

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ Discharge |
| ☐ 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

5. Applicant details

Name/s:

Mark Desmond Trigg and MD Trigg Trustee Limited

Email:

Phone number:

Work

Home

Postal address:

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

10C Doonside Road, Kerikeri

Postcode 0294

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Paul Wright

Email:

Phone number:

Work

Home

Postal address:

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

Email

Postcode 0294

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

--

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

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

Name/s:

Mark Desmond Trigg and MD Trigg Trustee Limited

Property address/
location:

10C Doonside Road, Kerikeri

Postcode 0294

8. Application site details

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

Name/s:

Mark Desmond Trigg and MD Trigg Trustee Limited

Site address/
location:

10C Doonside Road, Kerikeri

Postcode 0294

Legal description:

Lot 1 DP 504864

Val Number:

00213-32202

Certificate of title:

CT-760651

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Subdivision in the Rural Production Zone to create one additional lot

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)

Mark Desmond Trigg and MD Trigg Trustee Limited

Email:

Phone number:

Work

Home

Postal address:

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

10C Doonside Road, Kerikeri

0294

Postcode 0294

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)

Mark Desmond Trigg

Signature:

(signature of bill payer)

Date 26/11/25

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.fnfdc.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)

Signature

Date

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.



27 November 2025

Resource Consents and Planning Department
Far North District Council
KERIKERI

Reference: RC-250017

Dear Sir/Madam,

RE: Proposed Subdivision of Land at 10C Doonside Road, Kerikeri

I am pleased to submit an application on behalf of Mark Desmond Trigg and MD Trigg Trustee Limited for a proposed subdivision of land at 10C Doonside Road, Kerikeri, zoned Rural Production. The application is for a non-complying activity to create one additional lot.

Please find attached:

- Planning Report
- Assessment of environmental effects
- Location plan and subdivision scheme plan
- District Plan & Statutory compliance assessment

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Paul Wright
Magpie Design
Director & Planner
designbymagpie@gmail.com
027 3688564

PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Proposed Subdivision of
10C Doonside Road, Kerikeri

27 NOVEMBER 2025

ISSUED BY

MAGPIE DESIGN

AUTHOR

Paul Wright

Director & Planner

designbymagpie@gmail.com

027 3688564



Report Overview

Report Type:	Planning: Resource Consent
Report Prepared for:	Mark Desmond Trigg and MD Trigg Trustee Limited
Consent Authority:	Far North District Council

Report Prepared by:



Paul Wright CEng, MSc, GradDipTech, BBS, DAEM
Lead Planner & Director
Magpie Design

Report Reference:	RC-250017
Issue:	v1.0
Date:	27 Nov 25

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EXECUTIVE SUMMARY

This application seeks resource consent for a two-lot subdivision of 10C Doonside Road, Kerikeri (Lot 1 DP 504864, 1.6024 hectares). The subdivision is classified as a non-complying activity under the Far North District Plan (Operative) as it does not meet the 4-hectare threshold for subdivision in the Rural Production Zone.

Key Points:

- The site's existing use and all neighbouring properties are residential.
- The site has no productive agricultural or horticultural capacity due its size and long term constraints.
- The subdivision is consistent with the established rural-residential character of the surrounding area.
- Both proposed lots can be adequately serviced by on-site water supply, wastewater disposal, and stormwater management.
- All adverse environmental effects are assessed as less than Minor.
- The subdivision must undergo the gateway test under Section 104D of the RMA.

Gateway Test Conclusion:

- Adverse Effects (s104D(1)(a)): Less than Minor.
- Policy Consistency (s104D(1)(b)): Not contrary to objectives and policies.

Recommendation: The application for a two lot subdivision of 10C Doonside Road, Kerikeri be granted subject to any appropriate conditions.

1. INTRODUCTION

1.1. Purpose of Application

This application seeks resource consent for a two-lot subdivision of 10C Doonside Road, Kerikeri (Lot 1 DP 504864, 1.6024 hectares). The subdivision is classified as a **non-complying** activity under the Far North District Plan (Operative) as it does not meet the lot size thresholds for subdivision in the Rural Production Zone.

1.2. Scope of the Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land zoned **Rural Production**, to create one additional lot, as a **non-complying activity**. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are detailed in the Application Form 9.

1.3. Statutory Framework

This application is assessed under the following statutory framework:

- Resource Management Act 1991:
- Far North District Council Operative District Plan (ODP)
- Far North District Council Proposed District Plan (PDP)
- National and Regional Policy Framework:
- National Policy Statements (where applicable)
- National Environmental Standards
- Northland Regional Policy Statement
- Northland Regional Plans

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1. Property Details

Address	10C Doonside Road, Kerikeri, Northland
Legal Description	Lot 1 Deposited Plan 504864
Registered Owners	Mark Desmond Trigg and MD Trigg Trustee Limited
Zoning	Rural Production
Territorial Authority	Far North District Council
Operative District Plan Zone	Rural Production Zone
Proposed District Plan Zone	Horticultural Zone
Existing Use	Residential
Planned Use	Residential (No Change)
Access	Private Accessway off Doonside Road (5m wide)
Location	Figures 1 & 2
Scheme Plan	Figure 3
Legal Instruments Affecting the Title	Consent Notice 10502400.2 (refer Section 3.4) Easements for access (to be retained/apportioned)

Figure 1: 10C Doonside Road, Kerikeri - Location Map

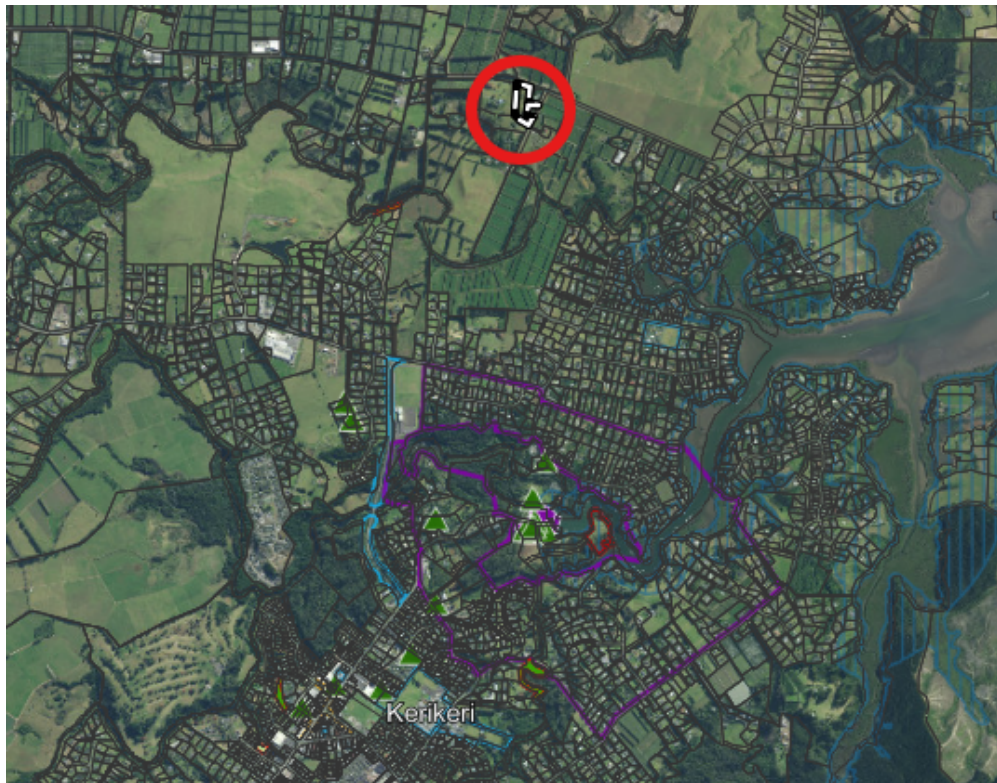
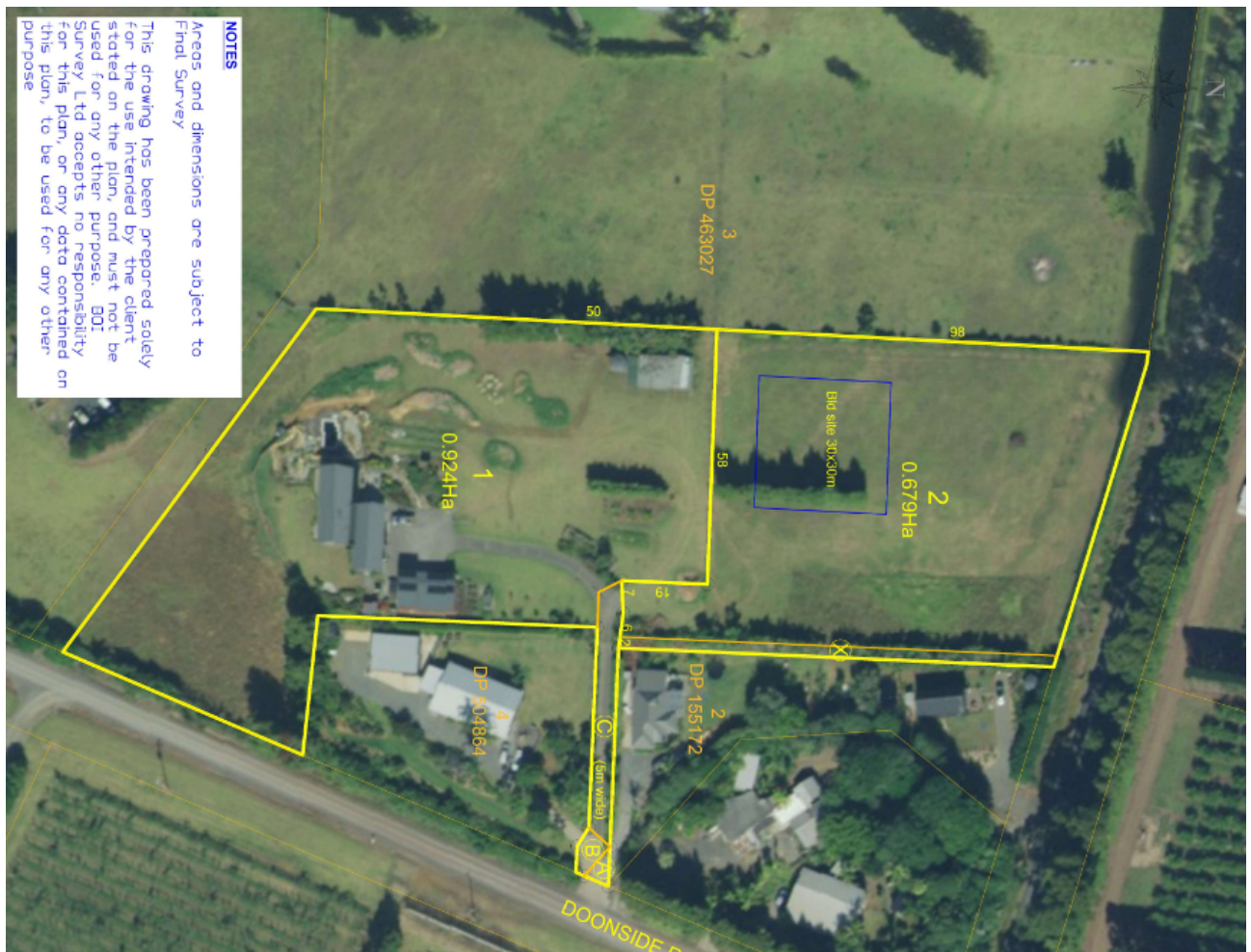


Figure 2: 10C Doonside Road, Kerikeri - Local Map



Figure 3: 10C Doonside, Kerikeri - Proposed Subdivision



2.2. The Site

The 1.6 hectare property is located on Doonside Road, accessed via Doonside Road from Kapiro Road. The site is predominantly north-east facing towards Doonside Road and has gently rolling terrain. The Southern half of the property is developed into residential dwelling and associated infrastructure. The remainder (0.68Ha) is in grassland.

The property is currently maintained as a residential lifestyle property and regularly mowed by the owner. The property has no agricultural or horticultural production utility, due to its size and long-term constraints, with no practical or feasible amalgamation possibilities to create a usable agricultural or horticultural lot.

The land use is residential, consistent with the rural-residential character of the surrounding area.

2.3. The Surrounding Environment

The surrounding area is characterised by rural-residential development with established lot sizes typically ranging from 3,000sqm to 4 hectares. Neighbouring properties all comprise lifestyle blocks with residential dwellings. The proposed subdivision maintains the established rural-residential amenity of the local area. Figure 4 shows the relevant aspects of the site and surrounding area.

Figure 4: 10C Doonside, Kerikeri - Surrounding Environment



3. THE PROPOSAL

3.1. Proposal

The proposed activity is the subdivision of the existing lot into two residential lots (0.942Ha and 0.679Ha). One lot will maintain the existing residential dwelling and the related improvements. The new lot created will be suitable for the establishment of a standalone residential dwelling with 0.679Ha of private space. The subdivision maintains the rural-residential character of the area and is consistent with established lot sizes of the neighbouring lots. Given the surrounding residential development pattern in the Doonside area with similar small residential lifestyle blocks, the subject property is suitable for residential subdivision. The site characteristics support the creation of two residential lots that can be appropriately serviced and developed.

