

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:

Gayle McCartain

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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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:

Gayle Lynette McCartain

Property address/
location:

15 Pairatahi Road, Kaitaia

Postcode

0483

8. Application site details

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

Name/s:	Gayle McCartain		
Site address/ location:	15 Pairatahi Road		
	Kaitaia		
		Postcode	0483
Legal description:	Allotment 241 Parish of Mangatet	Val Number:	00013-64000
Certificate of title:	NA31D/872		

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please contact Applicant to arrange site visit.

The dog is at the house with its owner in the house section. I need to advise her when someone is coming please

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.

Proposal to subdivide the site to create four additional allotments in the Rural Production zone as a Restricted

Discretionary Activity. This title is 12 HA. to be divided into 4 lots.

with all buildings on the biggest lot. 3.9 HA - 3.7 HA - 2.46 HA (Approx) 2.06 HA

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):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

Subdividing land

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)

Paul Mc Cartain

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Gayle McCartain

Signature:

(signature of bill payer)

[Redacted Signature]

Date 18-11-25

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)

Gayle McCartain

Signature

[Redacted Signature]

Date 18-11-25

A signature made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Subdivision Resource Consent Proposal

Gayle McCartain

15 Pairatahi Road, Kaingaroa

Date: 24/02/2026

Please find attached:

- an application form for a Subdivision Resource Consent in the **Rural Production** under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision requires consent under the Operative District Plan as a **Restricted Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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- 1. Far North District Council Application Form**
- 2. Certificate of Title – LINZ**
- 3. Scheme Plan – Von Sturmey Surveyors**
- 4. Site Suitability Report – Wilton Joubert**
- 5. NZTA Conditional Approval**
- 6. Objectives and Policies**



Assessment of Environment Effects Report

1.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

1.1 The proposal is to undertake a subdivision of Allotment 241 Parish of Mangatete to create 4 titles (3 additional). Lot 2 will contain the existing built development with the other lots being vacant lots all over 2 hectares in area. The site is located within the Rural Production zone under the Operative District Plan (ODP).

1.2 The proposed lot sizes are as follows -

- Lot 1 – 2.24 hectares - vacant land
- Lot 2 – 4.12 hectares – will contain existing built development
- Lot 3 – 2.06 hectares – vacant land
- Lot 4 – 3.70 hectares – vacant land

Areas and measurements are subject to final survey.

1.3 Given the title date for the site is 1975, the subdivision proposal has been assessed as a **Restricted Discretionary Activity**.

