

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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

8. Application site details

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

Name/s:

Glyn & Lesley Robinson

Site address/
location:

42 River Drive, Kerikeri

Postcode

Legal description:

Lot 6 DP 171115 & Lot 3 DP 191

Val Number:

Certificate of title:

NA121A/189

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.

TO ARRANGE A SITE VISIT PLEASE CONTACT

9. Description of the proposal

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

To undertake a Non-Complying subdivision in the Rural Production Zone.

Cancel an amalgamation condition

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/S: (please write in full)

GLYN ROBINSON

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

LEC KORINKOAI

Signature:

(signature of bill payer)

Date 24/03/26

MANDATORY

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date 20-Mar-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

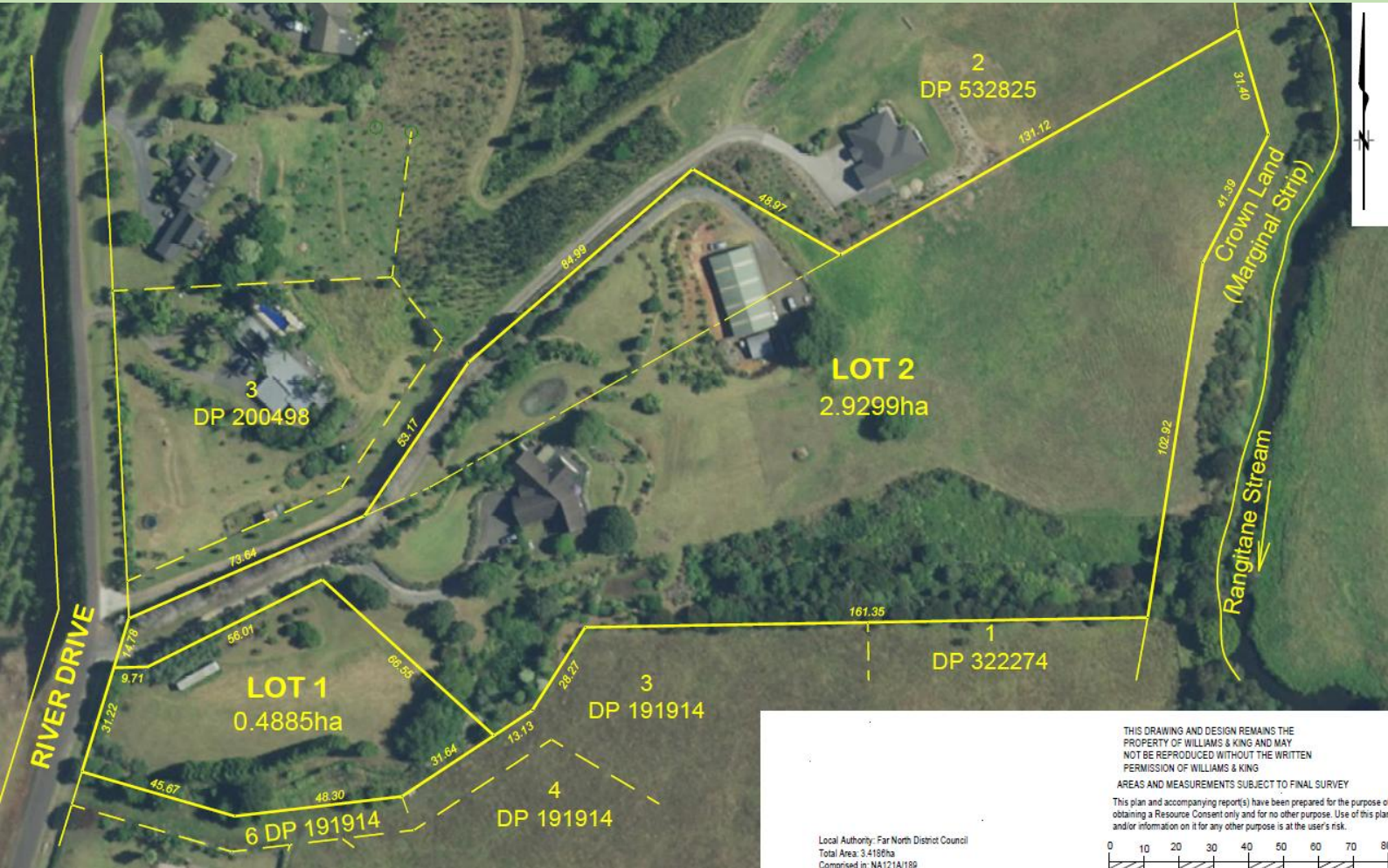
- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent /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

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

Subdivision Resource Consent Proposal

Glyn and Lesley Robinson

42 River Drive, Kerikeri



Northland Planning & Development 2020 Limited



Date: 31 March 2026

Attention: Jo Graham & Liz Searle, Team Leaders (Resource Consents)

Please find attached:

- an application form for subdivision resource consent proposal in the **Rural Production Zone** under the Operative District Plan (ODP); and
- an Assessment of Environmental Effects of the proposal on the environment.

The application is for a two-lot subdivision of 42 River Drive, Kerikeri. Currently, there are two lots (Lot 6 DP171115 and Lot 3 DP191292) held in the same Record of Title (NA121A/189). The proposal is to reconfigure the boundaries such that a separate allotment is created along the road frontage. As a result, there will not be an increase in the number of allotments, however there will be an increase of one additional title. The parent lots have a combined area of 3.4186 hectares. There are no instruments, consent notices or encumbrances on the parent lot title that would affect subdivision of the site as proposed. It is proposed to cancel the interest holding the two parent lots together under s241(3) of the Act as part of this application. The site has not been identified as HAIL.

The proposed subdivision activity is a **non-complying activity** (for lots that exceed the minimum lot size standard in the Rural Production Zone) under the ODP. The proposal is a **permitted activity** under Proposed District Plan (PDP) rules that have current legal effect.

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

Regards,



Alex Billot
Resource Planner



Rochelle Jacobs
Senior Planner / Director

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



TABLE OF CONTENTS

1. Description Of the Proposed Activity	5
SUBDIVISION	5
<i>BACKGROUND</i>	5
<i>SUBDIVISION</i>	6
CANCELLATION OF S241(2)	8
2. DESCRIPTION OF THE site and surrounding environment	10
3. REASONS FOR CONSENT	18
OPERATIVE FAR NORTH DISTRICT PLAN (ODP)	18
<i>SUBDIVISION ASSESSMENT</i>	19
<i>LAND USE ASSESSMENT</i>	23
PROPOSED FAR NORTH DISTRICT PLAN (PDP)	26
NATIONAL ENVIRONMENTAL STANDARDS (NES)	31
<i>NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (NESCS)</i>	31
<i>NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER 2020 (VERSION OCT 2024)</i>	31
4. Statutory Assessment	31
SECTION 104B OF THE RESOURCE MANAGEMENT ACT (RMA)	31
SECTION 104D OF THE RESOURCE MANAGEMENT ACT (RMA)	31
SECTION 104 OF THE RESOURCE MANAGEMENT ACT (RMA)	33
5. Assessment of Effects	35
PERMITTED BASELINE	35
PRECEDENT EFFECT	36
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT - SUBDIVISION	37
13.10.1 <i>ALLOTMENT SIZES AND DIMENSIONS</i>	37
13.10.2 <i>NATURAL AND OTHER HAZARDS</i>	39
13.10.3 <i>WATER SUPPLY</i>	39
13.10.4 <i>STORMWATER DISPOSAL</i>	39
13.10.5 <i>SANITARY SEWAGE DISPOSAL</i>	40
13.10.6 <i>ENERGY SUPPLY</i>	40
13.10.7 <i>TOP ENERGY TRANSMISSION LINES</i>	40
13.10.8 <i>TELECOMMUNICATIONS</i>	41
13.10.9 <i>EASEMENTS FOR ANY PURPOSE</i>	41
13.10.10 <i>PROVISION OF ACCESS</i>	41
13.10.11 <i>EFFECT OF EARTHWORKS AND UTILITIES</i>	41
13.10.12 <i>BUILDING LOCATIONS</i>	41



13.10.13 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES	41
13.10.14 SOIL	42
13.10.15 ACCESS TO WATERBODIES	43
13.10.16 LAND USE INCOMPATIBILITY.....	43
13.10.17 PROXIMITY TO AIRPORTS.....	43
13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT.....	43
13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE.....	43
13.10.20 NATIONAL GRID CORRIDOR	44
6. Policy Assessment	44
RELEVANT PROVISIONS OF ANY NATIONAL STANDARDS, POLICIES OR PLANS	44
NATIONAL POLICY STATEMENTS.....	44
<i>NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)</i>	<i>45</i>
REGIONAL POLICY STATEMENT FOR NORTHLAND (RPSN).....	52
FAR NORTH OPERATIVE DISTRICT PLAN (ODP).....	52
<i>CHAPTER 13 - SUBDIVISION CHAPTER</i>	<i>52</i>
<i>CHAPTER 8 – RURAL ENVIRONMENT</i>	<i>53</i>
PROPOSED DISTRICT PLAN.....	55
<i>SUBDIVISION</i>	<i>56</i>
<i>LAND USE – HORTICULTURE ZONE</i>	<i>56</i>
7. Notification Assessment	57
SECTION 95A – PUBLIC NOTIFICATION ASSESSMENT	58
SECTION 95B – LIMITED NOTIFICATION ASSESSMENT.....	61
9. Part 2 Assessment	64
10. Conclusion.....	65
11. LIMITATIONS	66

Appendices

1. Far North District Council Application Form
2. Certificate of Title – LINZ
3. Subdivision Plan – *Williams and King*
4. Subdivision Engineering Assessment – *Haigh Workman*
5. Correspondence – *Heritage NZ Pouhere Taonga*
6. Correspondence - *Iwi*
7. ODP and PDP Relevant Objectives and Policies – *Northland Planning & Development 2020 Ltd*



Assessment of Environment Effects Report

1. Description Of the Proposed Activity

Subdivision

1.1. The Applicants, Glyn and Lesley Robinson, seek resource consent to subdivide an existing rural property at 42 River Drive, Kerikeri. As mentioned, there are currently two lots held within the same record of title with the subject sites being legally described as Lot 6 DP171115 and Lot 3 DP191292. The Record of Title is attached at **Appendix 2**.

Background

1.2. To provide some context, a brief summary of the creation of the two subject allotments has been provided below.

1.3. Lot 6 DP 171115 was created as part of an eleven-lot subdivision of Lots 5-8 DP 164308. Lot 6 DP 171115 was created as an independent allotment. DP 171115 was deposited in March 1996. All allotments created as part of this subdivision have been subject to further subdivision apart from the subject site. The subdivision development of the adjoining sites has created a well-established rural-residential / lifestyle appearance along the eastern and northern sides of River Drive.

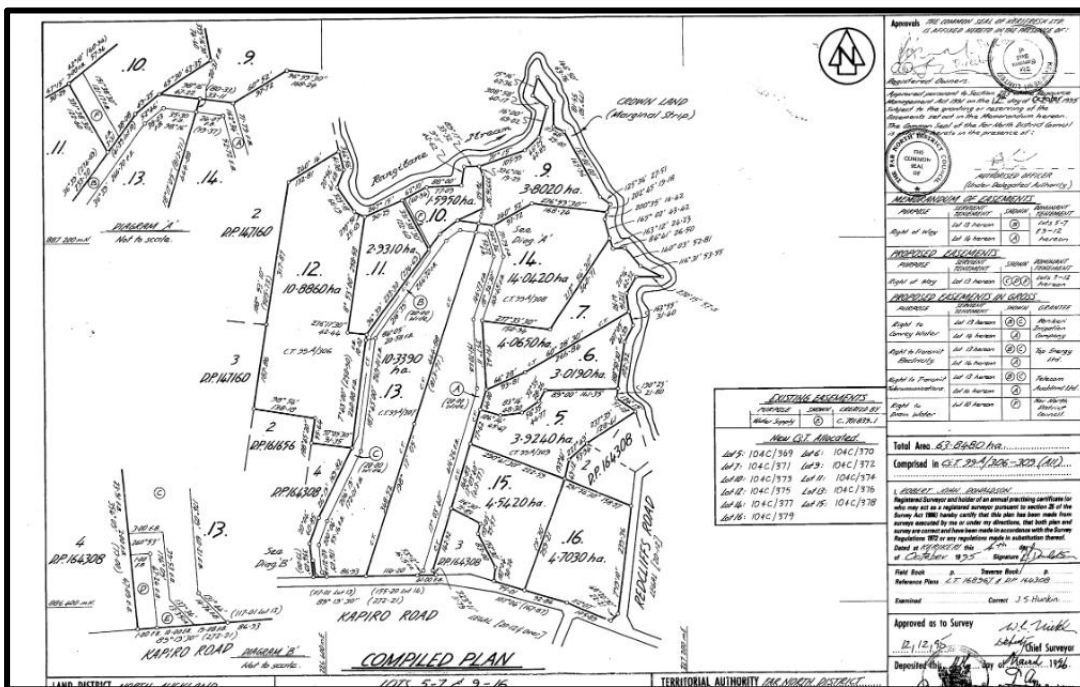


Figure 1: DP171115



- Proposed boundaries are positioned relative to existing areas of fencing and to maintain separation and privacy within the curtilage area that surrounds the existing dwelling on Lot 2.

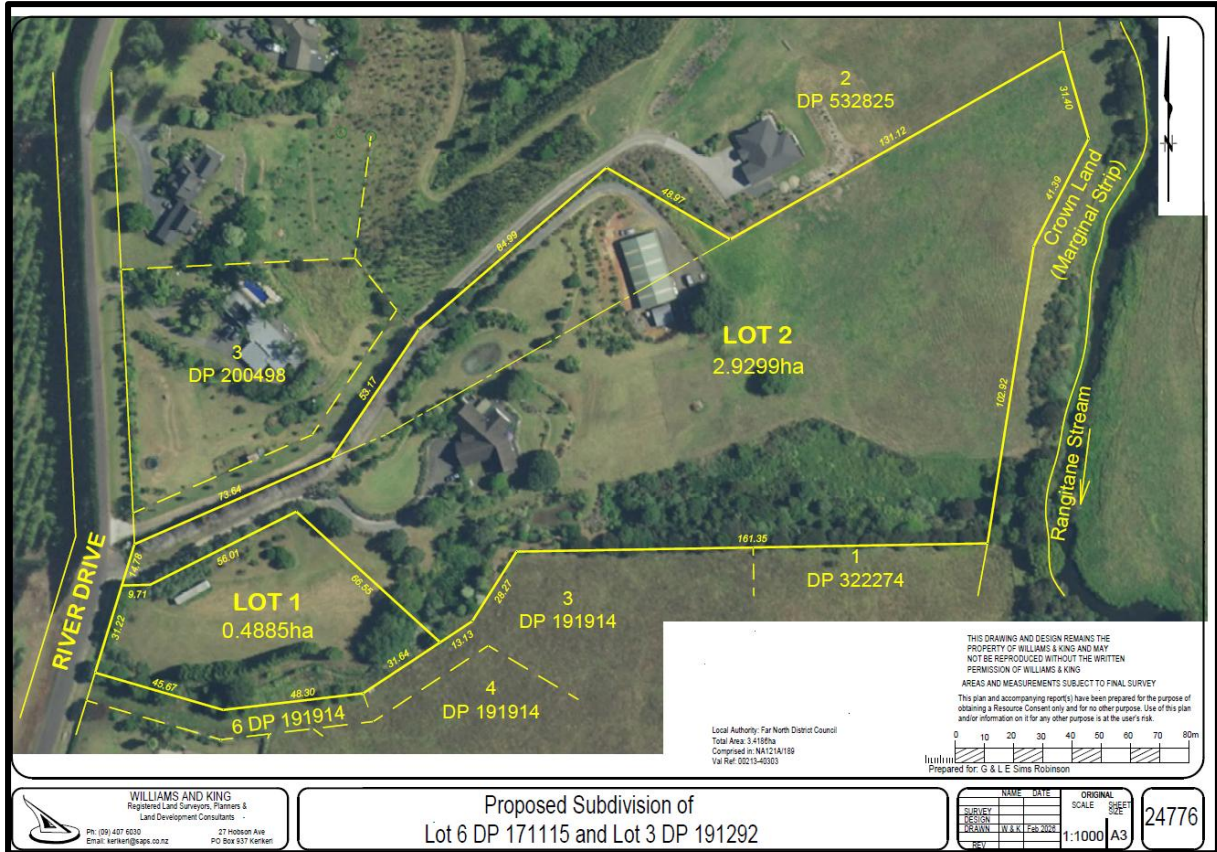


Figure 3: Proposed scheme plan.

Vehicle Crossing

- Haigh Workman have prepared an Engineering Assessment attached within **Appendix 4** of this application, which included an assessment of vehicle access to the proposed subdivision. Haigh Workman concluded that there are two options available in terms of access to Lot 1. The first option is that a separate vehicle crossing is constructed to service Lot 1, or the existing vehicle crossing is upgraded to service both of the allotments. Either way, each lot will have independent access from the crossing such that a private accessway is not required. Depending on which option the Applicant's decide to proceed with will alter the requirements. If an independent crossing is to be provided, then both the new crossing (to service Lot 1) and existing crossing (to service Lot 2) would be constructed / upgraded to Type 1A – light vehicle crossing. If Lots 1 & 2 are to share the existing crossing, then the existing crossing would be required to be upgraded to a 3m Type 1A – light vehicle crossing however the crossing width



would need to be increased as well as the culvert being replaced. The crossing location adequately meets the sight line requirements.

Earthworks

- 1.9. Minor earthworks are required to upgrade the vehicle crossing. Earthworks will not exceed the permitted standard of 2000m³ for the Rural Production Zone.

Wastewater disposal

- 1.10. As indicated on Haigh Workman Drawing Number 1, Lot 1 has been assessed as suitable for on-site treatment and disposal of wastewater onto the site. The existing system on Lot 2 would be fully located within the proposed boundaries. The engineering assessment noted that the system appears to be in good working order.
- 1.11. For proposed Lot 1, wastewater can be treated and disposed of on-site utilising a secondary treatment system. Design assumptions are for a 4-bedroom dwelling with a peak occupancy of 6 people.

Potable water supply and firefighting

- 1.12. Reticulated potable water supply is not available to the site. The existing dwelling on Lot 2 has existing onsite water supply provisions via rainwater harvesting to water tanks on site. This will remain unchanged. Lot 1 will require water supply to be provided for at the time of built development within the site. The standard consent notice condition regarding firefighting supply is anticipated to be issued on the new title for Lot 1.

Cancellation of s241(2)

- 1.13. Currently registered on the title NA121A/189 is an interest subject to s241(2) of the Act. This enables Lot 6 DP 171115 and Lot 3 DP 191292 to be held in the same Record of Title as per s241(2) of the Act.
- 1.14. As the proposal will result in a reconfiguration of the lots, it is requested to cancel this condition under s241(3) of the Act. The dividing boundary between Lot 6 DP 171115 and Lot 3 DP 191292 will be dissolved, with an additional allotment created in the westernmost portion of the site.



Therefore, it is considered necessary to cancel the existing s241(2) interest registered on the title.

'S241(3) The territorial authority may at any time, whether before or after the survey plan has been deposited in the Land Registry Office or the Deeds Register Office, cancel, in whole or in part, any condition described in subsection (2).'

1.15. S241(4) requires the following in order for a territorial authority to cancel a condition in whole or in part:

'When a territorial authority cancels a condition in whole or in part, then—

(a) where the survey plan has not been approved by the Chief Surveyor, a memorandum of the cancellation shall be endorsed on the survey plan:

(b) where the survey plan has been approved by the Chief Surveyor or deposited, the territorial authority must forward to the Registrar-General of Land a certificate signed by the chief executive or other authorised officer of the territorial authority to the effect that the condition has been cancelled in whole or in part, and the Registrar-General of Land must note the records accordingly.'

1.16. The survey plan has been deposited and as such, (a) is not applicable. It is therefore requested that the request will be sent to LINZ and the relevant condition of consent imposed on the decision document in accordance with (b) above.



2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

2.1. The property is located at 42 River Drive, Kerikeri and is legally described as Lot 6 DP 171115 and Lot 3 DP 191292. The site is an older established rural-lifestyle type property that was created in 1998. It is our understanding from the Applicants that the two lots resulted in being held in the same Record of Title as the Applicants wanted to build a shed, which still remains onsite, which would cross the lot boundary between Lot 6 DP 171115 and Lot 3 DP 191292. The Applicants were offered legal advice which consisted of having the lots held together under s241(2) of the Act.



Figure 4: Subject site and surrounding environment.

2.2. The site is an irregular shape, with the western boundary bordering River Drive. The eastern boundary adjoins a Marginal Strip that then adjoins Rangitane River. The southern and northern boundaries adjoin rural-lifestyle and productive lots. The existing dwelling is located within the mid-northern portion of the site, close to the dividing boundary of Lot 6 DP 171115 and Lot 3 DP 191292. As mentioned above, the existing shed crosses this boundary.

2.3. The site is accessed via an existing crossing place from River Drive. The western portion of the site is relatively flat, with a decrease in elevation from the dwelling to the shed. The eastern portion of the site falls further away to the east and south where the site adjoins the marginal strip. There is an existing drain located along the southern boundary which has surrounding vegetation. Within the property, there is existing landscaping around the dwelling as well as boundary planting, including along the road boundary, which provides screening of the site.





Figure 5: Existing dwelling and curtilage area to the east of the existing dwelling.



Figure 6: Existing vegetation along road boundary.



Figure 7: Eastern and southern portion of the site, looking towards hills located on opposite side of the river.

2.4. The surrounding environment has a dominant rural-lifestyle and rural-residential character comprised of single dwellings surrounded by established landscaped gardens. These areas are buffered by larger productive lots utilised for horticultural or farming purposes. The subject site adjoins a larger productive lot along the northern boundary (44 River Drive) and a new development to the south. The new vacant allotment will be physically separated from 44 River Drive by the access leg to Proposed Lot 2, which then adjoins the access leg to 44 River Drive. These access legs provide ample separation distance to provide a buffer between any new development within Proposed Lot 1, such that no visible change is anticipated to be experienced



by the landowner of 44 River Drive nor any reverse sensitivity effects. The access legs are also landscaped to provide further visual mitigation. There is an existing dwelling within 44 River Drive which is located to the northeast of the existing dwelling on the site, a significant distance from the proposed vacant allotment. Furthermore, directly adjoining 44 River Drive along the western boundary are three allotments (52, 58 and 62 River Drive), which are of similar area and anticipated characteristics of the proposed vacant allotment.



Figure 8: Crossing and internal drive to adjoining 44 River Drive. Landscaping located along boundary with subject site (behind power pole).