Table 1: Subdivision Summary

Subdivision Summary		
Total Area	1.6024 hectares (unchanged)	
Net Increase	One additional residential lot	
Lot	1	2
Area	0.942Ha	0.679Ha
Contains	Existing dwelling and associated improvements	Vacant land currently used as residential/lifestyle (lawn)
Access	Doonside Road (Existing)	Doonside Road (Existing) ROW
Use	Residential (Existing)	Future residential development
Utilities	Existing	Available
3 Waters	Existing (On site)	To be developed (On site)

3.2. Site Suitability

The site's characterises and location present subdivision and residential use as the only viable option for this are of land and is deemed suitable for subdivision based on the following factors:

1. The site is a small site with approx. 0.68 hectare of grassland. It offers no realistic or practical use for horticulture or agriculture either immediately or through future amalgamation due to long term physical restrictions.
2. The soil conditions are appropriate for on-site servicing with suitable permeability for wastewater treatment.
3. There are no significant ecological, cultural, or heritage values on the site which would preclude subdivision.
4. Residential Subdivision can be achieved utilising existing infrastructure and build development can be achieved within the permitted thresholds of the Rural Production Zone.

3.3. Subdivision Considerations

Access

Both lots will utilise the existing site access from Doonside Road. The existing formed and sealed access is suitable for residential purposes and meets FNDC requirements to support 2 residential lots. No upgrades to the accessway are required as part of this subdivision. Each lot will maintain individual access over the existing accessway in accordance with rights of way registered on the title, as well as maintaining the existing Rights of Way.

Wastewater

Each lot will be serviced by individual on-site wastewater treatment systems in accordance with the Far North District Council's Technical Publication TP58. The site soil conditions are suitable for on-site treatment and disposal of domestic wastewater based on the existing on site systems and the Geotechnical report under RC 2130183 for the previous subdivision of the site (72sqm+72sqm reserve area for a residential dwelling). The existing dwelling's wastewater system will be contained in the proposed lot 1. Any systems will be designed to ensure no adverse effects on groundwater or neighbouring properties.

Stormwater

Stormwater management for any impervious development will be provided on each lot with appropriate disposal arrangements that maintain natural drainage patterns and

prevent adverse effects on neighbouring properties. The existing site's current impervious development will not exceed the Permitted Threshold for Stormwater Management in the Rural Production zone (15%) for the new Lot 1.

Any impervious development which impacts stormwater management will comply with the Far North District Council's requirements and will utilise onsite mitigations, which are accommodatable within the proposed lot. The existing dwelling's stormwater system will be contained in the proposed lot 1.

Water Supply

The existing dwelling will maintain its water supply. The new lot will be serviced by an on-site water supply system. Water supply will be provided through rainwater collection systems or other approved means, including satisfying any firefighting requirements.

Electricity and Telecommunications

For Rural Subdivisions, Electricity and telecommunications connections are the responsibility of the lot owner. However, Top Energy has confirmed the ability to connect the new site to the electricity network and the site is able to connect to the 5g wireless network.

3.4. Existing Title Instruments

Consent Notice 10502400.2

The title is subject to Consent Notice 10502400.2 registered 5 August 2016, relating to the previous subdivision consent (RC 2130183). This consent notice imposed conditions regarding wastewater disposal, water supply, and access for the previous subdivision creating Lots 1 and 2 DP 463027.

Compliant on-site wastewater treatment and disposal systems were designed by O'Brien Design Consulting Ltd and installed under Building Consent for the previous subdivision lots. The existing dwelling on proposed Lot 1 is serviced by this compliant system.

The proposed Lot 2 (vacant lot) will require wastewater disposal to be addressed at the time of future residential development through the Building Consent process, in accordance with AS/NZS 1547:2012, FNDC TP58, and current Building Code requirements.

Access Easements

The title is subject to rights of way registered as:

- Easement Certificate C485803.3 (2 Jun 1993)
- Easement Certificate C530206.3 (22 Oct 1993)
- Easement Instrument 10791094.6 (9 Aug 2017)

An additional Easement Certificate will be required for Right of Way Access for the new proposed lot.

3.5. Development Objectives

The subdivision seeks to achieve the following objectives:

- **Efficient Land Use:** Make efficient use of an existing residential property which has no productive agricultural or horticultural capacity.
- **Housing Choice:** Provide an additional residential lot contributing to housing choice and availability in the Kerikeri area.
- **Infrastructure Efficiency:** Utilises existing road infrastructure.
- **Character Consistency:** Maintain consistency with the established rural-residential character of the area.
- **Environmental Protection:** Avoid, remedy, or mitigate adverse effects on the environment through appropriate design and management measures if required.

4. ACTIVITY STATUS

4.1. Summary

This section details the activity status of the proposed subdivision under the relevant FNDC Plan rules, details the Resource Consents required and discusses the Gateway test due to the activity being **Non-Complying** due to the lot size of the proposed subdivision in the **Rural Production Zone**. There are no other FNDC ODP rule breaches for the proposed activity.

4.2. Relevant Zoning

The site is zoned as Rural Production under the FNDC's ODP and is not subject to any of the overlay areas identified as part of the FNDC's PDP and not subject to any overlays..

4.3. Operative District Plan

Subdivision Rules

The site is zoned Rural Production and has no resource features. The proposed activity creates two lots (0.942HA and 0.679Ha) and the title is younger than 28 April 2000, therefore the proposed activity is assessed as non-complying under the Far North Operative District Plan.

Rural Production Zone Rules

The proposal does not breach any of the Rural Production zone rules. The existing buildings and infrastructure do not breach any of the zone rules on completion of the subdivision and new lots. Each lot proposed will be able to accommodate a residential dwelling and supporting infrastructure within the Permitted thresholds allowed.

District Wide Rules

Table 2: District Wide Rules Applicability and Compliance

District Wide Rule	Applicability	Comment
Chapter 12.1 Landscapes and Natural Features	Does not apply	No landscape or natural feature overlay applies to the site
Chapter 12.2 Indigenous Flora and Fauna	Does not apply	No clearance of indigenous vegetation is proposed
Chapter 12.3 Soils and Minerals	Does not apply	Not applicable
Chapter 12.4 Natural Hazards	Does not apply	Site is not subject to any coastal hazard as currently mapped in the Operative District Plan
Chapter 12.5, 5A and 5B Heritage	Does not apply	Site contains no heritage values or sites, no notable trees, no Sites of Cultural Significance to Māori, no registered archaeological sites, and is not within any Heritage Precinct
Chapter 12.7 Waterbodies	Does not apply	There are no water bodies on the site
Chapter 12.8 Hazardous Substances	Does not apply	Activity is not a hazardous substances facility
Chapter 12.9 Renewable Energy	Does not apply	Activity does not involve renewable energy
Chapter 14 Financial Contributions	Does not apply	Not applicable
Chapter 15.1 Traffic, Parking and Access	Complies	Existing accessway complies with FNDC Specifications for a private accessway to support 2 Household Equivalents

4.4. Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Certain rules which have been identified in the PDP as having immediate legal effect and may need to be addressed in this application and may affect the category of activity under the Act.

As the subject site or proposed activity does not contain or involve and of the following:

- Scheduled sites
- Sites and Areas of Significance to Maori
- Significant natural areas or a scheduled heritage resource
- Heritage Area Overlays
- Scheduled heritage resource
- Historic heritage values
- Notable Trees
- No indigenous vegetation clearance
- Land containing Significant Natural Area or Heritage Resources
- Activities on the water
- Earthworks

No rules in the PDP which have immediate legal effect are applicable to the site in respect of this application.

4.5. Resource Consents Required

Resource Consent is required due to the breach of Chapter 13, Table 13.7.2.1 - Subdivision: Minimum lot size requirements. Therefore the proposed subdivision is a Non-Complying Activity and is subject to the Gateway Test.

Note: Rule 8.6.5.4.1 has been considered for this development but does not limit this activity if subdivision is approved and therefore is not applicable. No other Resource Consents are required.

4.6. Gateway Test Requirement

As a non-complying activity under Rule 13.7.2.1 of the Far North District Council Operative District Plan, this application must satisfy the gateway test under Section 104D of the Resource Management Act 1991 before the consent authority can proceed to consider the application under Section 104.

Section 104D states:

"Despite section 104, a consent authority must not grant a resource consent for a non-complying activity unless it is satisfied that either—

(a) the adverse effects of the activity on the environment 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."

This is a disjunctive test, meaning satisfaction of either limb (a) OR limb (b) is sufficient for the application to pass through the gateway. However, this application demonstrates that both limbs are satisfied.

4.7. Gateway Test Assessment

Limb (a): Adverse Effects Will Be Minor

The comprehensive Assessment of Environmental Effects in Section 5 of this application demonstrates that all adverse environmental effects arising from the proposed subdivision are **less than minor**. This conclusion is based on the detailed assessment in Section 5, which are summarised in Table 3, below.

Table 3: Assessment of Environmental Effects Summary

Environmental Factor	Effect Level	AEE Section
Natural Hazards (s106 RMA)	Nil	5.3
Water Supply	Less than Minor	5.4
Stormwater Management	Less than Minor	5.5
Wastewater Disposal	Less than Minor	5.6
Traffic and Access	Less than Minor	5.7
Network Utilities	Less than Minor	5.8
Indigenous Biodiversity	Nil	5.9
Landscape and Visual Amenity	Less than Minor	5.11
Vegetation and Fauna	Nil	5.12
Cultural and Heritage Values	Nil	5.13
Soil and Productive Capacity	Less than Minor	5.14
Land use compatibility (Reverse Sensitivity)	Nil	5.16
Rural Character and Amenity	Less than Minor	5.21
Cumulative and Precedent Effects	Less than Minor	5.22
OVERALL EFFECTS	LESS THAN MINOR	5.24

Note: Detailed assessment for each factor is provided in the referenced sections of this application.

Limb (b): Not Contrary to Objectives and Policies

The statutory assessment in Section 6 of this application demonstrates that the proposed subdivision is not contrary to the objectives and policies of the relevant plans, and in many respects advances and gives effect to those objectives and policies. These are summarised in Table 4.

This application satisfies **both** limbs of the gateway test under Section 104D RMA:

✓ **(a) Adverse effects are minor** – as comprehensively demonstrated in Section 5 all effects are less than minor.

✓ **(b) Not contrary to objectives and policies** – as comprehensively demonstrated in Section 6.

The consent authority is therefore entitled to proceed to consider the application under Section 104 RMA. Based on the analysis provided, it is submitted that the consent authority can be satisfied that the proposal represents an appropriate subdivision which achieves the purpose and principles of the Act and should be granted subject to any appropriate conditions.

Table 4: Overall Policy Consistency Finding of the Proposal

Objective/Policy	Consistency Assessment	Finding	Section
Operative District Plan (Rural Production & Subdivision)	All objectives and policies assessed	CONSISTENT / NOT CONTRARY	Section 6.2
Proposed District Plan (Horticulture & Subdivision)	All objectives and policies assessed	CONSISTENT / NOT CONTRARY	Section 6.3
RMA Part 2 (Purpose and Principles)	All relevant provisions assessed	CONSISTENT	Section 6.4
NPS for Highly Productive Land 2022	Clause 3.10 exemption provisions assessed and proposed	NOT CONTRARY	Section 6.5
Northland Regional Policy Statement	Relevant objectives and policies assessed	CONSISTENT	Section 6.6
GATEWAY TEST LIMB (B) - OVERALL CONCLUSION	The proposed subdivision is not contrary to the objectives and policies of the relevant plans and policy statements. When the site's specific characteristics and permanent constraints are properly considered, the subdivision advances and gives effect to these planning instruments.	✓ SATISFIED	

Note: Detailed assessment for each factor is provided in the referenced sections of this application.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1. Proposed Activity

As detailed in section 3, the proposed activity is to subdivide an existing lot in the Rural Production area into 2 lots (0.942HA and 0.679H).

5.2. Suitability and Allotment Sizes

The proposed subdivision creates two lots suitable for residential development, one which is already developed, with the proposed lot 2 able to easily accommodate a 30m x 30m square building envelope and comply with the Permitted thresholds for the zoning to accommodate a residential dwelling and related infrastructure as detailed in the geotechnical investigation for RC 2130183 (O'Brien Design Consulting, 2012) for the site.

The lots are suitable for residential development associated with rural and lifestyle activities of the surrounding properties. The surrounding sites accommodate onsite stormwater and waste water management systems in much smaller lots and therefore the proposed empty lot can easily accommodate similar onsite services for future residential development. The lot sizes are consistent with established development patterns in the Surrounding area.

5.3. Natural Hazards and Land Stability

Natural Hazards: The site is not mapped as being subject to flooding, erosion, landslip, subsidence, or other natural hazards in the FNDC hazard maps. The property is not in a Northland Regional Council Flood Zone. Standard NZ Building Code compliance will apply to future development. There is no identified reason under s106 RMA to decline this application.

Land Stability and Geotechnical: Previous geotechnical investigation for RC 2130183 (O'Brien Design Consulting, 2012) confirmed soils are suitable for residential development and on-site wastewater disposal and the neighbouring properties provide evidence of soil suitability. The site comprises stable LUC 3 soils with no identified geotechnical constraints. No earthworks are required for the subdivision itself. Future building development will be assessed at the Building Consent stage. Effects on land stability are nil.

5.4. Water Supply

No Council reticulated water supply is available. Both lots will be serviced by individual on-site rainwater collection systems designed and installed to meet NZ Drinking Standards 1995, and SNZ PAS 4509:2008 for firefighting requirements.

5.5. Storm Water

Stormwater from the both lots will be disposed of via natural ground soakage utilising the site's permeable soils and gentle slopes. The empty lot will be able to accommodate a residential dwelling and associated infrastructure within the permitted impervious threshold for the lot size. Any stormwater design will be in accordance with FNDC stormwater standards and utilise Low Impact Design Principles.

As there are no earthworks required for the subdivision the effects of sediment control is not applicable for this proposal.

