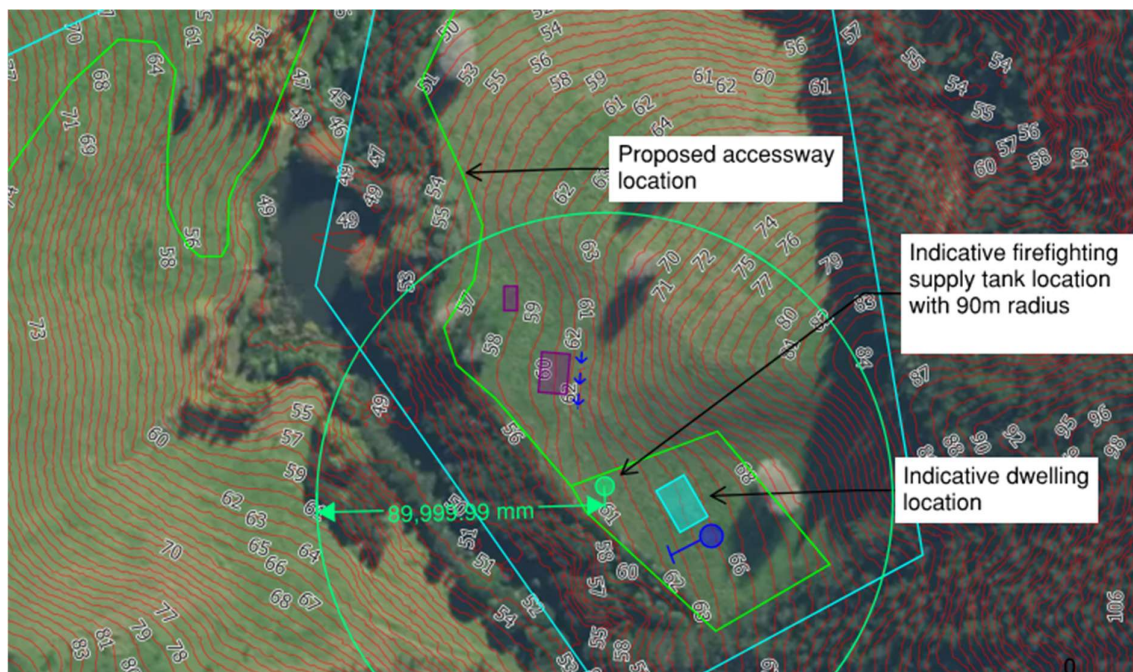


Figure 14: Aerial image with 0.2m contours displaying the potential fire-fighting supply water tank locations

9. Power and Telecommunications

The proposed development can be adequately serviced with power and telecommunications. Existing telecommunications and power infrastructure are located on Puketona Road to serve the existing properties in the area. However, it should be noted that power and telecommunications lines will need to be extended a significant distance to be able to be used for the proposed lot. No further upgrading of these services will likely be required. Further confirmation from the appropriate service providers will be required at the design stage of the project.

10. Construction Monitoring

It is recommended that a Cook Costello engineer observes the excavations to confirm whether the ground conditions encountered are as assumed during the preparation of this report. In the case that the actual ground conditions deviate from the ground conditions presented in this report, Cook Costello would be in a position to recommend appropriate design and/or construction modifications that suit the actual ground conditions.

The following inspections are suggested as a minimum:

- Review of foundation excavations to confirm the founding material is of suitable bearing capacity.
- Compaction testing if engineered fill exceeding 300 mm depth is used on site.
- Pre-pour inspection of any pile foundations or retaining walls if required.

Inspections, in addition to those stated above, may be required depending on the chosen foundation solution, and this should be confirmed in consultation with the structural engineer once the final foundation solution has been chosen. Inspections should be undertaken by a suitably qualified engineer.

11. Conclusions

Geotechnical investigations indicate that the site is presently stable, and the subsoil properties have adequate strength parameters necessary for the proposed development, provided that the recommendations made in this report are followed.