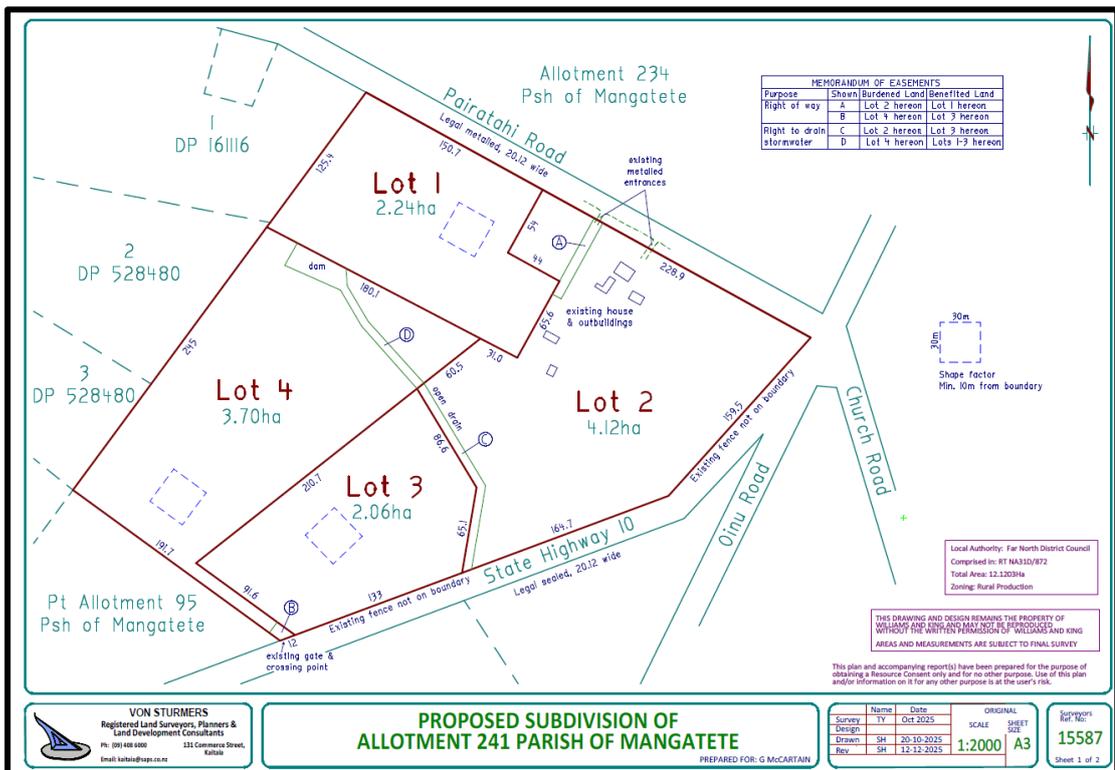


Figure 1: Proposed scheme plan.



2.0 THE SITE AND SURROUNDING ENVIRONMENT

- 2.1 The site is located at 15 Pairatahi Road, Kaingaroa. The site is bounded by State Highway 10 on the southern boundary and Pairatahi Road on the north-eastern boundary. The existing dwelling on the site has existing access from Pairatahi Road, with an additional farm access also from Pairatahi Road. There is also one farm access from State Highway 10, which is proposed to be utilized as the primary access for Proposed Lots 3 & 4.
- 2.2 The site is of relatively flat topography, with an existing dam within the site capturing stormwater runoff.
- 2.3 The site is located within an area which has seen a lot of development, with many 2 hectare allotments being created along Pairatahi Road, and smaller allotments of less than 1 hectare being located to the south. Further west is more intense development along Kareponia Hill.

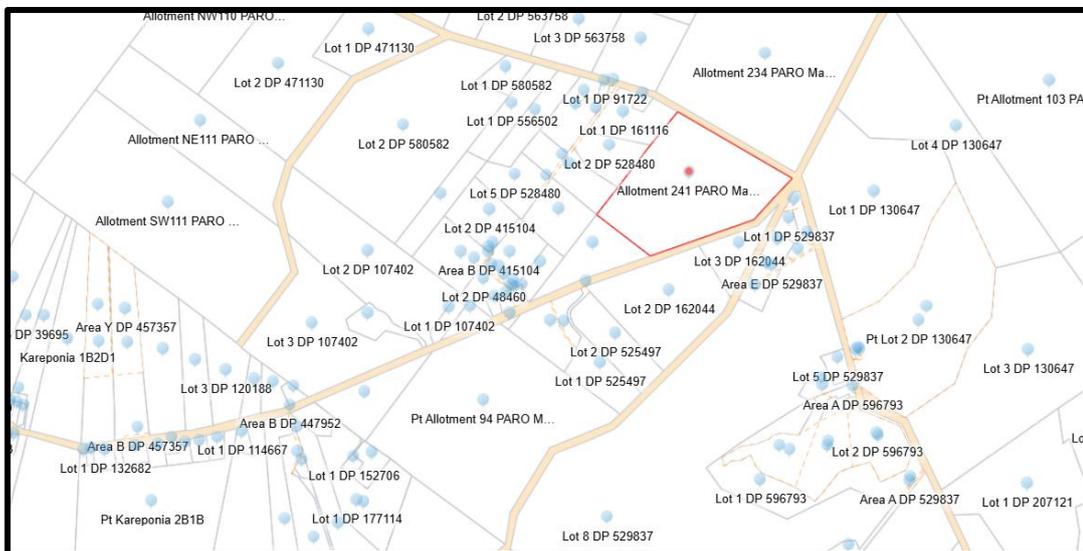


Figure 2: Subject site and surrounding allotments showing existing lot configurations.