5.6. Wastewater Disposal

The new lot can be serviced by on-site wastewater treatment systems designed and installed to AS/NZS 1547:2012 and FNDC TP58. Previous site survey confirms soil conditions are appropriate for on-site treatment and disposal with a residential dwelling supported by a 72sqm disposal field, with 100% reserve, easily accommodatable in the proposed lot. Both lots contain sufficient area for these systems and required setbacks. The existing lot's wastewater system will remain unchanged and within the new Lot 1's proposed area. Effects on water quality are not adverse.

5.7. Access

Both lots will utilise the existing 5-metre wide formed accessway from Doonside Road. The existing access is adequate for residential purposes without upgrade. Emergency services access is adequate. The proposal uses existing access from Doonside road and does not adversely affect road safety or accessibility.

5.8. Network Utilities

Electricity and telecommunication connections are not required for rural subdivisions and are the responsibility of the lot owner. However, Top Energy has confirmed the

ability to connect to the new site and wireless connection for telecommunications/Internet are available.

5.9. Indigenous Biodiversity

The site comprises maintained pastoral grassland with scattered native vegetation. No significant indigenous vegetation communities are present. No protected or threatened species or significant habitats are identified. The site is not mapped as a significant ecological area. Boundary vegetation will be retained where practicable. The proposal does not adversely affect significant indigenous flora or fauna.

5.10. Easements for any purpose

The subdivision requires retention creation and/or variation of the following easements:

Existing Easements (to be retained): The title is currently subject to rights of way registered as:

- Easement Certificate C485803.3 (2 Jun 1993) Right of Way
- Easement Certificate C530206.3 (22 Oct 1993) Right of Way
- Easement Instrument 10791094.6 (9 Aug 2017)

These existing easements will be retained and apportioned appropriately to both new lots. The creation and apportionment of access easements generates no adverse effects. The existing accessway is adequate to service both lots.

New Easements: The new proposed lots will be subject to Rights of way easements as detailed in the scheme plan.

Effects Assessment: The creation and apportionment of access easements generates no adverse effects. The existing accessway is adequate to service both lots. Easement documentation will be prepared by the applicant's solicitor and registered in accordance with standard practice. Effects are nil.

5.11. Landscape and Visual Amenity

The proposed lots are consistent with established rural-residential lot sizes of the neighbouring lots. The subdivision represents efficient land use appropriate to the locality character. The new dwelling will be positioned on gentle slopes with minimal visual impact and will be screened by existing topography and boundary vegetation. Vegetation retention maintains landscape structure. Given the permitted baseline (rural

production activities and buildings, and residential dwellings are permitted activities in the zone) and the existing Residential use of the local environment, the effects on visual amenity are less than minor.

5.12. Vegetation and Fauna

The property contains no resource feature overlays, wetlands or areas of indigenous vegetation within the application site.

5.13. Cultural and Heritage Values

The site does not contain any historic sites, nor any archaeological sites. Neither does the site contain any Sites of Cultural Significance to Maori (as scheduled in the ODP or PDP). Effects are nil.

5.14. Soil and Productive Capacity

The property comprises LUC Class 3 soils (Okaihau Gravelly Friable Clay and Otaha Gravelly Clay Loam), confirmed via the Land Resource Information System (LRIS).

While LUC 3 soils theoretically have capacity for productive use, this site's productive capacity is permanently constrained by scale (only 0.68ha of available grassland, with the remainder occupied by dwelling, buildings, and access), long term isolation (no adjoining productive land, completely surrounded by residential lots and roads), and context (established residential area with no production activities).

The subdivision does not involve earthworks or soil disturbance. Soil physical and chemical properties remain unchanged. The life-supporting capacity of soil is maintained for its appropriate use - residential amenity - which is the only economically viable use given permanent constraints. See Section 6.5 for detailed assessment of productive capacity constraints and NPS-HPL compliance under Clause 3.10. The effects are less than minor.

5.15. Access to, and protection of, waterbodies

There are no waterbodies or or adjacent to the subject site. On site wastewater treatment and disposal systems can be established in compliance within the permitted activity standards in the Regional Plan. The subdivision does not affect any existing public access routes or rights of way. Effects are nil.

5.16. Land use compatibility (Reverse Sensitivity)

The proposal is consistent with rural character where residential living is interspersed with some slightly larger holdings. All neighbouring sites are smaller residential sites, except one larger 4ha lifestyle block, which is residential and temporary accommodation. This subdivision is assessed as not presenting or increasing any risk of reverse sensitivity effects arising as it maintains the existing sites use and is consistent with all neighbouring properties. There are no adjoining Horticultural, Agricultural or Forestry activities to the subject site. Effects are nil.

5.17. Proximity to Airports

The site is outside of any identified buffer area associated with any airport.

5.18. Natural Character of the Coastal Environment

The site is not within the coastal environment.

5.19. Energy Efficiency and Renewable Energy Development/Use

Not Applicable. The proposal has not considered energy efficiency as it is for subdivision only.

5.20. National Grid Corridor

Not Applicable. The National Grid does not run through the application site.

5.21. Effects on Rural Character and Amenity

The lots are rural in nature/character. The size of the lots means that rural amenity will be maintained. The proposal will have no adverse effects on rural character and is consistent with the existing Residential Lifestyle development on all neighbouring sites.

5.22. Cumulative and Precedent Effects

Cumulative Effect:

The proposal creates one additional lot from an already-consented subdivision. The vacant lot readily internalises potential effects of future development and is visually screened from adjoining roads by existing vegetation. The proposal aligns with the established residential use of all neighbouring properties and does not create adverse cumulative effects.

Precedent Effect:

As this is a non-complying activity, the Consent Authority must consider Precedent Effects of the proposal. The site's unique constraints—small size (0.68 ha), complete isolation from productive land, and residential context—distinguish it from other rural production zoned properties. The proposal does not establish a generalizable precedent for subdividing productive land; rather, it regularises existing residential settlement patterns specific to this locality. No adverse precedent is set.

5.23. Positive Effects of the subdivision

The proposed subdivision efficiently utilises existing infrastructure by consolidating development on established accessways and roading. The subdivision formalises land use patterns consistent with the immediate local area, where similar residential lot sizes and densities are well-established. By separating distinct land areas with clear titles, the subdivision enables appropriate property management for each parcel and reduces ambiguity regarding land use expectations and rural character.

The subdivision enables productive use of land which cannot function for primary production due to the long term constraints surrounding the property.

5.24. Effects Summary and Conclusion

The assessment identifies the proposed subdivision will generate **less than minor adverse environmental effects**, appropriately managed through standard conditions of consent. This is summarised in Table 5.

The existing environment is characterised by rural-residential land use with single dwellings on each site. The site is not used for productive purposes, comprises residential infrastructure and grassland, contains no significant ecological or cultural heritage values, and is not subject to natural hazards.

Table 5: Assessment of Environmental Effects Summary

Environmental Factor	Effect Level	AEE Section
Natural Hazards (s106 RMA)	Nil	5.3
Water Supply	Less than Minor	5.4
Stormwater Management	Less than Minor	5.5
Wastewater Disposal	Less than Minor	5.6
Traffic and Access	Less than Minor	5.7
Network Utilities	Less than Minor	5.8
Indigenous Biodiversity	Nil	5.9
Landscape and Visual Amenity	Less than Minor	5.11
Vegetation and Fauna	Nil	5.12
Cultural and Heritage Values	Nil	5.13
Soil and Productive Capacity	Less than Minor	5.14
Land use compatibility (Reverse Sensitivity)	Nil	5.16
Rural Character and Amenity	Less than Minor	5.21
Cumulative and Precedent Effects	Less than Minor	5.22
OVERALL EFFECTS	LESS THAN MINOR	5.24

The subdivision generates less than minor adverse effects. Traffic generation is negligible, infrastructure can be provided without adverse effects and contained on site, and no significant adverse effects on the environment or neighbouring properties result.

The proposal represents efficient land use consistent with established development patterns and generates positive effects through housing provision and consistent use with all neighbouring properties. The subdivision satisfies the gateway test under s104D(1)(a) - all adverse effects are less than minor.

Resource consent is appropriate subject to standard conditions.

6. STATUTORY ASSESSMENT

6.1. Introduction

This application is assessed against the Operative Far North District Plan and the applicable aspects of Proposed Far North District Plan. Additionally, the Northland Regional Policy Statement and relevant National Policy Statements.

6.2. Operative District Plan Objectives and Policies

The site is zoned Rural Production under the Operative District Plan. The proposed subdivision does not comply with the District Plan minimum lot sizes for subdivision in this zone, resulting in a non-complying activity classification. However, the assessment demonstrates the subdivision is consistent with the underlying objectives and policies of the Rural Production Zone and adverse effects are less than minor and can be adequately mitigated.

Key relevant objectives and policies support: Efficient land use; Sustainable subdivision design; Appropriate infrastructure servicing; and Maintenance of rural character.

The subdivision is consistent with these objectives and policies.

ODP Chapter 8: Rural Production Zone Objectives and Policies

The proposed activity has been assessed against The FNDC's Operative District Plan, Chapter 8 (Rural Environment) Objectives (Section 8.3) and Policies (Section 8.4).

The proposed activity has been assessed against the FNDC's Operative District Plan, Chapter 8 (Rural Environment) Objectives (Section 8.3) and Policies (Section 8.4). The subdivision is fully consistent with these provisions: it enables sustainable management of natural and physical resources and generates no adverse environmental effects requiring remedy or mitigation; no significant indigenous vegetation, habitats, natural features, or landscapes are on the site.

The activity does not create land use conflicts or reverse sensitivity and rural amenity values are maintained. The subdivision advances the policy framework by promoting efficient use of rural land resources, avoiding incompatible land uses and maintaining control over development intensity and scale. The proposal aligns with the objectives and policies of Chapter 8 and is a sustainable and appropriate land use activity under the Resource Management Act 1991.

ODP Chapter 13: Subdivision Objectives & Policies

The proposed activity has been assessed against the FNDC's Operative District Plan, Chapter 13 (Subdivision) Objectives (Section 13.3) and Policies (Section 13.4).

The subdivision is consistent with these provisions: it provides for subdivision in a manner consistent with the Rural Production Zone that promotes sustainable management of natural and physical resources without compromising the life-supporting capacity of air, water, soil or ecosystems and generates no significant adverse environmental effects. The site contains no outstanding landscapes or natural features and it ensures appropriate allotment sizes and configurations with adequate provision for access, services, and infrastructure. The proposed activity aligns with the natural character, ecological values, landscape values, and amenity values of the zone and represents an appropriate subdivision activity under the Resource Management Act 1991.

6.3. Proposed District Plan Objectives and Policies

The site is zoned Horticultural in the proposed District Plan and is not subject to any Overlays. The proposed residential subdivision is consistent with the character of this zone and its objectives and policies relating to efficient land use and residential development.

An assessment against the relevant objectives and policies in the Horticultural and Subdivision sections of the Proposed District Plan (PDP) follows:

PDP Horticulture Zone

The proposed activity has been assessed against the Far North District Plan's Proposed Horticulture Zone Objectives (HZ-O1 to HZ-O3) and Policies (HZ-P1 to HZ-P7). The subdivision is fully consistent with these provisions: it does not sterilise, fragment, or compromise highly productive land for horticultural use; it avoids reverse sensitivity effects that would constrain effective and efficient operation of primary production activities and it maintains the rural character and amenity of the zone while enabling on-site infrastructure provisions.

The subdivision does not result in land use incompatibility and does not introduce activities that compromise productive capacity or generate reverse sensitivity effects. It instead reduces reverse sensitivity impacts by aligning use with all adjoining properties.

PDP Subdivision

The proposed activity has been assessed against the Far North District Plan's Proposed Subdivision Chapter Objectives (SUB-O1 to SUB-O4) and Policies (SUB-P1 to SUB-P11).

The subdivision is consistent with these provisions: it results in efficient use of land that achieves the objectives of the Rural Production Zone, contributes to local character and sense of place, and avoids reverse sensitivity issues; it does not impact highly productive land while managing adverse environmental effects; it demonstrates that appropriate on-site infrastructure can be provided.

The proposal aligns with the objectives and policies of the Proposed Subdivision Chapter and represents an appropriate subdivision activity under the Resource Management Act 1991.

6.4. Part 2 Assessment

The proposed subdivision achieves sustainable management under Part 2 of the RMA by:

- Making efficient use of land resources
- Providing for community housing needs
- Ensuring adverse environmental effects are avoided, remedied or mitigated
- Maintaining amenity values
- Utilising existing infrastructure efficiently

There is no other realistic, functional or practical use of the site other than the proposed subdivision, and resulting residential development, which directly meets the intent of Part 2 of the RMA.

The subject site does not contain or affect any of the matters listed under Part 2, Section 6 as Matters of National Importance.

The subject site does not contain or affect any of the matters listed under Part 2, Section 7 that would preclude the proposed subdivision. The proposed lot sizes, layout, and on-site servicing will maintain amenity values and environmental quality. The site contains no significant ecosystems or indigenous vegetation. The subdivision does not materially affect productive capacity, as the site has no functional productive capacity for land-based primary production.

The principles of the Treaty of Waitangi have been considered per Part 2, Section 8 and it is assessed this proposed subdivision does not conflict with any of those principles.

6.5. National Policy Statement for Highly Productive Land 2022

6.5.1 HPL Classification

The site is zoned Rural Production and is LUC 3 land. Under NPS-HPL Clause 3.5(7), it is currently treated as highly productive land. The proposed subdivision is therefore subject to NPS-HPL restrictions in Clauses 3.8 and 3.9.