The development will need to be carried out in accordance with proper engineering practice and the following guidelines:

1. Soils are assessed to be Highly Expansive, Class H1 soils as per NZ Building Code Clause B1. This means that the encountered clays may be prone to moderate volume changes (swelling and shrinking) that are directly related to changes in water content. Shrinkable soils are a significant risk to foundations. Expansive soils fall outside the definition of “Good Ground” according to NZS 3604:2011; therefore, specific foundation design is required for the site.
2. The site meets the definition of Class C – Shallow soil sites as per NZS1170.5.
3. All rainfall and stormwater are properly captured and collected, and their discharges are controlled and drained off the site away from building platforms.
4. Scala penetrometer results indicate suitable founding conditions, with UBC values exceeding 200 kPa from 0.1 m depth and 300 kPa from 0.4 m depth below any topsoil or fill.
5. Shallow Foundation Recommendations
 - a. Shallow Foundations are suitable for the proposed building site
 - b. Due to the presence of expansive soils, a stiffened concrete slab foundation (e.g. RibRaft) designed in accordance with NZ Building Code Clause B1 for Class H soils and a characteristic surface movement of 78 mm is recommended.
 - c. Scala Penetrometer testing indicates UBC exceeding 200 kPa (100kPa dependable) is available from approximately 0.1 below any topsoil or fill and 300 kPa (150kPa dependable) is available from approximately 0.4 m below any topsoil or fill.
6. Pile Foundation Recommendations
 - a. Specifically designed timber piles embedded to a minimum depth of 1.5 mbgl are a suitable foundation option for the site and will mitigate the effects of expansive soils.
 - b. A single consistent type of foundation should be adopted to limit the effects of differential movement.
 - c. The lateral and shaft capacity of the upper 0.75 mbgl should not be relied upon to provide resistance due to the presence of expansive soils.
 - d. Piles on steep slopes should also be designed to allow for the horizontal forces of soil creep.

7. Any earthworks conducted at the site should be undertaken and tested in accordance with NZS4431:2022. Compacted hardfill beneath the building platform exceeding a depth of 300mm will require testing and certification by a suitably qualified engineer. Fills should be made in maximum gradients of 1V in 2H, while cuts should be made in maximum gradients of 1V in 2H.

All works should be carried out under the guidance of a Chartered Professional Engineer with relevant experience.

Civil Engineering

8. Access

The proposed lot will be accessed via an extension of the existing shared accessway, which currently services two properties. Although the existing carriageway width does not comply with the shared access requirements of the FNDC Engineering Standards, the low increase in traffic associated with the subdivision, together with the provision of passing bays and widening at cornering locations for emergency service vehicles, is considered sufficient to accommodate the additional demand. A dispensation is requested for the accessway width. Passing bays should be installed at no greater than 100m intervals, extending 15m, at a width of 5.5m.

9. Effluent Disposal Field.

A preliminary on-site wastewater treatment and disposal system has been designed in accordance with AS/NZS 1547:2012 for a four-bedroom dwelling with a design flow of 1,015 L/day. Site soils were classified as Category 5 light clays, and a secondary treatment system is recommended due to the sloping topography and limited area of low-gradient land. A conventional bed disposal field with an effective area of 101.5 m², together with a 30% reserve area and an upslope cut-off drain, is considered suitable for the site. A minimum tank capacity of 4,030 L is required, and all required setback distances from waterways and potential water supplies can be achieved.

10. Stormwater

Stormwater is released from the property via non-concentrated overland sheet flow, where it eventually discharges to the coastline to the west. Due to the lot being located in a coastal environment, attenuation is not required for this site as per FNDC ES 2023.

11. Potable water supply

Stormwater from the site currently discharges via natural sheet flow to a downstream stream system and ultimately the Waitangi River, with no significant flood hazards identified at the development location. While FNDC standards typically require attenuation for increased impervious areas, on-site detention is not recommended due to backwater effects and reduced stream capacity within the lower catchment, which may increase downstream flood risk during major rainfall events.

12. Firefighting water supply

A minimum water storage capacity of 45 m³ is required for the proposed dwelling based on the FW2 classification. FENZ can determine the required storage volume and advise on the

appropriate storage volume. The fire supply tank is to be installed adjacent to the proposed accessway.

13. Power and Communications

The proposed lot can be adequately serviced by existing power and telecommunications infrastructure on Puketona Road, although the services will require extension to reach the site. Further confirmation from the relevant service providers will be required at the design stage.

12. Limitations

This report has been prepared for the benefit of Mr Murray Blom as our client(s) with respect to an investigation for the proposed development and for the Whangarei District Council's approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from testing and observations undertaken on-site. The nature and continuity of subsoil conditions away from the tests are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction, the site should be examined by a Cook Costello Engineer or Engineering Geologist to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoil may require further investigation and modification of the design based on this report. In any event, it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report, as it may affect the design parameters recommended in the report.

