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PLANNING REPORT

PROPOSED SUBDIVISION

B. & T. MACKAY, 400 MATAURI BAY ROAD, KAEO

DATE: 6 JUNE 2025

REFERENCE: 8592



CSNZ | THE CONSULTING
SURVEYORS
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INTRODUCTION

The applicant is seeking resource consent to undertake a subdivision of their property located at 400 Matauri Bay Road, Kaero. The proposal involves the creation of one additional allotment from the existing landholding, with the following proposed site areas:

- **Lot 1:** 2.04 ha
- **Pt Section 1 Blk IV Kaero SD:** 66.9 ha (+ Pt Section 1 Blk VII Kaero SD 53.4ha)

This application seeks to subdivide off Lot 1, which currently forms a discrete portion of Section IV Kaero Survey District segregated by Matauri Bay Road. The proposed subdivision would result in the creation of Lot 1 and leave the remaining land as Part Section 1 Block IV Kaero SD, with an approximate area of 66.9 hectares held with the adjoining block (totalling approximately 120.3 hectares).

The subject site is located within the Rural Production Zone under the Operative Far North District Plan. In accordance with the relevant provisions, the subdivision is classified as a **restricted discretionary activity**, and this application has been prepared and assessed on that basis.

It is further noted that the balance title will retain its remaining subdivision entitlement under the Operative Plan's 2-hectare minimum lot size rule while it remains in effect.

This proposal is not subject to the provisions of the Proposed District Plan and has therefore been assessed solely under the current Operative planning framework.

SITE DESCRIPTION

The property is accessible at 400 Matauri Bay Road, approximately 23km from Kerikeri. The location of proposed Lot 1 is just south of the intersection of Hauriri Road.

Estate	Title	Appellation	Area	Owner
Fee Simple	RT NA2081/89	Section 1 Blk IV Kaero SD	68.9483 ha	W. B. Mackay T. L. A. Mackay BTM Trustee 2020 Ltd
		Pt Section 1 Blk VIII Kaero SD	53.4691 ha	

The property is comprised in two parcels of land, one of which is segregated by Matauri Bay Road (Section 1 Blk IV Kaero SD), severing an area of 2ha as defined by proposed Lot 1. This area forms the basis of the assessment where the balance land area is over 100ha and is already developed with two existing farm dwellings serviced by independent entrances.

Lot 1 captures an open grassed area that has a gentle contour sloping to the northwest and supported by over 250m of legal road frontage.

The soil type is classed as Taraire Gravelly Friable Clay that is well to moderately well drained. The soil capability is recorded as 4s1, which is not representative of versatile soil quality.

There are two established stormwater discharge points through the property, which take surface water from Matauri Bay Road, accordingly easements in Gross are proposed as identified on the scheme plan as areas 'A & B'.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991 and is required to demonstrate compliance with provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4

An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

(1)

The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2)

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application seeks to demonstrate that the proposed subdivision will enable the sustainable use of the land through diversification.

The design of the proposal is intended to sustain natural resources (farming) and meet the needs of future generations, while also supporting land utilisation for rural housing.

The application site has long been removed from its natural state and has been part of the broader farm block for many years.

The subdivision will effectively separate two independent environments that have been segregated by Matauri Bay road.

The soil type is not versatile and therefore does not constitute “highly productive land” to concern fragmentation of physical resources.

Matters of national importance

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

The property itself is able to carry out the subdivision without any direct disturbance of wetlands, lakes or rivers. The impact on the coast is nil.

In proximity there is a known wetland located on the adjoining property Lot 7 DP 198187 to the north. Future building activity is able to be located farther than 100m from the wetland, and does not trigger any impacts that would compromise its hydrological function.

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

There are no known outstanding natural features or landscapes on the site, as defined in the district plan.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

There are none.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal has no adverse impacts on culture or traditions.

There is absolutely no vegetation clearance or earthworks, other than constructing one entrance.

There is no influence on Fisheries.

The proposal is considered sufficiently in keeping with the Rural Production zone intent with both lots being larger than the standard minimum allowed (4000m²).

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

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

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

By supporting diversified land use and expanding lifestyle living opportunities, smaller allotments empower landowners to take on a more effective and manageable stewardship role and support the wider farming economy through providing place of residence for rural workers, and typically sees positive environmental outcomes through the sites landscape planting.

Treaty of Waitangi

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) *a national environmental standard*:
- (ii) *other regulations*:
- (iii) *a national policy statement*:
- (iv) *a New Zealand coastal policy statement*:
- (v) *a regional policy statement or proposed regional policy statement*:
- (vi) *a plan or proposed plan*;

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Policy Statement, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions. These are discussed under their respective headings.

An application must also include an assessment of the activity's effects on the environment that -

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

- (1) An assessment of the activity's effects on the environment must include the following information:

- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not considered to result in any 'significant' adverse effects to require reconsideration of location or methods of subdividing, being well connected to legal road and fundamental services (electricity and telecommunications).

The proposed lot is configured to maximise existing services and infrastructure, and contributes on an ongoing basis to the social and economic wellbeing of the community through promoting greater housing opportunities, particularly for those working in the rural sector. The future building site on Lot 1 is on an easy terrain and accessible from public road.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

The current title has various development opportunities that could see considerable change to the immediate landscape without need for resource consent, defining the 'permitted baseline.'

The potential effects therefore need to be considered alongside the district plans permitted activity threshold, and there is no significant change occurring because of subdividing.

Points of merit include the applicant's contribution to increasing rural lifestyle opportunities which in turn adds further economic stimulus to the community through ongoing expenditure.

The level of effects are considered adequately understood and deemed less than minor.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of -*
(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects;*
and
(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

No concerns.

- (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

No concerns the subdivision does not introduce any effects to require management other than those outlined under existing and proposed consent notices relating to site management requirements; firefighting, onsite effluent, and geotechnical matters.

- (f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Any adverse effects on the environment remain less than minor and given the proposal is generally compliant with the restricted discretionary provisions of the operative district plan, there is no need for consultation.

- (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required

- (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern the subdivision outcome would result in 1 additional dwelling presenting a proportional level of effects possible under land use activity and other planning avenues based on the properties total area of 122ha.

- (2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The subject environment has evident rural lifestyle activity to which the subdivision promotes.

Considerable positive effects arise through greater diversity of lifestyle lots on the residential market.

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

The vicinity forms a well occupied rural setting with many lifestyle blocks now setting a definite precedent. The locality is considered suitable to absorb further effects of development in accordance with the evident development trends. The proposal defines gradual rural expansion, and not seen to deplete the environment or cause adverse cumulative effects, particularly given lifestyle development is now the preferred option on land that is less productive due to poor soil quality.

The reverse sensitivity effects are considered low impact and manageable by future landowners onsite, by way of landscaping and planting.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There is no physical damage to ecosystems.
The subdivision does not result in any habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

No concern.
The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

No concerns.
The proposal does not introduce any contaminants of concern.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No known concerns.

In summary, the proposal supports both community and landowner economic well-being by diversifying land use and expanding rural housing opportunities for independent ownership. Importantly, this is achieved without causing significant adverse effects, aligning with the purpose and principles of the Resource Management Act 1991.

CONSULTATION

95E Consent authority decides if person is affected person

(2)

*The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect;*

The subdivision aligns with restricted discretionary activity standards, ensuring that any effects remain consistent with those anticipated under alternative land uses. As it does not introduce out-of-character effects or exceed expected impact levels, consultation is not considered necessary for decision-making under Section 95 of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or adverse impact on ecosystems.