Figure 3: Aerial view of the site and surrounding environment showing development in the immediate environment.



Site Visit

2.4 A site visit was completed in November 2025, with a compilation of the photos taken shown below:



Figure 5: Existing crossing to the dwelling within Lot 2.



Figure 4: Existing crossing which will service ROW A.



Figure 6: Existing crossing to Lots 3 & 4 from the State Highway.



Figure 7: Image taken from near dividing boundary of Lots 1 & 2 (within Lot 2), overlooking Lot 1.

3. BACKGROUND

Title

3.1 Allotment 241 Parish of Mangatete is held within Record of Title NA31D/872, which is dated 4th December 1975, with a legal area of 12.12ha. There are no existing consent notices or easements registered on the title.

Site Features

- 3.2 The site is located within the Rural Production zone within the Operative District Plan as well as being within the Rural Production zone under the Proposed District Plan.
- 3.3 Given the site's rural location there are no connections to reticulated services such as water supply, wastewater, and stormwater. The existing dwelling to be contained within Proposed Lot 2 has existing onsite provisions for wastewater, water supply and stormwater.
- 3.4 The site is shown to have soils classified as 4s5. LUC 4 soils are not classified as highly versatile soils under the Regional Policy Statement for Northland (RPSN). Therefore, no consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) will be provided for within this application.
- 3.5 The site is not shown to contain any areas of PNA or reserves. As mentioned, the site is grazed farmland. The site is located in an area where kiwi are noted as being present.
- 3.6 The site is not shown to be susceptible to natural hazards.
- 3.7 The site is not shown to contain any archaeological sites.
- 3.8 With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.
- 3.9 The site is not located within or near a Statutory Acknowledgement Area.

4. ACTIVITY STATUS OF THE PROPOSAL

Weighting of Plans

- 3.10 The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 3.11 A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.
- 3.12 District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.
- 3.13 Recent advice from Council is that objectives and policies of the PDP are now given more weighting.



Operative District Plan

- 4.1. The site is zoned as Rural Production under the ODP, and therefore the site will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (i)	MINIMUM LOT SIZES	<p>Restricted Discretionary Activity.</p> <p>The title date is 1975 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 4 of the RDA provisions.</p> <p>The proposal is therefore assessed as a Restricted Discretionary Activity.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Complies</p> <p>Proposed Lot 2 will contain the existing built development and onsite servicing. Proposed Lots 1, 3 & 4 have adequate area to provide for the concept 30m by 30m building envelope.</p>
13.7.2.3 - 13.7.2.9	Not Applicable for this application.	

- 4.2. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

- 4.3. Proposed Lot 2 is to contain the existing dwelling and sheds as well as the existing internal accessway which services the dwelling. Proposed Lots 1, 3 & 4 will be vacant land. Right of way easement B will also be provided as part of this application.
- 4.4. As such, assessment of the proposal against the rules contained within 8.6.5.1 of the ODP has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal



8.6.5.1.1	RESIDENTIAL INTENSITY	Permitted. Proposed Lot 2 will contain the existing dwelling. All other lots will be vacant.
8.6.5.1.2	SUNLIGHT	Permitted The existing structures within Lot 2 are located over 10 metres from the new proposed dividing boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted Given the proposed sizes of the lots and the existing built development, it is considered that this will account for less than 15% of the total site area for each lot. Wilton Joubert have assessed the impermeable surface coverage within Lot 2 as being approximately 1770m ² , which complies with the permitted threshold of less than 15% of the total site area.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Permitted. The existing structures within Lot 2 are set back in excess of 10 metres from the new dividing boundaries.
8.6.5.1.5	TRANSPORTATION	A full assessment has been undertaken in the table below.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	No new buildings sought.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage within Lot 2 is well within 12.5% of the total site area for the lot.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		