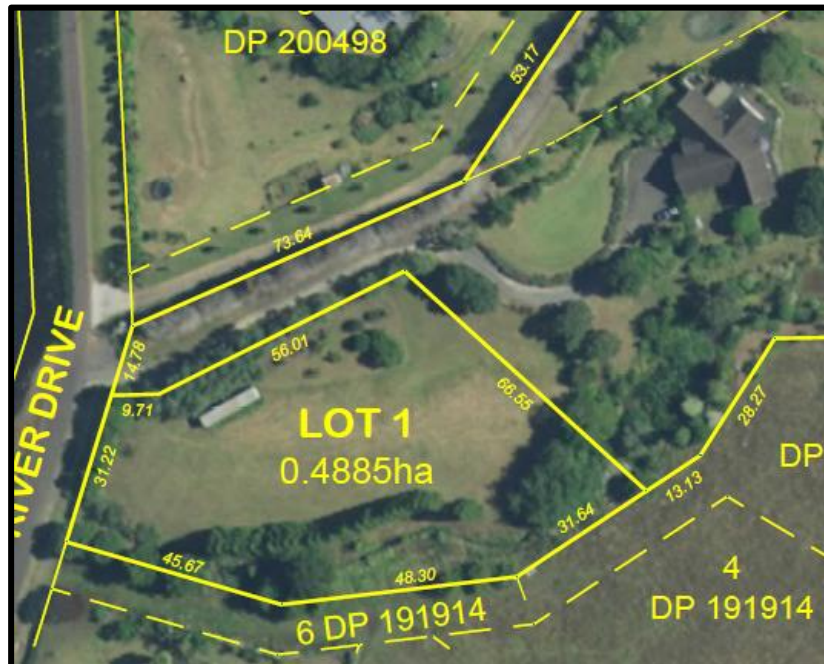


Figure 9: Snip of scheme plan showing adjoining lot uses.



2.5. To the south of Proposed Lot 1 is an unformed access lot which services an adjoining subdivision. Rural-residential / lifestyle lots, Lot 3 DP 191914 and Lot 1 DP 322274 adjoin the southern boundary of proposed Lot 2. Lot 3 DP 191914 is undeveloped, with Lot 1 DP 322274 containing an existing dwelling located over 150m southeast of the site boundary. These allotments also adjoin rural-residential / lifestyle allotments on other boundaries. There is an existing vegetated drain which directs stormwater from River Drive to Rangitane River, which runs along the southern boundary of Proposed Lot 1 and provides further separation distance and a visual buffer from lots to the south of the site. Given this, the proposed development would not result in visible change experienced by landowners of these properties to the south.



Figure 10: Access leg (Lot 6 DP 191914) to lots to the south of the site. Dwelling is located at 36 River Drive. Vegetated hedge is located along dividing boundary of access leg and subject site.





Figure 11: Vegetated hedge along southern boundary of Lot 1 which follows existing drain. Grassed area encapsulates Proposed Lot 1.

- 2.6. On the opposite side of the road is a lemon orchard which is currently not being maintained or harvested as it is proving uneconomic in this market. The orchard activity is separated from the site by River Drive as well as existing road boundary vegetation/shelterbelts located along the subject site boundary and the orchard boundary where they adjoin River Drive.



Figure 12: View north from crossing location to the subject site showing mature shelterbelt along orchard boundary on opposite side of the road.



2.7. Adjacent and nearby site sizes and configurations along River Drive vary, ranging between 4167m² – 5,995m² in the immediate area surrounding the site. Further north, located where River Drive creates a sharp bend and closer to Rangitane River, are lots ranging from 3183m² to 1 hectare. Houses tend to be located relatively close to the road frontage resulting in a rural residential / lifestyle streetscape. Larger productive and horticultural lots tend to be located further west, and then again further east of Rangitane River. The undeveloped nature of the application site frontage is unique and has the appearance of a vacant lot amongst developed sites.

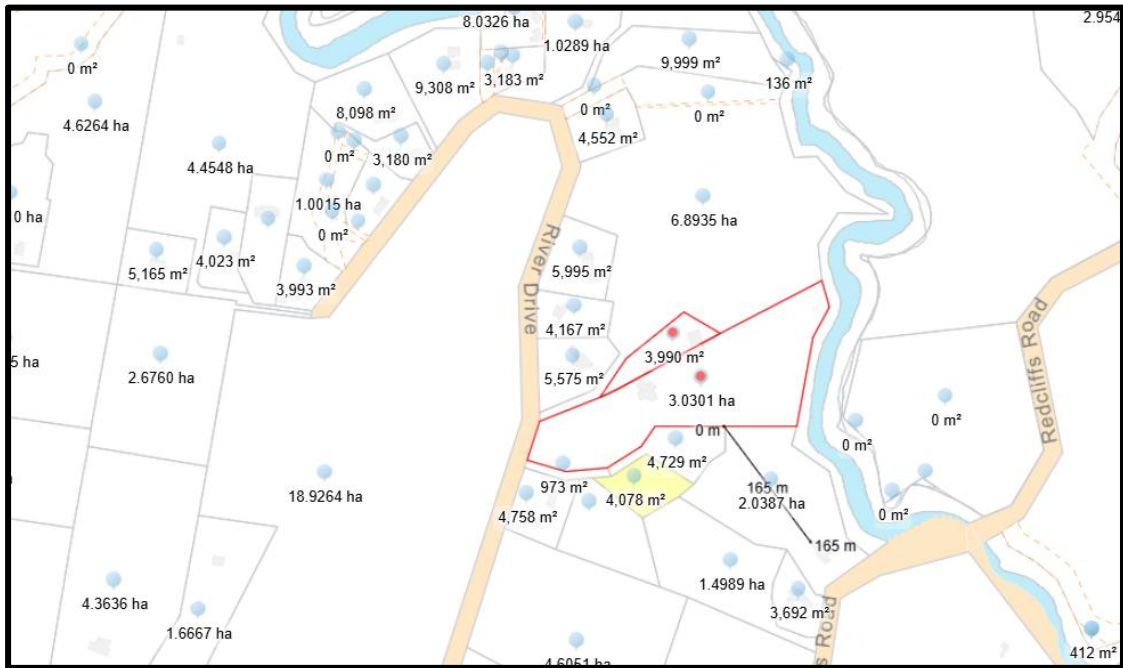


Figure 13: Surrounding lot sizes.

2.8. The adjacent site areas and landowners are as follows:

Table 1: Adjacent landowners				
	Address	Legal Description	Landowner	Site Area:
Adjacent	52 River Drive	Lot 3 DP200498	Michael Baty and Anna-Makere Rainey	5575m ²
	58 River Drive	Lot 2 DP191292	Michael and Robyn Quilter	4167m ²



	44 River Drive	Lot 2 DP532825	Kerry and Kristin Farrand	6.89ha
	36 River Drive	Lot 6 DP181481	Pamela and Robertus Scheirlinck	4487m ²
	0 River Drive	Lot 3 DP191914	Redcliffs Properties Limited	4725m ²
	0 River Drive	Lot 4 DP191914	Redcliffs Properties Limited	4,070m ²
	33 Redcliffs Road	Lot 1 DP322274	Deborah Ayton	2.0382ha
Opposite	0 Kapiro Road	Lot 19 DP178408	Turners & Growers Limited	18.9085ha



Figure 14 -

2.9. River Drive is not serviced by Council’s reticulated services and is not mapped as being within one of the catchment areas under the Proposed Development Contributions Policy which does not commence until May 2026.



2.10. The site is not a mapped FNDC or NRC SLU HAIL site. There are no known activities currently or previously been undertaken on the allotment which would be registered on the HAIL. As such, the proposal is deemed Permitted in terms of the NESCS.

2.11. In terms of natural hazards, the site is shown to be susceptible to river flood hazards within the immediate area surrounding the Rangitane River. The flood extent is located within the eastern portion of the site, well away from the existing development on the site and the proposed vacant allotment. Haigh Workman concluded within their SSR that the new allotment was not shown to be susceptible to natural hazards.

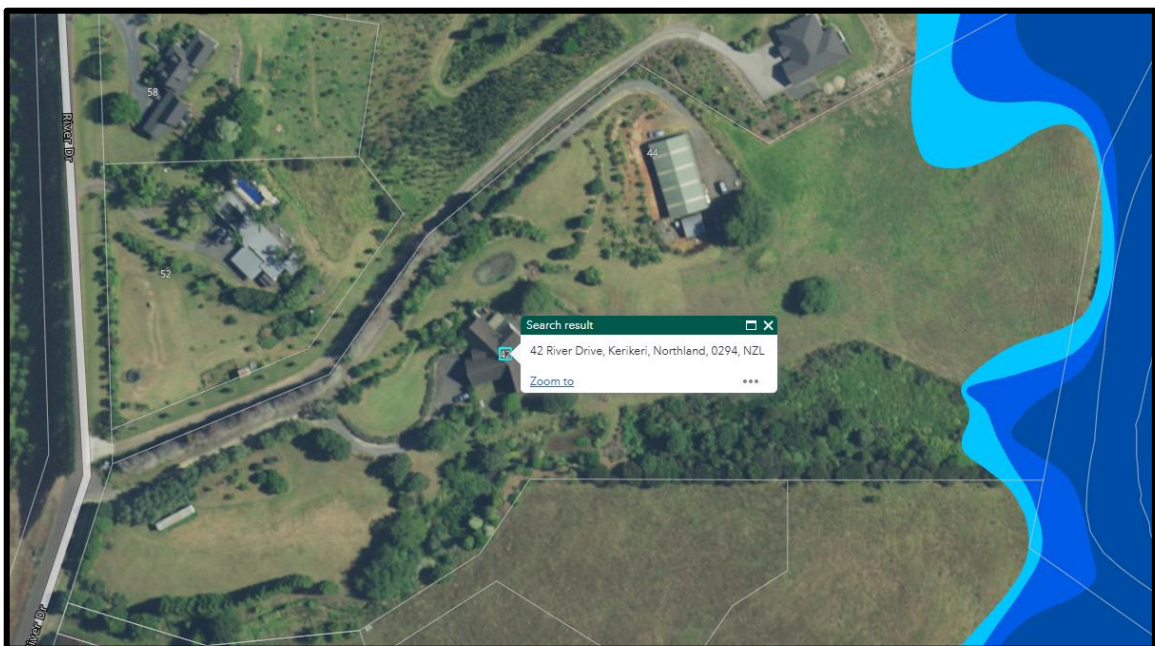


Figure 15: NRC Hazard Maps showing flood susceptibility in eastern portion of the site.

2.12. The site is not within any mapped outstanding landscape or natural feature. The site is not located within the coastal environment under the Regional Policy Statement for Northland (RPSN). The site and surrounding environment are shown to be within a mapped kiwi present area. The standard consent notice condition advising that cats and/or dogs must be tied up or kept inside at night is considered appropriate in this instance.

2.13. There are no archaeological sites noted on the FNDC database within the site or surrounding area. Given the extensive development of the area, it is considered that the proposal will not raise any heritage issues. The application has been sent to Heritage NZ Pouhere Taonga (HNZPT)



for their comments, where HNZPT advised the proposal was to proceed under the guidance of an ADP.

2.14. To the west of the site are soils classified as LUC 3, with this also encapsulating River Drive and a band of the western portion of the site (see **Figure 16** below). The remainder of the site and area to the north and south are classified as LUC 4 soils. Given the small area of LUC 3 soils, an assessment of the proposal against the objectives and policies of the National Policy Statement for Highly Productive Land (NPS-HPL) will be undertaken within this application.

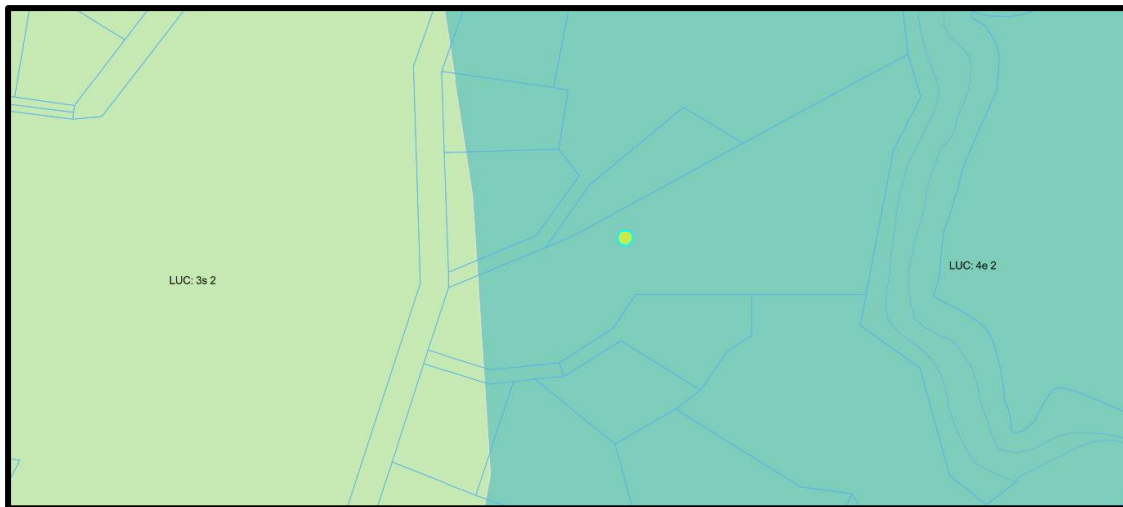


Figure 16: LUC soil classification maps showing LUC 3 & 4 soils as they affect the site and surrounding environment.

3. REASONS FOR CONSENT

Operative Far North District Plan (ODP)

3.1. The site is zoned Rural Production (RPZ) under the ODP (refer **Figure 17**). There are no other ODP resource layers that apply to the site.



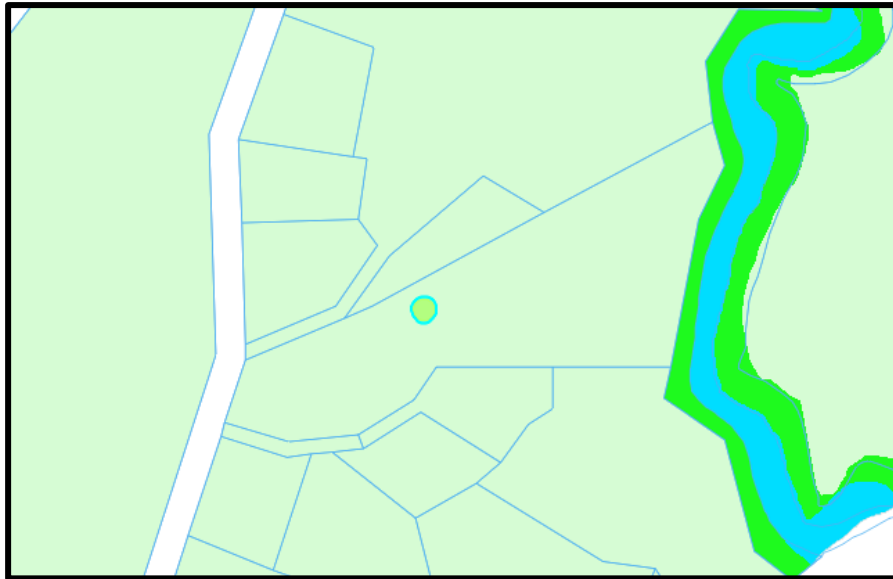


Figure 17: ODP Zoning Maps showing RPZ.

Subdivision Assessment

3.2. An assessment of the applicable subdivision rule standards is set out in **Table 2** below:

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT-WIDE SUBDIVISION RULES		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.1	BOUNDARY ADJUSTMENTS	Not applicable.
13.7.2.1 (i)	MINIMUM LOT SIZES	<p>Non-complying</p> <p>The proposed lot sizes are as follows:</p> <ul style="list-style-type: none"> Lot 1 – 4885m² Lot 2 – 2.9299ha <p>The minimum lot size (as a controlled activity) in the Rural Production Zone is 20 hectares.</p> <p>The Restricted Discretionary minimum lot size is 12 hectares with some additional provisions provided for lots which were created prior to 28 April 2000. The lots were created prior to</p>



		<p>this date (title is dated 1998), however as the proposal will not result in a balance lot of 4 hectares or a minimum lot size of 2 hectares, the proposal therefore cannot meet the provisions within the RDA criteria.</p> <p>The Discretionary Activity standard is 4ha, with another provision provided for lots created prior to 28th April 2000 so long as there is a balance lot created of 4ha. Subdivision may also be approved in terms of a management plan. The proposed lot sizes do meet any of these standards and are therefore a <u>non-complying activity</u>.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Permitted</p> <p>The minimum dimension is 30m x 30m excluding the required 10m setback from boundaries. The allotment dimensions for Lot 1 can adequately provide this.</p> <p>Proposed Lot 2 will have existing built development such that further assessment is not required.</p>
13.7.2.3 - 13.7.2.9	Not Applicable to this application.	
13.7.3.1	Property Access	<p>Complies</p> <p>The subdivision will create two rural-residential / lifestyle lots.</p> <p>Haigh Workman have provided two options for access to Lot 1, with Lot 2 utilising the existing crossing place. Either option will require construction or upgrading of the crossing places. Each lot will then have independent internal access from the crossing place.</p>
13.7.3.2	Natural and Other Hazards	<p>Complies</p> <p>The eastern portion of the site is shown to be susceptible to river flood hazards. This will be contained within Proposed Lot</p>



		<p>2, with Proposed Lot 1 not shown to be susceptible to any flood hazards.</p> <p>Proposed Lot 2 contains an existing dwelling which is located well outside of the flood susceptible areas as well as the existing access locations.</p> <p>There are no natural or other hazards that are considered to affect the proposal.</p>
13.7.3.3	Water Supply	<p>Complies</p> <p>Proposed Lot 2 has existing water supply via rainwater harvesting to tanks which service the existing dwelling. Water supply for Lot 1 will be provided for at the time of built development within the lot.</p>
13.7.3.4	Stormwater Disposal	<p>Complies</p> <p>Stormwater attenuation for Lot 1 will be designed at the time of built development on the lot. Haigh Workman have assessed the lot as suitable for onsite stormwater attenuation.</p> <p>Proposed Lot 2 has existing stormwater disposal attenuation methods which will remain unchanged and will be wholly located within the proposed lot boundaries.</p>
13.7.3.5	Sanitary Sewage Disposal	<p>Complies</p> <p>Haigh Workman have confirmed that there is an operational wastewater treatment and disposal system on Lot 2 and that Lot 1 can be provided with a suitable wastewater treatment and disposal area at the time of built development within the lot.</p>
13.7.3.6	Energy Supply	<p>Complies</p> <p>The provision for energy supply is not a requirement for the RPZ. Power supply for Lot 1 will be provided for at the time of</p>



		<p>future development on the lot at the discretion of the new owners.</p> <p>Lot 2 has an existing electricity supply connection.</p> <p>There are existing powerlines which are located along the road boundary which will remain unaffected by the proposal.</p>
13.7.3.7	Telecommunications	<p>Complies</p> <p>Telecommunication connection is not a requirement of the RPZ subdivision.</p>
13.7.3.8	Easements	<p>Complies</p> <p>None required</p>
13.7.3.9	Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes	<p>Complies</p> <p>There are no mapped resource features on the site.</p> <p>The site is within an area noted for having kiwi present.</p>
13.7.3.10	Access to Reserves and Waterways	<p>Complies</p> <p>There is an existing marginal strip which separates the site and Rangitane River. No changes to this are proposed. No additional esplanade strips or reserves are considered necessary.</p>
13.7.3.10	Land Use Compatibility	<p>Complies</p> <p>There are no land use compatibility conflicts present at the site. The existing environment is rural-residential / lifestyle.</p>
13.7.3.12	Proximity to Airports	<p>Not applicable</p>

3.3. Overall, the proposed subdivision is a **Non-Complying** activity under the ODP Rule 13.7.2.1(i).



Land Use Assessment

3.4. In respect of existing residential activities and buildings, the proposed subdivision is assessed against the Rural Production Zone rules.

TABLE 3 - ASSESSMENT AGAINST THE APPLICABLE RURAL PRODUCTION ZONE RULES		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	Residential Intensity	<p>Permitted</p> <p>A single existing residential dwelling and accessory buildings are located within Lot 2.</p> <p>Lot 1 is vacant.</p>
8.6.5.1.2	Sunlight	<p>Permitted</p> <p>The existing buildings in Lot 2 will be outside of the recession plane building envelope required for sunlight access to site boundaries.</p>
8.6.5.1.3	Stormwater Management	<p>Permitted</p> <p>The existing impermeable surfaces within Lot 2 comply with the Permitted threshold.</p> <p>Lot 1 is vacant land.</p>
8.6.5.1.4	Setback from Boundaries	<p>Permitted</p> <p>Existing buildings within proposed Lot 2 will comply with the minimum 10m setback.</p> <p>There is ample area within Lot 1 for future buildings to comply with the setback requirements.</p>
8.6.5.1.5	Transportation	See Table 3 below.



8.6.5.1.6	Keeping of Animals	Not Applicable
8.6.5.1.7	Noise	Permitted Can comply as residential use of the site.
8.6.5.1.8	Building Height	Permitted. Built development on Lot 2 is existing and no new development is proposed as part of this application.
8.6.5.1.9	Helicopter Landing Area	Not applicable
8.6.5.1.10	Building Coverage	Permitted. The building coverage within Lot 2 is less than 12.5% of the total site area. Lot 1 is vacant.
8.6.5.1.11	Scale of Activities	Permitted No other uses apart from activities associated with normal residential use are proposed.
8.6.5.1.12	Temporary Events	Not applicable

3.5. In respect of existing residential activities and buildings, the proposed subdivision is assessed against relevant District Wide rules.