3.5 Enabling economic wellbeing

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

Lifestyle allotments contribute to the community providing much needed housing opportunities.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The land is recorded as having poor soil qualities and predominately covered in mature bush making production use limited at best. An alternative use of the site is preferable on this basis local authority is required to initiate a supportive role utilising processes in place to be as 'simple as possible.'

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

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

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy - Planned and coordinated development**Part A) Regional form and development guidelines**

New subdivision, use and development should:

- (a) Demonstrate access to a secure supply of water;*

Lifestyle blocks utilise roof surface collection and storage in water tanks for potable supplies. These are generally a reliable source of water that meet the guideline intent.

- (b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;*

On site effluent disposal presents no concern with 100% backup readily available.

- (c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;*

Not applicable.

- (d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;*

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites. Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site or any applicable high-risk coastal hazards.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

Not applicable.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle. The lots are open to the north for good solar gain.

(q) Be designed to allow adaptation to the projected effects;

The effects of lifestyle sites are low impact and can often see vast improvements through personal acts of landscaping, weed and pest control. This is evident on surrounding lifestyle lots in this vicinity.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are protective of ecosystems and waterway, however the proposal does not result in adverse effects to cause any concerns in that regard.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments provide a place of residence and for work and home style business activity proving an important component of the rural community, particularly where lifestyle lots can be created without degradation to versatile soils.

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

Not applicable.

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

Rural lifestyle lots in a rural environment are not seen to present cumulative adversity, as they provide diversity in their ability to undertake a semi or even fully sustainable lifestyle.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

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

No concerns.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

The subdivision does not materially reduce the lands potential for soil based primary production for reason the land does not exhibit versatile soil or have available pasture to achieve economic viability.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal will not alter the established sense of place, as the area already blends rural and lifestyle activities. The current zoning allows for land use that could result in a similar density of development as the proposed subdivision.

There is a clear demand for lifestyle lots, driven by the shortage of smaller rural properties. This gap in supply is particularly significant for those working on nearby rural production farms who require access to smaller, more manageable, low cost land parcels.

In this context, the subdivision would maintain the sense of place and character of the surrounding environment, supporting both the existing land use patterns and the demand for more diverse rural property options.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

In summary of the RPS we find adequate correlation with its intent for development to undertake a sustainable approach whilst securing long term benefits for future generations by avoiding versatile soils.

NATIONAL POLICY STATEMENT

FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems*
- (b) second, the health needs of people (such as drinking water)*
- (c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.*

2.2

Policy 3

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4

Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6

There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9

The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

- (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.*
 - (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.*
 - (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.*
 - (d) Encourage the co-ordination and sequencing of regional or urban growth.*
-

The National Policy Statement provides strong incentives for development to *avoid* actual or potential effects that could compromise wetlands or the natural components associated with waterways. As a result, subdivision designs and land use activities must carefully account for these environmental factors.

The site although located near a wetland provides adequate dimensions to comfortably situate a residence and associated access and parking farther than 100m away. These define the best practice parameters under the Northland Regional Council Plan, and accordingly would meet the “permitted” threshold.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is not considered applicable to proposed Lot 1 and therefore does not warrant a Preliminary site Investigation Report for potential soil contamination. The farming activity that would continue to occur on the balance area is defined by the regulation as “exempt”.

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone and is not affected by any Resource Overlays under the Far North Operative District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a standard discretionary activity with proposed Lot 2 over 4000m² and the balance area over 4.0ha.

TABLE 13.7.2.1: MINIMUM LOT SIZES	Restricted Discretionary
<i>Rural Production</i>	<i>3. A maximum of 5 lots in any subdivision, provided that the minimum lot size is 2ha and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</i>

Both proposed lots uphold the minimum area requirement, and the title date is August 1962.

The proposal therefore is presented as a compliant restricted discretionary activity with further entitlements remaining active on the balance area.

ALLOTMENT DIMENSIONS
(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

The lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

The two established residences on the balance area (Pt Section 1 Blk IV Kaeo SD) uphold minimum building to boundary setbacks (10m).

Assessment**Allotment Sizes and Dimensions**

The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking, outdoor areas disposal of effluent and control of stormwater compliant with permitted activity standards.

Hazards

There are no known natural hazards.

Geotechnical investigation is proposed to be configured at the time of building application, administered under Section 221RMA consent notice.

This is described in the consent notice provisions below.

Water Supply

Potable supplies on Lot 1 would be through use of onsite roof surface collection and storage in water tanks.

Firefighting water supply requirements should be included as a consent notice on Lot 1.

The balance area Pt Section 1 Blk IV Kaeo SD has established residences not to warrant post development limitations.

Stormwater

Lot 1 currently has no impermeable surface and would readily uphold permitted standards during building activity.

Stormwater discharge routes are defined overland flowpaths that cut through the property and serve as legal discharge points.

Easements in Gross in favour of FNDC are proposed over stormwater drainage routes extending off Matauri Bay Road, as defined by areas 'A & B'.

Pt Section 1 Blk IV Kaeo SD is developed and with such a large area is readily within the permitted allowance.

A stormwater assessment has not been included because the site does not pose any obvious stormwater management constraints and the site area exceeds 2.0ha.

The impacts from stormwater discharge are considered less than minor.

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

The lots are able to discharge stormwater from a 10% AEP event to a defined gully without cause to any adverse effects on neighbouring properties or compromise to the receiving waterways. The lower gully catchment includes a wetland which naturally reduces the rate of stormwater runoff whilst stabilising the flowpath, adequate to achieve effective management of stormwater.

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

Not applicable.

(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.

The existing stormwater swale drains are at a grade of approximately -4% and therefore would not benefit erosion mitigation due to flow velocities.

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

Not applicable.

(e) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

Flowrate controls are not required.

Sewage

Wastewater disposal has been addressed in the attached assessment, without any concerns. The good ground soakage supports a Primary Treatment wastewater disposal system. 100% back area is available.

Energy Supplies & Telecommunications

Comments from Top Energy are attached. Electricity requirements are nil.

For telecommunications Chorus NZ is not interested in developments where there are no new lead-ins and on that basis were not consulted.

It is suggested that council include a consent notice that states provision for electricity and telecommunications were not a requirement of the consent for Lot 1.

Easements & CovenantsEasements

There are two proposed easements shown 'A & B' on the scheme plan in favour of FNDC for purpose of stormwater drainage.

Proposed Land Covenants Section 221 RMA

The covenants to be recreated include the following:

- (ii) 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.

LOT 1

- (i) 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.

LOT 1

- (v) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.

LOT 1

Amalgamation Conditions

There are no proposed amalgamation conditions.

An amalgamation condition is not required for the balance land, as the remainder of Section 1 Block IV and Part Section 1 Block VII are already held together in a single Record of Title.

No changes to the landholding configuration of the balance land are proposed, and the balance will remain legally and physically contiguous. Therefore, no further amalgamation condition is necessary.

Property Access

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Traffic occurs from single residential units and farming based use, and therefore would be exempt.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

- (i) an activity establishes; or*
- (ii) the nature of an activity changes; or*
- (iii) buildings are altered to increase the number of persons provided for on the site;*

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is achievable on the lots having adequate tracking curves and manoeuvring areas without concern.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS**15.1.6C.1 PERMITTED ACTIVITIES****15.1.6C.1.1 Private accessways in all zones**

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

Standards for private access

Lot 1 can readily construct a 3m wide in gravel formation.