12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The subject site does not contain any outstanding landscape areas.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The proposal will not result in removal of any indigenous flora or fauna.
12.3	SOILS AND MINERALS	Permitted. Some minor excavation works will be required to construct the private accessways within Easement B, it is considered the excavations will be well within the permitted volumes for the Rural Production zone.
12.4	NATURAL HAZARDS	Permitted. The site is not shown to be susceptible to natural hazards.
12.5	HERITAGE	Permitted. The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	AIR	Deleted chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. The proposal is not known to be in proximity to any lakes, rivers, wetlands or the coastline.
12.8	HAZARDOUS SUBSTANCES	Permitted. The site does not contain any known hazardous substances.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Permitted. No renewable energy is proposed.
Chapter 15 – Transportation		
15.1.6A	TRAFFIC	Permitted Activity The first residential unit on a site and farming activities are exempt from this rule. Proposed Lot 2 will contain the existing dwelling. A dwelling has an associated TIF of 10 one-way daily movements, with the first dwelling being exempt. Proposed Lots 1, 3 & 4 will be vacant. Lots 3 & 4 will be accessed via the State Highway, with Lots 1 & 2 being accessed via Pairatahi Road. The permitted TIF for the zone is 60 if not accessed from a State Highway, or 30 if accessed from a State Highway. As such, the proposal can comply with this section.
15.1.6B	PARKING	Permitted Activity Proposed Lot 2 will contain the existing residential unit which has existing parking areas that will remain unchanged as part of this proposal. Proposed Lots 1, 3 & 4 do not contain a residential dwelling. There is ample area for future parking requirements.



15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. (a) There are two private accessways proposed. Easement A will provide access to Lot 1 and Lot 2. Easement B will provide access to Lots 3 & 4. This amounts to two users for each accessway. Appendix 3B-1 requires a legal width of 5 metres and a carriageway width of 3 metres. Metal surfacing is proposed. This will be provided for. (b) As above. (c) The private accessways will only serve two HEs each. (d) Not Applicable. (e) Access to Lots 3 & 4 will be via an existing access from the State Highway. NZTA Approval has been received for the proposal, with the crossing proposed to be upgraded to the required standards.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Permitted. The proposed private accessways are less than 100 metres in length and as such, no passing bays are considered necessary.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Permitted (a) Proposed Lots 1 & 2 will each utilise an existing crossing place from Pairatahi Road as detailed earlier in this application. Wilton Joubert have assessed these crossing places as being adequate for the intended purpose. Proposed Lots 3 & 4 will be accessed from the State Highway. (b) Pairatahi Road is a metalled road. (c) There are two existing crossing places along Pairatahi Road which will be utilised. The dwelling on Lot 2 will utilise the existing easternmost crossing, with Lot 1 being accessed via the westernmost crossing. Given the dwelling on Lot 2 is established, it is considered that the westernmost crossing will only be utilised as farm access for Lot 2, if utilised at all. As such, it is considered that the crossings will not service more than two HEs.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) The vehicle manoeuvring within Lot 2 will remain unchanged. (b) Not applicable. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.



15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	(a) Lost 1 & 2 will be accessed from Pairatahi Road, which is considered to meet the legal road width standards. (b) Pairatahi Road is considered to be constructed to the required standards. (c) Not applicable. (d) There are no known encroachments of the carriageway into the proposed lots.
15.1.6C.1.9 – 15.1.6C..11 are not applicable to this application		

4.5. It is therefore determined that the proposal does not result in any breaches of the applicable Zone or District Wide Rules.

Overall status of the proposal under the Operative District Plan

4.6. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone as per the requirements within 13.7.2.1(i).