TABLE 4 - ASSESSMENT AGAINST THE APPLICABLE DISTRICT-WIDE LAND USE RULES		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		



12.1	Landscapes & Natural Features	Not applicable
12.2	Indigenous Flora & Fauna	Permitted No indigenous vegetation will be removed or fauna habitat affected.
12.3	Soils & Minerals	Permitted No earthworks are proposed as part of this application within the site boundaries. Some works will be required to upgrade the crossing place however the majority of these works are anticipated to be located within the road reserve. If internal access to Lot 1 from the crossing place is formed, this will be minor in nature and well within the excavation volumes for the RPZ.
12.4	Natural Hazards	Permitted The site is not within a Coastal Hazard 1 or 2 area. There are no residential units proposed to be within 20m of a naturally occurring or deliberately planted area of scrub, shrubland, woodlot or forest.
12.5	Heritage	Permitted There are no notable trees on the site. There are no historic sites, buildings or objects affected by the subdivision. The site is not a registered archaeological site. The site is not of cultural significance to Māori.
12.5A	Heritage Precinct	The site is not within a Heritage Precinct.
12.6	Air	Not applicable
12.7	Lakes, Rivers, Wetlands and the Coastline	Permitted. Rangitane River is located in excess of 30 metres from the existing buildings on Lot 2 as well as the Lot 1 boundaries.
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy and Energy Efficiency	Not applicable



Chapter 14 – Financial Contributions		
14.6.1	Esplanade Areas	<p>Not Applicable.</p> <p>There are no new lots created along the edge of Rangitane River, given there is an existing marginal strip which separates the site and Rangitane River.</p> <p>As such, no esplanade reserve, strip or financial contribution is considered required.</p>
Chapter 15 – Transportation		
15.1.6A	Traffic	<p>Permitted</p> <p>The proposal is for a residential subdivision that will enable a single residential unit on each lot. The dwelling on proposed Lot 2 is existing.</p>
15.1.6B	Parking	<p>Permitted</p> <p>The subdivision will enable the required parking and manoeuvring on each lot.</p>
15.1.6B	Access	<p>Permitted</p> <p>Vehicle crossing/s will be upgraded in accordance with FNDC 2023 Engineering Standards and as recommended within the Engineering Assessment provided by Haigh Workman. No private accessways are proposed.</p>

3.6. The proposed subdivision does not result in any land use or district wide infringements. The proposal is deemed to be permitted in terms of the relevant RPZ and District Wide rules and no further assessment of these rules is considered necessary.

Proposed Far North District Plan (PDP)

3.7. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings on submissions have concluded.



3.8. A decision on submissions is expected by May / June 2026, however until such time as decisions on submissions are issued, limited weight is given to the PDP provisions. Subdivision provisions were heard in October 2025.

3.9. The proposed site is zoned as ‘Horticulture’ under the PDP. There have been some recommended changes made to the HZ as part of *Hearing 15C – Rezoning General – Urban and Rural*. As part of the s42A report for Hearing 15C, it was recommended to introduce Horticulture Precincts with an underlying zone of Rural Production (RPZ). The subject site would sit on the edge of the PREC1 shown in **Figure 18 and indicated by the red star**, with the Rangitane River being the boundary of PREC1.

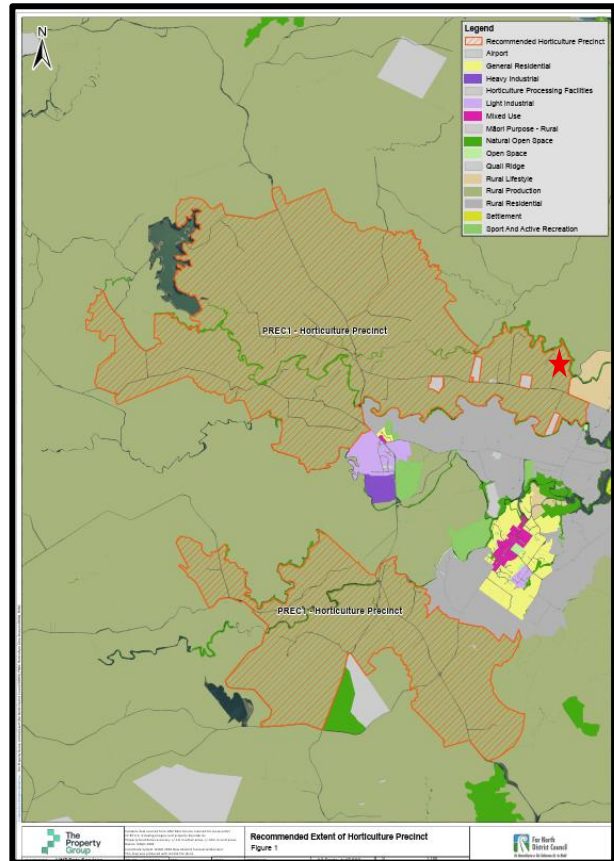


Figure 18: Hearing 15C Appendix 6 - recommended extent of horticulture precinct.

3.10. As a result, the Horticulture Precinct was included within the minimum allotment sizes for subdivision as part of *Hearing 16 – Subdivision*. The controlled activity pathway was found to be no longer appropriate given that 65% of the HZ is HPL. A discretionary activity status for subdivision of land 8ha or greater has been provided, with no pathway as a controlled or restricted discretionary activity. As will be detailed further in this report, it is considered that the site and adjoining allotments along the right hand side of River Drive, have already been removed from productive use and as such, the proposal will not alter the overall

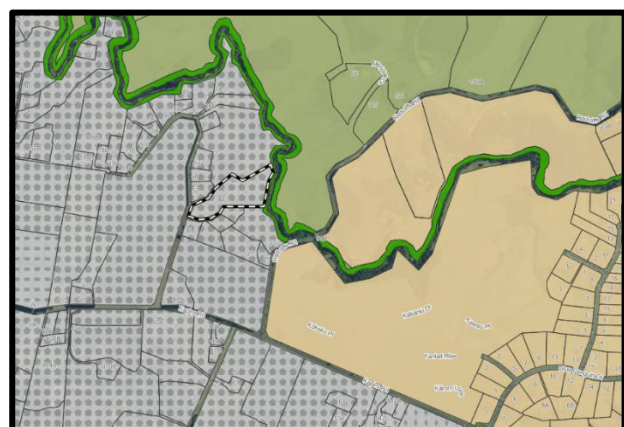


Figure 19: PDP Maps - Horticulture zone of site.



productive capacity of the site, nor will it result in reverse sensitivity effects or cumulative loss of HPL.

3.11. The applicable rules that have current legal effect are set out in **Table 5** below.

Table 5: PDP Rules that have immediate legal effect		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p> <p>HS-R9 relates to a hazardous facility within a scheduled heritage resource.</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not within a Heritage Area Overlay</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any areas of historic heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p>	<p>Not applicable.</p>



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



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

3.12. The proposed subdivision activity is a **Permitted** activity under PDP rules that have current legal effect.



National Environmental Standards (NES)

3.13. There are two NES applicable to this application. These are as follows:

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

3.14. The application site is not a FNDC mapped HAIL site. The site is not known to have contained or to contain any activities which are listed on the HAIL. The proposal is considered to be Permitted in terms of the NESCS.

National Environmental Standards for Freshwater 2020 (Version Oct 2024)

3.15. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

3.16. There are no natural inland wetlands that would be affected by the proposed subdivision. The proposal is considered Permitted in terms of the NES-F.

4. STATUTORY ASSESSMENT

Section 104B of the Resource Management Act (RMA)

4.1. Section 104B of the RMA relates to applications for discretionary or non-complying activities. A consent authority may grant or refuse an application for resource consent and impose conditions under section 108.

Section 104D of the Resource Management Act (RMA)

4.2. Section 104D includes restrictions that relate to non-complying activities. A consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either-

- a. *The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*



- b. The application is for an activity that will not be contrary to the objectives and policies of-*
- i. The relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - ii. The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - iii. Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.

- 4.3. The subdivision proposal is a non-complying activity due to the proposed lot sizes in the ODP RPZ. The proposed lots are similar in size or residential intensity to those in the immediately surrounding area and will therefore be consistent with the character and amenity of the River Drive location.
- 4.4. An assessment of effects on the environment is set out below in Section 5. It is concluded that any potential adverse effects will be no more than minor. Potential adverse effects on character and amenity will be less than minor and consistent with what is an established peri-urban environment in close proximity to the townships of Waipapa and Kerikeri. Potential adverse effects on adjacent landowners would be less than minor. This includes any potential precedent effect as the proposal is consistent with the residential development pattern that is already established along River Drive.
- 4.5. Regarding District Plan objectives and policies, these are commented on in paragraphs 6.33 – 6.54 below. The relevant plans that apply to this application include the ODP and the PDP, with greater weighting being applied to the ODP objectives and policies until such time as a decision on submissions on relevant proposed HZ and subdivision rules has been made. There are no applicable regional plan rules.
- 4.6. The ODP RPZ is described as an area of predominantly a working productive rural zone. The zone enables a wide range of existing and future activities compatible with normal farming and forestry activities and with rural lifestyle and residential uses. The RPZ that surrounds the township of Kerikeri has varying lot sizes that reflects a land use pattern that was established



under current and previous District Plan zoning. The eastern and northern portions of River Drive are within a more intensively developed part of the RPZ where site sizes vary considerably between 3182m² – 1 hectare.

- 4.7. The PDP would rezone the site to potentially being within a Horticulture zone or a Horticulture Precinct with an underlying Rural Production zone. Subdivision of the HZ zone or precinct is more restrictive such that subdivision would have to be 8 hectares or greater. A ‘buffer zone’ has been provided around existing horticultural activities to ensure reverse sensitivity effects are minimised. As detailed, the proposal is consistent with adjoining development such that no reverse sensitivity effects are anticipated nor any precedence effects. Given the existing use of the site and adjoining allotments, horticultural use is not considered to be appropriate as this would potentially result in reverse sensitivity effects on existing residential activities on the site. As noted within the Section 42A report for Hearing 15C [Page 43] *‘Not all land parcels need to be used for horticulture activities to align with the zone intent - the inclusion of small lots between or adjacent to more productive parts of the precinct manages reverse sensitivity effects and fragmentation on the edges to reduce growth pressure on productive horticultural land.’*
- 4.8. There are no operative nor any proposed subdivision or land use objectives, policies or rules that would suggest that the proposed subdivision would be contrary to the relevant provisions.
- 4.9. Overall, it is concluded that both parts of the Section 104D ‘gateway test’ can be met.

Section 104 of the Resource Management Act (RMA)

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

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

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

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

(b) Any relevant provisions of –

(i) A national environmental standard



- (ii) *Other regulations*
 - (iii) *A national policy statement.*
 - (iv) *A New Zealand Coastal Policy Statement*
 - (v) *A regional policy statement or proposed regional policy statement.*
 - (vi) *A plan or proposed plan; and*
- (c) *Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'*

4.11. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This subdivision proposal will have positive effects that contribute to housing supply in Kerikeri as well as being consistent with the existing character and amenity of the surrounding environment. The proposal will positively contribute to the Applicant's wellbeing enabling them to remain on the site and to divest surplus land.

4.12. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'*. The proposed subdivision is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, potential adverse effects can be managed within the proposed lot boundaries and are assessed to be no more than minor. The intensity of subdivision is consistent with the established character of the surrounding environment.

4.13. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below. It is concluded that the proposed subdivision would not be contrary to the objectives and policies of the relevant plans or the higher order regional policy statement for Northland or national policy statements.

4.14. Section 104(1)(c) states that consideration must be given to *'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'*. There are



no other matters relevant to this application, including precedent effects discussed in paragraph 5.1.4 – 5.1.7 below.

4.15. Section 106 relates to subdivision approval. A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that –

- c. *There is significant risk from natural hazards; or*
- d. ...
- e. *Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

4.16. Haigh Workman has prepared a site engineering assessment that includes natural hazards. There is no identified natural hazard risk that would apply under Section 106 of the RMA.

5. ASSESSMENT OF EFFECTS

5.1. Having reviewed the relevant ODP subdivision provisions and the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the primary activity to be assessed for appropriateness is the size and dimensions of the proposed lots that are non-complying in the RPZ.

Permitted Baseline

5.1.1. There is no permitted subdivision in the ODP or PDP for the site. Permitted land use thresholds are set by the RPZ provisions. Of relevance to this proposal are land use effects arising from an increase in the intensity of development that would be enabled on each lot. The ODP currently permits one residential dwelling per 12ha of land (or 2ha as a Discretionary Activity). The subdivision would enable one additional dwelling on a parent site comprising 4885m². This equates to an average density of 1.7 hectares.

5.1.2. A minor residential unit (MRU) under the ODP can be introduced as a Controlled Activity subject to meeting access, setback and servicing requirements within the RPZ. The National Environmental Standards for Detached Minor Residential Units 2025 (NES-DMRU) came into effect on 15th January 2026, which simplifies the process for detached minor residential units, if certain requirements are met. The NES-DMRU provides for a DMRU in rural zones



subject to meeting the specified requirements in Regulation 6 of the NES-DMRU. It is considered that there is ample opportunity for a DMRU to be contained within the site which could meet the requirements within the NES-DMRU.

- 5.1.3. Additional areas of building would be subject to compliance with the RPZ permitted standards within the ODP.

Precedent Effect

- 5.1.4. A precedent effect is an effect that a decision on a non-complying application may have on decisions about similar future applications. It is not an effect on the environment to be decided under Section 104(1)(a) of the RMA. A decision on a non-complying activity must be carefully considered in terms of its potential to 'open the floodgate' to other similar applications that could undermine the integrity of a district plan, or other relevant planning document. Whilst the potential for precedent is a decision-making consideration, each application must be considered on its merits, including any unique location and environment circumstances.
- 5.1.5. The proposed activity is a subdivision in the RPZ that is non-complying because of the proposed lot sizes. The application seeks to efficiently utilise existing vacant land on the rural-lifestyle outskirts of Kerikeri and Waipapa resulting in a density that is consistent with the established development pattern along River Drive. Given the extent to which River Drive has already been developed, it is considered that any precedent would be limited in its effect on future applications.
- 5.1.6. In terms of the strip of highly versatile soils within the western portion of the site, it is considered that this area of land has already been removed from productive use by previous subdivision applications. The site is not in an area where land size could be increased given the existing pattern of rural- residential / lifestyle development along River Drive and directly adjoining the site, as well as the marginal strip which buffers the eastern boundary of the site and then leads on to Rangitane River. The existing approved development in the area has physically constrained the productive capacity of the site and there are many similar sized allotments and land use activities that have been created along the strip of LUC 3 soils which adjoins River Drive. The site and surrounding allotments along the eastern fringe of



River Drive act as a buffer for the larger western productive lots, such that it is considered these were not intended to contain horticultural or primary productive activities, but rather provide a separation between the areas used for horticultural activities and allotments further afield. The proposal will not alter the productive capacity of the site nor any allotments in the surrounding environment.

- 5.1.7. Given the above, it is considered that any precedent would be limited in effect on future applications.

Assessment of Effects on the Environment - Subdivision

- 5.2. The site is in the ODP RPZ. Resource consent is required for proposed lot sizes that exceed the standards for Controlled, Restricted Discretionary and Discretionary subdivision in the RPZ. Rule 13.11 states that the Council will use the Rule 13.10 assessment criteria when assessing non-complying subdivision activities in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the RMA. These matters are considered to be the potential adverse effects arising from increasing intensification of land within the RPZ. These are discussed under the following assessment criteria sub-headings.

13.10.1 Allotment Sizes and Dimensions

- 5.2.1. The proposed subdivision would utilise existing rural lifestyle land to create one additional allotment in the RPZ. Proposed Lot 1 is underutilised, vacant land at the front of the parent site that will enable infill housing development. The application site is located amongst other mixed size rural-residential sites along River Drive that range between 4167m² and 5995m². Residential dwellings are generally located within 15-40 metres of the road boundary which creates the appearance of a suburban street environment. The undeveloped character of the application site frontage appears as an anomaly along the road. There are no other open, deep frontages located along this pocket of the road. The narrower allotment dimension of ~30m is also unusual when compared to wider lots either side of the site that are typical of the eastern side of River Drive. The narrower site width would not affect the ability of the site to accommodate a single dwelling, driveway and parking area, a suitably designed on-site wastewater system and stormwater management requirements, as determined by Haigh Workman.



- 5.2.2. Approximately 400 metres north of the site is a more intensely developed area of rural-residential lots which also front on to River Drive. These lots appear to fall within the range of 3180m² and 9308m². Most of which contain a dwelling in close proximity to River Drive. The low-speed limit of 60 km/h also adds to the suburban feel of the area as well as the wide open, maintained verges on either side of River Drive.
- 5.2.3. The creation of Lot 1 and development with a single dwelling would have little impact on the character and amenity of River Drive as it would be a continuation of the same development pattern. As viewed by the majority of adjacent neighbours, there would be no visible change due to the extensive landscape screening along the western and southern boundary of the site. The site is also bounded by accessways on the northern and southern side as well as a vegetated flow path along the southern boundary of the site. Given the existing boundary landscaping and orientation of dwellings and outdoor living areas not directly into the Lot 1 site, potential adverse effects on adjoining landowners would be less than minor.
- 5.2.4. The nature of the wider rural-residential lots either side of the application site and the central location of dwellings on those lots, as well as the existing access legs which bound the northern and southern boundaries of the site, will ensure that the separation distance between dwellings remains consistent with the existing development pattern as viewed from the street. Potential adverse effects on the character and amenity of the wider residential environment, would be no more than minor.
- 5.2.5. The cumulative and long-term implications of the proposal are considered to be no more than minor, given that development similar to that proposed is already existing in the surrounding environment and the proposal will see an underutilised portion of the site developed with a residential dwelling. Consent notice conditions can mitigate reverse sensitivity effects from the horticultural activity on the western side of River Drive. The rural environment is considered to be preserved given character and amenity effects would be no more than minor.



13.10.2 Natural and Other Hazards

- 5.2.6. The Haigh Workman engineering assessment did not identify any potential adverse natural hazard risk to the site. Lot 1 and the existing built development on Lot 2 are outside of any mapped flood zones.

13.10.3 Water Supply

- 5.2.7. Reticulated potable water supply is not available to the site. Lot 2 has existing provisions for water supply via rainwater harvesting to water tanks on site. Water supply for Lot 1, as well as supply for firefighting purposes, can be provided at time of built development on the lot, via the rainwater harvesting to storage tanks.

13.10.4 Stormwater Disposal

- 5.2.8. Haigh Workman have assessed the suitability of the site for the development of residential buildings and associated structures and paved surfaces. It is noted that there is a flow path with steep sides located along the southern boundary of the site, which collects runoff and directs it to Rangitane River to the east of the site.
- 5.2.9. Haigh Workman determined that the site is within the lower half of the Rangitane River catchment and stated *'In accordance within Council Engineering Standards Table 4.1, stormwater attenuation is not required for a site located in proximity to the catchment outlet (i.e. lower half), discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. Lot 2 in excess to 2ha, no changes are proposed to the existing stormwater controls.'*
- 5.2.10. Haigh Workman determine that anticipated impermeable surface coverage within lot 1 is not expected to exceed the 15% threshold permitted by the ODP RPZ rules. It was determined that future development on the lot will most likely drain to the existing overland flow path along the southern boundary, which is within the site. The overland flow path is well vegetated and defined and there were no concerns with the capacity of the watercourse or risk of scour damage. Stormwater attenuation has therefore not been proposed for Lot 1. Haigh Workman have recommended a consent notice condition be



imposed for Lot 1 requiring a detailed report at the time of building to address how stormwater will be managed. The existing impermeable surfaces within Lot 2 were found to be within the permitted threshold as well.

5.2.11. A consent notice condition is offered to be applied to the Lot 1 site:

“In conjunction with the construction of any building requiring building consent on the lot the consent holder must provide a stormwater management report prepared by a Suitably Qualified and Experienced Person detailing how stormwater will be managed in accordance with Council’s Engineering Standards at building consent stage.

13.10.5 Sanitary Sewage Disposal

5.2.12. FNDC reticulated wastewater services are not currently available at the site. Expert Engineers Haigh Workman have assessed the suitability of site for the on-site treatment and disposal of wastewater within Lot 1 and confirmed that the existing system within Lot 2 is operational and located within the proposed Lot 2 boundary. The proposal includes recommendations for an on-site wastewater treatment and disposal system for Lot 1. A consent notice condition is anticipated to be imposed on the title for Lot 1 requiring a site-specific onsite wastewater design at the time of built development on the lot.

13.10.6 Energy Supply

5.2.13. Connection to energy supply is not a requirement for this rural subdivision. The existing development on Lot 2 has existing provisions for energy supply with this being at the discretion of the new owners for Lot 1.

13.10.7 Top Energy Transmission Lines

5.2.14. Top Energy transmission lines are located within the road reserve parallel to the site frontage. There will be no adverse effects created on these transmission lines.



13.10.8 Telecommunications

5.2.15. Connection to telecommunication networks is not a requirement for this rural subdivision.

13.10.9 Easements for any purpose

5.2.16. No easements are required.

13.10.10 Provision of access

5.2.17. Legal vehicle access can be provided to the site(s) in accordance with FNDC Engineering Standards. As mentioned, Lot 1 can either be serviced by a new crossing or via the existing crossing, shared with Lot 2. Either option would require upgrading of the existing crossing in accordance with Haigh Workman's Engineering Assessment. No private accessways are proposed nor considered necessary as each lot can gain independent access from the upgraded double crossing to the site. Traffic movements will be easily absorbed into the existing network.

13.10.11 Effect of Earthworks and Utilities

5.2.18. No earthworks are required to create the subdivision.

13.10.12 Building Locations

5.2.19. Expert engineers Haigh Workman have assessed the site for suitable residential building locations. This includes site stability, potential natural hazards and the ability to provide on-site wastewater services. Lot 1 is suitable for residential development and can accommodate the necessary on-site services.

13.10.13 Preservation and enhancement of heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes



5.2.20. The site is not within any existing Heritage Overlay, there is no indigenous vegetation, outstanding landscape or feature that would be affected by the proposed subdivision. The site is noted as being with a kiwi present area. A consent notice condition is offered to be registered on the titles for Lots 1 & 2 advising that dogs and cats should be kept inside or tied up at night. An example of this condition is shown below:

‘The site is identified as being within a kiwi present zone. If any owners or occupiers of or visitors to any of the lots keep or introduce onto the land any carnivorous animal (including dogs or cats) they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.’

5.2.21. There is an existing marginal strip which separates the site and Rangitane River. This will remain unaffected by the proposal.

13.10.14 Soil

5.2.22. The site LUC soil type is LUC 3 and 4 as indicated in **Figure 20** below. LUC 3 soils are currently classified as highly productive land under the NPS-HPL. An assessment of the NPS-HPL objectives and policies will be made further in this report. Haigh Workman have determined that Lot 1 is capable of containing onsite wastewater and stormwater disposal as a result of future built development. Life supporting capacity of the soil is not considered to be adversely affected considering this portion of the site is an underutilised area with the lot already being removed from providing primary productive activities.