There would be no grades over 1:4, and stormwater controls easily implemented.

The entrance onto legal Road provides good sight visibility approximately 200m in either direction.

Appendix 3B-2

Standards for Roads to vest.

Not applicable.

Appendix 3C

Parking spaces required.

As described, no concern.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E

Tracking curves would be compliant without concern.

15.1.6C.1.1

(a)

The access complies with Appendix 3B1.

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

There is no shared access.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

Not applicable.

(b)

Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones

Not applicable.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that the entrance to Lot 1 be formed in accordance with council engineering standards May 2023, as per the attached entrance plan prepared by Donaldsons Surveyors.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

No concerns.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms would be grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

No concerns.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Matauri Bay Road frontage is in good condition and the road reserve boundaries do not encroach into or near the site.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

No concern.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

No concern.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal complies with all transportation standard.

EFFECT OF EARTHWORKS AND UTILITIES

The subdivision does not require any earthworks.

Soil

The site's soil health and life-supporting capacity will not be undermined, instead retained for private and sustainable use.

The soil is not versatile.

Access to water bodies

There are none to consider.

Land Use Incompatibility

The proposal is in keeping with the immediate environment not to require mitigation measures.

There are no other known land use incompatibles.

Proximity to Airports

No concern.

Natural Character of the coastal environment

The property does not have a coastal influence.

Energy Efficiency

The proposal is considered to adopt an acceptable level of energy efficiency with the lot orientated to the north achieving good solar gain.

NATURAL AND PHYSICAL RESOURCES

There are no obvious adverse impacts on any vulnerable natural and physical resources.

Earthworks and vegetation clearance is nil.

Department of Conservation were not considered affected parties as there is no impact on vulnerable vegetation.

OBJECTIVES (*Subdivision*)

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

The proposal does not compromise the life-supporting capacities of air, water, or ecosystems. Its impacts should be assessed relative to the existing permitted baseline, and it is clear that the proposal does not introduce effects greater than those that might already occur through other planning avenues.

In addition, the current planning framework indicates that there is no significant environmental degradation necessitating further avoidance, remediation, or mitigation measures beyond those already proposed under Section 221 consent notice covenants.

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

Lot 1 has been significantly modified over decades of farming. Its title permits a range of routine activities and is not considered to cause any form of alienation or contravene the intent of the Rural Production zone. Moreover, the property is not known to contain any scheduled heritage resources.

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

The proposal satisfies these requirements without concern.

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

Overall, the proposal meets the subdivision objectives, and the low environmental impact of the activity makes further policy considerations unnecessary.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

Rural Environment

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone encourages a range of land use activities, particularly those that are sustainable for natural and physical resources. Designed to support the social, economic, and cultural wellbeing of communities, the rural zone facilitates uses that promote rural lifestyles. In this context, the applicants propose utilising an area of land with limited productive use for rural lifestyle purposes. This approach results in a sustainable outcome without compromising the environment's life-supporting capacities.

8.6.3 OBJECTIVES

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

8.6.3.2 *To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*

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

8.6.4 POLICIES

8.6.4.1 *That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.*

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

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

The subdivision does not present any measurable adverse effects on significant natural values.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the provisions of the Proposed District Plan and is not influenced by any overlays.

The proposal does not employ any of the rules and standards relating to ecosystem protection, and the site is not influenced by any heritage overlays, therefore the proposed district plan has limited legal effect.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the subdivision chapter).

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The context of the Rural Production Zone emphasises the need to protect the rural environment, particularly land with highly versatile soils, from further fragmentation. There is an inherent urgency to preserve natural habitats and prevent degradation, which is central to maintaining the integrity of rural production areas.

However, the zone is also recognized as dynamic, allowing for rural lifestyle lots, provided these align with the permanent protection of natural habitats. When land does not possess highly versatile soils,

alternative uses should be considered to ensure the social and economic well-being of the community is supported, which aligns with the objectives of the proposed subdivision.

Reverse sensitivity effects are often manageable, and in this case, the site's poor soil quality limits its potential for high-production output. As a result, the likelihood of significant reverse sensitivity impacts, either onsite or in the surrounding area, is minimal.

Additionally, rural land must provide economic returns, and if agricultural or horticultural activities are not feasible, alternative land uses should be explored to maintain the viability of the land while supporting broader community goals, particularly when the subject area is naturally segregated from the main farm.

Objectives

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

The land is not classed as highly productive and its further fragmentation for lifestyle purposes would not compromise future generations. In fact the lands further subdivision for lifestyle purposes adds to rural housing opportunities, better serves a sustainable outcome that overall benefits future generations.

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

There is no likely change to the production use given the poor soil quality.

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

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

No concern.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The existing mix of lifestyle and rural production within the wider environment is testament that rural activities and lifestyle living are compatible under the right conditions. The subdivision expands on this theme without cause to incompatibility issues.

d. does not exacerbate any natural hazards;

Firefighting controls are proposed to better manage effects from fire hazards on Lot 1.

Building controls are proposed for future building activity on Lot 1, regarding geotechnical investigation.

e. is able to be serviced by on-site infrastructure.

Typical rural infrastructure and services are accessible.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5

Avoid land use that:

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

The proposal is considered to uphold (a – e).

RPROZP6

Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;*

The proposal does not result in the loss of highly productive land.

- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*

- 1. the type of farming proposed; and*

The land is segregated from the farm, making it difficult to integrate with normal farm operations, particularly stock movements across Matauri Bay Road being problematic.

- 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

This is unlikely due to poor soil quality.

- c. provides for rural lifestyle living unless there is an environmental benefit.*

The proposal does support an environmental benefit.

SUBDIVISION

Objectives

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

a. achieves the objectives of each relevant zone, overlays and district wide provisions;
The sites unique environment is considered to adequately uphold relevant zone objectives.

b. contributes to the local character and sense of place;

The character and sense of place is set, and the proposal is consistent with this theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

As described the rural character defines an absolute lifestyle base and the proposal is consistent with this theme, without introducing any reverse sensitivity effects.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

In this particular case, the rural environment does not align with highly productive land or any existing rural primary production use.

e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and

Mitigation of fire risk is proposed.

f. manages adverse effects on the environment.

The proposal offers management techniques through implementation of consent notice.

SUB-O2 Subdivision provides for the:

a. Protection of highly productive land; and

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

By utilising low-production land for lifestyle living, this approach directly supports the protection of more productive land by reducing the overall demand for rural lifestyle allotments. This helps to prevent the fragmentation of highly versatile soils and ensures that land with greater agricultural or horticultural potential remains available for primary production activities.

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

a. are consistent with the purpose, characteristics and qualities of the zone;

b. comply with the minimum allotment sizes for each zone;

- c. have an adequate size and appropriate shape to contain a building platform; and
d. have legal and physical access.

The proposal is considered to accord with these preferred parameters.

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

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

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

The proposal is considered to accord with these preferred parameters.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:

Discretionary

Where:

DIS-1

1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.

Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 Minimum allotment sizes

Rural Production 40ha (Controlled) or 8ha (discretionary)

SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity

Table 1

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha - less than 10ha	1
Greater than 10ha - less than 20ha	2
Greater than 20ha	3

Total area of natural wetland to be legally protected on an individual Record of Title

Table 2

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha - less than 1ha	1
Greater than 1ha - less than 2ha	2
Greater than 2ha	3

The applicant does not present the application on the basis of subdividing under the environmental benefit rule, and therefore the proposal aligns under the proposed district plan as a non-complying activity that upholds the objectives and policies of rural production environment and subdivision chapter.