4.7. The proposal will be assessed as a **Restricted Discretionary Activity** with the relevant sections of 13.8.1 and 13.7.3 being assessed as part of this application process.

Proposed District Plan

4.8. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

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



Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.



	As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.	
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 4.9. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

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

- 4.10. The site is not known to have or previously contained any activities listed on the HAIL. The site has been utilized for grazing of livestock. As such, the application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

- 4.11. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.
- 4.12. There are no known wetland areas near the proposed allotments which would trigger the requirement for consent under the NES-F. The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish.
- 4.13. As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

- 4.14. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.



5. STATUTORY ASSESSMENT

Section 104C of the Act

- 5.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in national environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the Act

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

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

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

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

(b) Any relevant provisions of –

(i) A national environmental standard

(ii) Other regulations

(iii) A national policy statement.

(iv) A New Zealand Coastal Policy Statement

(v) A regional policy statement or proposed regional policy statement.

(vi) A plan or proposed plan; and

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’

- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal is considered to have actual and potential effects that are acceptable. The proposal is to subdivide the site to create three additional allotments. The proposal will result in allotments where some form of rural productive use can still be undertaken on each site, as well as residential development to enable future owners to reside on and live off the land.

- 5.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Production zone.



- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.
- 5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

6. ENVIRONMENTAL EFFECTS ASSESSMENT

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

- 6.2. The proposal is considered to be a Restricted Discretionary activity as per rules 13.8.1. In considering whether to impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision within the Rural Production Zone

- 6.3. As per Section 13.8.1 of the District Plan, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:
- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
 - *effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
 - *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
 - *the mitigation of fire hazards for health and safety of residents.*
- 6.4. The subject site is not located within the Coastal Environment.
- 6.5. The site is not located within 500 metres of land administered by DOC.
- 6.6. The proposal is not considered to have any effects on areas of significant indigenous flora or habitats of indigenous fauna. The proposal will create lots which can adequately manage effects within the proposed lot boundaries.



6.7. The proposal is not considered to exacerbate fire hazards for the health and safety of residents.

Subdivision

6.8. In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.

PROPERTY ACCESS

6.8.1. Proposed Lots 1 & 2 will utilise existing crossing places from Pairatahi Road. The dwelling on Lot 2 will continue to be accessed via the easternmost access, with the northernmost access to the site being utilised for access to Lot 1 via Easement A. Easement A is proposed over the exiting metalled access, which will provide Lot 1 access over Lot 2. The existing accesses are shown below for reference.



Figure 8: Snip of the scheme plan showing location of existing accesses to Lots 1 & 2 and the existing internal accessways.



Figure 10: Existing crossing which leads to ROW A.



Figure 9: Existing internal accessway within ROW A.





Figure 11: Existing access to the dwelling on Lot 2.

- 6.8.2. Wilton Joubert have completed an assessment of the existing crossing places and found that although the sight distances do not meet the required distance, the operating speed of vehicles will be much lower than the posted speed limit, given the proximity of the intersection of Pairatahi Road and State Highway 10. Wilton Joubert determined that the available sight distance is considered adequate. Wilton Joubert confirmed that the surfacing of the crossing places are in reasonable condition with no significant disrepair noted, the gates are located a sufficient distance clear of the road shoulder and there are existing culverts through the crossings. Wilton Joubert have advised that the crossing layouts are generally in accordance with the FNDC Engineering Standards (2023) Sheet 21 Type 1A – Light Vehicles and therefore sufficient for the proposed purpose. As such, we do not anticipate upgrading of the crossing places from Pairatahi to be a condition of consent.
- 6.8.3. The accessway to be contained within Easement A will service two allotments and therefore a 5m legal width and 3m carriageway width is required. Given the length of the accessway is anticipated to be less than 100m, no passing bays are proposed nor considered necessary.
- 6.8.4. Lots 3 & 4 will be accessed via an existing crossing from State Highway 10. This crossing will be upgraded as per the NZTA comments attached within **Appendix 5**. A small easement will be created, shown as Easement B on the scheme plan, which will provide access to Lots 3 & 4. As above, a 5m legal width and 3m carriageway width is required. Given the small length of the accessway, no passing bays are proposed nor considered necessary.