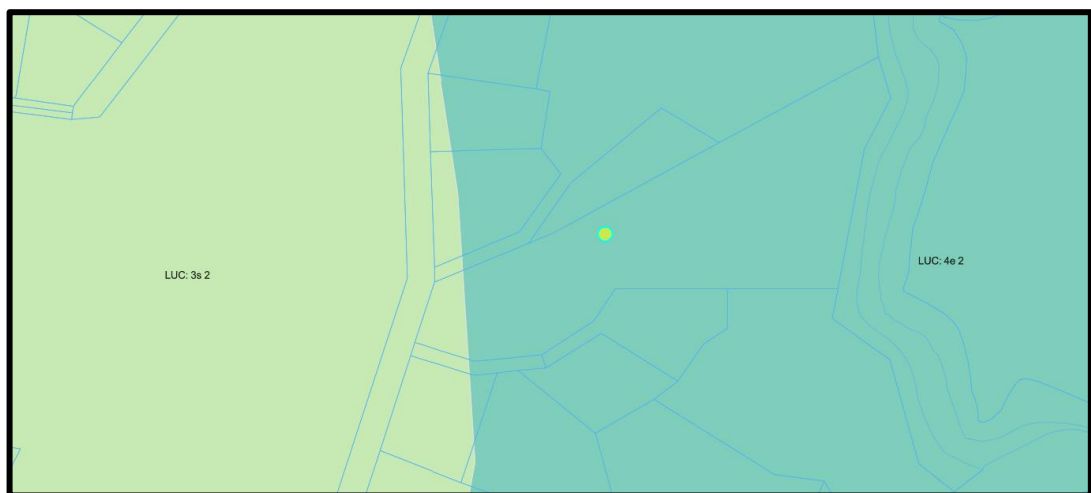


Figure 20: LUC Soil Maps



13.10.15 Access to waterbodies

5.2.23. Rangitane River is located to the east of the subject site. An existing marginal strip separates the site and the Rangitane River, such that the site does not share a boundary with the Rangitane River. As such, public access is not a consideration to this application.

13.10.16 Land Use Incompatibility

5.2.24. The proposal is for a rural-residential/lifestyle subdivision. The proposed activity is compatible with the surrounding residential environment. A horticultural activity exists on the opposite side of River Drive, which is currently not being harvested for commercial use. However given that the proposal will result in lot sizes and land use activities which already exist in the surrounding environment, no reverse sensitivity effects or incompatible land use activities are anticipated. If required, a consent notice condition can be imposed on the title for Lot 1 advising that horticultural activities exist in the immediate environment and a water filtration system on potable water is recommended. An example of such a consent notice is shown below:

‘The operation of agricultural and horticultural equipment including sprays and chemicals may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development, the occupiers of any such dwelling shall install an approved water filtration system.’

13.10.17 Proximity to Airports

5.2.25. Not applicable to this application. The site is not near the Kerikeri airport.

13.10.18 Natural Character of the Coastal Environment

5.2.26. Not applicable to this application. The site is not within the coastal environment.

13.10.19 Energy efficiency and renewable energy development/use



5.2.27. The application is a small-scale proposal to create one new lot. Subdivision of the site will enable further residential development within the suburban part of Kerikeri/Waipapa that is envisaged by the surrounding environment. The site does not rely on reticulated wastewater services. The site is flat with future options for orientating residential indoor and outdoor living areas with a northerly aspect to enable solar access.

13.10.20 National Grid Corridor

5.2.28. Not applicable to this application

6. POLICY ASSESSMENT

Relevant provisions of any national standards, policies or plans

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

National Policy Statements

6.2. There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025



- 6.3. The site is not within the coastal environment and is therefore not subject to the NZCPS. The site does not contain any natural inland wetlands that would be affected by the proposed subdivision. There is no indigenous vegetation on the site that would be affected.
- 6.4. The site contains highly productive land (LUC3). The National Policy Statement for Highly Productive Land (NPS-HPL) does apply to the proposal and therefore an assessment of the NPS-HPL will be undertaken below.

National Policy Statement for Highly Productive Land (NPS-HPL)

- 6.5. The subject site has soils which are predominantly LUC4, with a small portion (approx. 1500m²) of soils classified as LUC3. These are located within the western portion of the site, which adjoins the road boundary. This portion of the site is currently utilised for landscaping/shelter planting and a small area of paddock which is maintained by the Applicants. The site is currently not utilised for primary production purposes.
- 6.6. The NPS for HPL has one objective and 9 policies. These all relate to sites which are classified as having highly productive land. Highly Productive Land is defined as –

***highly productive land** means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)*

- 6.7. As this is a new NPS the Regional Policy Statement is yet to map highly productive land and as such in assessing this, we refer to clause 3.5(7).

3.5(7) - Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) Is

i. zoned general rural or rural production; and



ii. LUC 1, 2, or 3 land; but

(b) Is not

i. identified for future urban development; or

ii. subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle

6.8. The subject site is zoned Rural Production and also contains soils classified as LUC 3. The PDP has not identified the site for future urban development, and the site is not subject to a plan change to rezone it from rural production to rural lifestyle.

6.9. The National Policy Statement for Highly Productive Land: Guide to Implementation (Page 22), states that:

'Where only part of the site is identified as HPL (either under transitional definition or when mapped in a regional policy statement) then the consideration of how the proposal aligns with the direction in the NPS-HPL will be on a case-by-case basis. The intent of Clause 3.8 is that:

- the proposed lot layout should not result in the HPL being further fragmented across multiple lots*
- reverse sensitivity effects on land-based primary production activities will be avoided if possible, or otherwise mitigated.'*

6.10. It is therefore considered that the NPS for HPL is applicable to this application and an assessment of the relevant objective and policies within this document will be undertaken below. It is worth noting that the piece of land which will be assessed will be the portion of site which is shown to have LUC3 soils. The remainder of the site has soils classified as LUC 4 and are therefore not considered to be highly versatile soils and the NPS-HPL is not relevant.

2.1 Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations.

6.11. The piece of land which is shown to contain highly versatile soils has an approximate area of 1500m² or less than 5% of the total site area. This is located within the western portion of the



site, which adjoins River Drive. The area of LUC 3 soils extends west, across River Drive to larger productive allotments as well as smaller rural-residential allotments. The remainder of the site are LUC 4 soils which are not defined as highly versatile soils under the NPS-HPL. The proposal is not considered to affect the use of HPL for land-based primary production both now and for future generations, given the area of HPL equates to a small percentage of the current lot size. The allotment contains an existing residential dwelling and ancillary buildings and is rural lifestyle in character and use. The site does not contain any characteristics which would render it suitable for primary production use. The proposal will see an opportunity created for the western portion of the site to be developed with a residential dwelling, which is consistent with allotments located on the eastern side of River Drive. It is considered that the soils within the site have already been removed from productive use given the existing land use activities and allotment dimensions such that the proposal will not affect the use of HPL land for primary production purposes as this has effectively already been removed from past subdivision and land use approvals.

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.

6.12. The small area of HPL within the site is considered to have already been removed from primary productive use. River Drive has separated the area of HPL within the site from larger land holdings containing HPL. The proposal is not considered to have an adverse impact on this finite resource, given it is currently not used for primary production and has been removed from productive use.

Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.

Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.

6.13. As this is a new NPS, the RPS is yet to map HPL. Section 3.4 of the NPS for HPL provides some guidelines for mapping of HPL.

6.14. The site is not within an area which would be considered for rezoning for urban development.



- 6.15. Due to the nature of the proposal, it is considered that the proposed application does not affect the identification and management of HPL.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

- 6.16. The site does not currently provide for primary production, nor do the majority of the allotments along the eastern side of River Drive. The proposal will not alter the use of the site to be used for land-based primary production given it currently does not support this. The proposal will not alter the use of the site on the opposite side of the road to continue to be utilised for primary productive activities and is considered to prioritise and support this given the proposal will not create incompatible land uses given the proposed land use activities are existing in the environment. The site is also separated from this larger land holding by River Drive, such that the proposal will not take away land that could be potentially used for supportive productive use.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

- 6.17. The proposal does not involve the urban rezoning of the site. As mentioned, less than 5% of the site is mapped as having highly versatile soils and this portion of land is considered to already be removed from productive use. As such, the proposal will not involve rezoning or development of HPL land as rural lifestyle.

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 8: Highly productive land is protected from inappropriate use and development.

- 6.18. As mentioned earlier in this section, The National Policy Statement for Highly Productive Land: Guide to Implementation (Page 22), states that:



'Where only part of the site is identified as HPL (either under transitional definition or when mapped in a regional policy statement) then the consideration of how the proposal aligns with the direction in the NPS-HPL will be on a case-by-case basis. The intent of Clause 3.8 is that:

- the proposed lot layout should not result in the HPL being further fragmented across multiple lots*
- reverse sensitivity effects on land-based primary production activities will be avoided if possible, or otherwise mitigated.'*

6.19. The above clause applies to the subject site as only a small portion of the site (less than 5% of the site) is mapped as being highly versatile land. As the assessment of this is on a case by case basis, all the unique considerations of the site itself and the proposal need to be taken into account as will be assessed below.

6.20. In terms of Policy 7, it is considered that Section 3.8 of the NPS-HPL is applicable to determine if subdivision of this nature is provided for within the NPS-HPL. Section 3.8 of the NPS-HPL is as follows:

3.8 Avoiding subdivision of highly productive land

1. Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:

(b) the subdivision is on specified Māori land:

(c) the subdivision is for specified infrastructure, or for defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need for the subdivision.

2. Territorial authorities must take measures to ensure that any subdivision of highly productive land:

(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities



- 6.21. In terms of 3.8(1), it is considered the proposal will not affect the overall productive capacity of any areas of HPL over the long term. Due to the unique situation which has arose as part of this application, the area of HPL mapped within the site is already removed from production due to this small portion of HPL being split from larger land holdings by River Drive and adjoining rural-lifestyle developments on either side of the site. It is quite obvious that the existing activities within this area, render the site as not highly productive. This is also reinforced by the fact that the remainder of the site has soils mapped as LUC4, which are not highly versatile. As such, the area of HPL within the site is not considered to currently have or previously have been utilised for productive use nor did it add to the productive capacity of the allotment or adjoining allotments.
- 6.22. The proposed lot layout will not result in the HPL within the site being further fragmented as it will still be contained within the western portion of the site which will be contained within Proposed Lot 1, apart from the access leg to the existing dwelling which will be contained within Proposed Lot 2.
- 6.23. Overall, it is considered that the proposal will not alter the overall productive capacity of the HPL within the site over the long term as the area of HPL within the site is not currently adding any value to the productive capacity of the site, as it has been removed from production via existing legal measures as well as containing a portion of existing driveway and landscaping/shelterbelts. The proposed application forms a unique case where the mapped HPL area is not currently utilised for productive use and does not add value to the remainder of the site for productive use. As mentioned above, the NPS-HPL Guide states that where only part of the site is identified as HPL, assessment will be on a case by case basis. In this instance, it is considered that the proposal can meet 3.8(1)(a) as the proposal will not affect the overall productive capacity of the area of HPL over the long term.
- 6.24. Clause 3.8(1)(b) & (c) are not applicable to the proposal.
- 6.25. In terms of 3.8(2) the proposal is not considered to result in the potential cumulative loss of the availability and productive capacity of HPL in the district as has been explained above. The area of HPL within the site has already been removed from production with the previous subdivision of the site. The proposal will not result in further loss or availability of HPL. No reverse sensitivity



effects are anticipated by the proposal as the proposal will not change the use of the area of HPL within the site and the remainder of the site and surrounding allotments are mapped as LUC4 soils. As such, no reverse sensitivity effects are anticipated. The proposed allotment sizes are already in existence along the eastern side of River Drive, which also contain a small strip of LUC 3 soils. Therefore, the proposal is not introducing land use activities or allotments which are not already in existence in the surrounding environment.

6.26. It is considered that the proposal meets the requirements in 3.8(2).

6.27. Overall, it is considered that the proposal meets the requirements within Section 3.8 of the NPS for HPL and therefore, subdivision of the proposed nature is considered to be provided for under this clause. Assessment of Clause 3.10 is not considered necessary considering the subdivision is provided for within Clause 3.8.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

6.28. The proposal is not anticipated to constrain land based primary production activities on HPL. As mentioned, the small area of HPL within the site is currently not utilised for productive use, nor is the adjoining areas of HPL which are located along the eastern side of River Drive. The remainder of the site and adjoining allotments are mapped as having soils of LUC4, and therefore the proposal is not considered to create any reverse sensitivity effects in terms of this Policy.

Summary

6.29. Overall, it is considered that the proposal is consistent with the objectives and policies of the NPS for HPL. It is considered that the subdivision of this nature is provided for within Clause 3.8 of the NPS for HPL, as the proposal will not fragment areas of HPL nor will it affect the productive capacity of areas of HPL. The proposal presents a unique situation, where the small area of HPL on the site is already removed from productive use and will remain as such.



Regional Policy Statement for Northland (RPSN)

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

6.31. The proposed district scale subdivision and development proposal would not be contrary to the objectives and policies of the RPSN.

Far North Operative District Plan (ODP)

6.32. The site is within the RPZ and is subject to District-wide rules that include subdivision.

6.33. The relevant objectives and policies of the Plan are those within the District-wide Subdivision Chapter 13, and the Chapter 8 Rural Environment and Section 8.6 Rural Production Zone parts of the ODP. The proposal is assessed as having no more than minor adverse effects on the rural environment. The proposal is consistent with the existing suburban character along River Drive and would have less than minor adverse effects on the established character and amenity value of the area. The proposal is consistent with the objectives and policies of the Plan.

Chapter 13 - Subdivision Chapter

6.34. The applicable subdivision objectives and policies contained within Sections 13.3 and 13.4 of the District Plan are attached at **Appendix 7**. Objective 13.3.1 requires that subdivision be provided for in a way that is consistent with the purpose of the zone and which promotes the sustainable management of the District's natural and physical resources, and the economic and cultural well-being of people and communities. This objective reflects the purpose of the RMA and is intended to ensure that land development outcomes give effect to the purpose of the RPZ.

6.35. The applicable land use zone is the RPZ that forms part of the District's 'Rural Environment'. THE RPZ is an un-serviced, rural zone which is predominantly a working productive zone which



also enables a wide range of existing and future activities compatible with normal farming activities and rural-lifestyle and residential uses. The residential intensity within the surrounding environment varies considerably. Along River Drive, specifically the eastern and northern side, past subdivision and land use development has enabled a variety of site sizes and land use activities, that have resulted in a sub-urban rural-lifestyle character. The proposed lot sizes are entirely consistent with the established sub-urban character of the area. Local amenity values will not be adversely affected (Policy 13.4.1). The new vacant allotment is of adequate area and dimensions to provide for future built development which can comply with the permitted rules within the RPZ.

- 6.36. Given the existing use of the site and the existing development in the area, the life supporting capacity of air, water, soil and ecosystems is not considered to be adversely affected nor are reverse sensitivity effects created (Objective 13.3.2). The site is not known to contain outstanding landscapes or heritage resources or ancestral lands (Objectives 13.3.3, 13.3.4 & 13.3.7 & Policies 13.4.1, 13.4.6, 13.4.11). The new allotment is suitable for onsite servicing, with the existing measures on Lot 2 being fully contained within the proposed lot boundaries (Objective 13.3.5 & Policy 13.4.8). Electricity supply and telecommunication connections are not a requirement of subdivision in the rural production zone (Objective 13.3.8 & Policy 13.4.4). Development of the site would not adversely affect any of values of national importance protected by section 6 of the RMA (Policy 13.4.13).
- 6.37. The proposal is not affected by any identified natural hazard that would limit its development for the purpose proposed (Policy 13.4.3), nor will any potential hazard such as flooding be exacerbated (Policy 13.4.13(g)). Access to the proposed lots has been detailed within this assessment, with each lot having independent internal access from the crossing place (Objective 13.3.10 & Policies 13.4.2 & 13.4.5). The site is not located within the National Grid Yard (Objective 13.3.11 & Policy 13.4.16).

Chapter 8 – Rural Environment

- 6.38. The following assessment is based upon the objectives and policies contained within sections 8.3 and 8.4 of the ODP. The relevant provisions are set out in **Appendix 7**.



- 6.39. The site is within the Rural Environment, which applies to most of the rural land in the Far North District. The Rural Production zone forms a large part of the Rural Environment.
- 6.40. The broader Rural Environment objectives and policies are high level and seek to prioritise the sustainable management of natural and physical rural resources (Objective 8.3.1). The ODP acknowledges the dynamic nature of the Rural Environment that is constantly changing and the need to promote and maintain the productive intent of the Rural Production Zone along with protecting areas of productive soil and significant indigenous vegetation and fauna habitat (Objective 8.3.2, 8.3.4 and 8.3.7). The Rural Production zone has a role in reducing potential adverse effects by enabling activities which can support farming and forestry activities whilst ensuring reverse sensitivity and incompatible land use effects are mitigated to enable the continued operation of production activities.
- 6.41. Compatibility of development with productive activities are a priority in the RPZ as well as ensuring that amenity values of the productive intent of the zone are maintained or enhanced (Objective 8.6.3.1 & 8.6.3.3). Avoiding, remedying or mitigating potential conflicts between new land use activities and existing lawfully established activities is also a priority (Objectives 8.6.3.6 & 8.6.3.7 and Policy 8.6.4.1, 8.6.4.7 & 8.6.4.8) as well as enabling the continued use of production activities to be undertaken in the zone (Objective 8.6.3.9 & Policy 8.6.4.9). The proposed subdivision would enable one additional allotment to accommodate a single dwelling and the necessary onsite services. Subdivision as proposed would be consistent with the existing rural-residential / lifestyle development pattern along River Drive. The proposal will not be introducing any new land use activities which do not already exist in the surrounding environment. A consent notice condition has been offered which would see any new potable water supply system installed with a filter given the use of sprays can occur within the area. This is considered to mitigate potential reverse sensitivity effects from the horticultural activities in the area.
- 6.42. No adverse effects are anticipated on the natural and physical resources (Objective 8.6.3.1 and Policy 8.6.4.3), given effects can be managed within the proposed lot boundaries. Although the site contains a small portion of HPL, it is considered that the proposal will not alter the use of HPL within the surrounding environment, given the subject area of HPL is not currently utilised for productive use. As is shown by the existing development in the area, there is a functional



need for allotments of this size to be located within this area as it provides for additional housing in close proximity to Kerikeri and Waipapa as well as maintaining the existing character and amenity of the area (Objective 8.6.3.8).

Proposed District Plan

- 6.43. The site is zoned as 'Horticulture' under the PDP. The relevant objectives and policies are the District-wide subdivision provisions and those pertaining to the HZ. These provisions are attached at **Appendix 7**.
- 6.44. Hearings on the PDP are concluded. This includes hearings on the Rural, Horticulture and Horticulture Processing provisions (Hearing 9), subdivision (Hearing 16) and submissions seeking rural rezoning (Hearing 15C).
- 6.45. There have been some recommended changes made to the HZ as part of *Hearing 15C – Rezoning General – Urban and Rural* as part of the officer's right of reply to matters raised in submissions. As part of the s42A report for Hearing 15C, it was recommended to introduce Horticulture Precincts with an underlying zone of Rural Production (RPZ). The subject site would sit on the edge of the PREC1, with the Rangitane River being the boundary of PREC1.
- 6.46. As a result, the Horticulture Precinct was included within the minimum allotment sizes for subdivision as part of Hearing 16 – Subdivision. As has been detailed within this report, it is considered that the site and adjoining allotments along the eastern and northern side of River Drive, have already been removed from productive use and as such, the proposal will not alter the overall productive capacity of the site, nor will it result in reverse sensitivity effects or cumulative loss of HPL.
- 6.47. Given that the recommendations from the Hearings Process are yet to be formally adopted by Council (expected in May/June 2026), assessment of the objectives and policies for the Horticulture Zone will be undertaken below rather than the Rural Production zone, as it is not known if the Horticulture precincts will be adopted.



6.48. The relevant PDP subdivision and HZ objectives and policies are set out in **Appendix 7**. The subdivision and zone rules relevant to this application do not currently have legal effect, and no decisions have been released. While the PDP objectives and policies have been considered, limited weight is afforded to them due to the plan's stage in the statutory process

Subdivision

6.49. As with the ODP subdivision objectives and policies, the appropriateness of the subdivision is linked to achieving the objectives of the zone (SUB-O1(a)). Contributing to local character and sense of place, avoiding reverse sensitivity, mitigating natural hazard risks and managing adverse effects on the environment are the basis for determining the efficient use of land (SUB-O1 (b-f)). Subdivision is enabled where it results in allotments that are consistent with the purpose, characteristics and qualities of the zone, comply with the minimum allotment sizes, have an adequate size and shape to contain a building platform and have legal and physical access (SUB-P3). The proposed subdivision satisfies all of these policy criteria except for minimum lot sizes. A lot size of 4,885m² is sought for Lot 1, however it is consistent with the development pattern along River Drive and would not result in an adverse or unusual change to the existing streetscape. This is consistent with SUB-P11 which is to manage subdivision to ensure consistency with the scale, density, design and character of the environment (River Drive).

Land Use – Horticulture Zone

6.50. The horticulture zone is dependent on access to irrigation networks and established horticultural infrastructure and has been designed around these features. Concerns relate to reverse sensitivity issues from fragmented land through subdivision as well as loss of land for horticultural use.

6.51. As has been detailed within this application, the eastern and northern sides of River Drive have already been developed with similar land sizes and land use activities to that proposed. Given this, the proposal will not alter the character and amenity of the area (HZ-O3(e)). The subject site is currently not utilised for horticultural use, nor would it be considered to be intended to be utilised for such use, given the existing development on the site, slope of the land and the minimal area of versatile soils within the site. As such, it is considered the proposal would not



affect the availability of land for horticultural activities, nor create land fragmentation or sterilisation (HZ-O1, HZ-O3(a & b) HZ-P2 & HZ-P5). Reverse sensitivity effects are not anticipated given there is existing development similar to proposed within the immediate environment. Consent notice conditions have been offered to further mitigate effects from spray drift (HZ-O3(c) & HZ-P4). Natural hazards would not be exacerbated, and the sites can be serviced by onsite infrastructure (HZ-O3(d & f), HZ-P3 & HZ-P5).

6.52. The proposal is not considered to be incompatible with the purpose, function and character of the HZ, as the proposal will enable horticultural activities to continue within the surrounding environment, by enabling further development on a site which has not been considered suitable for such activities. As is expressed through existing development in the area, there is a functional need for lots of this size (HZ-P2). The site is surrounded by similar sized allotments which have been developed with a residential dwelling or of a size where horticultural use would not be feasible and as such, a boundary adjustment with these allotments would not increase the productive potential of the site. The larger land holding to the north is utilised for farming use and given the subject site contains a dwelling as well as the majority not being highly versatile soils, it is considered that a boundary adjustment with the larger land holding would not increase the viability of horticultural activities within the site (HZ-P6). This application has considered the relevant matters within HZ-P7 and is considered to not create adverse effects in regard to such matters.

6.53. Overall, it is considered that the subdivision proposal would not be contrary to the ODP or PDP subdivision or rural environment objectives and policies that are to be considered when assessing the merits of a non-complying activity. It is considered that this part of the 'gateway' test is met.

7. NOTIFICATION ASSESSMENT

7.1. In accordance with Section 95, a consent authority must decide whether to give public or limited notification of an application for resource consent. Section 95A-95G sets out the public and limited notification criteria for deciding whether to notify a resource consent application.