In this instance the proposal is not subject to the Proposed District Plan.

The legal effect is currently **negligible** and therefore the resource consent decision should be founded on the provisions according to the operative district plan.

CONCLUSION

The applicant proposes the subdivision of one additional lifestyle allotment, while ensuring the rural production base remains intact.

The natural division of the site and its alignment with the established environments does not present any immediate risks that would require extensive mitigation measures. Furthermore, future construction activities are not expected to cause any environmental degradation beyond what is already permitted under the plan.

This subdivision aligns with the objectives and policies of the Rural Production zone, as outlined in both the operative and proposed district plans. The effects of the proposal are less than minor and fully comply with the intent of the zoning, which means the gateway tests are met. As a result, no affected parties require consultation.

The proposal is also consistent with higher-level planning documents, including the Northland Regional Policy Statement and the National Policy Statement, reinforcing its alignment with the overall policy framework.

Additionally, the subdivision supports the principles of the Resource Management Act 1991, providing sufficient information to meet the requirements of Clause 6 and 7 regarding the assessment of environmental effects.

Given the alignment with the planning framework, it is recommended that the application be approved by the local authority, subject to standard conditions of consent.



Micah Donaldson
MNZIS - Assoc.NZPI



Quickmap Title Details



Information last updated as at 18-May-2025

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **NA2081/89**

Land Registration District **North Auckland**

Date Issued 23 August 1962

Prior References

NA1526/98

Type Fee Simple

Area 122.4174 hectares more or less

Legal Description Section 1 Block IV Kaeo Survey District and Part Section 1 Block VIII Kaeo Survey District

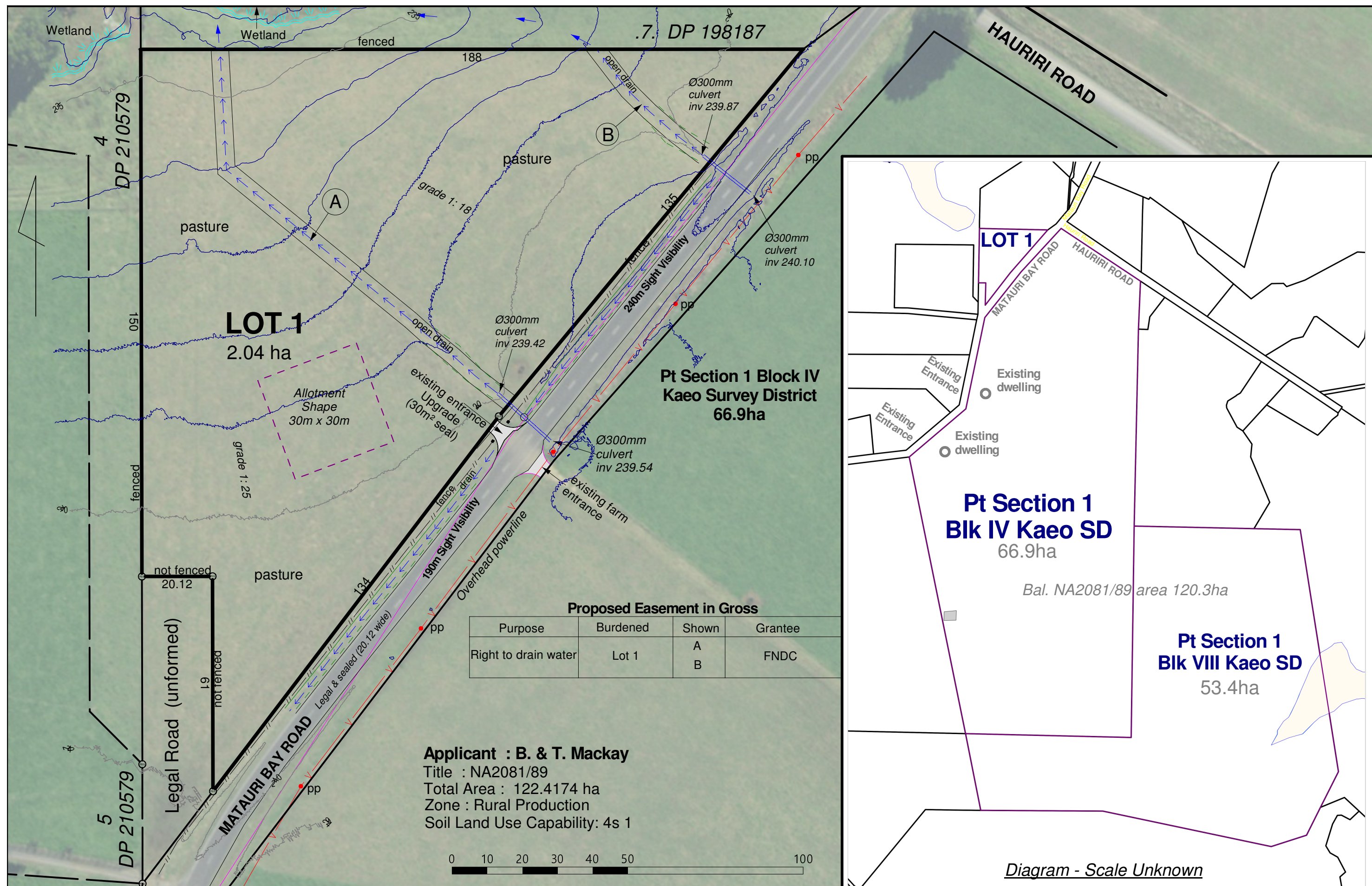
Registered Owners

BTM Trustee 2020 Limited, Tracey Lee-Ann Mackay and William Brett Mackay

8939505.2 Mortgage to Rabobank New Zealand Limited - 27.1.2012 at 1:58 pm

11874212.4 Variation of Mortgage 8939505.2 - 23.10.2020 at 10:29 am

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LOT 1
2.04 ha

Pasture

Easement

Proposed Gate

Proposed Fence

Existing Entrance Upgrade TYPE 1A Light

Seal 40m²
Basecourse CIV > 10
Grade 4 Chip
& Grade 6 dry lock rolled

Radius = 5m

Min. 10m

edge line

centre line

MATAURI BAY ROAD

Existing Pipe

Top drain

Existing drain

Edge seal

Ø300mm culvert inv 239.42

Existing Inlet structure RL 239.45

RL 240.0

Ø300mm culvert inv 239.54

Overhead Power

Boundary

existing farm entrance (metalled)

Pt Section 1 Block IV
Kao Survey District
66.9ha

Applicants : B. & T. Mackay
Title : NA2081/89
Total Area : 122.4174 ha
Zone : Rural Production