However, the site qualifies for exemption under Clause 3.10 due to permanent constraints that make economically viable land-based primary production unachievable for at least 30 years.

6.5.2 Clause 3.10(1)(a): Permanent/Long-Term Constraints

Clause 3.10(1)(a) requires demonstration of permanent or long-term constraints meaning land-based primary production is not economically viable for at least 30 years.

Assessment of Reasonably Practicable Options (Clause 3.10(2)):

Clause 3.10(2) requires evaluation of whether constraints can be addressed through reasonably practicable options. The following options have been assessed:

Alternate production types (horticulture, pastoral, forestry): The usable grassland area is 0.68 ha. This is uneconomical for primary production regardless of crop type due to the small parcel size and isolation from productive infrastructure.

Boundary adjustments/amalgamations: Neighbouring properties are 0.3–4 ha residential lots in separate ownership. There is no prospect for amalgamation within the 30-year timeframe—neighbouring owners have not expressed productive intent, and combined lots would remain too small to be economically viable. Refer Figure 5 showing neighbouring residential properties.

Lease arrangements: No adjacent productive land is available to lease. The site is surrounded by Kapiro Road (north) and residential properties (east, south, west). Leasing cannot overcome the fundamental scale and isolation constraints.

Management strategies/water efficiency: These cannot overcome the permanent constraints of small parcel size and geographic isolation. Agricultural infrastructure and support services are not available in this residential area.

Conclusion on Reasonably Practicable Options: No reasonably practicable option can address the permanent constraints that make production economically unviable.

Figure 5: Long Term Physical Constraints of the Proposed Lot



Conclusion on Clause 3.10(1)(a): Permanent constraints are demonstrated. Land-based primary production is not economically viable for at least 30 years, satisfying Clause 3.10(1)(a).

Clause 3.10(3) Compliance: This assessment accords with Clause 3.10(3): it has not considered the economic benefit of residential use when evaluating options (3.10(3)(a)); it has considered the impact on the landholding as a whole (3.10(3)(b)); and it has assessed future productive potential objectively, not limited by current use (3.10(3)(c)). Pursuant to Clause 3.10(4), lot size alone has not been treated as determinative of constraint - rather, the combination of scale, isolation, and context establishes the permanent constraint.

Table 6: Site's Permanent Constraints

Constraint	Impact / Constraint
Scale	Only 0.68 ha of usable grassland. This parcel is too small to support economically viable primary production.
Isolation	Surrounded by residential properties and public roads with no adjacent productive land. No agricultural support services available.
Location	Established residential area. Agricultural use would be economically unviable in this context.
Context	Established residential area with no agricultural infrastructure or neighbours

6.5.3 Clause 3.10(1)(b) Assessment: Avoidance of Adverse Effects

Clause 3.10(1)(b) requires that the subdivision:

- (i) avoid any significant loss of productive capacity;
- (ii) avoid fragmentation of large geographically cohesive areas; and
- (iii) avoid or mitigate reverse sensitivity effects on surrounding primary production.

All three requirements are satisfied:

(i) No Significant Loss of Productive Capacity: The site has no functional productive capacity to lose. As demonstrated in Section 6.5.2, permanent constraints of scale (0.68 ha), isolation, and residential context preclude economically viable land-based primary production. The grassland is maintained solely as a residential amenity and has never supported productive use.

Notably, residential development does not destroy the underlying soil resource. A dwelling typically occupies less than 15% of the lot area, with the remaining land and its soil characteristics remaining physically intact. However, this point is academic - the site's productive potential is already functionally nil due to permanent constraints unrelated to built development.

(ii) No Fragmentation: The site is isolated from other productive land by roads and residential boundaries. It does not form part of any large, geographically cohesive productive area. No productive landscape exists to fragment.

(iii) No Reverse Sensitivity: All neighbouring properties are residential lifestyle lots. No land-based primary production activities exist nearby. Future residential development will maintain consistency with the established residential character and be subject to standard Rural Production Zone controls. Conversely, if the land were used for primary production, this would likely generate reverse sensitivity issues with adjoining residential properties. The proposed residential use avoids this outcome entirely.

Conclusion on Clause 3.10(1)(b) Satisfaction

- No significant loss of productive capacity – the site has no functional productive capacity
- No fragmentation – the site is isolated and does not form part of any large cohesive productive area
- No reverse sensitivity effects – no surrounding primary production activities exist

6.5.4 Clause 3.10(1)(c) Assessment: Benefits vs Costs

Clause 3.10(1)(c) requires that environmental, social, cultural and economic benefits outweigh the long-term costs. Table 7 summarises the Benefits v Costs of the proposed subdivision.

Table 7: Subdivision's Benefits vs Costs

Category	Benefit	Costs
Environmental	Efficient use of constrained land; no loss of functional productive capacity; maintenance of rural-residential character	Theoretical loss of 0.68 ha LUC 3 from productive potential (nil in practice)
Social	Additional housing choice in Kerikeri area; family succession planning; consistency with community expectations	None identified
Economic	Enables appropriate residential use of land that cannot function for production; efficient infrastructure utilization	None identified
Cultural	No identified cultural sites affected	None identified

Conclusion on Clause 3.10(1)(c) Satisfaction

The theoretical cost is loss of 0.68 ha of LUC 3 land from productive potential. However, this cost is **effectively nil in practice** as the land cannot functionally be used for production due to its small scale, complete isolation from other productive land, and established residential context.

The tangible environmental, social, and economic benefits substantially outweigh theoretical costs.

6.5.5 NPS-HPL Compliance Assessment Conclusion

The proposed subdivision satisfies all requirements of NPS-HPL Clause 3.10 for exemption from the restrictions in Clauses 3.7, 3.8, and 3.9:

Clause 3.10(1)(a) - Permanent Constraints: Demonstrated. The site's scale (0.68 ha), physical isolation from productive land, and established residential context constitute permanent constraints that preclude economically viable land-based primary production for at least 30 years. No reasonably practicable options exist to address these constraints.

Clause 3.10(1)(b) - Avoidance of Adverse Effects:

- (i) No significant loss of productive capacity - the site has no functional productive capacity
- (ii) No fragmentation - the site is isolated and does not form part of any large cohesive productive area
- (iii) No reverse sensitivity effects - no surrounding primary production activities exist

Clause 3.10(1)(c) - Benefits Outweigh Costs: The environmental, social, and economic benefits of enabling residential use of permanently constrained land substantially outweigh the theoretical cost of losing 0.68 ha from productive potential - a cost that is nil in practice given the land has no functional productive capacity.

The subdivision aligns with the policy intent of the NPS-HPL, which is to protect land that has genuine productive capacity for future generations. Land that cannot viably support production due to permanent constraints does not serve this purpose and is appropriately enabled for other uses.

The subdivision is not contrary to the objectives and policies of the NPS-HPL and satisfies Section 104D(1)(b) of the Resource Management Act 1991.

6.6. Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) provides direction for managing natural and physical resources in Northland. The following objectives and policies are relevant:

Objective 3.6 - Economic Activities (Reverse Sensitivity and Sterilisation): The subdivision is consistent with this objective. There are no reverse sensitivity effects as no primary production, industrial, commercial, or mining activities exist nearby. The site cannot viably function for primary production due to permanent constraints (detailed in Section 6.5). There is no sterilisation of land with regionally significant mineral resources or infrastructure requirements.

Policy 5.1.1 - Built Environment: The subdivision is consistent with this policy as it enables efficient use of existing infrastructure, maintains compatibility with surrounding land use patterns, and generates no significant adverse effects on the environment or community wellbeing.

Policy 5.1.3 - Reverse Sensitivity: The subdivision satisfies this policy as it does not introduce sensitive activities near established primary production, industrial, or

infrastructure activities. All neighbouring properties are residential, there is no change of use and therefore no Reverse Sensitivity.

Conclusion: The subdivision is consistent with the objectives and policies of the Northland RPS and does not compromise regional resource management outcomes.

6.7. Other National Policy Statements and National Environmental Standards

NES Freshwater

The site contains no waterbodies.

NES Assessing and Management Contaminants in Soil to Protect Human Health

There is no evidence the land has historically supported any activity to which the NES CS applies and the site is not identified as a HAIL site on NRCs Selected Land Use Register.

NPS Indigenous Biodiversity

The site contains no indigenous vegetation.

Regional Policy Statement

The Regional Policy Statement (RPS) for Northland covers the management of natural and physical resources in the Northland Region. The RPS provides the broad direction and framework for managing the region's natural and physical resources.

Applicable to this proposed activity is Objective 3.6 and Policies 5.1.1 & 5.1.3.

3.6 Economic activities – reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

(i) Primary production activities;

(ii) Industrial and commercial activities;

(iii) Mining; or*

(iv) Existing and planned regionally significant infrastructure; or

(b) Sterilisation of:

(i) Land with regionally significant mineral resources; or

(ii) Land which is likely to be used for regionally significant infrastructure.

The proposed development has been assessed against this objective and these policies. This report, including the Assessment of Environmental Effects has detailed how the proposed activity avoids adverse effects, justifies the residential development on primary production zones due to the isolated locality of the site and the surrounding properties being of small residential lots with no existing activities in 3.6(a), nor does the activity result in Sterilisation of land detailed in 3.6(b). The proposed development is the only functional and practical development of the site given the long-term physical constraints of the site.

6.8. National Policy Statements

There are no national policy statements relevant to this proposal.

6.9. National Environmental Standards

The site is currently of residential use and there is no evidence of any HAIL activity or industry having taken place on the site that would render the proposal subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. It is not shown on the NRC's Selected Land Site database as a contaminated site.

6.10. Regional Water and Soil Plan & Proposed Regional Plan

The property is not erosion prone. The proposed development does not result in any need for a discharge consent or land use consent for land use disturbance. As such, it is considered that neither the Operative Regional Water and Soil Plan, nor the Proposed Regional Plan, are relevant for this development.

7. s95A–E ASSESSMENT & CONSULTATION

7.1. Public Notification Assessment

A consent authority must follow the steps in s95A to determine whether to publicly notify a resource consent application:

- Step 1 specifies when public notification is mandatory in certain circumstances.
No such circumstance exists for this proposal.
- Step 2 specifies the circumstances which preclude public notification.
No such circumstance exists for this proposal. (Step 3 must be considered).
- Step 3 specifies public notification is required in certain circumstances.
No such circumstance exists for this proposal.

In summary public notification is not required pursuant to Step 3 of s95A.

7.2. s95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of a resource consent application, if the application is not publicly notified pursuant to s95A.

- Step 1 identifies certain affected groups and affected persons that must be notified.
None exist for this proposal.
- Step 2 specifies the circumstances that preclude limited notification.
No such circumstance exists. (Step 3 must be considered).
- Step 3 specifies certain other affected persons must be notified. The application is not for a boundary activity and the s95E assessment below concludes that there are no affected persons to be notified.

There is no requirement to limited notify the application pursuant to Step 3.

7.3. s95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be less than minor.

7.4. s95E Affected Persons

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

The activity is a non-complying activity and within the expected outcomes of subdivision and development of the Rural Production Zone. The proposal does not create any reverse sensitivity effects. No dispensation is being sought in terms of access standards and supporting reports indicate that development can occur on the additional lot with no off-site adverse effects.

The site does not contain any heritage or cultural sites or values and no areas of significant indigenous vegetation.

The Assessment of Environmental Effects concludes the proposal will not have any minor or more than minor effects on adjacent properties.

In summary, there are no affected persons.

7.5. Utility Providers

Consultation has been undertaken with Top Energy to confirm the ability of the site to connect to the energy network. Noting utility connection is the responsibility of the land owner for rural subdivisions.

8. CONCLUSION

8.1. Summary of Proposal

This application seeks resource consent for a two-lot subdivision of 10C Doonside Road, Kerikeri. The subdivision is classified as a non-complying activity under the operative District Plan due to the lot size minimum requirements for the Rural Production Zone.

8.2. Gateway Test

The subdivision satisfies both limbs of the gateway test under Section 104D RMA:

- (a) Adverse effects are (less than) minor; - and -
- (b) Not contrary to objectives and policies.

8.3. Overall Assessment

The subdivision achieves sustainable management and is consistent with Part 2 of the RMA. It is consistent with relevant District Plan, Regional, and National policy frameworks. All adverse environmental effects are less than minor and can be effectively mitigated through appropriate conditions. The subdivision is appropriate for this specific site given its characteristics (no productive capacity) and context (established rural-residential area).

8.4. Recommendation

Based on the comprehensive assessment provided in this application, it is respectfully requested that the Far North District Council grant resource consent for the proposed two-lot subdivision of 10C Doonside Road, Kerikeri, subject to appropriate conditions.

8.5. Justification for Consent

The application demonstrates that:

- Gateway Test Satisfied: Both limbs of the gateway test under Section 104D RMA are satisfied.

- Sustainable Management: The subdivision achieves sustainable management under Part 2 of the RMA.
- Policy Consistency: The subdivision is consistent with relevant objectives and policies at national, regional, and district levels.
- Less Than Minor Effects: All adverse environmental effects are less than minor and can be effectively mitigated.
- Appropriate Development: The subdivision is appropriate for this specific site given its characteristics (no productive capacity) and context (established rural-residential area).
- Positive Effects: The subdivision generates positive effects through efficient land use, infrastructure efficiency, and housing choice.