Section 95A – Public Notification Assessment

- 7.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These are commented on as follows.

Step 1: Mandatory public notification in certain circumstances:

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 7.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 7.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.



- 7.5. The proposed activity is not subject to a rule or national environmental standard that requires public notification.
- 7.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

- 7.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The land adjacent to the application site is set out in **Table 1 [Pages 15 & 16]** above. Assessment of effects matters as they potentially impact adjacent landowners and occupiers is discussed below.



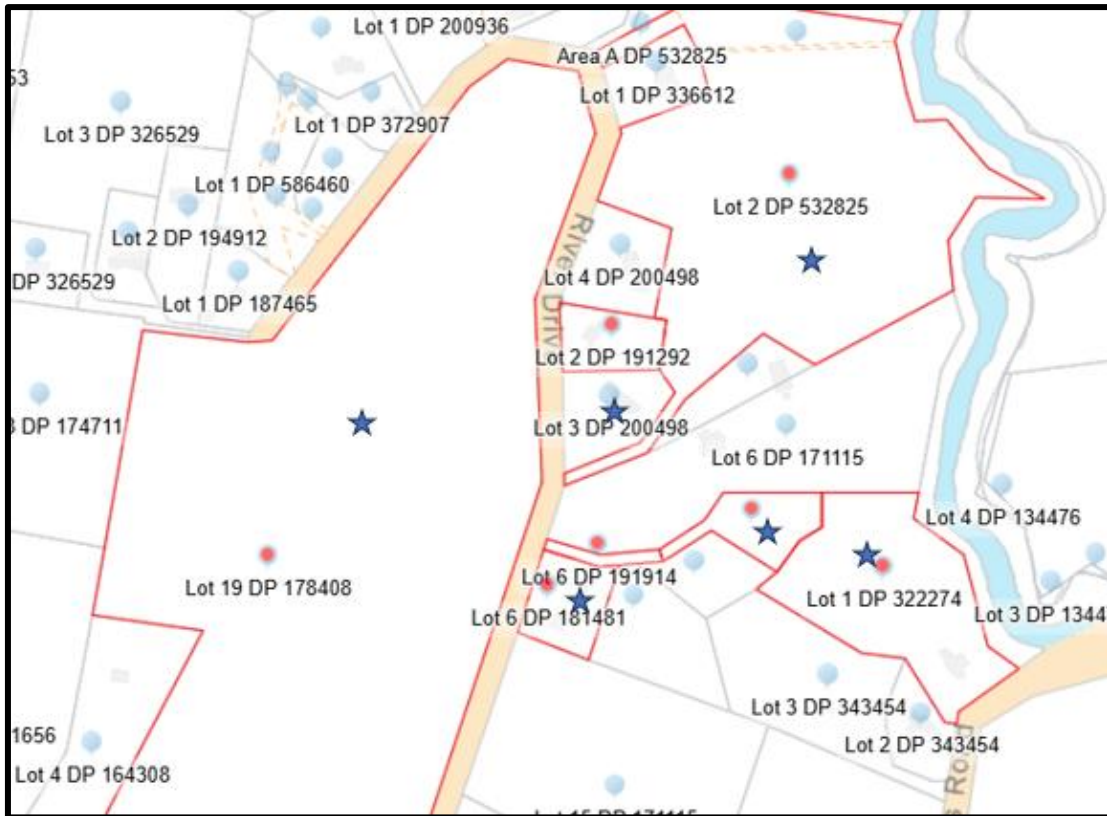


Figure 21: Adjacent sites indicated by blue star.

- 7.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. The proposed subdivision activity is not permitted under any relevant plan or national environmental standard.
- 7.9. An assessment of potential effects on the existing environment is set out in **Section 5** above. Potential adverse effects above the permitted threshold are limited to the extent of the proposed lot sizes. The proposal does not create any land use infringements nor is development within Lot 1 anticipated to create such land use infringements. The nature and scale of the effects is such that they would not have more than minor adverse effects on the wider public environment. Potential adverse effects can be mitigated to the extent that there is no discernible change beyond the site boundaries. All other effects are within the permitted standards of the ODP and PDP rules that have current legal effect.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
--------	---



7.10. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique. A subdivision proposal at the scale proposed is consistent with other lots in the surrounding environment and is not an exceptional, abnormal or unusual proposal in the zone.

Section 95B – Limited Notification Assessment

7.11. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

7.12. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
------------	--



S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).
------------	---

- 8.1. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application is not a ‘controlled’ activity.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

- 8.2. The proposed activity is not a boundary activity. The proposed activity is a Non-complying Activity because of the proposed lot sizes.

- 8.3. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.



S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
------------	--

8.4. The subdivision proposal is a Non-complying Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. There are no permitted activities. The application is supported by an engineering assessment that has determined that the site can be sustainably developed for additional housing and on-site services.

36, 52 & 58 River Drive & 33 Redcliffs Road & 0 Kapiro Road – Rural Residential Lots

8.5. The adjacent sites and landowners have been detailed earlier in this report. They include the shared boundary sites and the site immediately opposite. As previously discussed, the subdivision and development of the site with one additional dwelling would have little effect on adjacent land. Development on Lot 1 would not be visible to owners and occupiers of 36, 52, 58 River Drive nor 33 Redcliff's Road or 0 Kapiro Road, given the existing vegetation along the site boundaries and ample area within the site for development. There would be no discernible effect on these neighbours arising from existing built development being contained with the proposed Lot 2 boundary. Potential adverse effects on these adjacent landowners and / or occupiers would be negligible.

8.6. There are existing access legs located along the northern boundary (servicing 44 River Drive) and southern boundary (servicing Lots 3 & 4 DP191914) which provide an additional separation distance from the proposed lot 1 and lots to the north and south. There is a deep well formed drain located along the southern boundary as well as existing landscaping/vegetation located along the southern and northern boundaries that will screen future development in Lot 1. Potential adverse effects on these adjacent landowners and / or occupiers would be negligible.



44 River Drive – Productive Lot

8.7. The larger land holding to the north (44 River Drive), contains an existing dwelling located to the north of the existing dwelling on the site. Given this, there is a large separation distance from the dwelling on 44 River Drive and proposed lot 1. As mentioned, the access leg to the dwelling on 44 River Drive follows the northern boundary, adding an additional buffer. 44 River Drive also adjoins similar sized allotments (52, 58, 62, 76 & 78A River Drive) which are of similar size to proposed lot 1 and contain existing dwellings and activities. As such, the proposed lot size and anticipated activities are already existing along the boundaries of this lot. Potential adverse effects on these adjacent landowners and / or occupiers would be negligible.

0 Kapiro Road (Orchard)

8.8. In terms of the horticultural activity located across the road, there are large road verges, River Drive as well as shelterbelts and landscaping which provide a physical and visual buffer between the sites. Development as proposed already exists within the surrounding environment such that the proposal will not be creating a unique situation which would set a precedence. Consent notice conditions have been offered to mitigate potential reverse sensitivity effects from spray drift. Given the rural-residential nature of River Drive and that future development would be limited to a single residential dwelling, potential adverse effects on this landowner / occupier would be less than minor.

8.9. For the reasons stated above, the Applicant requests that the application be processed on a non-notified basis.

9. PART 2 ASSESSMENT

9.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

9.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural -



residential / lifestyle character of the surrounding environment where similar site sizes have been created. This is consistent with the purpose of the RPZ.

- 9.3. Section 6 of the Act sets contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes or wetlands. The Rangitane River is to the east of the site, where an existing marginal strip separates the site and the river boundary. Haigh Workman have determined that future development on the vacant lot would not create adverse effects on the river. The site does not contain any areas of Outstanding Natural Features and Landscapes. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 9.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 9.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of cultural significance to Māori. The proposal takes into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 9.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

10. CONCLUSION

- 10.1. The Applicant is seeking a resource consent to subdivide an existing rural-lifestyle site in River Drive, Kerikeri. River Drive is an established rural-residential / lifestyle area on the outskirts of urban Kerikeri. The area is not reticulated with Council wastewater infrastructure and relies on on-site services.



- 10.2. The proposed subdivision is non-complying because of the proposed lot sizes that are below the ODP Discretionary subdivision standards. However, the variety of lot sizes along River Drive and the existing suburban character that includes single dwellings built relatively close to the road frontage will ensure that a future house on Lot 1 will be consistent with the character and amenity of the existing streetscape. Appropriately designed on-site wastewater services can be provided with the proposed Lot 1 boundaries. Lot 2 would rely on existing services. Additional stormwater runoff from the site can be managed at the time of built development and will have no adverse effect on downstream land or the road environment.
- 10.3. The proposal is consistent with ODP and PDP objectives and policies. The proposed subdivision is consistent with the purpose of the RPZ and the proposed HZ. Subdivision of the parent lot will enable further housing opportunity close to Kerikeri and in a location that has already seen a lot of similar development.
- 10.4. For the reasons outlined above, potential adverse effects on adjoining landowners will be less than minor. The Section 104D gateway test in respect of potential adverse effects and the relevant Plan objectives and policies is met.
- 10.5. The Applicant requests that the application is processed on a non-notified basis.

11.LIMITATIONS

- 11.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 11.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.



- 11.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 11.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R. W. Muir
Registrar-General
of Land

Identifier **NA121A/189**
Land Registration District **North Auckland**
Date Issued 23 October 1998

Prior References
104C/370-371

Estate Fee Simple
Area 3.4186 hectares more or less
Legal Description Lot 6 Deposited Plan 171115 and Lot 3
Deposited Plan 191292

Registered Owners
Glyn Robinson and Lesley Elizabeth Sims Robinson

Interests

Subject to Section 241(2) Resource Management Act 1991

Subject to Part IV A Conservation Act 1987

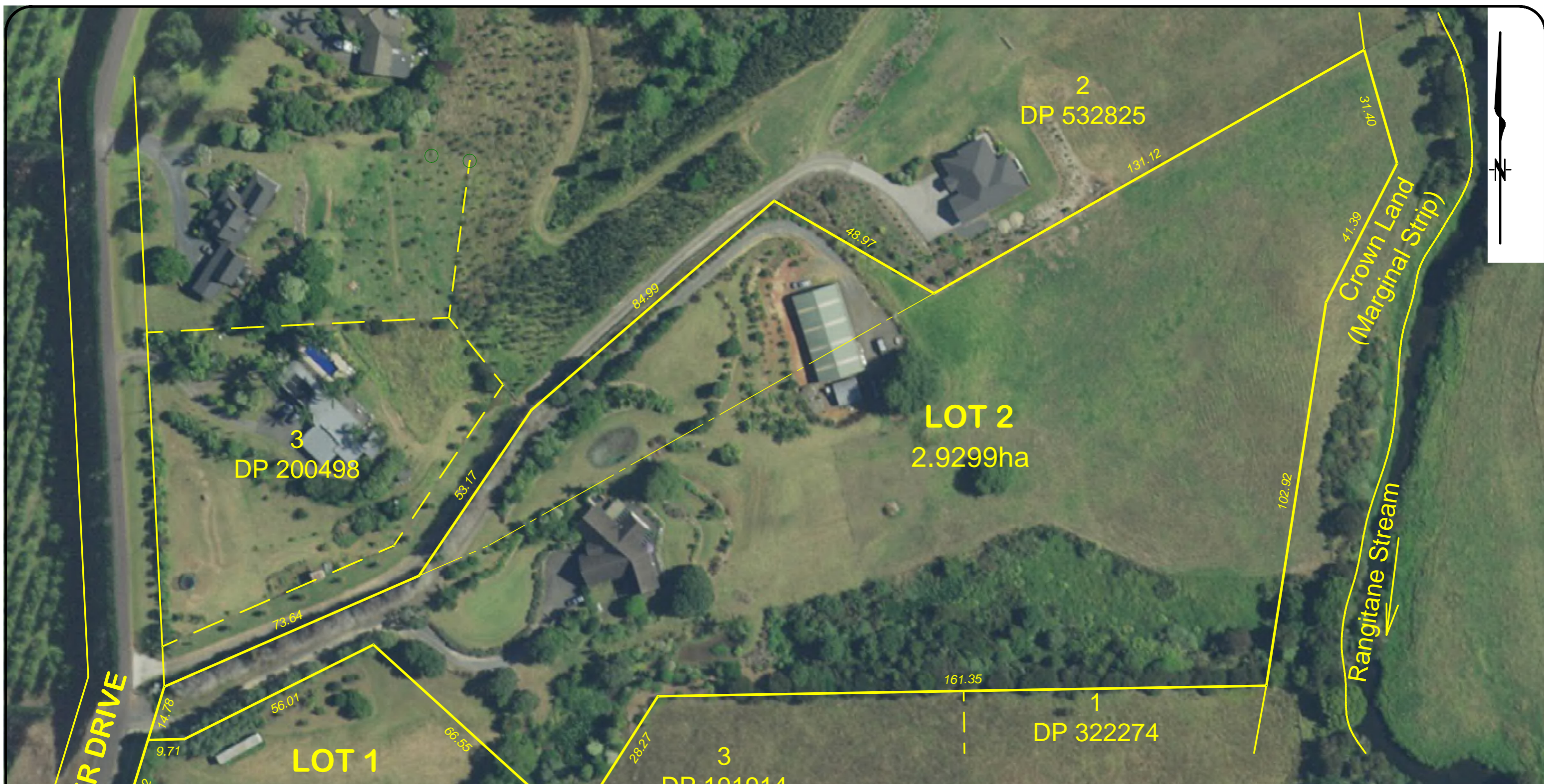
Subject to Section 11 Crown Minerals Act 1991

Appurtenant hereto are electricity rights specified in Easement Certificate C661268.8

The easements specified in Easement Certificate C661268.8 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer D323644.5 - 23.10.1998 at 2.19 pm (affects Lot 3 DP 191292)

9264162.2 Mortgage to Bank of New Zealand - 13.12.2012 at 4:44 pm



Local Authority: Far North District Council
 Total Area: 3.4186ha
 Comprised in: NA121A/189
 Val Ref: 00213-40303

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

0 10 20 30 40 50 60 70 80m

Prepared for: G & L E Sims Robinson

WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave
 Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

Proposed Subdivision of
Lot 6 DP 171115 and Lot 3 DP 191292

NAME	DATE	ORIGINAL SCALE	SHEET SIZE
SURVEY			
DESIGN			
DRAWN	W & K	Feb 2026	1:1000 A3
REV			

24776

Engineering Assessment for
Proposed Subdivision
Lot 6 DP 171115, 42 River Drive, Kerikeri
for
Les and Glyn Robinson

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 26 040

20 March 2026



Revision History

Revision Nº	Issued By	Description	Date
A	Josh Cuming	For Resource Consent	20 March 2026

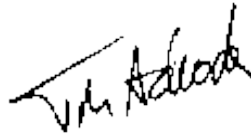
Prepared by



Josh Cuming

Environmental Geologist
BSc (Env. Stu., Geol.), CEnvP

Reviewed by



Tom Adcock
Senior Civil Engineer
BEng (Civil Engineering),
MEngNZ

Approved by



John McLaren
Senior Civil Engineer
BE (Civil)
CPEng, CMEngNZ

TABLE OF CONTENTS

Revision History	i
Executive Summary	1
1 Introduction	3
1.1 Project Brief and Scope	3
1.2 Limitations	3
2 Site Description and Proposed Development.....	4
2.1 Site Identification	4
2.2 Site Description	4
2.3 Proposed Subdivision	4
3 Environmental Setting	6
3.1 Published Geology	6
4 Site Investigations	8
4.1 Site Walkover and Investigation	8
5 Natural Hazards.....	9
5.1 Landslips / Slope Instability.....	9
5.2 Flood Mapping	10
6 Site Access.....	12
6.1 Subdivision Site Access	12
6.2 Vehicle Crossings	12
6.3 Parking and Manoeuvring	15
7 Earthworks.....	16
7.1 Proposed Earthworks.....	16
7.2 Regulatory Framework.....	16
8 Stormwater Management.....	17
8.1 Existing Site Drainage.....	17
8.2 Regulatory Framework.....	18
8.3 Impermeable Surfaces	20
8.4 Subdivision Stormwater Management	20
8.5 Proposed Stormwater Management	20
8.6 Stormwater Assessment Criteria	21
9 Potable Water	27
9.1 Potable Water Supply	27
9.2 Fire Fighting	27
9.3 Alternative to Fire Fighting Supply.....	27
10 On-site Effluent Disposal.....	28
10.1 Regulatory Framework.....	28
10.2 Lot 1 Wastewater Assessment.....	29

10.3 Lot 2 Existing Wastewater System 32

Appendix A – Drawings33

Appendix B – Borehole Logs34

Executive Summary

Haigh Workman Limited (Haigh Workman) was commissioned by Les and Glyn Robinson (the client) to undertake an engineering assessment of land at 42 River Drive, Kerikeri, Lot 6 DP 171115 (the site), for a proposed two-lot rural residential subdivision.

This report assesses natural hazards, access, earthworks, stormwater, wastewater, water supply and firefighting, with specific regard to the Far North District Council Operative District Plan, Proposed District Plan, Regional Plan provisions, and Council Engineering Standards. The proposed subdivision is shown on Williams and King scheme plan ref. 24776 dated February 2026.

The site is zoned Rural Production under the Operative District Plan. We understand that the proposed subdivision will be a non-complying activity due to proposed lot sizes.

Natural Hazards

Natural hazards have been assessed in accordance with the National Policy Statement for Natural Hazards 2025. All identified natural hazards including flooding, landslips, coastal processes, active faults, liquefaction, and tsunami have been assessed as low risk for the proposed additional lot. The site is well elevated above mapped flood hazards and is underlain by the Kerikeri Volcanic Group, assessed as generally stable.

There is no significant natural hazard risk that would trigger Section 106 of the Resource Management Act. Geotechnical investigations at the building consent stage are considered appropriate to further confirm ground conditions.

Access

Both lots will obtain vehicle access directly from River Drive. Lot 2 will retain the existing legal crossing, while Lot 1 will be provided with a new vehicle crossing. Sight distance assessments confirm that the proposed Lot 1 crossing can achieve compliant stopping sight distances in both directions. All crossings shall be constructed to Council's Type 1A light vehicle crossing standard. An alternative is for the existing lot 2 crossing to be upgraded to service both lots. The minimum standard for this would be a 3m Type 1A – light vehicle crossing. However, to ensure that lot 1 vehicles do not cross lot 2 (requiring a ROW easement), the crossing width will need to be increased. At the same time as carrying out the widen we recommend that the culvert be replaced and the crossing concreted as per Council Standards.

River Drive is a sealed rural road with a 60 km/h speed limit and low traffic volumes.

Crossings may be constructed at time of subdivision approval, subject to Council approval at c224, or alternatively at the time of development through a Vehicle Crossing Permit.

Parking and Manoeuvring

Both lots are sufficiently large to provide at least two on-site parking spaces with adequate manoeuvring areas, in accordance with Council requirements.

Earthworks

No significant earthworks are proposed at the time of subdivision. Any future earthworks associated with development are expected to be minor and will comply with permitted activity thresholds.

All earthworks will comply with Proposed District Plan Rules EW-R12 and EW-R13 and associated standards. An Accidental Discovery Protocol applies.

Stormwater Management

Impermeable surface coverage on both lots is expected to remain below the 15% permitted activity threshold for the Rural Production zone.

Given the large lot sizes, permeable soils, gentle topography, and the site's location in the lower half of the Rangitane River catchment, stormwater attenuation is not considered necessary.

Stormwater will be managed using low-impact, dispersive methods, with runoff from roofs, tanks, and hardstand areas discharged onto vegetated surfaces for soakage. During extreme rainfall events, excess runoff will follow natural overland flow paths to the existing watercourse and ultimately the Rangitane River.

A consent notice is recommended on the title of Lot 1 requiring a detailed stormwater report at the building stage.

Wastewater

Both lots contain ample suitable land area for on-site wastewater disposal, including the required 100% reserve areas.

For Lot 1, soils were classified as clay loam (AS/NZS 1547 Soil Category 4) with imperfect drainage. A secondary treatment system with a design irrigation rate of 3.5 mm/day is recommended, requiring approximately 250 m² of disposal area plus reserve.

The existing wastewater system on Lot 2 was inspected and found to be in good working order, with sufficient reserve area retained following subdivision.

Water Supply

There is no reticulated water supply. Domestic water supply will be provided by roof runoff collected in on-site storage tanks.

Fire Fighting

Council Engineering Standards and Fire and Emergency New Zealand requirements will be met via on-site firefighting water storage for each lot. In the absence of a reticulated supply, each lot will be responsible for providing a compliant firefighting water supply in accordance with SNZ PAS 4509:2008, or an approved alternative solution.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Limited (Haigh Workman) was commissioned by Les and Glyn Robinson (the client) to undertake an engineering assessment of land at 42 River Drive, Kerikeri, Lot 6 DP 171115 (the site), for a proposed two lot subdivision.

The scope of the report includes the following assessment items:

- Natural hazards
- Vehicle access and parking
- Earthworks to complete the subdivision
- Stormwater and wastewater
- Water supply and firefighting

A proposed subdivision plan prepared by Williams and King; ref. 24776 dated February 2026 was made available at the time of writing this report.

The site is zoned 'Rural Production' under the Far North District Council District Plan.

1.2 Limitations

This report has been prepared for our Client, Les and Glyn Robinson with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently developed at the potential house sites identified. At the time of writing there was no information available for proposed future developments on either lot following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description and Proposed Development

2.1 Site Identification

Site Address:	42 River Drive, Kerikeri
Legal Description:	Lot 6 DP 171115
Area:	3.4184 ha
Zone:	Rural Production (Operative District Plan)

2.2 Site Description

The site is legally described as Lot 6 DP 171115 with a total land area of 3.4184 ha and is irregular in shape. It is located approximately 4km north of Kerikeri, the surrounding properties are agricultural or lifestyle. The site has an existing house and sheds.

The proposal is to create two rural residential lots of 2.9299 ha and 0.4885 ha. An unnamed tributary of the Rangitane River is present inside the southern boundary flowing from west to east. The site generally slopes from west to east.