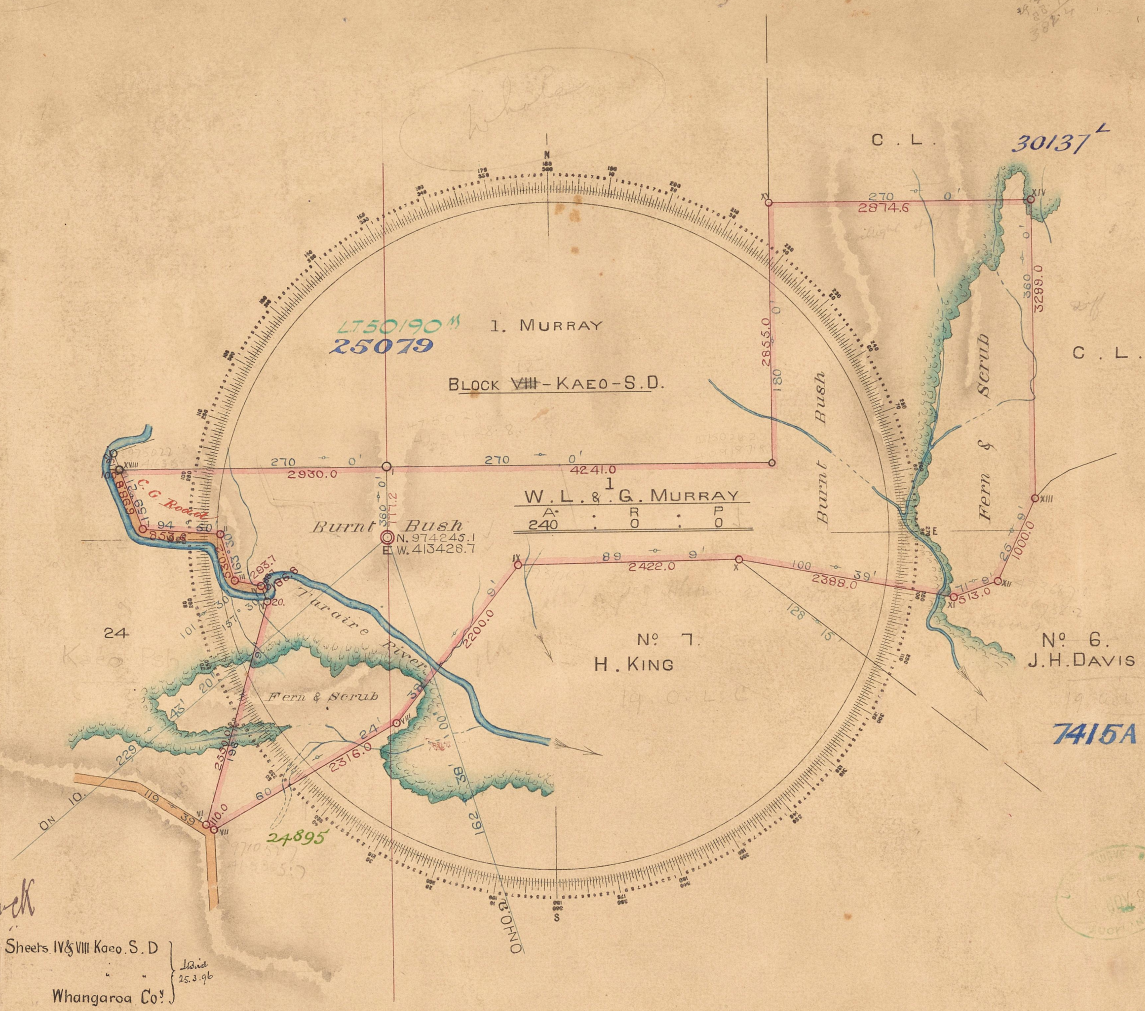
DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED SUBDIVISION OF SECTION 1 BLK IV KAO SD

REF : 8592

General Survey Department of New Zealand
Provincial District of Auckland





TERED on Block Sheets IV & VIII Kaero S.D.
 Beals
 " J. J. J.
 " S. J. J.
 Whangaroa Co. }
 25.3.96

I approve of this road
 Governor.

Plan of Section 1, Block VIII Kaero-S.D.,
 Surveyed for W.L. & G. Murray
 By Robert Campbell
 Licensed Surveyor.

October 1895

Scale-10. Chains to an Inch.

NOTE. Measured lines to be drawn in red, calculated or scaled lines in black, observed bearings in blue, the figures also being red, black and blue respectively. Draw a red circle round each peg, a double red circle round each trig station. Remarks of Surveyor to be noted on back hereof.

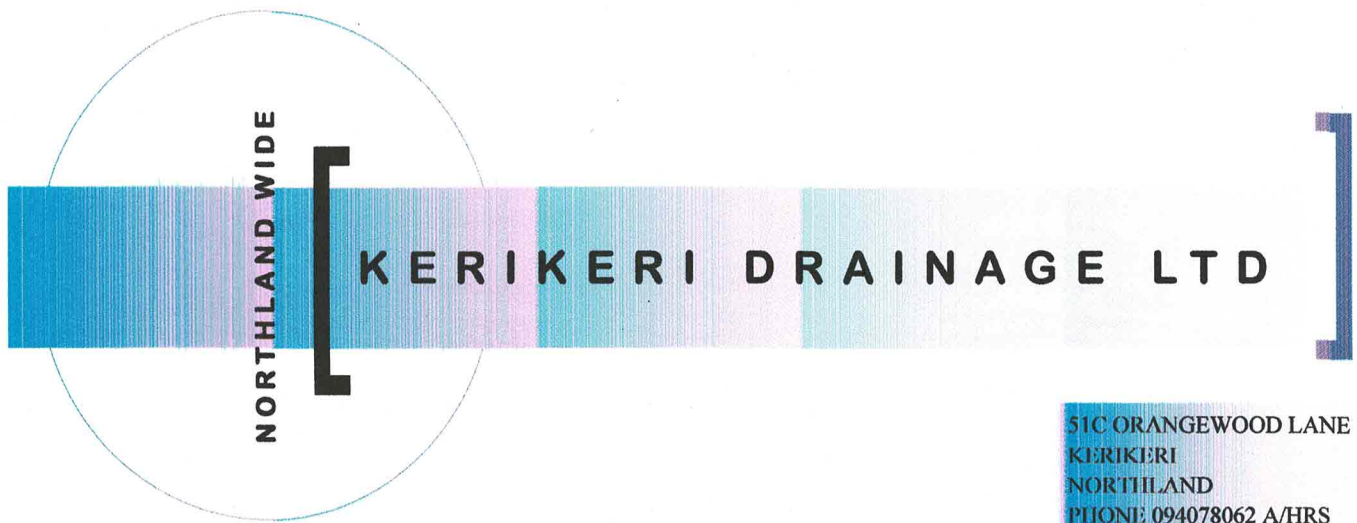
To Mr. McKellar
 3.12.95

For the Govt

I hereby certify that I have taken and laid out
 the road from as shown on this
 plan under a warrant from His Excellency
 the Governor dated _____
 Surveyor

7415

Instructions No. 85384 Date Aug. 2nd 95.
 Field Book No. 1036 Page 25.
 Traverse Reductions Book Page AS-212
 Map received 15/1/96 Examined
 Registered 2/2/96



51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

SITE SUITABILITY WASTE WATER REPORT

CLIENT

BRETT MACKAY

SITE LOCATION

400 MATAURI BAY RD, KAEO

NORTHLAND WIDE

K E R I K E R I D R A I N A G E L T D

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

29/05/25

The Senior Building Inspector
Far North District Council
Private Bag 752
Kaikohe

RE : SITE SUITABILITY REPORT FOR WASTE WATER FOR A PROPOSED SUBDIVISION OF
SECTION 1 BLK IV KAE0 SD

On the 28th of May a site inspection was carried out to assess the soil types and soakage for the proposed new Lot 1 .

The soil for lot 1 is classed as Taraire Gravelly Friable Clay that is well to moderately well drained..
Soil reports are attached.

There is 0.3M of top soil on lot 1 where the soakage test was done and no ground water was encountered.

With the size of the lot a conventional primary waste water treatment system with effluent disposal by shallow media filled trenches can be installed though a secondary waste water treatment system could be installed if the owners desired that option.