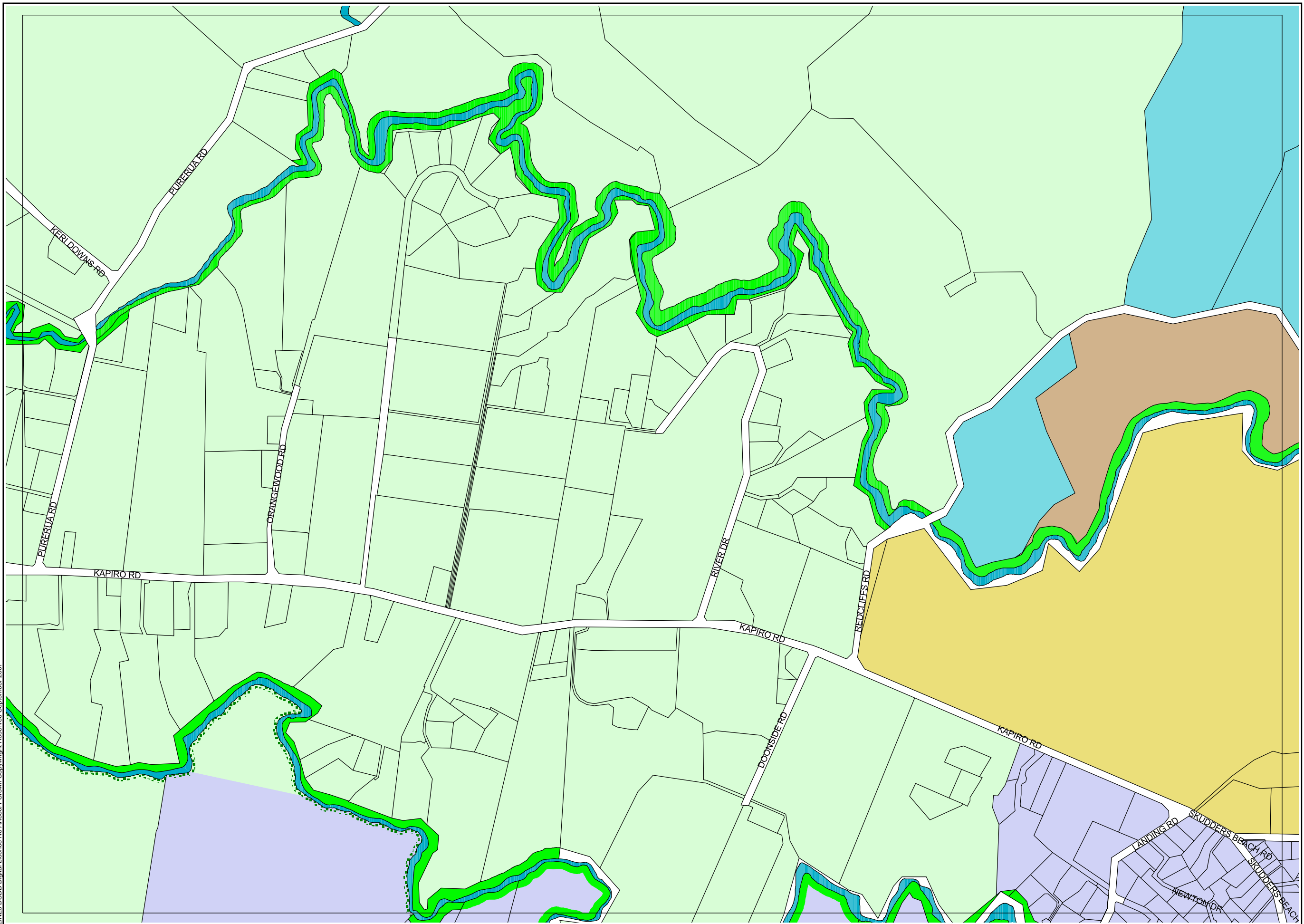
8.6. Final Statement

This application provides comprehensive information to enable the Consent Authority to make an informed decision. The subdivision represents an efficient and appropriate use of land which has no realistic productive capacity, is consistent with the established rural-residential character of the area, and will not result in significant adverse environmental effects. There is no District Plan rule or national environmental standard which requires the proposal to be publicly notified. No affected persons have been identified.

The applicant is committed to working cooperatively with the Far North District Council to address any matters arising during the processing of this application and to ensure compliance with all conditions of consent.

APPENDICES

- A. FNDC Planning Maps.
- B. CT: 10c Doonisd Road, Kerikeri.
- C. Scheme Plan: 10c Doonisd Road, Kerikeri.
- D. Consent Notice 10502400.2 & RC 2130183: Subdivision On Site Effluent Disposal Report



- Zone**
- Conservation
 - Coastal Living
 - Esplanade Priority
 - General Coastal
 - Lakes and Rivers
 - Minerals
 - Rural Living
 - Rural Production
 - Road

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

78	79	80
82	83	84
86	87	28

Map Index
Map 79
KAPIRO EAST



DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **760651**
Land Registration District **North Auckland**
Date Issued 09 August 2017

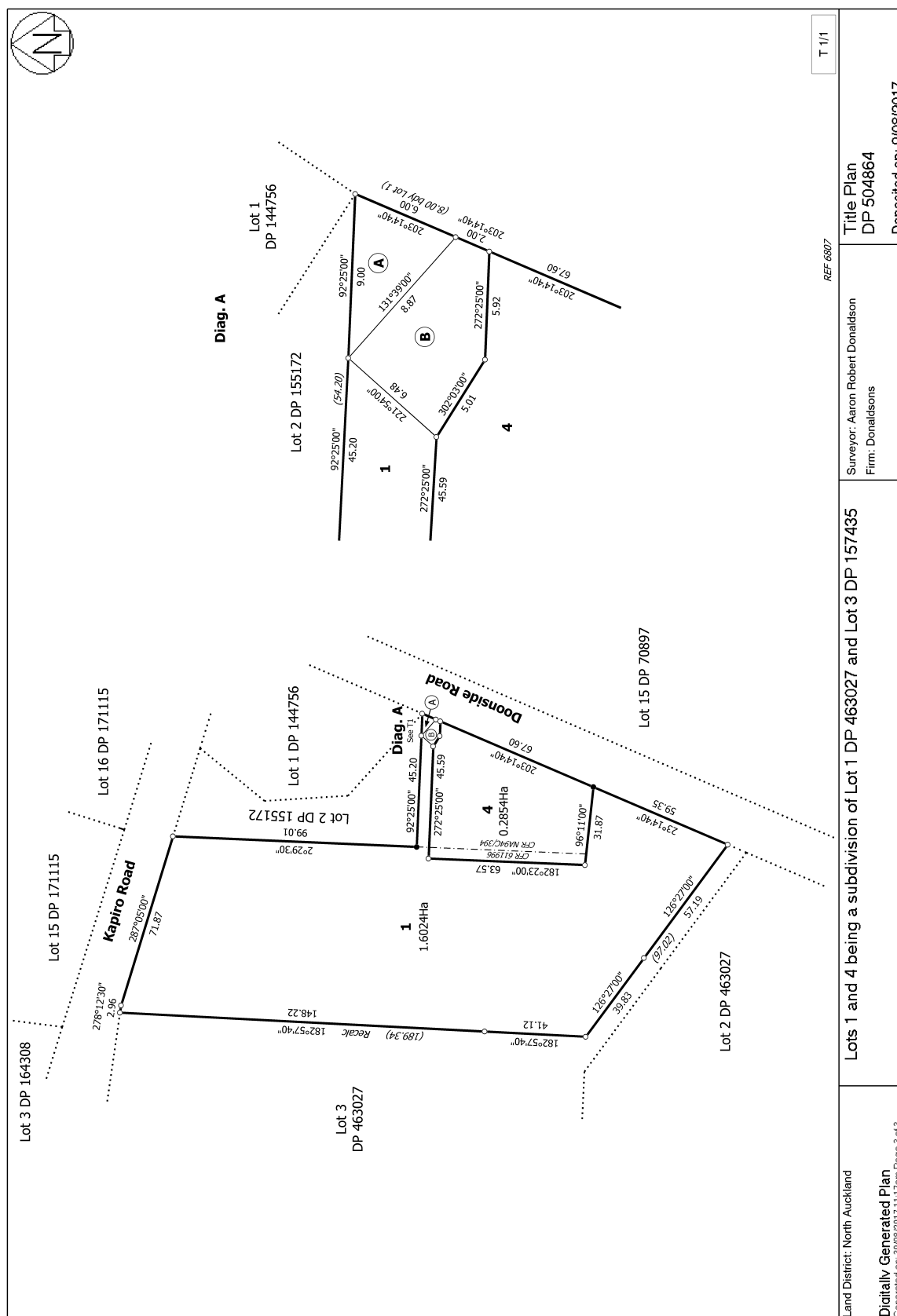
Prior References

611996 NA94C/394

Estate Fee Simple
Area 1.6024 hectares more or less
Legal Description Lot 1 Deposited Plan 504864
Registered Owners
Mark Desmond Trigg and M D Trigg Trustee Limited

Interests

Subject to a right of way over part marked A on DP 504864 specified in Easement Certificate C485803.3 - 2.6.1993 at 2:28 pm
Subject to a right of way over part marked A on DP 504864 specified in Easement Certificate C530206.3 - 22.10.1993 at 2.39 pm
10502400.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.8.2016 at 3:34 pm (Affects part formerly Lot 1 DP 463027)
Subject to a right of way over part marked A and B on DP 504864 created by Easement Instrument 10791094.6 - 9.8.2017 at 3:39 pm
The easements created by Easement Instrument 10791094.6 are subject to Section 243 (a) Resource Management Act 1991
12848003.1 Mortgage to ASB Bank Limited - 12.10.2023 at 10:08 am





View Instrument Details

Instrument No 10502400.2
Status Registered
Date & Time Lodged 05 August 2016 15:34
Lodged By Laing, Alison Margaret
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
611996	North Auckland
611997	North Auckland

Annexure Schedule: Contains 44 Pages.

Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 05/08/2016 02:44 PM

*** End of Report ***



Private Bag 752, Memorial Ave

Kokohu 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 401 5200

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2130183

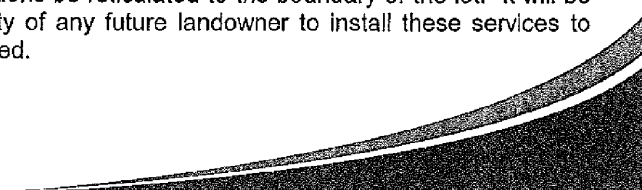
Being the Subdivision of LOT 3 DP 179814 BLK XI KERIKERI SD
North Auckland Registry

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

SCHEDULE

Lots 1 & 2 – DP 463027

- (i) In conjunction with the erection of any building requiring a waste water disposal system the lot owner shall obtain a Building Consent and install the waste water treatment and effluent disposal system, or an equivalent system, as detailed in the report prepared by O'Brien Design Consulting Limited and submitted with the Resource Consent RC 2130183..
- (ii) The estimated cost of the installed system is \$10,000 + GST as per the quote from O'Brien Design Consulting Ltd. The costing is valid for a period of 6 months from the date of issue of the Section 224(c) Certificate.
- (iii) Following 12 months of operation of the wastewater treatment system and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.
- (iv) It has not been a condition of consent to require that power or telecommunications be reticulated to the boundary of the lot. It will be the responsibility of any future landowner to install these services to the lot as required.





Far North
District Council

Private Bag 752, Memorial Ave

Kaitake 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 401 5200

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaunihara o Tai Tokerau Ki Te Raki

- (v) The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development on the site, the occupiers of any such dwelling shall install: an approved water filtration system consistent with the New Zealand Drinking Standards 1995 and any amendments thereto; and including the use of a designed sludge trap with a minimum volume of 100 litres.
- (vi) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lot 1 – DP 463027

- (vii) No vehicular access is to be achieved from Kapiro Road. Vehicle access is to be obtained from Doonside Road.

SIGNED:

Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 24th day of June 2016





On Site Effluent Disposal Report

**Stephen Spruit
Lot 1 Doonside Road
Kerikeri
Far North District**

Rev: 0
Date: 13 November 2012
Job No: 1077

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1.0 Project Introduction

An on-site effluent disposal investigation has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manual Third Edition to obtain resource consent for the subdivision of Lot 3 DP 179814.

This report provides details of the investigation and recommendations for on-site disposal of treated sewage effluent for the proposed Lot 1. The attached Site and Soil Evaluation, Soil Report, Disposal Area Calculation and Site Plan address the requirements set out in TP58.

This report is to be read in conjunction with the attached TP58 3rd Edition, Appendix E along with the site plan and maintenance notes.

2.0 Proposal

It is assumed that the site will accommodate the following:

- Single 4 bedroom dwelling.
- There is no other waste discharge on this site and no dwellings or any form of construction at the time of the field investigations.

The location of the development is shown on the Site Plan provided as an attachment.

3.0 Site Description

The site is located to the west of Doonside Road, Kerikeri on a previously undeveloped lot and is zoned as Rural Production in the Far North District Plan.

Access to the proposed 16,000m² property was not formed at the time of the site investigation. At the time of the site visit the vegetation across the site consisted of grassed paddock.

The topography across the site consisted of a relatively flat area to the north before sloping away towards the eastern boundary at the edge of Doonside Drive. It is assumed that a future dwelling will be located on the flatter area towards the north of the property. The site showed no visual signs of instability.

4.0 Methodology

4.1 Investigation and Subsurface Conditions

The site investigation was undertaken on the 31 Oct 2012 and comprised of a visual assessment of the proposed disposal field and surrounding area. One 40mm bore hole to a depth of 2.1m was taken to establish the soil category and ground water depth. The test locations are indicated on the attached Site Plan.