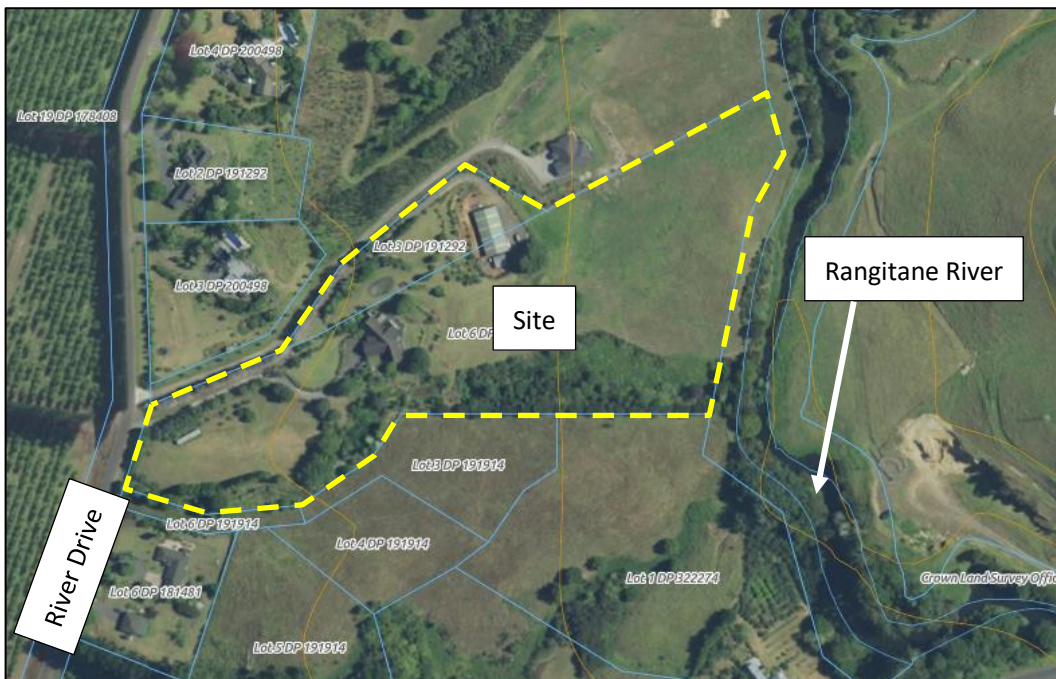


Figure 1 - Site location (10m contours)

2.3 Proposed Subdivision

A copy of the scheme plan is appended. Proposed lots are described in Table 1.

Table 1 - Proposed Lots

Lots	Proposed Area (ha)	End-use
Lot 1	0.4885	Rural residential
Lot 2	2.9299	Rural residential (developed with existing dwelling)
Total	3.4184	

We understand that the proposed subdivision will be a non-complying activity due to lot sizes under the Operative District Plan.

3 Environmental Setting

3.1 Published Geology

Sources of Information:

- NZMS Sheet 290 P04/05, 1:100,000 scale map, Edition 1, 1979: 'Whangaroa - Kaikohe' (Soils).
- GNS Sciences 1:250,000 scale map

3.1.1 Bedrock Geology

The geology underlying the site is mapped as late miocene to pliocene basalt lava, volcanic plugs and minor tuff comprising of the Kerikeri Volcanic Group. Refer Figure 2 extract below.

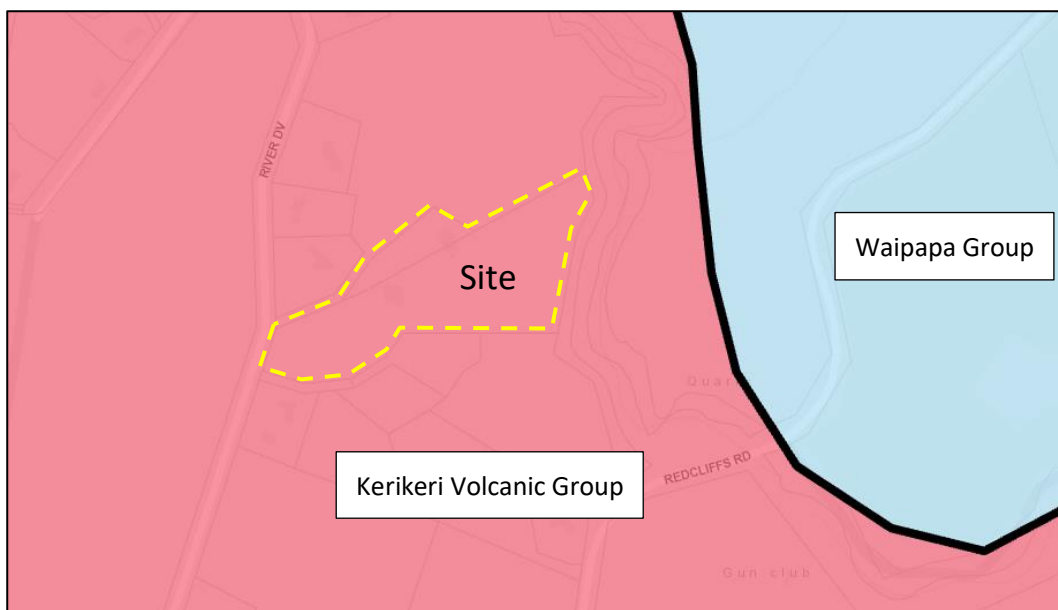


Figure 2 - Extract GNS Science, Geology of the Awanui/Kaitaia area

3.1.2 Weathered Geology (Soils)

Soils on site are of the rolling and hill land, typically described as 'well to moderately well drained' Okaihau gravelly friable clay (OK). Refer Figure 3 extract below.

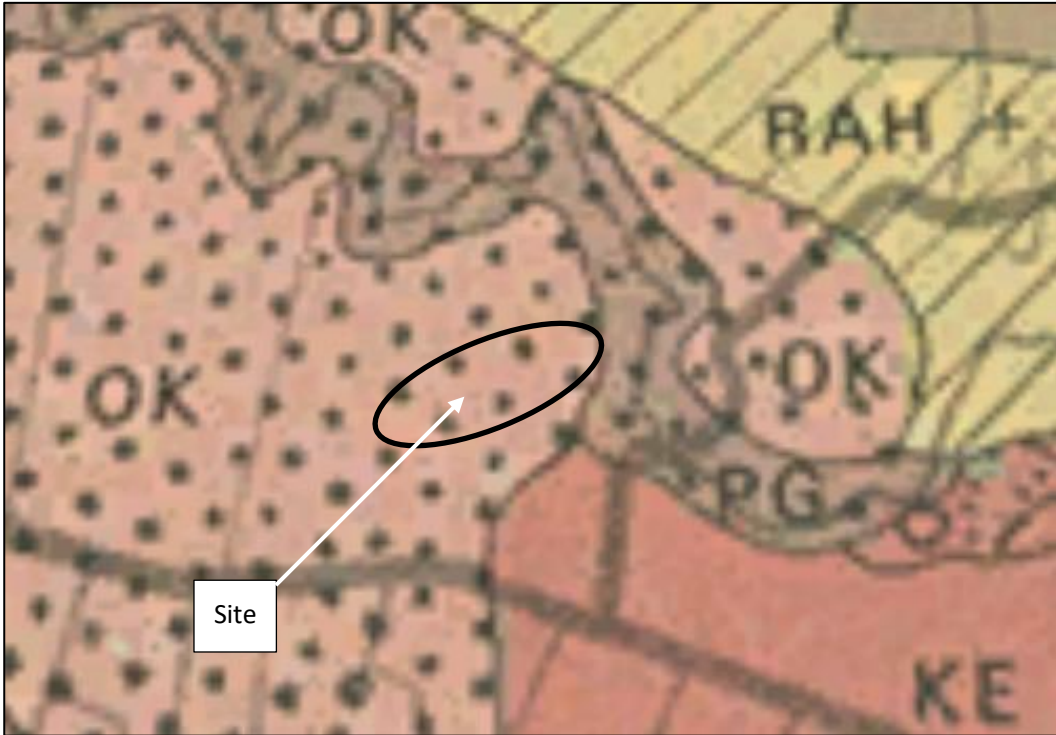


Figure 3 - Extract NZMS 290 Sheet P04/05 Soil Map

4 Site Investigations

4.1 Site Walkover and Investigation

A site investigation was undertaken by Haigh Workman on 25th February 2026. An exploratory borehole was advanced to assess ground conditions at the lot 1 developable area for wastewater disposal. The hand auger borehole encountered soil consistent with the mapped geology with red brown silty clay being present to a depth of at least 2.1m. Overlying this was 0.15m of topsoil. Refer bore log appended.

5 Natural Hazards

The National Policy Statement for Natural Hazards 2025 (NPSNH 2025) became operative on 15 January 2026, establishing nationally consistent requirements for assessing and managing natural hazard risk under the Resource Management Act 1991 (RMA).

Natural hazards listed in Part 1: Preliminary provisions 71(3) of NPSNH 2025 include: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunamis.

The NPSNH requires that natural hazard risk be assessed using the likelihood × consequence methodology defined in Appendix 1 (Risk Matrix).

- Hazard likelihood (rare, unlikely, possible, likely, almost certain)
- Consequences (insignificant to catastrophic)
- Resulting risk classification (low, medium, high, very high)

The NPSNH requires management measures to be proportionate to the level of natural hazard risk:

- Low risk: Development may generally proceed with standard controls.
- Medium risk: Mitigation and design measures must reduce risk to acceptable levels.
- High / very high risk: Avoidance is required unless effective mitigation demonstrably reduces risk.

This natural hazard assessment for proposed lot 1 has been prepared in accordance with NPSNH 2025. Lot 2 has not been assessed as this has already been developed with a consented dwelling.

Table 2 - Natural Hazards (Proposed lot 1)

Natural Hazard	Likelihood × consequence	Risk
Flooding	Rare, Minor	Low risk , the existing dwelling on lot 2 and the entirety of lot 1 are outside of the mapped Regional Council flood hazard
Landslips / slope instability	Unlikely, minor	Low risk , for gently sloping land 10° or less. To be addressed Geotechnical investigations at building consent stage
Coastal erosion	Very rare, negligible	Low risk , the site is more than 2km from the coastline
Coastal inundation	Very rare, negligible	Low risk , the site is more than 2km from the coastline and at an elevation of 40m.
Active faults	Unlikely, minor	Low risk , no active faults mapped in the vicinity
Liquefaction	Unlikely, minor	Low risk , the geology for a buildable area is a low-risk geological unit
Tsunami	Very rare, negligible	Low risk , the site is more than 2km from the coastline and at an elevation of 40m.

There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

5.1 Landslips / Slope Instability

There is developable area within lot 1 on gently sloping ground. For slope stability reference is made to the Land Development & Engineering report entitled, 'Criteria to Identify Land which may be subject to Instability in the Far

North District’. This describes the Kerikeri Volcanic Group as a ‘Low Hazard’ geological unit, generally stable but with potential for instability where over steepened by erosion. The risk of instability applies to land sloping steeper than 1V:3H (18°).

For gently sloping areas of the site comprising Kerikeri Volcanic Group sloping at 18° or less we assess the Instability risk as Low.

Geotechnical investigations will be required to inform the risk at building consent stage.

5.2 Flood Mapping

The site drains out via natural waterways to the Rangitane River which in turn discharges into the Kerikeri Inlet. Refer to figure below for flood hazard mapping.

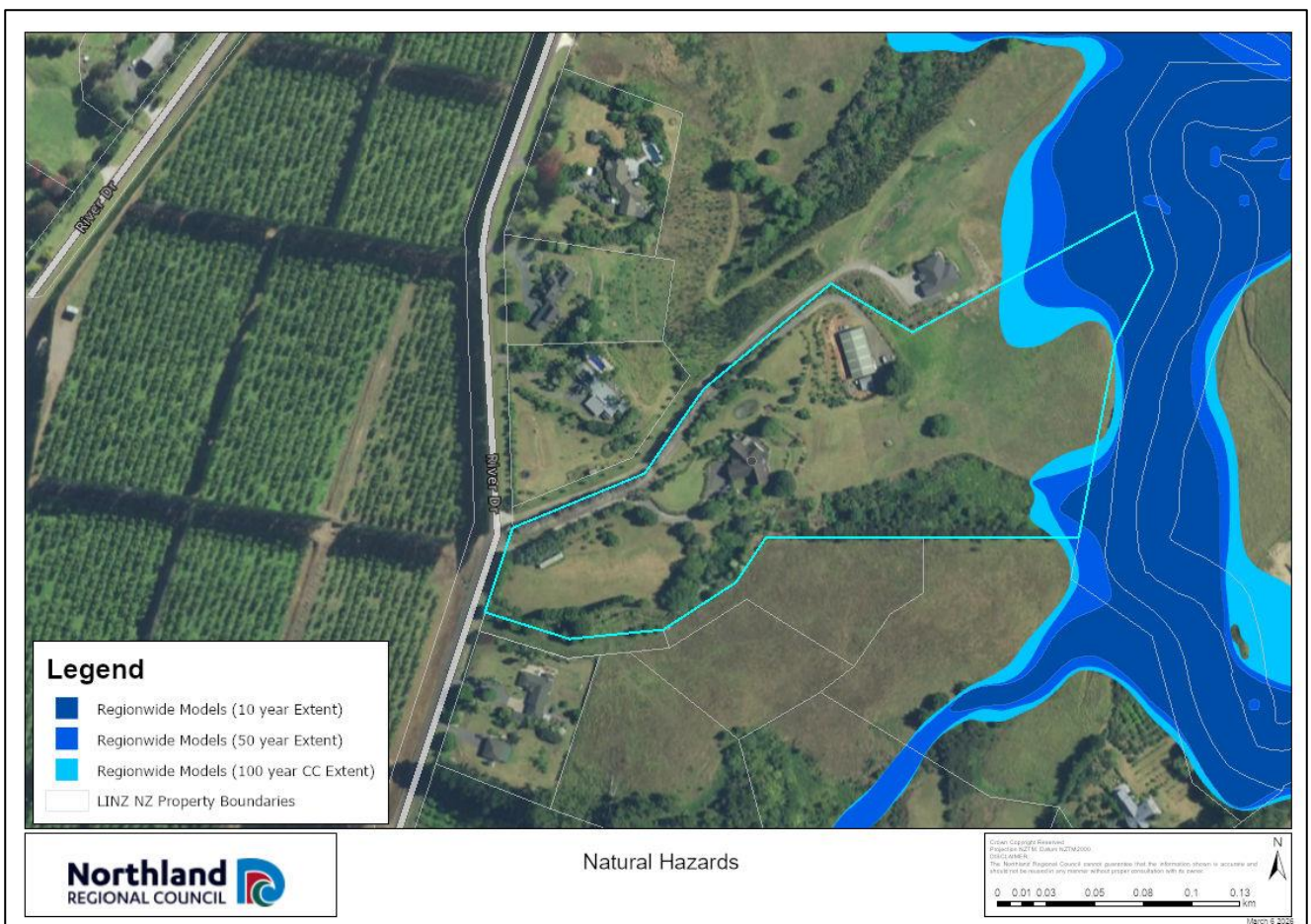


Figure 4 – NRC Regionwide flood mapping

The existing house on proposed lot 2 is elevated approximately 19m above the mapped 100-year plus climate change flood hazard. The proposed building platform on lot 1 is approximately 20m above the 100-year plus climate change flood hazard.

The watercourse along the southern boundary is not mapped as a flood hazard. The watercourse is incised and has a steep grade and is not anticipated to over top in a flood event.



Figure 5 – Flow path along southern boundary.

6 Site Access

6.1 Subdivision Site Access

Access to both lots will be directly off River Drive. Lot 2 will retain the existing crossing to the house and sheds. Lot 1 will be provided with a new crossing.

River Drive is a maintained legal road with a typical sealed rural roading standard cross-section. The road is classified as ‘Access’ on the NZTA Mobile Roads app. Having an estimated Annual Daily Traffic (ADT) of 156.

6.2 Vehicle Crossings

The appropriate vehicle crossing standard is a Type 1A – light vehicle crossing, as per Engineering Standards Sheet 21. Where culverts are required, these shall be minimum 300mm diameter RCRRJ Class 4 concrete.

River Drive has a speed limit of 60kph, actual speeds assessed by a drive through are also 60km/h. For the crossings an operating speed of 60kph has been adopted when assessing design stopping sight distances (SSD). Sight distances measurements for lots 1 and 2 crossings are given in Table 3.

There is no change in traffic for the lot 2 crossing so this crossing is not assessed.

6.2.1 Vehicle Crossing Sight Distances

Stopping sight distances measurements for lots 1 and 2 crossings are tabulated below. Council SSDs are based on Council Engineering Standards Sheet 4 for an ‘Access – low’ volume road.

Table 3 - Stopping sight distances

Crossing	Direction of Sight	Measured SSD (m)	Legal speed limit (kph)	Assessed speed (kph)	FNDC SSD based on 60kph (m)	Comment
Lot 1	South	170m+	60	60	85	Complies
Lot 1	North	170m+	60	60	85	Complies
Lot 2	South	170+m	60	60	85	Complies
Lot 2	North	170+m	60	60	85	Complies



Figure 6 – Possible location for Lot 1 sightline looking north



Figure 7 - Possible location for Lot 1 crossing sightline looking south

6.2.2 Lot 1 Vehicle Crossing

A suitable location for the lot 1 crossing is indicated below in Figure 7. The crossing will require a culvert which we recommend is not formed as an extension of the existing lot 2 culvert. The crossing should be formed at time of subdivision. The appropriate vehicle crossing standard is a Type 1A – light vehicle crossing, as per Engineering Standards Sheet 21. As the crossing serves one lot it should have minimum crossing width excluding 5m flares of 3m. River Drive is sealed so the crossing should also be sealed to the property boundary or 10m whichever is greater. Where gates are installed these shall allow vehicle parking clear of the road shoulder.

An alternative is for the existing lot 2 crossing to be upgraded to service both lots. The minimum standard for this would be a 3m Type 1A – light vehicle crossing. However, to ensure that lot 1 vehicles do not cross lot 2 (requiring a ROW easement), the crossing width will need to be increased. At the same time as carrying out the widen we recommend that the culvert be replaced and the crossing concreted as per Council Standards.

We recommend the crossing be installed at time of subdivision, in which case the Council Resource Consents Engineer will approve the location at time of c224. Alternatively, with Council’s agreement the crossing could be installed at time of building requiring a Crossing Permit via the Vehicle Crossing Bylaw.



Figure 8 - Lot 1 proposed vehicle crossing

6.2.3 Lot 2 Vehicle Crossing

The lot 2 existing crossing should be sealed as per Council Standards.



Figure 9 – Existing lot 2 crossing

6.3 Parking and Manoeuvring

In line with National Policy Statement on Urban Development, Council has removed the requirement for minimum parking requirements from the Operative District Plan. However on-site manoeuvring for vehicles is still required.

Both lots are large and have ample room for parking and manoeuvring for at least two vehicles.

7 Earthworks

7.1 Proposed Earthworks

No on lot earthworks are proposed at time of subdivision.

7.2 Regulatory Framework

Earthworks in the Rural Production zone are a permitted activity provided that they do not exceed 5,000m³ in any 12-month period and does not involve a cut or filled face exceeding 1.5m in height.

The scale of earthworks on the site will not exceed the permitted activity limits.

The Proposed Far North District Plan was notified on 27 July 2022. The following rules and standards have legal effect and will be complied with:

- Earthworks Rule EW-R12 (Earthworks and the discovery of suspected sensitive material)
- Earthworks Rule EW-R13 (Earthworks and erosion and sediment control)
- Standard EW-S3 Accidental Discovery Protocol
- Standard EW-S5 Erosion and sediment control

8 Stormwater Management

8.1 Existing Site Drainage

The site generally slopes to the east. An incised flow path is located inside the southern boundary. Surface water not absorbed by the soils can be expected to run off into the watercourse or directly to the Rangitane River to the east of the site.

In proposed lot 1 a shallow flow path is present through the centre of the lot in a west to east orientation. Consideration should be given to this shallow flow path when the site is developed.

In proposed lot 2 the watercourse inside the southern boundary has ponds along it in the west of the site.

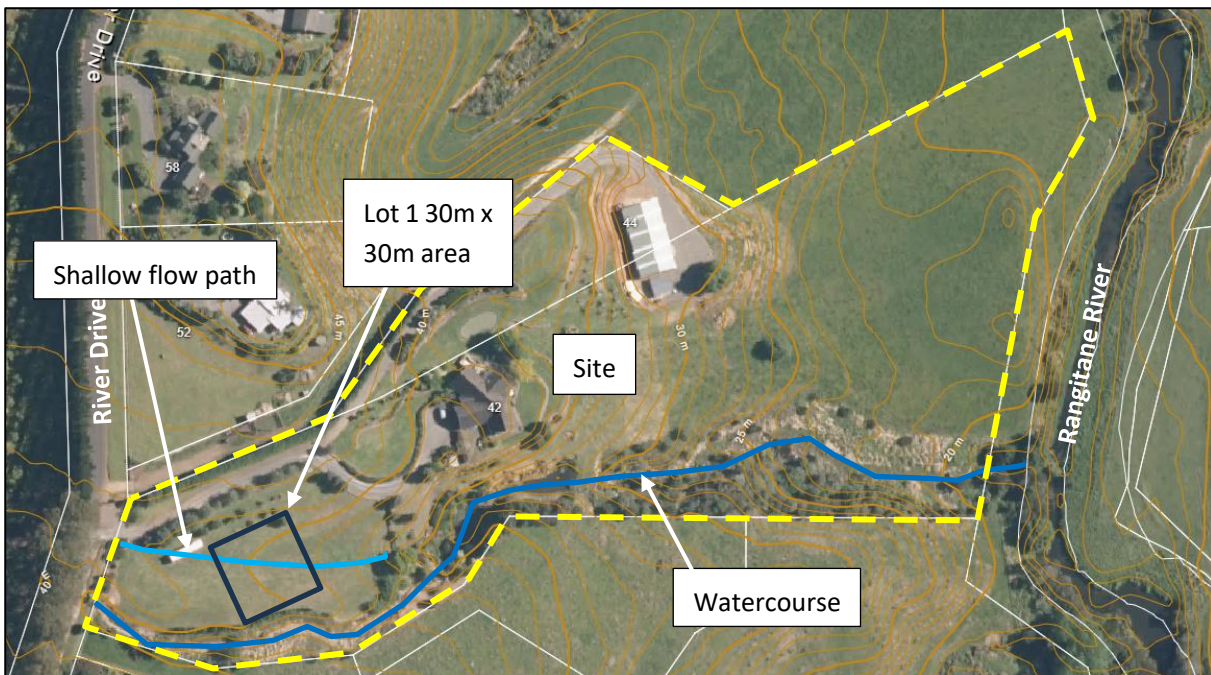


Figure 10 - Existing Site Drainage

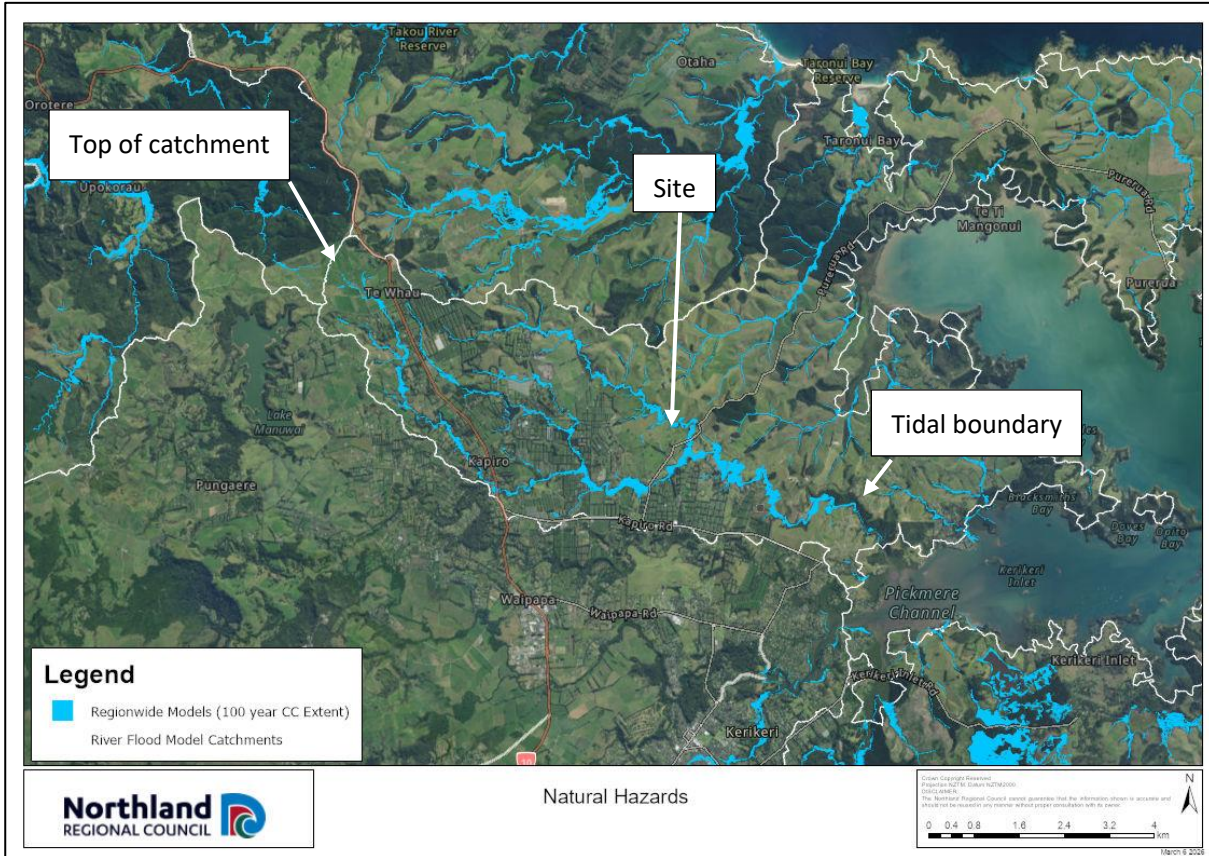


Figure 11 - Site location within catchment

8.2 Regulatory Framework

8.2.1 Far North District Plan Provisions

The site is zoned as Rural Production. The relevant permitted activity rule for stormwater is as follows:

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

13.7.3.4 STORMWATER DISPOSAL

(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).