The soil has been classed as category 3 (1547, 2012) with 12mm soakage per sq M per day for a primary system.

An example for a three bedroom house is attached.

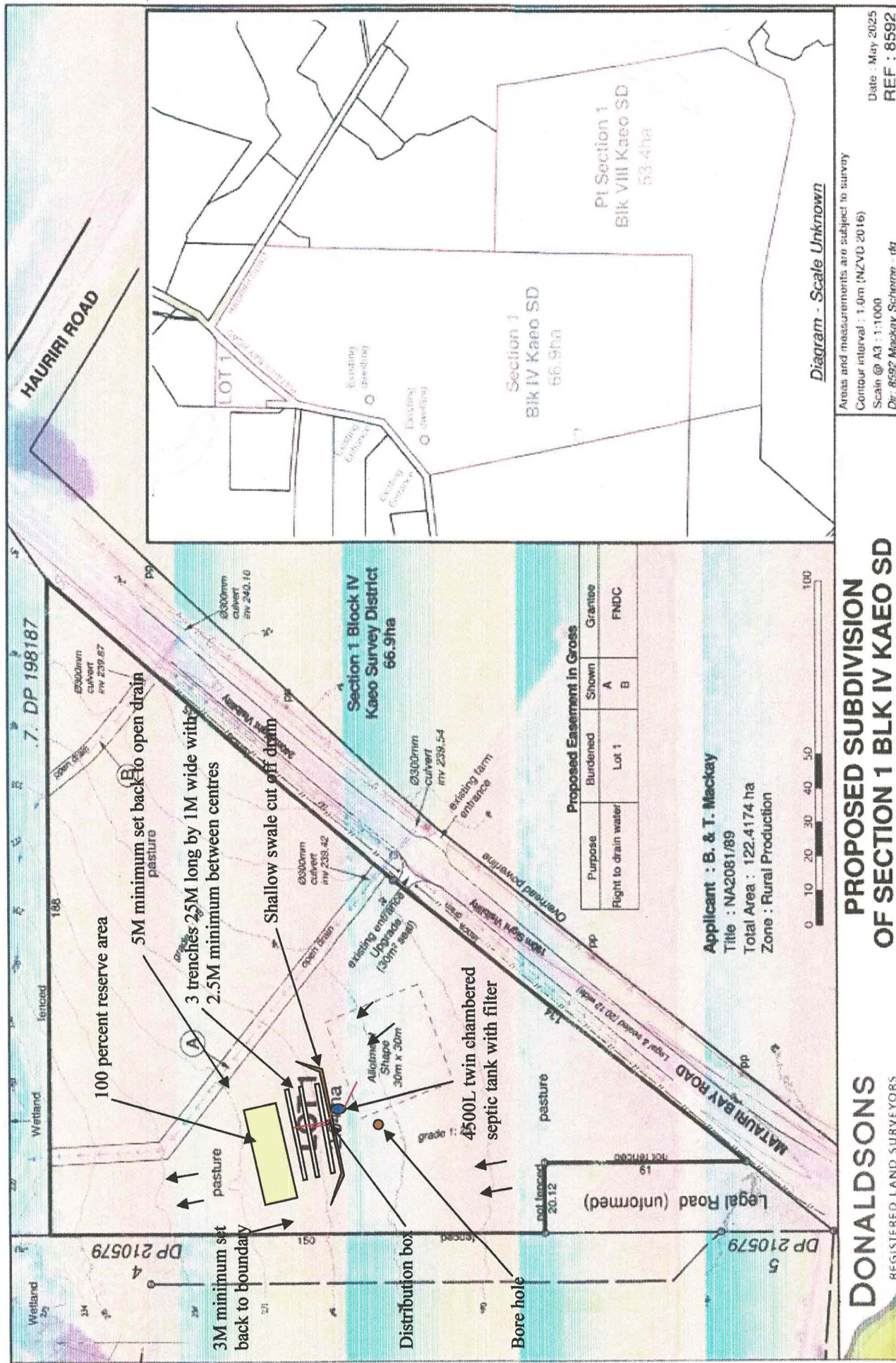
A shallow swale cut off drain is required to divert the sheet flow stormwater away from the soakage area.

There is an open drain to the NE that requires a minimum set back of 5M to be adhered to and 3M minimum set backs to the boundaries.

Yours Faithfully Steve Wood.



PLAN







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

Yes		No	tick	Please tick
-----	--	----	------	-------------

If No, why not?

Gently sloping with no signs of slipping.

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

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

No known problems

Estimated Rainfall and Seasonal Variation:

Information available from N.I.W.A MET RESEARCH

1700mm per year / 1000mm winter / 700mm summer

Vegetation / Tree Cover:

Grass

Slope Shape: (Please provide diagrams)

Gently sloping to North West

Slope Angle:

5 degrees

Surface Water Drainage Characteristics:

Sheet flow where the effluent field is to be constructed

Flooding Potential: YES/NO

No

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation:

Greater than 20M

Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Taraire gravelly Friable clay that is well to moderately well drained

Geological Map Reference Number

NZMS 290 SHEET P04/05

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

North		West	
North-West	tick	South-West	
North-East		South-East	
East		South	

5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 3 M	Check Council requirements
Surface water, rivers Creeks drains etc	Greater than 20 M	Greater than 20 M
Groundwater	Greater than 1.2 M	Greater than 1.2 M
Stands of Trees/Shrubs	NA	
Wells, water bores	None known	
Embankments/retaining walls	NA	
Buildings	Greater than 3 M	Greater than 3 M
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	(Depth _____ m)	No of Test Pits	
Bore Hole	(Depth <u>1.2</u> m)	No of Bore Holes	one
Other (specify):			

Soil Report attached?

Yes	tick	No		Please tick
-----	------	----	--	-------------

2. Was fill material intercepted during the subsoil investigation?

Yes		No	tick	Please tick
-----	--	----	------	-------------

If yes, please specify the effect of the fill on wastewater disposal

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method

Constant Head Permeameter

Test Report Attached?	Yes	tick	No		Please tick
-----------------------	-----	------	----	--	-------------

4. Are surface water interception/diversion drains required?

Yes	tick	No		Please tick
-----	------	----	--	-------------

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	4 M	m	Measured		Estimated	tick
Summer	Greater than 4 M	m	Measured		Estimated	tick

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

Yes		No	tick	Please tick
-----	--	----	------	-------------

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

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

Is Topsoil Present?	Yes	If so, Topsoil Depth?	0.3	(m)
---------------------	-----	-----------------------	-----	-----

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	Tick AS/
4	Sandy loam, loam & silt loam	Moderate drainage	NZS1547:2012
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Assessment of soil texture
Observation of soakage test
Checking of soil maps

PART E: Discharge Details

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

Rainwater (roof collection)	tick
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2/- 3 -#/- -/-/-	Three
Design Occupancy	Five	(Number of People)
Per capita Wastewater Production	140 / 180 / 180	(tick) (Litres per person per day)
Other - specify	200 / 1200 / -/-/-/-	
Total Daily Wastewater Production	900	(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes	No	tick	(Please tick)
b) Water Recycling - what %?	%		tick	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

DUAL FLUSH TOILET
NO GARBAGE GRINDER
LOW FLOW DISHWASHER

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

Yes	(Please tick)
No	tick (Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	20400	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	22.6	

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

Yes	tick	No	Please tick
-----	------	----	-------------

8. Is a Northland Regional Council Discharge Consent Required?

Yes	No	tick	(Please tick)
-----	----	------	---------------

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
One	twin chamber with filter	4500 litre
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