Cook Costello has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

Appendix 1: Site Investigation Plan



Legend:

⊕ Hand Auger

⊗ Scala Penetrometer

SCALES:	Not To Scale		Geotechnical Investigation		DATE:	8/06/2026	
DRAWN:	JM		SITE TESTING PLAN		CCL JOB No:	17995	
			923 A PUKETONA ROAD		Client:	MURRAY BLOM	
					Client contact		Rev 0

Appendix 2: Site Investigation Results

BOREHOLE LOG AND TEST SHEET

NZGS December 2005

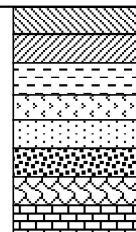
Ref.: 17995
Client: Murray Blom
Date: 9/06/2026
Borehole No.: HA01
Location: 923 A Puketona Road
Drilling Method: Hand Auger

Page: 1
Tested by: JM
Logger: JM

Depth (mbgl)	Legend	Soil Description	Water Level (mbgl)	Vane Shear Strength maximum/residual corrected (kPa)
0-0.2		TOPSOIL	1.9	-
0.2-0.9		Clayey SILT with traces of roots, light brown mottle dark brown, stiff-very stiff , moist, low plasticity.		0.5m:181+
0.9-1.9		SILT with some clay and traces of gravels, light brown speckly brown and mottled white, stiff- very stiff , friable. Gravels: upto 2 mm, rounded, weak		1.0m:181+
1.9-2.3		SILT with some clay and some gravels, orange mottled white, firm-stiff, saturated. Gravels: grey, upto 15 mm, subangular, strong		1.5m:181+ 2.0m: 181+
		End of Hand Auger (Refusal due to core loss).		

Remarks: Groundwater was encountered at 1.9 mbgl.
No Shear vane at 2.3 due to gravels

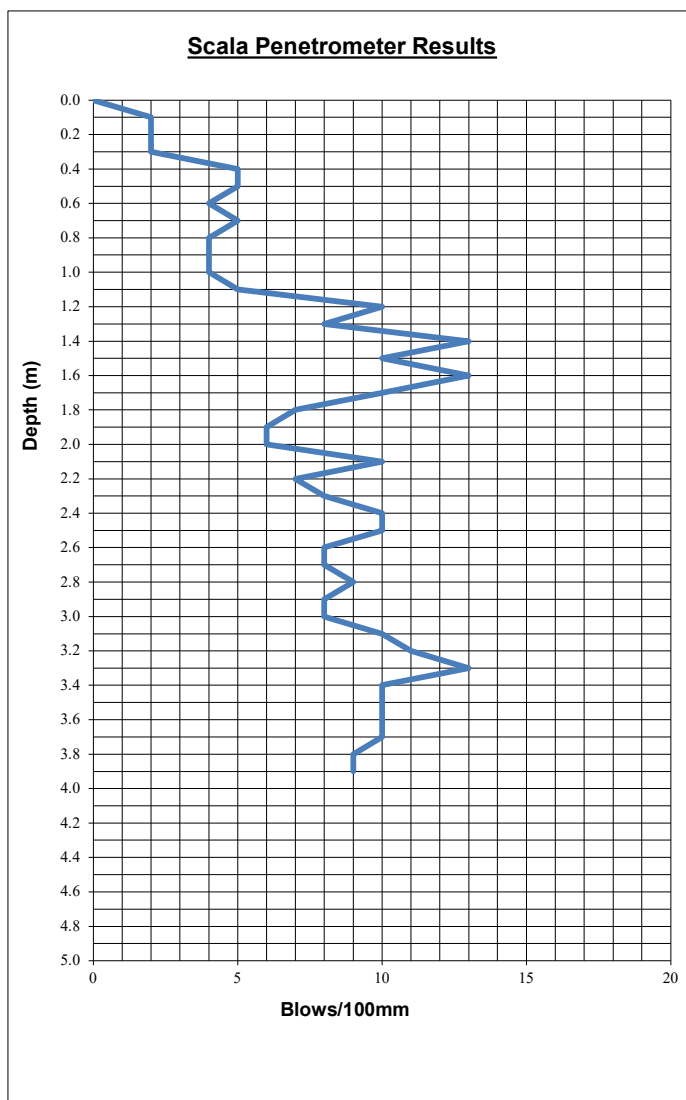
Topsoil
Fill
Clay
Silt
Sand
Gravel
Peat
Rock



Test 23 / NZS 4402 : 1988 Test 6.5.2

Job: 17995
Client: Murray Blom
Date: 9/06/2026
Location: 923 A Puketona road
Scala No.: SP01