(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.

(d) 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).

8.2.2 Regional Plan Provisions

Proposed Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

8.2.3 Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated, and Council is encouraging their use. The pertinent sections relating to stormwater management are:

Chapter 4: Stormwater and Drainage

4.1.3 Performance Standards

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

4.1.6. Managing Effects of Land Use on Receiving Environments

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

4.2.1. Discharge into a Stream or Watercourse

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

4.3.8. System Design

Table 4-1: Minimum Design Summary

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

- Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

- Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release. Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

8.3 Impermeable Surfaces

The proposed subdivision provides for but does not include rural-residential / lifestyle development. It is anticipated that a house on lot 1 when developed will be of a similar scale to the existing residential / lifestyle development in the area.

Estimated impermeable surfaces once lot has been developed are given below.

Table 4 - Estimated Impermeable Surfaces

Proposed Lot	Area (Ha)	Future / Existing Yarding / Driveway (m ²)	Future/ Existing Roof Area (m ²)	Total Impermeable Surface Area (m ²)	Coverage	Activity Status
1	0.4885	400	300	700	14.3%	Permitted
2	2.9299	1600	800	2400	8.2%	Permitted

Anticipated impermeable surface coverage on both lots is not expected to exceed the 15% threshold permitted by the Operative District Plan rules.

8.4 Subdivision Stormwater Management

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules.

- To receive the maximum treatment benefits from overland flow stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner where it will be absorbed by the soils. During heavier rainfall events excess runoff will drain as sheet flow and natural flowpaths to the Rangitane River to the east of site.
- Where considered necessary, stormwater dispersal may be achieved using an above ground Tee bar or a vegetated/rigid lip spreader bar device onto a gently sloping grassed or well vegetated surfaces. Refer standard details appended.
- Rainwater collection tanks for domestic water supply, with overflows piped to dispersed outlets.
- For driveways we recommend grass lined swales with crossroad culverts at not greater than 100m intervals and/or at natural low points as required.

8.5 Proposed Stormwater Management

The Rangitane River has a catchment length of approximately 16km and is tidal over the last 2km. The site is less than 2km upstream of the tidal reach, which means it is located in the lower half of the river catchment. Applying Council

Engineering Standards Table 4.1, stormwater attenuation is not required for a site located in proximity to the catchment outlet (i.e. lower half), discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows.

Lot 2 in excess to 2ha, no changes are proposed to the existing stormwater controls.

Future development on lot 1 will drain to the existing watercourse running along the southern boundary. The watercourse lies wholly within the site. The channel profile is well defined. The channel is well vegetated through its length and incorporates ornamental pond and re-vegetated low-lying area before reaching the Rangitane River.

There are no concerns with the capacity of the watercourse or risk of scour damage when carrying additional runoff from future development on lot 1. Given the site’s location in the lower half of the Rangitane River catchment, stormwater attenuation is not proposed for lot 1, based on Council Engineering Standards guidance. Stormwater management for lot 1 shall incorporate those controls discussed in Section 8.4.

Residential development is not expected to result in contaminated stormwater runoff. By discharging concentrated flows to ground in a dispersive manner and making use of existing drains and flow paths, stormwater contamination can be avoided.

To comply with Rule 13.7.3.4 STORMWATER DISPOSAL, we recommend a consent notice be placed on the title of proposed lot 1 requiring a detailed report by a Chartered Professional Engineer or other suitably qualified person at time of building addressing how stormwater will be managed in accordance with Council Engineering Standards.

8.6 Stormwater Assessment Criteria

Rule 8.6.5.4, when considering a discretionary activity application, Council will have regard to the assessment criteria set out under Chapter 11 assessment criteria.

Table 5 - Operative District Plan Section 11.3 matters of discretion

Stormwater Disposal Assessment Criteria	Comment
(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	Impermeable surfaces associated with future residential development will have a less than minor contribution to overall catchment impermeability.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability.	<p>Concentrated runoff from impermeable surfaces and roof tank overflows will be disposed of in a dispersive manner encouraging soakage and avoiding erosion and nuisance.</p> <p>Council Engineering Standards 2023 Section 4.3.21.2, rainwater tanks when used for domestic water supply can provide a significant contribution to stormwater attenuation. Table 4.12 estimates that a single 25,000L tank attached to a 300m² roof achieves a 25% reduction in attenuation storage volume. For smaller roof areas the percentage increases.</p>

(c) any cumulative effects on total catchment impermeability.	The proposed subdivision and future residential development of the lot is small in relation to the total catchment.
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Drainage patterns will not be altered by the proposed subdivision.
(e) the physical qualities of the soil type.	The soils are mapped as being well to moderately well drained.
(f) any adverse effects on the life supporting capacity of soils.	None. Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	There is sufficient suitable land available for the disposal of effluent and reserve areas including environmental setbacks and property boundaries.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity.	No additional impermeable surfaces are proposed at time of subdivision.
(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off.	The site is currently in pasture typical of the rural environment. This together with the heavily vegetated flowpath along the southern boundary that drains the site runoff can be expected to reduce any adverse effects.
(j) any recognised standards promulgated by industry groups.	The stormwater management for lot 2 is considered in line with recognised standards for lots in excess of 2ha. A detailed stormwater report should be completed at building consent stage for lot 1.
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	<p>Lot 2 is large (2.9ha) and contains existing consented development with stormwater controls. n existing dwelling and sheds. Existing impermeable surfaces are estimated at 8.2% and not expected to exceed the permitted activity threshold of 15% following subdivision.</p> <p>Future development on lot 1 is likely to be close to the permitted activity threshold. A detailed stormwater management report should be completed at building consent stage for lot 1.</p>

(l) the extent to which the proposal has considered and provided for climate change.	Increased runoff resulting from climate change shall be taken into account when sizing stormwater devices.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater detention ponds are not required for lot 2 but remain an option for mitigating adverse effects on lot 1, although other devices such as roof water detention tanks and soakage devices may also be employed. Detention ponds are useful when the proportion of ground based impermeable surfaces is high in relation to roof area making roof capture tanks less effective.

Rule 13.10, when considering a discretionary (subdivision) activity application, Council will have regard to the assessment criteria set out in 13.10.4 stormwater disposal.

Table 6 - Operative District Plan Section 13.10.4 assessment criteria

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The application complies with the Proposed Regional Plan. The site does not drain into any urban drainage areas.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	Complies
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	Complies
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	<p>Concentrated runoff from impermeable surfaces and roof tank overflows will be disposed to ground in a dispersive manner encouraging soakage and avoiding erosion and nuisance.</p> <p>The site is located in the lower half of the Rangitane River catchment. Impermeable surfaces on both lots are not expected to exceed the permitted activity 15% threshold, accordingly stormwater attenuation is not proposed.</p> <p>It is noted that Council Engineering Standards 2023 Section 4.3.21.2, rainwater tanks when used for domestic water supply can provide a significant contribution to stormwater attenuation. Table 4.12 estimates that a single 25,000L tank attached to a</p>

	300m ² roof achieves a 25% reduction in attenuation volume. For smaller roof areas the percentage increases.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	Stormwater runoff from storage tanks, roofs and impervious surfaces will be disposed of to land in a dispersive manner to encourage absorption. Excess stormwater will drain as sheet flow before draining out naturally to the Rangitane River.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Not applicable. Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	Surplus stormwater will discharge via the natural ground slope. There will be no reliance on piped or canal systems.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	The site does not drain into the Council stormwater system.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	Not applicable
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	The site is located in the lower half of the Rangitane River catchment. Impermeable surfaces on both lots are not expected to exceed the permitted activity 15% threshold, accordingly stormwater attenuation is not proposed.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	None. Flood mapping indicates no downstream river flooding affecting buildings on other properties.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipelines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Stormwater will be disposed of by way of gravity.

(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	None proposed
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	No stormwater easements are proposed
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	Not applicable
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	Not applicable
(q) The need for and extent of any financial contributions to achieve the above matters.	Not applicable
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	Not applicable

Rule 13.7.3.4 references Technical Publication 10 which has now been superseded by Stormwater Management Devices in the Auckland Region GD01 December 2017 and refers to the Countryside Living suite of documents for rural development. GD01 identifies the key approach to managing the impact of stormwater and associated pollutants is to reduce the need through prevention and considers non-structural approaches to minimise the impacts of the development on stormwater. This standard is appropriate for the low-density rural development consider for this site.

Examples of non-structural approaches that can be adopted for this site are:

- Preserve and using existing site features such as watercourses, depressions, wetlands, vegetation and permeable areas that contribute to the current hydrological cycle balance.
- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas.

- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

9 Potable Water

9.1 Potable Water Supply

There is no public water supply available at the site. Domestic water supply will be provided by roof runoff collected in storage tanks.

9.2 Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. Where there is no reticulated water supply, then each residential lot will be responsible for providing adequate on-site firefighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a minimum firefighting water storage capacity of 45 m³ within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

9.3 Alternative to Fire Fighting Supply

The Code (SNZ PAS 4509:2008) specifically allows for alternative methods to be used in meeting the Code requirements, as long as there is approval from an appropriate person nominated by the NZFS National Commander. Clause 4.4 of the Code states that:

- Fire engineers or similar competent persons may use alternative methods to determine firefighting water supplies. To comply with this code of practice, such alternatives must be submitted for approval to the person(s) nominated by the National Commander. The person(s) so nominated will approve these cases on confirmation that the method and calculations used are correctly applied.
- Alternative methods will need to show that the calculated firefighting water supply makes allowances for tactical flow rates (that is, the amount needed above a theoretical amount to absorb the released heat for operational effectiveness).

The procedure to be followed in the case of an alternative fire-fighting supply is as follows:

- The competent person should submit a firefighting facilities checklist (FFFC), with a scale site map showing contours and proposed alternatives to Table 2 with rationale for assessment to NZFS.

If the proposed supply is approved by a nominated NZFS person, Council will accept the FFFC and compliance with the Code will be achieved.

NZFS considers that a 'one size fits all' volume is not appropriate in all circumstances. There are alternatives to firefighting couplings but firefighters are not expected to lift pumps or hoses onto the top of water tanks.

10 On-site Effluent Disposal

10.1 Regulatory Framework

10.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Additional requirements under the Rule also state:

- 1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
- 2) The volume of wastewater discharged does not exceed two cubic metres per day, and
- 4) the slope of the disposal area is not greater than 25 degrees, and
- 5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via:
 - a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of AS/NZS 1547:2012; or
 - b) an irrigation line system that is dose loaded and covered by a minimum of 50mm of topsoil, mulch, or bark, and
- 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the

disposal area, and

e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or

f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark

The proposed disposal areas are not steeper than 10 degrees. However, we recommend that when using surface laid irrigation, lines be firmly pinned to the ground and where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain be installed and maintained to divert surface runoff away from the disposal area.

District Council requires at time of subdivision a suitable reserve area equal to one hundred percent of the effluent disposal area.

The following analysis ensures that future on-site wastewater disposal on each of the four vacant lots can comply with both the Operative District Plan and Regional Plan for Northland wastewater discharge rules.

10.2 Lot 1 Wastewater Assessment

10.2.1 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of the lots has been assessed.

It has been assumed for the purpose of this site suitability report that the lots will contain four-bedroom residential units. In reference to TP58 Section 6.3.1, it is recommended that the design occupancy of six people is adopted for this report.

10.2.2 Design Flow Volumes

It is assumed that the proposed residential units will be designed with standard water reduction fixtures. AS/NZS1547 estimates wastewater generation for roof water collection supply properties with standard water reduction fixtures of 145 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows:

$$\begin{aligned} \text{Total daily wastewater generation} &= \text{Daily occupancy number} \times \text{design flow allowances} \\ &= 6 \text{ persons} \times (145 \text{ litres/person/day}) \\ &= \underline{\underline{870 \text{ litres/day}}} \end{aligned}$$

Design flows of 870 litres per day for a four-bedroom household has been adopted for the purpose of this assessment.

10.2.3 Effluent Disposal

Effluent disposal systems will need to be situated to avoid surface runoff or protected by using interception drains. In addition, setbacks listed at the start of this section will need to be adhered to, in particular; identified overland flow paths, boundaries and buildings. Standard separation distances can be applied with regard to site slope, which is below 10°.



Figure 12 - Assessed wastewater disposal and reserve area.

10.2.4 Land Disposal System Sizing and Design

Suitable potential building areas on site are available on elevated ground. With allowances for the required setback distances associated with the Regional Plan, there are various suitable effluent disposal locations.

The soils were investigated and comprised 150mm silty topsoil overlying red brown silt clay. Groundwater was not encountered.

For wastewater purposes the soil is categorised as Soil Category 4 – clay loam *imperfectly drained*, in accordance with AS/NZS 1547. This soil type supports a design irrigation loading rate (DIR) of 3.5 mm/day for secondary treated effluent.

Example disposal field locations are shown in Appendix A.

The total length of the trickle irrigation system required (UniBioline or similar) is calculated as follows:

$$\begin{aligned}
 \text{Total area of dripper irrigation field} &= \frac{\text{Total daily wastewater generation}}{\text{Design irrigation rate}} \\
 &= 870/3.5 \\
 &= \underline{\underline{249 \text{ m}^2}}
 \end{aligned}$$

The appended drawings indicate that there is space available for this dripper field area plus a 100% reserve area.

10.2.5 Treatment Plant Design Sizing

The naming of a proprietary secondary treatment plant will be decided by the new owner at the building consent stage, when the position and scale of the building are known.

The system is to meet the quality output of AS/NZS 1546.3: 2003, producing effluent of less than 20 g/m³ of 5-day biochemical oxygen demand (BOD₅) and no greater than 30 g/m³ total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development.

10.2.6 Effects on Environment

It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects.

To minimise any potential issues, regular inspections and servicing of the treatment plant and disposal field should be completed. Along with the appropriate inspections and approvals prior to plant commissioning.

The disposal field locations indicated by the appended drawings have taken into account the appropriate separation distances.

10.3 Lot 2 Existing Wastewater System

The Lot 2 existing wastewater treatment and disposal system was found to be in good working order with no olfaction smells or visible signs of surface breakout. The wastewater system consists of a septic tank with shallow disposal trenches. The treatment system and disposal trenches are situated further than 1.5m away from the nearest boundary and not effected by the proposed subdivision.

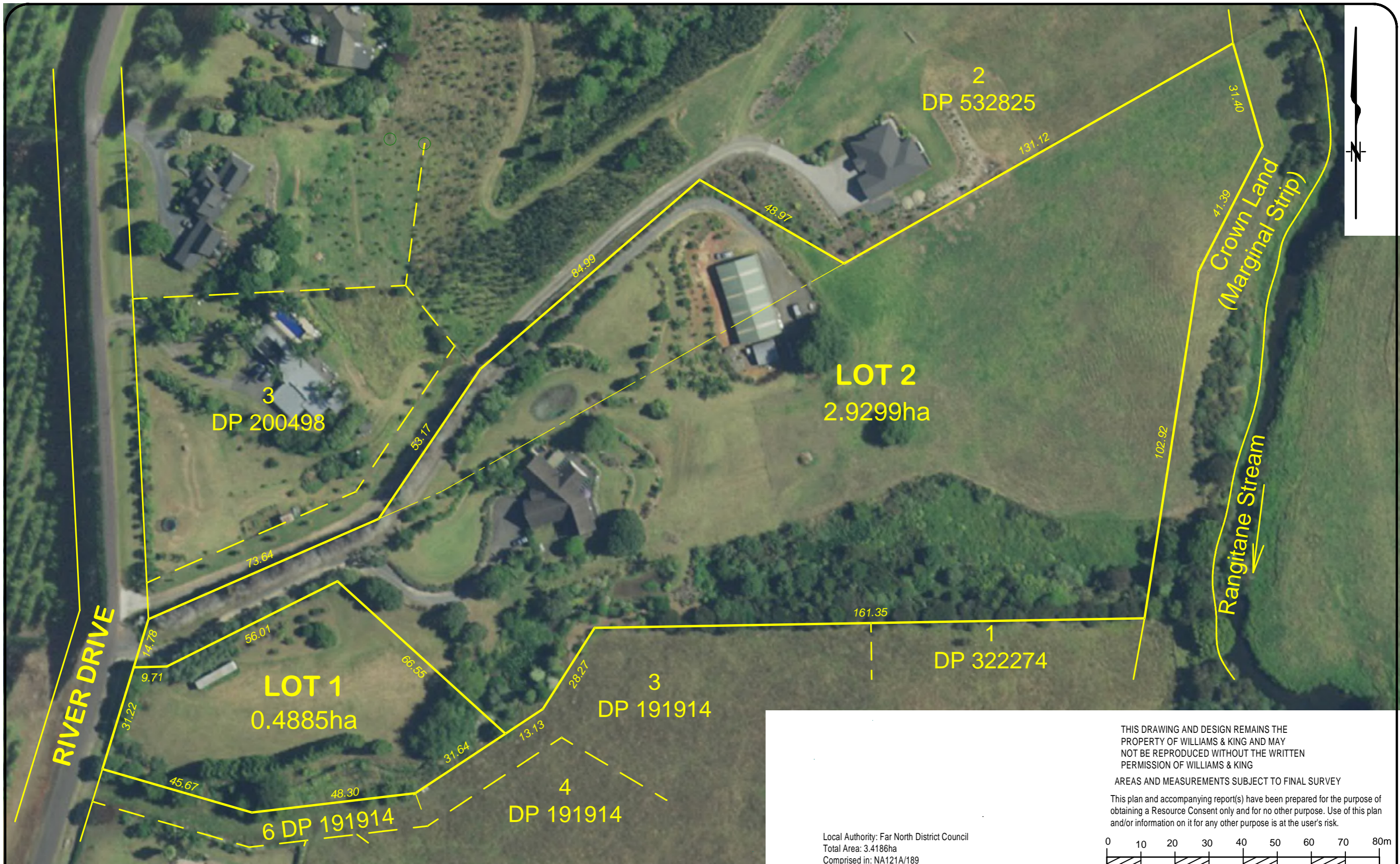


Figure 13 - Existing wastewater disposal location, proposed lot 2

Sufficient reserve area is available onsite for a 4-bedroom dwelling using the area calculations for lot 1.

Appendix A – Drawings

Drawing No.	Title	Scale
24776	Williams and King – Proposed Subdivision of Lot 6 DP 171115 and Lot 3 DP 191292	1:1000 @A3
26 040 - 1	Haigh Workman –Wastewater Assessment Plan	1:1000 @A3



Local Authority: Far North District Council
 Total Area: 3.4186ha
 Comprised in: NA121A/189
 Val Ref: 00213-40303

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

0 10 20 30 40 50 60 70 80m

Prepared for: G & L E Sims Robinson

WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave
 Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

Proposed Subdivision of
Lot 6 DP 171115 and Lot 3 DP 191292

NAME	DATE	ORIGINAL SCALE	SHEET SIZE
SURVEY			
DESIGN			
DRAWN	W & K	Feb 2026	1:1000 A3
REV			

24776



Legend

- 100% Wastewater reserve area 249m²
- Waste disposal with 100% reserve area 498m²
- 30m x 30m area
- Site Boundary
- 1m contour (LINZ)

0 10 m 20 m

LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Wastewater Assessment Plan

Client: Les and Glyn Robinson

Size: A3

Project:
42 River Drive

Drawn:
JCum

Drawing No.:
1

Date: 13-03-2026

Checked: TA

Proj No:
42 River Drive

Scale: 1:1000

Version: REV1

Appendix B – Borehole Logs

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand



Phone 09 407 8327
Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH1

Hole Location: Refer to Site Plan

JOB No. 26 040

CLIENT: Les and Glyn Robinson **SITE:** 42 River Drive, Kerikeri
Date Started: 25.02.2026 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 25.02.2026 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** TA

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Topsoil SILT with minor fine sand, brownish grey, moist. 0.15m Silty CLAY, red brown, moist, trace fine red gravel.	0.0	TS					0 5 10 15 20
	0.5	Kerikeri Volcanic Group		Groundwater Not Encountered			
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						
EOH Target Depth							

LEGEND

TOPSOIL **CLAY** **SILT** **SAND** **GRAVEL** **FILL**

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
Scala penetrometer testing not undertaken.
Hand Held Shear Vane S/N:

Alex Billot

From: Lisa Ahn <LAhn@heritage.org.nz>
Sent: Wednesday, 25 March 2026 11:47 am
To: Alex Billot
Cc: Stuart Bracey; Bill Edwards; James Robinson; Atareiria Heihei
Subject: RE: Proposed subdivision - 42 River Drive, Kerikeri
Attachments: Heritage New Zealand Northland ADP modified 081018.pdf

Hi Alex,

Thank you for the opportunity to comment on this proposal. I confirm that HNZPT has no further concerns. HNZPT recommends that the ADP procedures be followed should anything be uncovered during works. Please find attached ADP for your information.