4.2 Desk Study

A desk study of available information and site characteristics was undergone to establish the design parameters for the selected disposal system and disposal field area. The disposal area calculations and specific information of the proposed system is described in the attached TP58 Appendix E and accompanying Site Plan.

5.0 Evaluation Results

5.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet O 04/05 describes the soils as Okaihau Gravelly Friable Clay & Otaha Gravelly Clay Loam & Otaha Clay with well to moderately well drained soils of the rolling and hill land.

The site investigation and attached field test results show the soils in the area of the proposed disposal field to be category four with moderate drainage.

5.2 Site Characteristics

No water courses or ground water was identified in the area of the proposed effluent field and the site did not contain any visible signs of fill or ground movement.

Cut off drains will be required above the disposal field although the catchment was minimal.

6.0 Conclusion

Based on the evaluation of the site and the identified soil profile, the Lot is suitable for the onsite disposal of effluent and does not require a secondary treatment system.

Refer to the attached TP58 Appendix E and accompanying Site Plan for specific system and disposal field requirements.

6.2 System Requirements

Due to adequate fall across the site effluent will be disposed of via a septic tank with a minimum capacity of 4500Litres and traditional trenches.

The system is to comply with NZS1546.1:2008 and the New Zealand Building Code.

Suggested system:

Waipapa Tanks & Waste Treatment Systems Ltd.
Elliptical Septic Tank 5200L

6.3 Proposed Effluent Disposal Field

Trenches at 900mm wide will be excavated to a depth of no greater than 450mm. Refer to the attached Site Plan for the required area and specific details of the disposal field and trenches.

The area calculated for the proposed disposal field is conservative for the site and soil category.

It is recommended the vegetation covering the completed effluent field be well maintained and regularly mown to encourage plant growth maximising evapo-transpiration and nutrient uptake.

6.4 Reserve Area

The site has adequate area to support a reserve disposal area of 100% of the primary disposal field as recommended by TP58. The purpose of the reserve disposal area is for duplication of the primary disposal field if unforeseen circumstances should arise, such as future expansion of the proposed development. The reserve disposal area is to be protected from any development that would prevent its use in the future.

7.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. Applicant Details:

	First Name(s)	Surname
Applicant Name:	Stephen William	Spruit
Company Name:	Private Individual	
Property Owner Name:	Stephen William Tracey Elizabeth BOI Taxation Trustee Company Ltd	Spruit Spruit
Nature of Applicant	Owners	

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	158 Kerikeri Inlet Road	
	Kerikeri, 0230	
Contact Details	Phone	09 407 5208
	Mobile	027 407 5208
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obriendesignconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details**1. Property for which this application relates:**

Physical Address of Property	Lot 1 Doonside Road		
	Kerikeri		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: ☒	Controlled: ☐	Discretionary: ☐
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m²)	16,000m²		
NZGM Map Grid Reference			

2. Legal description of land (as shown on Certificate of Title)

Existing Lot	3	DP No.	179814	CT No.	NA110D/848
Proposed Lot	1				
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No		Yes	☒
-------------	----	--	-----	-------------------------------------

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Land previously used as agricultural pasture

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

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

If No, state why?

Slope was moderate at 10° and showed no signs of slippage or instability

If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

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

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
Not established
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A MET RESEARCH
Northland = 112mm average per month during 1971-2000
Vegetation / Tree Cover:
Grassland
Slope Shape: (Please provide diagrams)
The slope in the area of the proposed disposal field was moderate.
Slope Angle:
<10°
Surface Water Drainage Characteristics:
Refer to Section 5.2
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
Refer to Section 5.2

3. **Site Geology**

Okaihau Gravelly Friable Clay (OK) & Otaha Gravelly Clay Loam (ODg) & Otaha Clay (OD)

Geological Map Reference Number	NZMS 290 Sheet O 04/O5
---------------------------------	------------------------

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

North			West	
North west			South west	
North east			South east	
East			South	√

5. **Site clearances**

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimum
Surface water, rivers Creeks drains etc	15m minimum	15m minimum
Groundwater		0.9m minimum
Stands of Trees/Shrubs		
Wells, water bores, >3m wide streams	20m minimum	20m minimum
Embankments/retaining walls		
Buildings	3m minimum	3m minimum
Other:		

PART D: Site Assessment - Subsoil Investigation1. **Please identify the soil profile determination method:**

Bore Hole	Hand Augured	2.1m Deep	No of Bore Holes	1
Other :	USDA feel method to determine soil texture & soil structure			
Soil Report attached?				
Please Tick	Yes	√	No	

2. **Was fill material intercepted during the subsoil investigation?**

Please Tick	Yes		No	√
If yes, please specify the effect of the fill on wastewater disposal				

3. **Percolation Testing**

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

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

4a. Are subsurface drains required?

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

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

Winter	2100+ mm	Measured	Estimated	✓
Summer	2100+ mm	Measured	Estimated	✓

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

Please Tick	Yes		No	✓

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	300mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
	Medium-fine & loamy sand	Good drainage	
	Sandy loam, loam & silt loam	Moderate drainage	✓
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Soil analysis indicates category four soils with moderate drainage.

PART E: Discharge Details**1. Water supply source for the property:**

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	4	
Design Occupancy	6	(Number of People)
Per capita Wastewater Production	180	(Litres per person per day)
Other - specify		
Total Daily Wastewater Production	1080	(litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes	No	√	(Please tick)
b) Water Recycling - what %?	0%			(Please tick)

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

4. Is Daily Wastewater Discharge Volume more than 3000 litres:

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

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

5. Gross Lot Area for Discharge Ratio:

Gross Lot Area	16,000	m ²
Total Daily Wastewater Production	1080	(Litres per day)(from above)
Lot Area to Discharge Ratio	14.81	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5?

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

8. Is a Northland Regional Council Discharge Consent Required?

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

PART F: Primary Treatment

(Refer TP58 Section 7.2)

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Dual Chamber	4500 Litres minimum
	Total Capacity	4500 Litres

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

Sim/Tech Filter or similar approved

PART G: Secondary and Tertiary Treatment

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

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

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	√
Dosing Siphon	
Pump	

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

Please Tick	Yes		No	
-------------	-----	--	----	--

If not to be installed, explain why

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

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

4. Please identify the type(s) of land disposal method proposed for this site:

(Refer TP58 Sections 9 and 10)

Specifically designed Trench		As Per Attached Details
Standard Trench	√	
Deep Trench		
Other		Specify

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

Loading Rate	15	(Litres/m ² /day)
Disposal Area	Design (m ²)	72
	Reserve (m ²)	72

For driplines spaced at 1.0m

For driplines spaced at 1.0m

Explanation (Refer TP58 Sections 9 and 10)

Conservative loading rate for land application method, slope & soil category

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

Reserve Disposal Area (m ²)	72	For driplines spaced at 1.0m
Percentage of Primary Disposal Area (%)	100%	

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

Description and Dimensions of Disposal Field:

Trenches to be laid in accordance with attached plan.				
Plan Attached?	Yes	√	No	(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

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

Name of Suppliers

It is the intension of the owner to obtain a maintenance agreement on purchase of the system.

*Client to enter into agreement with chosen system supplier as per FNDC bylaw***PART J: Assessment of Environmental Effects**

1. Is an assessment of environmental effects (AEE) included with application?
-
- (Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

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

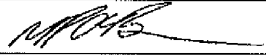
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	√
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

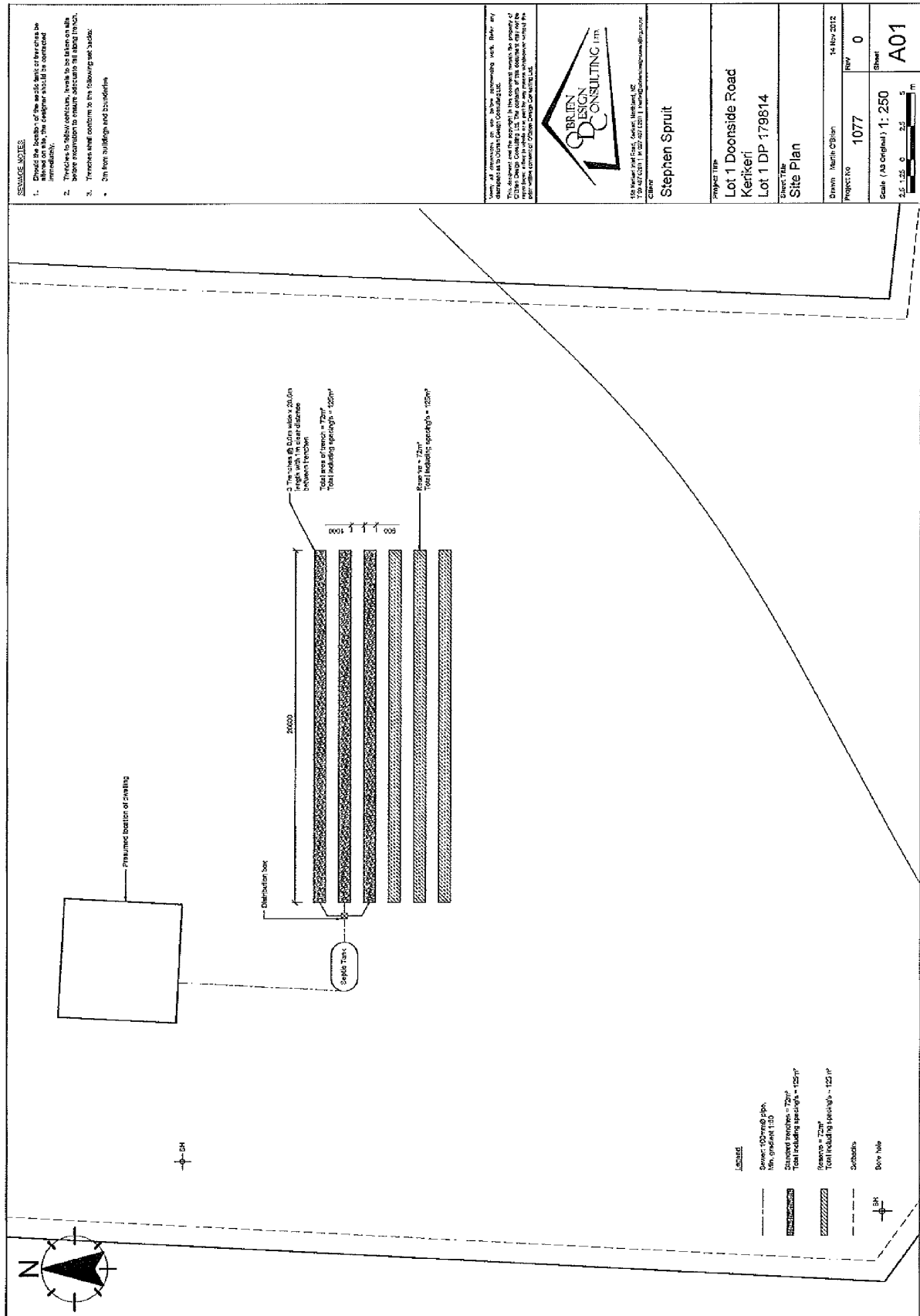
1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

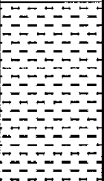
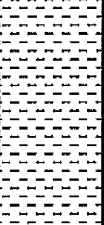
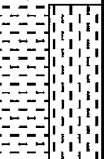
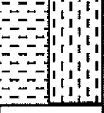
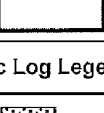
Name: Martin O'Brien	Signature	
Position: Director	Date	14 Nov 2012

Note:

Any alteration to the site plan or design after approval will result in non compliance.



 				
BORE HOLE LOG 1				
Client	Stephen Spruit		Job No.	1077
Project	Proposed shed		Date Drilled	14/11/2012
Site Address	Lot 1 Doonside Road		Drilled By	M O'Brien
Legal Description	Lot 1, DP 179814			
Drill Method	40mm hand auger		Surface elevation	not measured
Borehole Location	Refer to site plan		Surface Condition	Grassed

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description			
100	Ground water not intercepted	'Okaihau Gravelly Friable Clay & Otaha Gravelly Clay Loam & Otaha Clay'	            	250mm Dry brown topsoil			
200							
300							
400							
500							
600							
700							
800							
900							
1000							
1100							
1200							
1300							
1400							
1500							
1600							
1700							
1800							
1900							
2000							
2100							
				EOB			

Graphic Log Legend				
				
Fill	Topsoil	Sand	Clay	Silt

The subsurface data described below has been determined at this specific borehole location. Such data will not identify any variations away from this location.

10.0 Producer Statement

Design: On-Site Effluent Disposal



SYSTEMS (T.P.58)

ISSUED BY: Martin O'Brien..... (Approved qualified design professional)

TO: Stephen Spruit.....(Owner)

TO BE SUPPLIED TO: Far North District Council.....

PROPERTY LOCATION: Lot 1 Doonside Road, Kerikeri.....

LOT 1 DP 179814

VALUATION NUMBER – 00213-32200

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

..... (Signature of approved design professional)
 Licence Building Practitioner - Design 2, MA, BA (with Hons) (Professional qualifications)
 BP103567..... (Licence Number or professional Registration number)
 Address: 158 Kerikeri Inlet Road, Kerikeri, 0230
 Phone Number: 09 407 5208
 Mobile Number: 027 407 5208
 Date: 13 November 2012

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

10.1 Limitations

1. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
2. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary from the assumed model.
3. O'Brien Design Consulting Ltd. is to be contacted if there are any variation in subsoil conditions from those described in this report.
4. It is the responsibilities of the home owner/builder to ensure a fully registered drain layer install all systems to the attached specifications of this TP58 document and manufacturers literature.
5. It is the responsibility of the home owner/builder to ensure the system is installed in accordance with the design and inspected by the Far North District Council or a suitably qualified person at the time of installation.
6. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite waste water systems should be sustained to reduce the risk of system failure.
7. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite waste water system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document.
8. Any alteration to the site plan or design after approval will result in non compliance.
9. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

11.0 On Site Waste Water Systems and Maintenance

11.1 Why regular maintenance

Septic tanks and on site waste water treatment systems need regular maintenance to work properly. You also minimize the impact on the environment if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained waste water treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the ground water system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors like rainfall and general clogging of pores in the ground. But the greater impact is how you maintain your system and what put down it.