Figure 12: Existing farm access which will be upgraded and utilized by Lots 3 & 4.

NATURAL AND OTHER HAZARDS

6.8.5. The site is not shown to be susceptible to flood hazards. Therefore, it is considered that the river flood hazards are not considered to adversely affect the site for the purpose of subdivision. No other hazards are considered applicable to the site.

6.8.6. In terms of section 106 of the Act, the likelihood of natural hazards occurring is low. No material damage is expected, and the proposal is not considered to accelerate or worsen natural hazards, given that both lots contain existing development outside of the flood prone areas. It is therefore considered that there are no matters under s106 of the Act which would cause the Council to refuse the subdivision consent.

WATER SUPPLY

6.8.7. Proposed Lot 2 contains the existing dwelling which has existing provision for water supply by way of collection of rainwater into water tanks onsite.

6.8.8. Proposed Lots 1, 3 & 4 will be vacant and, therefore it is anticipated that the standard consent notice condition will apply for any future dwelling constructed on the site.

STORMWATER DISPOSAL

6.8.9. Lot 2 contains existing impermeable surfaces which are anticipated to be less than 15% of the total site area. It is anticipated that the existing stormwater measures will remain as part of this proposal.

6.8.10. Given the area of the lots exceeds 2 hectares, it is considered that stormwater can be adequately managed within the site boundaries. At the time of development of Lots 1, 3 & 4, stormwater management can be designed to ensure effects of runoff is managed.



6.8.11. It is therefore considered that the proposed allotments can manage stormwater runoff within the lot boundaries, without creating adverse effects on the surrounding environment or adjoining sites.

SANITARY SEWAGE DISPOSAL

6.8.12. Council's infrastructure is not available to this rural site.

6.8.13. Proposed Lot 2 contains the existing dwelling, which is serviced by an existing wastewater system. The Applicant has advised that the subdivision boundaries have been designed to accommodate the existing system wholly within Lot 2. Wilton Joubert completed a Site Suitability Report (SSR) which stated that at the time of the site visit, there was no evidence of failure or poor condition of the existing system. Wilton Joubert assessed the vacant lots as suitable for disposing of wastewater onsite, which can be designed at the time of built development of the lots.

6.8.14. Overall, it is considered that the proposal does not result in adverse effects in terms of wastewater disposal and all effects can be managed within the new lot boundaries. It is anticipated that the standard consent notice condition will apply for Lots 1, 3 & 4 requiring a site specific TP58 report at the time of development on the lots.

ENERGY SUPPLY & TELECOMMUNICATIONS

6.8.15. The provision for power supply and telecommunications is not a requirement for the Rural Production zone. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

6.8.16. There is existing power supply provided to Lot 2.

EASEMENTS FOR ANY PURPOSE

6.8.17. There are no existing easements registered on the title. There are proposed easements as a result of the subdivision which are as follows.

6.8.18. Easement A will be for the purpose of right of way which will provide Lot 1 rights for access over Lot 2. Easement B will also be for the purpose of right of way which will provide Lot 3 rights of access over Lot 4. Easements C & D will be for the purpose of right to drain stormwater to allow the respective lots rights to drain to the existing dam contained within Proposed Lot 4.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

6.8.19. The subject site does not contain any notable trees, historic sites, building or objects. The site is not known to contain any sites of historical or cultural significance. The site is not shown as containing an Outstanding Natural Feature or Landscape Feature. There are no archaeological sites listed on the property. The site is not shown to contain any areas of PNA or protected indigenous vegetation.



6.8.20. The site is shown to be within an area where kiwi may be present. It is considered that an Advice Note advising the Applicant of this, is suitable in this instance.