Ngā mihi,
Lisa

Lisa Ahn | Planner/Kaiwhakamāhere – Northern Region

Heritage New Zealand Pouhere Taonga

L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291, Auckland City 1143 | DDI: (07) 577 4535 | Ph: 027 267 3197 | visit www.heritage.org.nz and learn more about NZ's heritage places.

[Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future](#)

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Friday, 20 March 2026 1:55 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Proposed subdivision - 42 River Drive, Kerikeri

Hi Stuart,

We are currently in the process of completing a subdivision application for the creation of one additional lot at 42 River Drive, Kerikeri. The proposal is assessed as a Non-complying activity under the ODP given the proposed lot sizes. The scheme plan is attached for your perusal.

Lot 2 would contain the existing built development and onsite servicing. Lot 1 would be a vacant lot with an Engineering Assessment confirming it suitable for future built development.

As part of the subdivision, no internal excavations are anticipated. Some excavations would be required for the upgrading of the crossing place however this will be located within the road reserve.

If you could please review the proposal and discuss with your colleagues to determine if HNZPT have any requirements for the subdivision, that would be greatly appreciated.

Thanks in advance.

Kind regards,

Alex Billot

Resource Planner



Offices in Kaitia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

From: Alex Billot
Sent: Monday, 23 March 2026 9:34 am
To: taiao@ngatirehia.co.nz; mihakahone@gmail.com; joanne.civil.nz@gmail.com; riogreening@hotmail.com; wayne@kiatupato.co.nz; ricky.ashby@niss.org.nz; TeRau.Allen@northable.org.nz; edith.tahere@ngapuhi.org; veza@xtra.co.nz; leadett@gmail.com; Arama.reihana72@gmail.com; ngatikutahapu@gmail.com; leadett@gmail.com; honetiatoa@hotmail.com; tekauri1@xtra.co.nz; marisestuart@protonmail.com; arnoldm86@windowslive.com; moana.tuwhare@ngapuhi.org; b.p.king@xtra.co.nz; rihardaniellelucille@gmail.com; olemac@xtra.co.nz
Cc: Rochelle
Subject: Proposed subdivision - 42 River Drive, Kerikeri
Attachments: 24776 Robinson .pdf

Tēnā koutou,

We are currently in the process of preparing a subdivision application on behalf of our client for the creation of one additional lot at 42 River Drive, Kerikeri.

The site is zoned as 'Rural Production' under the Operative Far North District Plan (ODP) and is subject to the Proposed District Plan (PDP) rules that currently have legal effect.

The proposal is assessed as a non-complying activity under the ODP given the proposed lot sizes. The scheme plan is attached for your perusal. The proposal has been deemed Permitted in terms of the PDP in terms of the rules which have legal effect currently.

Lot 2 would contain the existing built development and onsite servicing. Lot 1 would be a vacant lot with an Engineering Assessment confirming it suitable for future built development.

As part of the subdivision, no internal excavations are anticipated. Some excavations would be required for the upgrading of the crossing place however this will be located within the road reserve.

Given the existing lot sizes and development in the area, the proposal is considered to be consistent with the existing character and amenity of the surrounding environment.

FNDC have advised us that the Iwi parties listed in the table below may have an interest in this area and development within it.

If you are interested and wish to comment on the proposal, please respond to this email. The application will be lodged to FNDC within the next two weeks.

Thank you for your time and consideration and if you require any further information, please do not hesitate to contact our office.

Group name	Group type	Contact name
Te Runanga o Ngāti Rehia	Hapu	Admin
Nga Hapu o Taiamai Waimate Kerikeri	Hapu	Hone Mihaka
Ngāti Hineira	Hapu	Joanne Civil
Ngāti Korohue	Hapu	Rio Greening and Arnold Mu
Te Ngare Hauata	Hapu	Wayne Stokes
Te Uri Taniwha	Hapu	Ricky and Ziandra Ashby
Te Whiu	Hapu	Te Rau Allen
Te Runanga a Iwi o Ngāpuhi	Iwi	Edith Tahere
Manukau Marae	Marae	Waimaria Veza
Pā te Aroha Marae	Marae	Tiwai Rāwiri
Private individual	Private individual	Arama Reihana
Ngāti Kuta Resource Management Unit	Resource management unit	Ngāti Kuta Admin
Ngāti Torehina ki Mataka Resource Management Unit	Resource management unit	Tiwai Rāwiri
Taiamai ki te Takutai Moana Resource Management Unit	Resource management unit	John Tiatoa
Kaire Edmonds Whanau Trust	Trust	Ian Mitchell
Lake Omapere Trust	Trust	Marise Stuart

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

From: Wayne | Kia Tupato <wayne@kiatupato.co.nz>
Sent: Monday, 23 March 2026 3:03 pm
To: Alex Billot; taiao@ngatirehia.co.nz; mihakahone@gmail.com; joanne.civil.nz@gmail.com; riogreening@hotmail.com; ricky.ashby@niss.org.nz; TeRau.Allen@northable.org.nz; edith.tahere@ngapuhi.org; veza@xtra.co.nz; leadett@gmail.com; Arama.reihana72@gmail.com; ngatikutahapu@gmail.com; leadett@gmail.com; honetiatoa@hotmail.com; tekauri1@xtra.co.nz; marisestuart@protonmail.com; arnoldm86@windowslive.com; moana.tuwhare@ngapuhi.org; b.p.king@xtra.co.nz; rihardaniellelucille@gmail.com; olemac@xtra.co.nz
Cc: Rochelle; Erin Shanks; Kathryn Starr; Aorangi Stokes; saffron.valeska@gmail.com; Te Ngare Hauata
Subject: RE: Proposed subdivision - 42 River Drive, Kerikeri

Tena koe Alex,

I believe this area is outside our area of permanent and temporary places that we traditionally occupied, therefore express no interest in this location.

Nga mihi,

Wayne

Wayne Stokes

On behalf of all the chiefs of Ngarehauata

Ko NGAREHAUATA te Hapu, Ko Pouerua te Maunga, Ko Waianuhe te awa, Ko Ngawhītu te kainga tuturu, Ko Manowhenua te pa, Ko Kaungarapa te wahitapu, Te Kawhena Taipa te tupuna.



From: Alex Billot <Alex@northplanner.co.nz>
Sent: Monday, 23 March 2026 9:34 am
To: taiao@ngatirehia.co.nz; mihakahone@gmail.com; joanne.civil.nz@gmail.com; riogreening@hotmail.com; Wayne | Kia Tupato <wayne@kiatupato.co.nz>; ricky.ashby@niss.org.nz; TeRau.Allen@northable.org.nz; edith.tahere@ngapuhi.org; veza@xtra.co.nz; leadett@gmail.com; Arama.reihana72@gmail.com; ngatikutahapu@gmail.com; leadett@gmail.com; honetiatoa@hotmail.com; tekauri1@xtra.co.nz; marisestuart@protonmail.com; arnoldm86@windowslive.com; moana.tuwhare@ngapuhi.org; b.p.king@xtra.co.nz; rihardaniellelucille@gmail.com; olemac@xtra.co.nz
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: Proposed subdivision - 42 River Drive, Kerikeri

Tēnā koutou,

We are currently in the process of preparing a subdivision application on behalf of our client for the creation of one additional lot at 42 River Drive, Kerikeri.

The site is zoned as 'Rural Production' under the Operative Far North District Plan (ODP) and is subject to the Proposed District Plan (PDP) rules that currently have legal effect.

The proposal is assessed as a non-complying activity under the ODP given the proposed lot sizes. The scheme plan is attached for your perusal. The proposal has been deemed Permitted in terms of the PDP in terms of the rules which have legal effect currently.

Lot 2 would contain the existing built development and onsite servicing. Lot 1 would be a vacant lot with an Engineering Assessment confirming it suitable for future built development.

As part of the subdivision, no internal excavations are anticipated. Some excavations would be required for the upgrading of the crossing place however this will be located within the road reserve.

Given the existing lot sizes and development in the area, the proposal is considered to be consistent with the existing character and amenity of the surrounding environment.

FNDC have advised us that the Iwi parties listed in the table below may have an interest in this area and development within it.

If you are interested and wish to comment on the proposal, please respond to this email. The application will be lodged to FNDC within the next two weeks.

Thank you for your time and consideration and if you require any further information, please do not hesitate to contact our office.

Group name	Group type	Contact name
Te Runanga o Ngāti Rehia	Hapu	Admin
Nga Hapu o Taiamai Waimate Kerikeri	Hapu	Hone Mihaka
Ngāti Hineira	Hapu	Joanne Civil
Ngāti Korohue	Hapu	Rio Greening and Arnold Mu
Te Ngare Hauata	Hapu	Wayne Stokes
Te Uri Taniwha	Hapu	Ricky and Ziandra Ashby
Te Whiu	Hapu	Te Rau Allen
Te Runanga a Iwi o Ngāpuhi	Iwi	Edith Tahere
Manukau Marae	Marae	Waimaria Veza
Pā te Aroha Marae	Marae	Tiwai Rāwiri
Private individual	Private individual	Arama Reihana
Ngāti Kuta Resource Management Unit	Resource management unit	Ngāti Kuta Admin
Ngāti Torehina ki Mataka Resource Management Unit	Resource management unit	Tiwai Rāwiri
Taiamai ki te Takutai Moana Resource Management Unit	Resource management unit	John Tiatoa
Kaire Edmonds Whanau Trust	Trust	Ian Mitchell
Lake Omapere Trust	Trust	Marise Stuart

Kind regards,

Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866



NORTHLAND
PLANNING & DEVELOPMENT

Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

PROPOSED FAR NORTH DISTRICT PLAN – SUBDIVISION OBJECTIVES AND POLICIES

OBJECTIVES	
SUB-01	<p><u>Subdivision</u> results in the efficient use of <u>land</u>, which:</p> <ul style="list-style-type: none"> a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate; d. avoids land use patterns which would prevent <u>land</u> from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from <u>natural hazards</u> or risks are mitigated and existing risks reduced; and f. manages adverse <u>effects</u> on the <u>environment</u>.
SUB-02	<p><u>Subdivision</u> provides for the:</p> <ul style="list-style-type: none"> a. Protection of <u>highly productive land</u>; and b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the <u>Coastal Environment</u>, Areas of High Natural Character, Outstanding Natural Character, <u>wetland, lake and river margins</u>, Significant Natural Areas, Sites and Areas of Significance to Māori, and <u>Historic Heritage</u>.
SUB-03	<p><u>Infrastructure</u> is planned to service the proposed <u>subdivision</u> and development where:</p> <ul style="list-style-type: none"> a. there is existing <u>infrastructure</u> connection, <u>infrastructure</u> should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of <u>subdivision</u>; and b. where no existing connection is available <u>infrastructure</u> should be planned and consideration be given to connections with the wider <u>infrastructure</u> network.

SUB-04	<p><i>Subdivision is accessible, connected, and integrated with the surrounding <u>environment</u> and provides for:</i></p> <ul style="list-style-type: none"> <i>a. public open spaces;</i> <i>b. esplanade where <u>land</u> adjoins the coastal marine area; and</i> <i>c. esplanade where <u>land</u> adjoins other qualifying <u>waterbodies</u>.</i>
SUB-P1	<p><i>Enable <u>boundary adjustments</u> that:</i></p> <ul style="list-style-type: none"> <i>a. do not alter:</i> <ul style="list-style-type: none"> <i>i. the degree of non compliance with District Plan rules and standards;</i> <i>ii. the number and location of any access; and</i> <i>iii. the number of certificates of title; and</i> <i>b. are in accordance with the minimum <u>lot</u> sizes of the zone and comply with access, <u>infrastructure</u> and esplanade provisions.</i>
SUB-P2	<p><i>Enable <u>subdivision</u> for the purpose of public works, <u>infrastructure</u>, reserves or access.</i></p>
SUB-P3	<p><i>Provide for <u>subdivision</u> where it results in <u>allotments</u> that:</i></p> <ul style="list-style-type: none"> <i>a. are consistent with the purpose, characteristics and qualities of the zone;</i> <i>b. comply with the minimum <u>allotment</u> sizes for each zone;</i> <i>c. have an adequate size and appropriate shape to contain a <u>building platform</u>; and</i> <i>d. have legal and physical access.</i>
SUB-P4	<p><i>Manage <u>subdivision</u> of <u>land</u> as detailed in the district wide, natural <u>environment</u> values, historical an cultural values and hazard and risks sections of the plan.</i></p>
SUB-P5	<p><i>Manage <u>subdivision</u> design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:</i></p>

	<ul style="list-style-type: none"> a. minimising vehicle <u>crossings</u> that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the <u>site</u> or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.
SUB-P6	<p>Require <u>infrastructure</u> to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the <u>subdivision</u> will be appropriately serviced and integrated with existing and planned <u>infrastructure</u> if available; and b. ensuring that the <u>infrastructure</u> is provided is in accordance the purpose, characteristics and qualities of the zone.
SUB-P7	<p>Require the vesting of <u>esplanade reserves</u> when subdividing <u>land</u> adjoining the coast or other qualifying <u>waterbodies</u>.</p>
SUB-P8	<p>Avoid rural lifestyle <u>subdivision</u> in the Rural Production zone unless the <u>subdivision</u>:</p> <ul style="list-style-type: none"> a. will protect a qualifying <u>SNA</u> in perpetuity and result in the <u>SNA</u> being added to the District Plan <u>SNA</u> schedule; and b. will not result in the loss of versatile soils for <u>primary production</u> activities.
SUB-P9	<p>Avoid <u>subdivision</u> rural lifestyle <u>subdivision</u> in the Rural Production zone and Rural residential <u>subdivision</u> in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan <u>subdivision</u> rule.</p>

SUB-P10

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

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

PROPOSED FAR NORTH DISTRICT PLAN – HORTICULTURE ZONE OBJECTIVES AND POLICIES

OBJECTIVES	
HZ-O1	<i>the Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.</i>
HZ-O2	<i>The Horticulture zone enables horticultural and <u>ancillary activities</u>, while managing adverse environmental <u>effects</u> on <u>site</u></i>
HZ-O3	<p><i>Land use and <u>subdivision</u> in the Horticulture zone:</i></p> <ul style="list-style-type: none"> <i>a. avoids land sterilisation that reduces the potential for <u>highly productive land</u> to be used for a horticulture activity;</i> <i>b. avoids land fragmentation that comprises the use of <u>land</u> for horticultural activities;</i> <i>c. avoids any reverse sensitivity <u>effects</u> that may constrain the effective and efficient operation of <u>primary production</u> activities;</i> <i>d. does not exacerbate any <u>natural hazards</u>;</i> <i>e. maintains the rural character and amenity of the zone;</i> <i>f. is able to be serviced by on-site <u>infrastructure</u>.</i>
POLICIES	
HZ-P1	<p><i>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</i></p> <ul style="list-style-type: none"> <i>a. rural <u>residential</u> activities;</i> <i>b. small-scale <u>farming</u> activities;</i> <i>c. <u>home business</u> activities;</i> <i>d. <u>visitor accommodation</u>; and</i> <i>e. small-scale education facilities.</i>
HZ-P2	<p><i>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</i></p> <ul style="list-style-type: none"> <i>a. activities that are contrary to the density anticipated for the Rural Residential zone;</i>

	<p>b. <u>primary production</u> activities, such as <u>intensive indoor primary production</u> or <u>rural industry</u>, that generate adverse amenity <u>effects</u> that are incompatible with rural <u>residential activities</u>; and</p> <p>c. commercial or <u>industrial activities</u> that are more appropriately located in an <u>urban</u> zone or a Settlement zone.</p>
HZ-P3	Avoid where possible, or otherwise mitigate, reverse sensitivity <u>effects</u> from sensitive and other non-productive activities on <u>primary production</u> activities in adjacent Rural Production zones and Horticulture zones.
HZ-P4	<p>Require all <u>subdivision</u> in the Rural Residential zone to provide the following reticulated services to the <u>boundary</u>:</p> <p>a. telecommunications:</p> <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. <p>b. local electricity distribution network.</p>
HZ-P5	<p>Manage land use and <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>a. consistency with the scale and character of the rural residential <u>environment</u>;</p> <p>b. location, scale and design of <u>buildings</u> or <u>structures</u>;</p> <p>c. at zone interfaces:</p> <ul style="list-style-type: none"> i. any <u>setbacks</u>, <u>fencing</u>, <u>screening</u> or <u>landscaping</u> required to address potential conflicts; ii. the extent to which adverse <u>effects</u> on adjoining or surrounding <u>sites</u> are mitigated and internalised within the <u>site</u> as far as practicable; <p>d. the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity;</p>

	<p>e. the adequacy of roading <u>infrastructure</u> to service the proposed activity;</p> <p>f. managing <u>natural hazards</u>;</p> <p>g. any adverse <u>effects</u> on <u>historic heritage</u> and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>h. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>.</p>
HZ-P6	<p>Encourage the amalgamation or <u>boundary adjustments</u> of Horticulture zoned <u>land</u> where this will help to make horticultural activities more viable on the <u>land</u>.</p>
HZ-P7	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of buildings or structures; e. for subdivision or non-primary production activities: <ul style="list-style-type: none"> - scale and compatibility with rural activities; - potential reverse sensitivity effects on primary production activities and existing infrastructure; - the potential for loss of highly productive land, land sterilisation or fragmentation f. at zone interfaces: <ul style="list-style-type: none"> - any setbacks, fencing, screening or landscaping required to address potential conflicts; - the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

	<ul style="list-style-type: none"><li data-bbox="518 194 1316 280"><i>h. the adequacy of roading infrastructure to service the proposed activity;</i><li data-bbox="518 302 1372 387"><i>i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;</i><li data-bbox="518 409 1316 495"><i>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6</i>
--	---

Operative Far North District Plan -Chapter 13 Subdivision Objectives and Policies

OBJECTIVES	
13.3.1	<i>To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well-being of people and communities.</i>
13.3.2	<i>To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.</i>
13.3.3	<i>To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.</i>
13.3.4	<i>To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.</i>
13.3.5	<i>To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.</i>
13.3.6	<i>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.</i>

13.3.7	<i>To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</i>
13.3.8	<i>To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.</i>
13.3.9	<i>To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).</i>
13.3.10	<i>To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.</i>
13.3.11	<i>To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.</i>
Policies	
13.4.1	<p><i>That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:</i></p> <ul style="list-style-type: none"> <i>• natural character, particularly of the coastal environment;</i> <i>• ecological values;</i> <i>• landscape values;</i> <i>• amenity values;</i>

	<ul style="list-style-type: none"> • <i>cultural values;</i> • <i>heritage values; and</i> • <i>existing land uses</i>
13.4.2	<i>That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.</i>
13.4.3	<i>That natural and other hazards be taken into account in the design and location of any subdivision.</i>
13.4.4	<i>That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</i>
13.4.5	<i>That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.</i>
13.4.6	<i>That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.</i>
13.4.7	<p><i>That the need for a financial contribution be considered only where the subdivision would:</i></p> <ul style="list-style-type: none"> <i>(a) result in increased demands on car parking associated with non-residential activities; or</i> <i>(b) result in increased demand for esplanade areas; or</i> <i>(c) involve adverse effects on riparian areas; or</i>

	<i>(d) depend on the assimilative capacity of the environment external to the site.</i>
13.4.8	<i>That the provision of water storage be taken into account in the design of any subdivision.</i>
13.4.9	<i>That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.</i>
13.4.10	<i>The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.</i>
13.4.11	<i>That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
13.4.12	<i>That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.</i>
13.4.13	<p><i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:</i></p> <p style="padding-left: 40px;"><i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i></p>

	<ul style="list-style-type: none"> (b) <i>minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i> (c) <i>providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i> (d) <i>through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));</i> (e) <i>providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i> (f) <i>protecting historic heritage through the siting of buildings and development and design of subdivisions.</i> (g) <i>achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</i>
13.3.14	<p><i>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</i></p>
13.4.15	<p><i>That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:</i></p>

	<ul style="list-style-type: none"><i>(a) development of energy efficient buildings and structures;</i><i>(b) reduced travel distances and private car usage;</i><i>(c) encouragement of pedestrian and cycle use;</i><i>(d) access to alternative transport facilities;</i><i>(e) domestic or community renewable electricity generation and renewable energy use.</i>
13.4.16	<p><i>When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</i></p> <ul style="list-style-type: none"><i>(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;</i><i>(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and</i><i>(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.</i>

OPERATIVE DISTRICT PLAN – RURAL ENVIRONMENT OBJECTIVES AND POLICIES

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

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

8.4.7	<i>That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.</i>
8.4.8	<i>That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.</i>

OPERATIVE DISTRICT PLAN – RURAL PRODUCTION ZONE - OBJECTIVES AND POLICIES

OBJECTIVES	
8.6.3.1	<i>To promote the sustainable management of natural and physical resources in the Rural Production Zone.</i>
8.6.3.2	<i>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.</i>
8.6.3.3	<i>To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone</i>
8.6.3.4	<i>To promote the protection of significant natural values of the Rural Production Zone.</i>

8.6.3.5	<i>To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.</i>
8.6.3.6	<i>To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.</i>
8.6.3.7	<i>To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources</i>
8.6.3.8	<i>To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.</i>
8.6.3.9	<i>To enable rural production activities to be undertaken in the zone.</i>
POLICIES	
8.6.4.1	<i>That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.</i>
8.6.4.2	<i>That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated</i>
8.6.4.3	<i>That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged</i>

8.6.4.4	<i>That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone</i>
8.6.4.5	<i>That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.</i>
8.6.4.6	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>
8.6.4.7	<i>That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities..</i>
8.6.4.8	<i>That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities</i>
8.6.4.9	<i>That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.</i>