Zabeel or similar

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	
Home aeration plant	
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	tick
Dosing Siphon	
Pump	

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

Yes ☐ no ☐

If not to be installed, explain why

NA

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

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation		
Sub-surface Dripper irrigation		
Standard Trench	tick	
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	12	(Litres/m2/day)
Disposal Area	Design	75 (m2)
	reserve	75 (m2)

Explanation (Refer TP58 Sections 9 and 10)

Loading rate adopted for primary treated effluent for category 3 soil AS/NZS 1547:2012

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

Reserve Disposal Area (m ²)	75
Percentage of Primary Disposal Area (%)	100 percent









7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Three trenches 25 M long and 1 M wide with 2.5 M between centres minimum fed by a distribution box situated towards the centre of the effluent fields to help even distribution of the effluent as per plan

Plan Attached?	Yes	tick	No		(Please tick)
----------------	-----	------	----	--	---------------

If not, explain why not

Depth (m)	Legend	Soil Symbol	Soil Description	Water Level	Vane Shear Strength maximum/residual corrected kPa	Soil Sensitivity	Sample Number	Other Tests
0			0.1 M TOPSOIL					
-0.2								
-0.5			GRAVELLY FRIABLE CLAY					
-1								
-1.2								
-1.5								
-1.8								
-2								
-2.5								
-3								
-3.3								
Remarks: No ground water encountered.					Topsoil		Sand	
					Fill		Gravel	
					Clay		Peat	
					Silt		Rock	

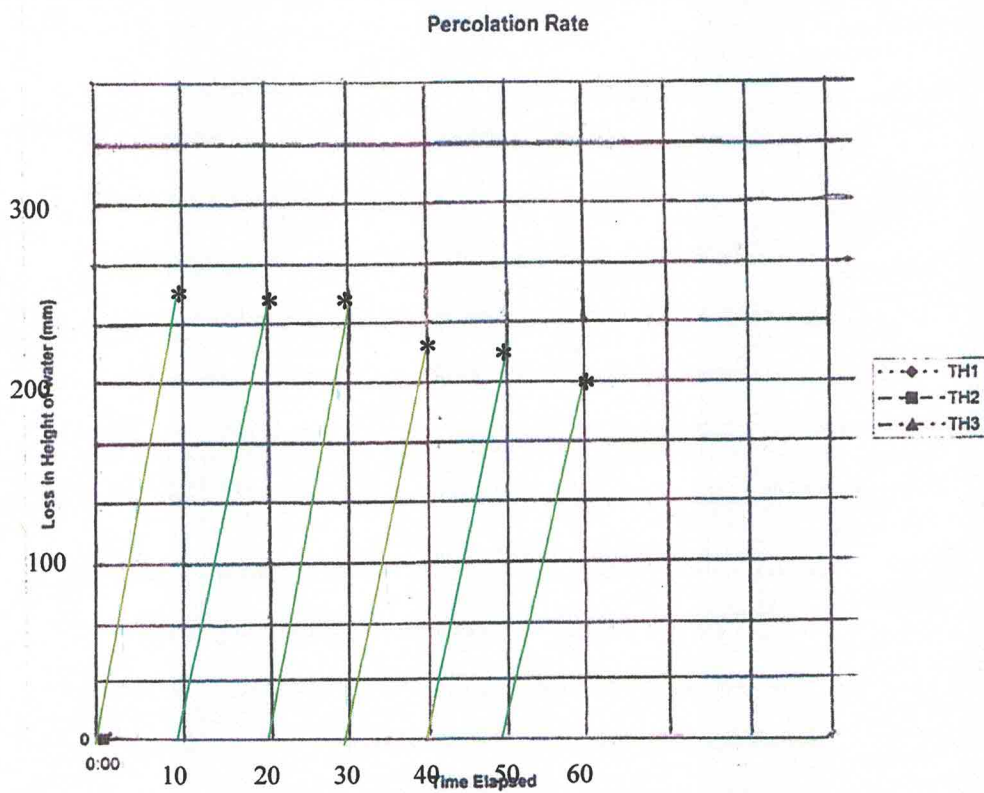
REF:
Logger:
Date:
Page:
Checked:

PERCOLATION TEST -GRAPH SHEET

Ref.:
Report No.:
Page:

Presoaking conditions: 30 MIN
Weather conditions prior: Very Wet

Depth of hole
Depth of topsoil
Diameter of hole



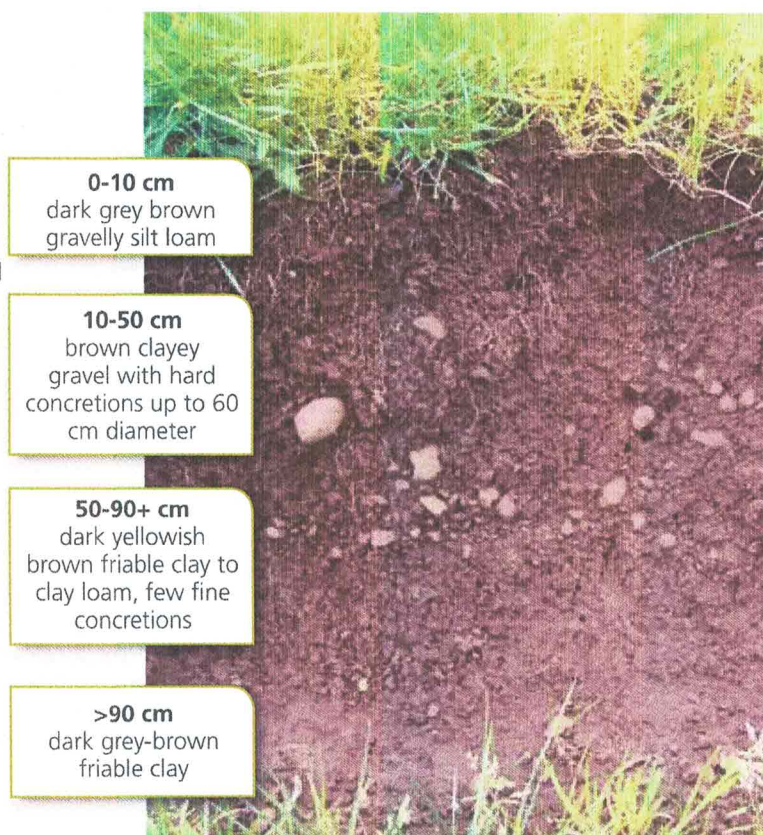
Old basalt volcanic soils

Soil types in this group

- Ōkaihau gravelly friable clay - OK
- Ōkaihau gravelly friable clay with dull brown subsoil - OKu
- Ōkaihau very gravelly friable clay - OKg
- Otaha clay – OD, ODH*
- Otaha gravelly clay loam - ODg
- Pungaere gravelly friable clay - PG
- Taraire gravelly friable clay - TA

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.