Components of your system

Your onsite waste water system is comprises of two main parts:

- Waste water treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable household cleaners and synthetic laundry powders of liquid (ie. Petroleum based)
- Use body washes and shower gels, instead of soap, as former are petroleum based.
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (Usually every 6 months)
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material, etc before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
 - the top of the floating scum is 75 mm or less from the bottom of the outlet
 - sludge has built up to within 250 mm of the bottom of the outlet

Don't:

- Use soap-based washing powders
- Install a waste master disposal in your sink
- Dispose of egg shells, coffee grounds or tea bags as they are biodegradable. Dispose of these in the rubbish and compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

- there is a foul smell around tank or land application area
- the tank, gully trap or tank mushroom is overflowing.
- the ground around the tank is soggy
- sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- the grass is unusually dark green over the land application area

11.2 Northland Regional Council Public Information

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent storm water runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess storm water entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

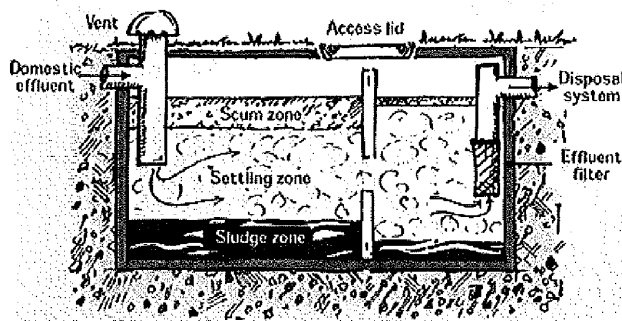
Septic tanks

Septic tanks prevent the suspended solids in household effluent from entering the disposal system. The escape of excessive suspended solids from a septic tank causes clogging of the disposal system and is the most common cause of early failure.

Three main processes take place in the septic tank:

1. The heavier, solid particles settle to the bottom of the tank forming a sludge layer.
2. Lighter materials such as fat and grease float to the surface forming a scum layer.
3. Within the septic tank there is little or no oxygen, and anaerobic bacteria (bugs that can live without oxygen) break down some of the solids. This helps to reduce the build-up of sludge in the tank.

The effluent that leaves a well operating septic tank contains only the smaller particles that are less likely to rapidly clog the disposal system.



The diagram shows a "standard" septic tank design. More sophisticated designs may be required for heavy load conditions and/or sites with poor soakage or other disposal constraints. Advice on these can be obtained from a qualified professional.

Effluent filters

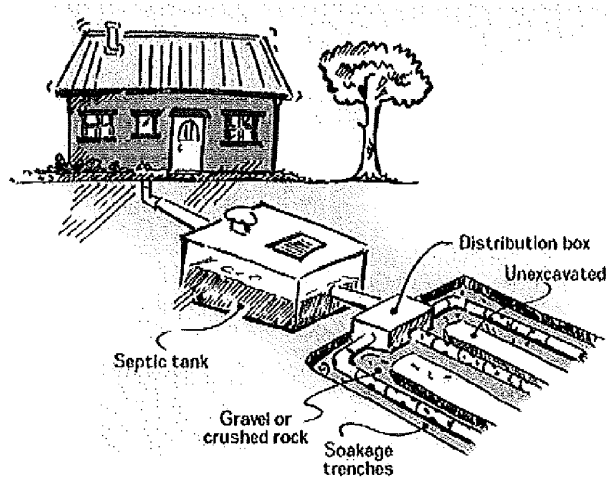
An effluent filter installed on your septic tank outlet will allow only the smaller solids to enter your disposal system. This is a relatively cheap way to significantly reduce the possibility of the early failure of your disposal system. Most modern septic tanks should have an effluent filter installed on their outlet. With very little modification, effluent filters can also be installed on the outlets of older septic tanks.

Effluent disposal

When the effluent leaves the septic tank, it is only partially treated. The natural processes occurring within the soils below the disposal system carry out the final treatment of the effluent. The type and size of the disposal system used is normally determined by the site conditions, ground water level and soil type. The following types of effluent disposal systems are most commonly used with septic tanks.

Soakage trench and bed systems

These are the most common type of effluent disposal systems used in association with a septic tank. Perforated pipes (or in older systems field tiles) are laid in shallow trenches filled with gravel. Effluent flows out of the holes in the pipe and soaks into the surrounding soil (see diagram below). Beds are wider and shallower than normal trenches, but should only be used where it is not possible to use trenches. Every trench or bed system that has more than one pipe for effluent disposal will have a distribution box so that effluent is evenly distributed between each disposal pipe. It is very important that all the outlets from the distribution box to the disposal pipes are at the same level, as even a small difference can result in the failure of a trench or bed due to overloading.



Soakage trench and bed system.

Some distribution boxes may allow the effluent to be manually diverted from one trench / bed to another. This gives the trench / bed that is not receiving any effluent time to rest (recover) while the other is in use.

Evapo-Transpiration Seepage (ETS) Systems

These systems are normally installed where soils have poor soakage. They are similar to soakage trench and bed systems, but are designed to use both soil soakage and selected plants for effluent disposal. This select range of plants must like wet feet as they take up some of the effluent and use the nutrients to grow while the liquid evaporates through their leaves. The disposal area needs to be properly planted to prevent effluent running off during wet periods and causing a problem.



On Site Effluent Disposal Report

Stephen Spruit
Lot 2 Doonside Road
Kerikeri
Far North District

Rev: 0
Date: 13 November 2012
Job No: 1077

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1.0 Introduction

An on-site effluent disposal investigation has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manual Third Edition to obtain resource consent for the subdivision of Lot 3 DP 179814 and building consent for a proposed shed & sleepout on the proposed Lot 2.

This report provides details of the investigation and recommendations for on-site disposal of treated sewage effluent. The attached Site and Soil Evaluation, Soil Report, Disposal Area Calculation and Site Plan address the requirements set out in TP58.

This report is to be read in conjunction with the attached TP58 3rd Edition, Appendix E along with the site plan and maintenance notes.

1.2 Proposal

It is proposed that the site will accommodate the following:

- Single 1 bedroom sleepout.
- There was no other waste discharge on this site and no dwellings or any form of construction at the time of the field investigations.

1.3 Site Description

The site is located to the west of Doonside Road, Kerikeri on a previously undeveloped lot and is zoned as Rural Production in the Far North District Plan.

Access to the proposed 20,000m² property was gained via a formed entrance leading off Doonside Road. At the time of the site investigation the vegetation across the site consisted of grassed paddock.

The topography across the site consisted of an east facing slope in an area of rolling land running off to the eastern boundary and an open roadside drain along the eastern edge of Doonside Drive. The proposed shed will be located on a slightly more level portion of the slope towards the eastern boundary. The proposed effluent field is to be located on the slope at a safe distance of 15m from and above the watercourse. The site showed no visual signs of instability.

2.0 Methodology

2.1 Investigation and Subsurface Conditions

The site investigation was undertaken on the 31 October 2012 and comprised of a visual assessment of the proposed disposal field and surrounding area. One 40mm bore hole to a depth of 2.1m was taken to establish the soil category and ground water depth. The test locations are indicated on the attached Site Plan.

2.2 Desk Study

A desk study of available information and site characteristics was undertaken to establish the design parameters for the selected disposal system and disposal field area. The disposal area calculations and specific information on the proposed system are described in the attached TP58 Appendix E and accompanying Site Plan.

The design set out in this report adopts a conservative approach to waste water treatment and dispersal reducing adverse effects on groundwater and minimising risk to human health.

3.0 Site Evaluation

3.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet O 04/O5 describes the soils as Okaihau Gravelly Friable Clay & Otaha Gravelly Clay Loam & Otaha Clay with well to moderately well drained soils of the rolling and hill land.

The site investigation and attached field test results show the soils in the area of the proposed disposal field to be category four with moderate drainage.

3.2 Site Characteristics

A roadside drain lined the eastern boundary, a horizontal setback of 15m should be achieved between the drain and the disposal field and accompanying system. No other water courses or ground water were identified in the area of the proposed effluent field and the site did not contain any visible signs of fill or ground movement.

4.0 Conclusion

Based on the evaluation of the site and the identified soil profile, the Lot is suitable for the onsite disposal of effluent and due to the proximity of neighbouring water courses requires a secondary treatment system. A conservative approach has been adopted to determine the system design volumes.

Refer to the attached TP58 Appendix E and accompanying Site Plan for specific system and disposal field requirements.

4.2 System Requirements

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal or less than 20g/m³ and TSS equal or less than 30g/m³ in line with NZS1546.3:2008 and the New Zealand Building Code.

The system is to have emergency storage and fitted with an alarm to protect against system failure.

Suggested system:

Walpapa Tanks & Waste Treatment Systems Ltd.
Aeration Sewerage Treatment System
Model: Econo -Treat - VBB - C - 2200 - 2

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system.

4.3 Proposed Effluent Disposal Field

The proposed effluent field shall consist of primary drip lines laid on the surface at 1m spacing's with a 100mm covering of mulch. The drip lines are to be evenly distributed and pressure compensated for even distribution across the field. As pumped systems can be impeded with a short linear meterage of drip line, it is imperative that no less than 200 linear metres be installed.

The area shall then to be planted maximising evapo-transpiration and nutrient uptake, refer to the attached Northland Regional Councils suggested planting schedule.

The hydraulic loading rate for the treatment and land disposal system are conservative for the site and soil category, resulting in a conservative disposal field area.

Up slope of the disposal field cut off drains are to be excavated parallel to the field to divert stormwater away from the area. Cut off drains should be maintained frequently.

Refer to the attached Site Plan for the required area and specific details of the disposal field.

Maintenance notes can be found at the back of this report as a guide to the upkeep of the system and disposal field.

4.5 Reserve Area

The site has adequate area to support a reserve disposal area of 100% of the primary disposal field as recommended by TP58. The purpose of the reserve disposal area is for duplication of the primary disposal field if unforeseen circumstances should arise, such as future expansion of the proposed development. The reserve disposal area is to be protected from any development that would prevent its use in the future.

5.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. Applicant Details:

	First Name(s)	Surname
Applicant Name:	Stephen William	Spruit
Company Name:	Private Individual	
Property Owner Name:	Stephen William Tracey Elizabeth BOI Taxation Trustee Company Ltd	Spruit Spruit
Nature of Applicant	Owners	

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	158 Kerikeri Inlet Road	
	Kerikeri, 0230	
Contact Details	Phone	09 407 5208
	Mobile	027 407 5208
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obriendesignconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details**1. Property for which this application relates:**

Physical Address of Property	Lot 2 Doonside Road		
	Kerikeri		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: ☒	Controlled: ☐	Discretionary: ☐
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m ²)	20,000m ²		
NZGM Map Grid Reference			

2. Legal description of land (as shown on Certificate of Title)

Existing Lot	3	DP No.	179814	CT No.	NA110D/648
Proposed Lot	2				
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	Yes	☒
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If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Land previously used as agricultural pasture

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

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

If No, state why?

Slope was moderate at 10° and showed no signs of slippage or instability

If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:

Company/Agency:

Date of Report:

Brief Description of Report Findings:-

2. Site Characteristics:

Provide descriptive details below:
<u>Performance of Adjacent Systems:</u>
Not established
<u>Estimated Rainfall and Seasonal Variation:</u>
Information available from N.I.W.A MET RESEARCH
Northland = 112mm average per month during 1971-2000
<u>Vegetation / Tree Cover:</u>
Grassland
<u>Slope Shape: (Please provide diagrams)</u>
The slope in the area of the proposed disposal field was moderate.
<u>Slope Angle:</u>
<10°
<u>Surface Water Drainage Characteristics:</u>
Refer to Section 3.2
<u>Flooding Potential: YES/NO</u>
NO
<i>If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.</i>
<u>Surface Water Separation:</u>
Refer to Section 3.2

3. **Site Geology**

Okaihau Gravelly Friable Clay (OK) & Otaha Gravelly Clay Loam (ODg) & Otaha Clay (OD)

Geological Map Reference Number	NZMS 290 Sheet O 04/O5
---------------------------------	------------------------

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

North			West	
North west			South west	
North east			South east	
East	√		South	

5. **Site clearances**

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimum
Surface water, rivers Creeks drains etc	15m minimum	15m minimum
Groundwater		0.9m minimum
Stands of Trees/Shrubs		
Wells, water bores, >3m wide streams	20m minimum	20m minimum
Embankments/retaining walls		
Buildings	3m minimum	3m minimum
Other:		

PART D: Site Assessment - Subsoil Investigation1. **Please identify the soil profile determination method:**

Bore Hole	Hand Augured	2.1m Deep	No of Bore Holes	1
Other :	USDA feel method to determine soil texture & soil structure			
Soil Report attached?				
Please Tick	Yes	√	No	

2. **Was fill material Intercepted during the subsoil investigation?**

Please Tick	Yes		No	√
If yes, please specify the effect of the fill on wastewater disposal				

3. **Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)**

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes	☒	No	☐
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4a. Are subsurface drains required?