Tested by: JM
Logged by: JM

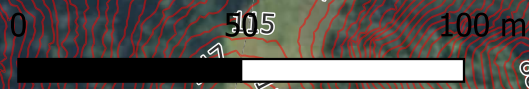
[illegible]

Appendix 3: Effluent Design



Proposed effluent disposal 30% reserve area

Proposed effluent disposal field with upslope cut-off drain



Appendix 4: Site Photographs



Photo 1: View of proposed building area, looking south



Photo 2: View of proposed building area, looking east

27 August 2026

Murray Anthony Blom
C/- Steve Sanson
Bay of Islands Planning Ltd

Sent via Email: Steve@bayplan.co.nz

Dear Steve

Proposed subdivision (SH11) – 923A Puketona Road (SH11), Haruru, Northland

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- To subdivide the property at 923A Puketona Road (SH11), Haruru, Northland. The subdivision would create 2 lots while keeping the existing vehicle crossings on the property.
- There are 2 vehicle crossings which work as a dual entrance/exit accessway and is proposed to serve the 2 lots and the neighbouring property at 923 Puketona Road.
- Lot 1 and the neighbouring property at 923 Puketona Road both have existing residential units, and the new proposed Lot 2 will also have a residential unit.
- Therefore, a total of 3 residential units will use the same dual entrance/exit accessway.

Assessment

In assessing the proposed activity, NZTA notes the following:

- This section of State Highway 11 (SH11) has a posted speed environment of 80km/hr and an annual average daily traffic volume of approximately 4,881 (4.20% heavy) and is a Limited Access Road.
- The existing site gains access from 2 access points which use a dual entrance/exit access and currently provide for one residential dwelling at Lot 1 and another residential dwelling and an avocado orchard at the neighbouring property and will continue to do so.
- The site is zoned for Rural Production and as per the permitted baseline, pursuant to Table 15.1.6A.1, the maximum daily one-way traffic movements via a State Highway are 30 movements, although each site is allowed to have a single house exemption from these calculations.
- Given the neighbouring property that operates an avocado orchard does not use heavy vehicles to move produce off site and there are no additional vehicle crossings proposed, this subdivision will not increase the development potential and permitted residential intensity of the subject area.

Based on the above assessment, NZTA considers that the proposal will not adversely affect the function and safety of the state highway network.

Limited Access Road (LAR)

Your client's site adjoins State Highway 11 which is identified as a limited access road. Per Section 91 of the Government Roadway Powers Act 1989, to access your client's site, your client requires a crossing place authorised by NZTA. In this instance the subject site has two formal crossings. Once the works have been completed to the satisfaction of the New

Zealand Transport Agency Network Manager, a crossing place notice per Section 91 of the Government Roadway Powers Act 1989 will be registered to the new title confirming the legal establishment of the crossing place.

Conditions*

In discussion with NZTA your client has agreed to include the following conditions as part of your clients resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore our full legal name is referred to in the conditions and approval.

1. 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 NZ Transport Agency has been advised of relevant documentation (such as proposed title references and scheme plan) to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roadway Powers Act 1989.
2. Crossing Place 118 (CP-118) and Crossing Place 119 (CP-119) shall be upgraded in accordance with the NZ Transport Agency Diagram C, as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager. This includes Crossing Place 118 (CP-118) and Crossing Plan 119 (CP-119) to be sealed to the boundary and constructed with a 9m radius in accordance with Diagram C.
3. Prior to Section 224(c) certification the Consent Holder shall cut back and maintain all vegetation and remove the vegetation along the site boundaries and within the legal road so that sightlines at Crossing Plan 118 (CP-118) allows for sightlines of 150m to the east of the accessway.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road

As the site fronts a Limited Access Road, the New Zealand Transport Agency provides approval under Section 93 of the Government Roadway Powers Act 1989 for the site to gain direct access from the state highway as described in this written approval. We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Advice Notes

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.

Far North District Council

Please submit your CAR to the NZTA CAR Manager via www.submitica.com, a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

Additionally, as the properties have access to a limited access road, new crossing place notice/s per Section 91 of the Government Roadway Powers Act 1989 will be registered on the titles confirming the legal establishment of the crossing place.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



Eden Rima

Environmental Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

- Attachment 1: Proposed Site Plan
- Attachment 2: Diagram C Access Standard

Attachment 1: Proposed Site Plan



Attachment 2: Diagram C Access Standard