Ōkaihau gravelly friable clay (OK) soil profile Photo by Ian Hanmore

Features of old basalt volcanic soils

- These soils formed on basalt lava low in silica and rich in iron and aluminium
- They are part of the Kiripaka soil suite
- Old soils on basalt became laterites or 'ironstone soils' as water filtering through kauri produced acids that leached nutrients and clays from the upper horizons
- Leaching is strong to very strong, and the process left an infertile friable topsoil over ironstone nodules
- Heavy dressing of lime and superphosphate by the Lands and Survey Department in the 1950s made farm development possible
- Some soils are bouldery, typical of the edges of lava flows where the igneous rock cooled quickly into the hard balls we call boulders today
- All old basalt volcanic soils are generally free draining, requiring few drainage structure improvements

Structure and drainage management

Issues	Management tips
Old basalt topsoils are very thin and have a strongly developed nutty structure that is stable when wet but easily destroyed when dry	To avoid compaction, soils should be allowed to dry after rain for a few days before running heavy equipment or stock over them
This makes old basalt soils 'brittle' and easily damaged by over-cultivation or compaction in summer	Shallow ripping shatters cultivation pans/surface compaction and aerates soils, maintaining structure and reducing fungal root diseases
Topsoils can become a fine powdery surface layer known as a 'dust mulch' that seals the surface, repelling water and increasing runoff	Careful crop-pasture-crop rotations retain topsoil structure
Because soils are generally free draining, they are drought prone; subsoils toxic to plant roots make both pasture and crop species shallow rooted, exacerbating drought problems	Avoid exposing plant-toxic subsoils because replanting any vegetation and/or reinstating topsoil layer is very difficult

Nutrient management

Soil type	Nutrient status	Management strategies
All old basalt volcanic soils	Water filtering through ancient kauri leaf litter left friable, infertile topsoils sitting over ironstone, aluminium and manganese nodules in subsoils; at low pH, free iron and aluminium fix phosphate and other elements and create a hostile environment for plant roots Ōkaihau gravelly friable clay soil can theoretically fix 100+ tonnes of superphosphate/ha	Soils should be well limed to raise pH and decrease free iron/aluminium; phosphate should be applied little and often Applying dairy effluent as sludge or spray will build organic matter and buffer against nutrient loss
All old basalt volcanic soils	Phosphate fixation by iron/aluminium is irreversible, so leaching of phosphate to groundwater is unlikely; however, sediment and nutrient runoff into lakes and rivers is common	Avoid overgrazing and exposing soil surface to drying to retain nutrients in topsoil and keep plant-toxic subsoils well below the surface
All old basalt volcanic soils	Free iron/manganese upsets the balance of many micronutrients, causing deficiencies in both plants and animals	Micronutrient supplements will probably be required for livestock, even when not necessary for plant growth

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Shallow slipping	Rolling hill country soil variants	<p>Slips occur because of more pronounced leaching and extremely friable (crumbly) topsoil</p> <p>Exposed red subsoils are difficult to revegetate because of toxic levels of free iron, manganese and aluminium</p> <p>Slipping is often associated with seepage areas at the heads of gullies</p>	<p>Manage water discharge and flow from higher elevations</p> <p>Plant and cultivate on the contour</p> <p>Break the slope by working in 'protected lands'</p> <p>Form 'protected lands' by grassing water diversion channels at intervals down the slope with runoff directed to protected waterways</p>
Sheet erosion	All old basalt volcanic soils	<p>Dry powdery summer surfaces shed water and form a dust mulch</p> <p>The dust mulch seals soil surfaces and repels water, especially under compaction, making sheet erosion after drought more likely</p> <p>Loss of topsoil exposes unproductive, plant-toxic, gravelly ironstone subsoils below, and increases loss of sediment-bound nutrients into waterways</p>	<p>Investigate using sediment traps in frequently or continuously cropped areas</p> <p>Open plant poplars where groundwater is surfacing to control slipping</p> <p>Mulching exposed red subsoils on road cuttings and where erosion has occurred, with old hay, silage, or effluent pond sludge prior to planting, will assist revegetation</p>
Rill erosion	All old basalt volcanic soils	<p>Water runoff from compacted land above runs downslope, gouging channels or rills into topsoils</p> <p>Bare, cropped soils are especially susceptible to rill erosion</p> <p>Rills become deeper with successive rainstorms</p>	<p>Exclusion of stock from revegetated areas is essential for recovery</p> <p>Fence bush enclaves in gully heads to allow ground cover to regenerate and hold soils in place</p>



Drainage classes

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
OKg	Ōkaihau very gravelly friable clay	5 - Somewhat excessively drained
ODg	Otaha gravelly clay loam	5⇒4 - Somewhat excessively to well drained
OK	Ōkaihau gravelly friable clay	5⇒4 - Somewhat excessively to well drained
TA	Taraire gravelly friable clay	4⇒3 - Well to moderately drained
OD, ODH	Otaha clay	4 - Well drained
OKu	Ōkaihau gravelly friable clay with dull brown subsoil	4 - Well drained
PG	Pungaere gravelly friable clay	3 - Moderately drained

Northland soil factsheet series

- Northland's climate, topography, historic vegetation and mixed geology have combined to form a complex pattern of soils across the region. There are over 320 soil types in Northland. Other regions in New Zealand average only 20 soil types per region.
- The information in this fact sheet is based on a 1:50,000 mapping scale. Therefore, it is not specific to individual farms or properties. However, it may help you to understand general features and management options for recent alluvial soils.
- Knowing your soils' capabilities and limitations is the key to sustainable production in Northland. Northland Regional Council (NRC) land management advisors are available to work with landowners to provide free soil conservation advice, plans and maps specific to your property.
- Regular soil tests are recommended. If you are concerned about your soil structure or health, the Visual Soil Assessment test could be useful. Contact the land management advisors at Northland Regional Council for more information.
- Further background information about the processes that have formed these soils can be found here:
www.nrc.govt.nz/soilfactsheets

Contact a land management advisor on
0800 002 004 or visit www.nrc.govt.nz/land



Top Energy Limited

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60 Kerikeri Road
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Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

23 May 2025

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION
B & T Mackay – 400 Matauri Bay Road, Kerikeri. Section 1 BLK IV Kaeo SD.**

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

Top Energy's requirement for this subdivision is nil. Design and costs to provide a power supply to proposed lot 1 could be provided after application and an on-site survey have been completed.

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

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz



8592

6 June 2025

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION
B. & T. MACKAY, 400 MATAURI BAY ROAD, KAEO

We submit herewith a Resource Consent application to subdivide together with the following:

Application Form & Deposit \$2967

Planning Report

Record of Title

Top Energy Ltd comments

Wastewater assessment

Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc.NZPI - RPSURV

DONALDSONS
Registered Land / Engineering Surveyors and Development Planners



Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☒ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

B. & T. Mackay

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

Email:

micah@donaldsons.net.nz

Phone number:

Work 094079182

Home

Postal address:

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

PO Box 211 Kerikeri

Postcode

0245

** 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:

B. & T. Mackay

**Property Address/
Location:**

400 Matauri Bay Road, Kaero

Postcode

0478

8. Application Site Details

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

Name/s:	<input type="text" value="B. & T. Mackay"/>		
Site Address/ Location:	<input type="text" value="400 Matauri Bay Road, Kaeo"/> <input type="text"/> <input type="text"/>		
	Postcode	<input type="text" value="0478"/>	
Legal Description:	<input type="text" value="Lots 1 & 2 DP 340711"/>	Val Number:	<input type="text"/>
Certificate of title:	<input type="text" value="RT 167460 & RT 167459"/>		

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

Proposed subdivision to create one lifestyle allotment

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldsons Surveyors Ltd

Email:

info@donaldsons.net.nz

Phone number:

Work 094079182

Home

Postal address:

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

PO Box 211 Kerikeri 0245

Postcode

0245

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)

Micah Donaldson

Signature:

(signature of bill payer)

MD

Date 06-Jun-2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

MD

Date 06-Jun-2025

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

Checklist (please tick if information is provided)

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

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