Please tick	Yes	☐	No	☒
-------------	-----	--------------------------	----	-------------------------------------

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

Winter	2100+ mm	Measured	☐	Estimated	☒
Summer	2100+ mm	Measured	☐	Estimated	☒

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

Please Tick	Yes	☐	No	☒

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	300mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	☐
2	Coarse to medium sand	Free draining	☐
3	Medium-fine & loamy sand	Good drainage	☐
4	Sandy loam, loam & silt loam	Moderate drainage	☒
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	☐
6	Sandy clay, non-swelling clay & silty clay	Slow draining	☐
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	☐

Reasons for placing in stated category

Soil analysis indicates category four soils with moderate drainage.

PART E: Discharge Details**1. Water supply source for the property:**

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	1	
Design Occupancy	2	(Number of People)
Per capita Wastewater Production	200	(Litres per person per day)
Other - specify		
Total Daily Wastewater Production	400	(litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

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

4. Is Daily Wastewater Discharge Volume more than 3000 litres:

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

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

5. Gross Lot Area for Discharge Ratio:

Gross Lot Area	20,000	m ²
Total Daily Wastewater Production	400	(Litres per day)(from above)
Lot Area to Discharge Ratio	0.02	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 1.5?

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

8. Is a Northland Regional Council Discharge Consent Required?

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

PART F: Primary Treatment

(Refer TP58 Section 7.2)

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	
2. Type of Septic Tank Outlet Filter to be installed?		

PART G: Secondary and Tertiary Treatment

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

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

Secondary Treatment			
Home aeration plant	√	Econo-treat, refer to attached manufacturer information	
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

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

Please tick	Yes	√	No	
If not to be installed, explain why:				

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

Total Design Head	32	(m)
Pump Chamber Volume	100	(Litres)
Emergency Storage Volume	1200	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

Surface Dripper Irrigation	√	As Per Attached Plan	
Sub-surface Dripper irrigation			
Mound with Dripper irrigation			
Other		Specify	

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

Loading Rate	5	(Litres/m ² /day)
Disposal Area	Design (m ²)	80
	Reserve (m ²)	80

For driplines spaced at 1.0m
For driplines spaced at 1.0m

Explanation (Refer TP58 Sections 9 and 10)

Conservative loading rate for land application method, slope & soil category

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

Reserve Disposal Area (m ²)	80	For driplines spaced at 1.0m
Percentage of Primary Disposal Area (%)	100%	

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

Description and Dimensions of Disposal Field:

Drip lines to be laid in accordance with attached plan					
Plan Attached?	Yes	√	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management*(Refer TP58 Section 12.2)*

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

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

Name of Suppliers

It is the intension of the owner to obtain a maintenance agreement on purchase of the system.

*Client to enter into agreement with chosen system supplier as per FNDC bylaw***PART J: Assessment of Environmental Effects**

1. Is an assessment of environmental effects (AEE) included with application?
(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

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

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

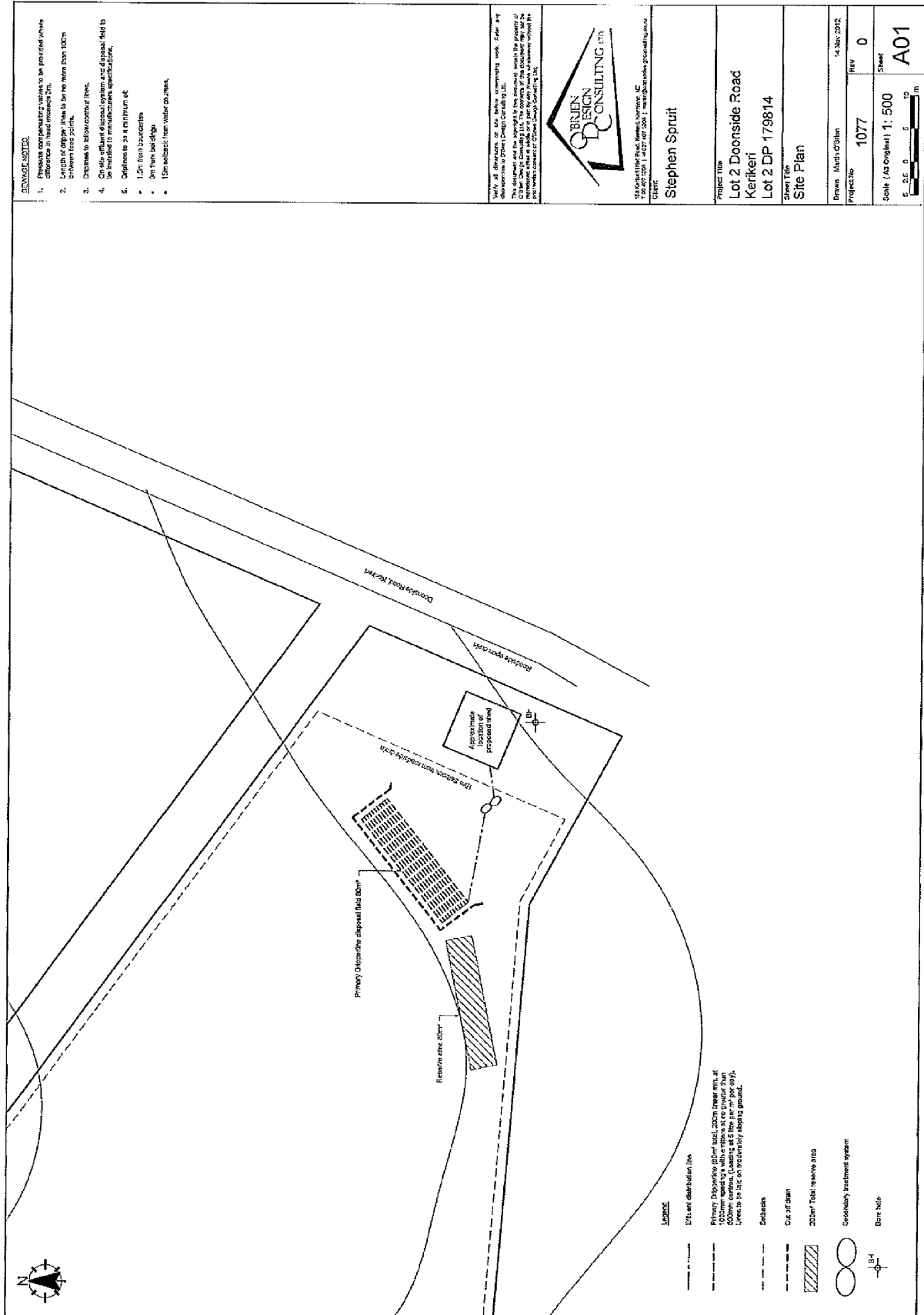
1. Declaration

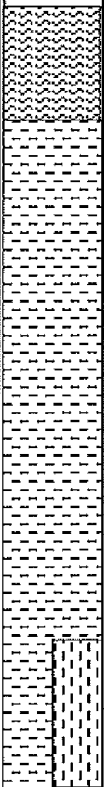
I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	
Position: Director	Date	13 November 2012

Note:

Any alteration to the site plan or design after approval will result in non compliance.



 				
BORE HOLE LOG 1				
Client	Stephen Spruit		Job No.	1077
Project	Proposed shed		Date Drilled	14/11/2012
Site Address	Lot 2 Doonside Road		Drilled By	M O'Brien
Legal Description	Lot 2, DP 179814			
Drill Method	40mm hand auger		Surface elevation	not measured
Borehole Location	Refer to site plan		Surface Condition	Grassed
Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description
100	Ground water not intercepted	'Okaihau Gravelly Friable Clay & Otaha Gravelly Clay Loam & Otaha Clay'		Dry brown topsoil
200				
300				
400				
500				
600				
700				
800				
900				
1000				
1100				
1200				
1300				
1400				
1500				
1600				
1700				
1800				
1900				
2000				
2100				
				EOB
Graphic Log Legend				The subsurface data described below has been determined at this specific borehole location. Such data will not identify any variations away from this location.
 Fill  Topsoil  Sand  Clay  Silt				

8.0 Statements & Limitations

8.1 Producer Statement



DESIGN: ON-SITE EFFLUENT DISPOSAL

SYSTEMS (T.P.58)

ISSUED BY: Martin O'Brien.....(approved qualified design professional)

TO: Stephen Spruit.....(owner)

TO BE SUPPLIED TO: Far North District Council.....

PROPERTY LOCATION: Lot 2 Doonside Drive, Kerikeri.....

LOT 2 DP 179814

VALUATION NUMBER – 00213-32200

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE

GROUND that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

Licence Building Practitioner - Design 2, MA, BA (with Hons) {Professional qualifications}

BP103567.....(Licence Number or professional Registration number)

Address: 158 Kerikeri Inlet Road, Kerikeri, 0230

Phone Number: 09 407 5208

Mobile Number: 027 407 5208

Date: 13 November 2012

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

8.2 Limitations

1. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
2. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary from the assumed model.
3. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil conditions from those described in this report.
4. It is the responsibility of the home owner/builder to ensure a fully registered drain layer installs all systems to the attached specifications of this TP58 document and manufacturers literature.
5. It is the responsibility of the home owner/builder to ensure the system is installed in accordance with the design and inspected by the Far North District Council or a suitably qualified person at the time of installation.
6. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite waste water systems should be sustained to reduce the risk of system failure.
7. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite waste water system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document.
8. Any alteration to the site plan or design after approval will result in non compliance.
9. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

9.0 On Site Waste Water Systems and Maintenance

9.1 Why regular maintenance

Septic tanks and on site waste water treatment systems need regular maintenance to work properly. You also minimize the impact on the environment if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained waste water treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the ground water system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors like rainfall and general clogging of pores in the ground. But the greatest impact is how you maintain your system and the disposal of contaminants, chemical or otherwise, into the system.

Components of your system

Your onsite waste water system is comprises of two main parts:

- Waste water treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable household cleaners and synthetic laundry powders of liquid (i.e. Petroleum based)
- Use body washes and shower gels, instead of soap, as former are petroleum based.
- Use the water and sud saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (Usually every 6 months)
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material, etc before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
 - the top of the floating scum is 75 mm or less from the bottom of the outlet
 - sludge has built up to within 250 mm of the bottom of the outlet

Don't:

- Use soap-based washing powders
- Install a waste master disposal in your sink
- Dispose of egg shells, coffee grounds or tea bags which are biodegradable and should be disposed as rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

- there is a foul smell around tank or land application area
- the tank, gully trap or tank mushroom is overflowing.
- the ground around the tank is soggy

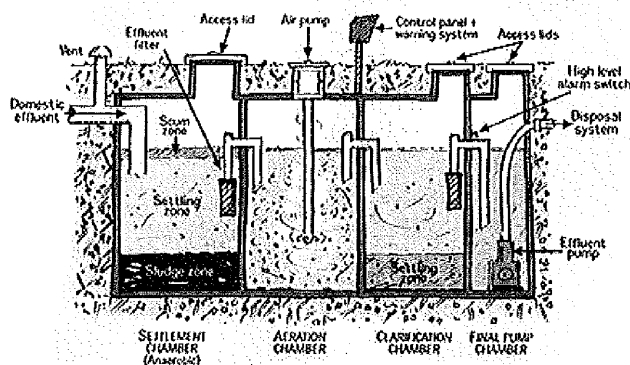
- sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- the grass is unusually dark green over the land application area

9.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Designs may differ with different brands.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that can live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does and therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less likely to be harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self flushing, which helps prevent them becoming clogged, and there should also be "flushing valves" at the end of each line for maintenance purposes.

The irrigation line is placed either under the soil surface or on the surface and covered with mulch, post peelings or a similar material. The irrigation lines can be laid around ornamental gardens to water plants, and are a useful means of recycling the effluent. Care is needed when handling the irrigation lines or working within any planted areas as there is still a significant health risk associated with this treated effluent.

It is also common for irrigation line disposal systems on sloping land where soils have poor soakage to be specially planted. These plants take up some of the effluent and use the nutrients to grow while the liquid evaporates through their

leaves, and they can also prevent some of the rain from falling onto the disposal area. The disposal area needs to be properly planted to prevent effluent from running off during wet periods and causing a problem.

Refer to attached sheet for a list of NRC recommended plants.

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

Suitable plants for effluent disposal areas

Native shrubs, trees and ground covers

Cabbage Tree

Kiokio (fern)

Blechnum novaezelandiae

Putaputaweta

Carpodetus serratus

Sand coprosma (ground cover)

Coprosma acerosa

Mingimingi

C. propinqua

Taupata

C. repens

Ti kouka, cabbage tree (fast)

Cordyline australis

Karaka (large tree)

Corynocarpus laevigatus

Tree fuchsia

Fuchsia excorticata

Koromiko, hebe

Hebe stricta

Houhere, lacebark (fast)

Hoheria populnea

Pukatea (large tree)

Laurelia novae-zelandiae

Manuka

Leptospermum scoparium

Kawakawa

Macropiper excelsum

Puriri (large tree)

Vitex lucens

Grass-like plants

Oioi, jointed rush

Apodasmia similis

Rengarenga, rock lily

Arthropodium cirratum

Rautahi, tussock sedge

Carex geminata

Purei, pukio, tussock sedge

Carex secta

Toetoe *

Cotaderia fulvida

Umbrella sedge

Cyperus ustulatus

Turutu, NZ blueberry

Dianella nigra

Pepepe, toetoe tuhara

Machaerina sinclairii

Harakeke, flax (fast)

Phormium tenax

* Do not use invasive exotic pampas grasses