6.8.21. It is therefore considered that the proposed subdivision does not have any adverse effects on any indigenous vegetation or fauna habitats, heritage resources or landscapes.

ACCESS TO RESERVES AND WATERWAYS

6.8.22. The site does not have any access to public reserves, waterways or esplanade reserves. It is therefore considered that the provision for public access is not applicable to this proposal.

LAND USE COMPATIBILITY

6.8.23. The site and surrounding allotments are zoned Rural Production. The lot sizes in the area are predominantly rural lifestyle allotments of 2 to 10 hectares, with some smaller allotments of less than one hectare. The typical land use is productive lots which contain a residential dwelling, or vacant lots utilised for productive activities. The proposal will see three additional allotments created which are of similar size to lots in the surrounding environment. Proposed Lot 2 will contain the existing dwelling and associated sheds. Although the land area of Lot 2 will be decreasing, the area surrounding the existing dwelling will remain unchanged, such that no effects on the existing dwelling is anticipated to arise.

6.8.24. Given that the proposal will create lots similar to those in the surrounding environment, it is considered that the proposal is not objectionable with the surrounding environment nor will any reverse sensitivity effects be created given the large size of the lots and ample area for future residential development within Lots 1, 3 & 4.

6.8.25. In terms of effects from the State Highway, a consent notice condition is offered on the titles of Lots 2 & 3 which will state the following, as requested by NZTA. This consent notice condition will ensure no reverse sensitivity effects are created on the road boundary.

Any dwelling or other building used for a noise sensitive activity on the site in or partly within 100m of the edge of State Highway 10 carriageway must be designed, constructed and maintained to achieve. An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces. [Lots 2 & 3]

6.8.26. It is therefore considered that the proposal is not objectionable with lots in the surrounding environment and does not set a precedence given it is an application enabled as a Restricted Discretionary activity within the plan and lots of similar size and land use activities are already present in the surrounding environment.

PROXIMITY TO AIRPORTS

6.8.27. The subject site is not located in close proximity to any airport boundaries.



7. POLICY DOCUMENTS

7.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

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

7.2. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as detailed within Section 4 of this report.

Other National Environmental Standards

7.3. No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4. There are currently 9 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.
- National Policy Statement on Electricity Transmission.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Natural Hazards 2025

7.5. There are no NPS considered applicable to the proposal.

Regional Policy Statement

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

7.7. The proposal will result in three additional allotments which will be of a size where they can be utilised for residential development and some form of productive use. No effects on ecosystems and biodiversity are anticipated as has been discussed throughout this report.

7.8. It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.



Far North Operative District Plan

Relevant objectives and policies

- 7.9. The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan. Those relevant objectives and policies are listed within **Appendix 6** attached to this application.

Proposed District Plan

- 7.10. Under the Proposed District Plan, the site is zoned Rural Production, and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan. Those relevant objectives and policies are listed within **Appendix 6** attached to this application.

Summary

- 7.11. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. SECTION 125 – LAPSING OF CONSENT

- 8.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five-year provision be applied in this case.

9. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 9.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:



(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 9.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the Rural Environment where three



additional lots will be created which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 9.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 9.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 9.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

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

- 9.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.



The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

9.2.3. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

9.2.4. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on, and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal is not considered to create any reverse sensitivity effects.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.5. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.6. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),



- 9.2.7. The proposal is to subdivide the site to create three additional allotments. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 9.2.8. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 9.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

10. PART 2 ASSESSMENT

- 10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.
- 10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal is not anticipated to increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



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

11. CONCLUSION

- 11.1. The proposal is to undertake a subdivision as a Restricted Discretionary Activity, where three additional allotments will be created. Lot 2 will contain the existing dwellings and sheds. The proposal will not create any reverse sensitivity effects on existing land use activities in the area.
- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R. W. Muir
Registrar-General
of Land

Identifier NA31D/872
Land Registration District North Auckland
Date Issued 04 December 1975

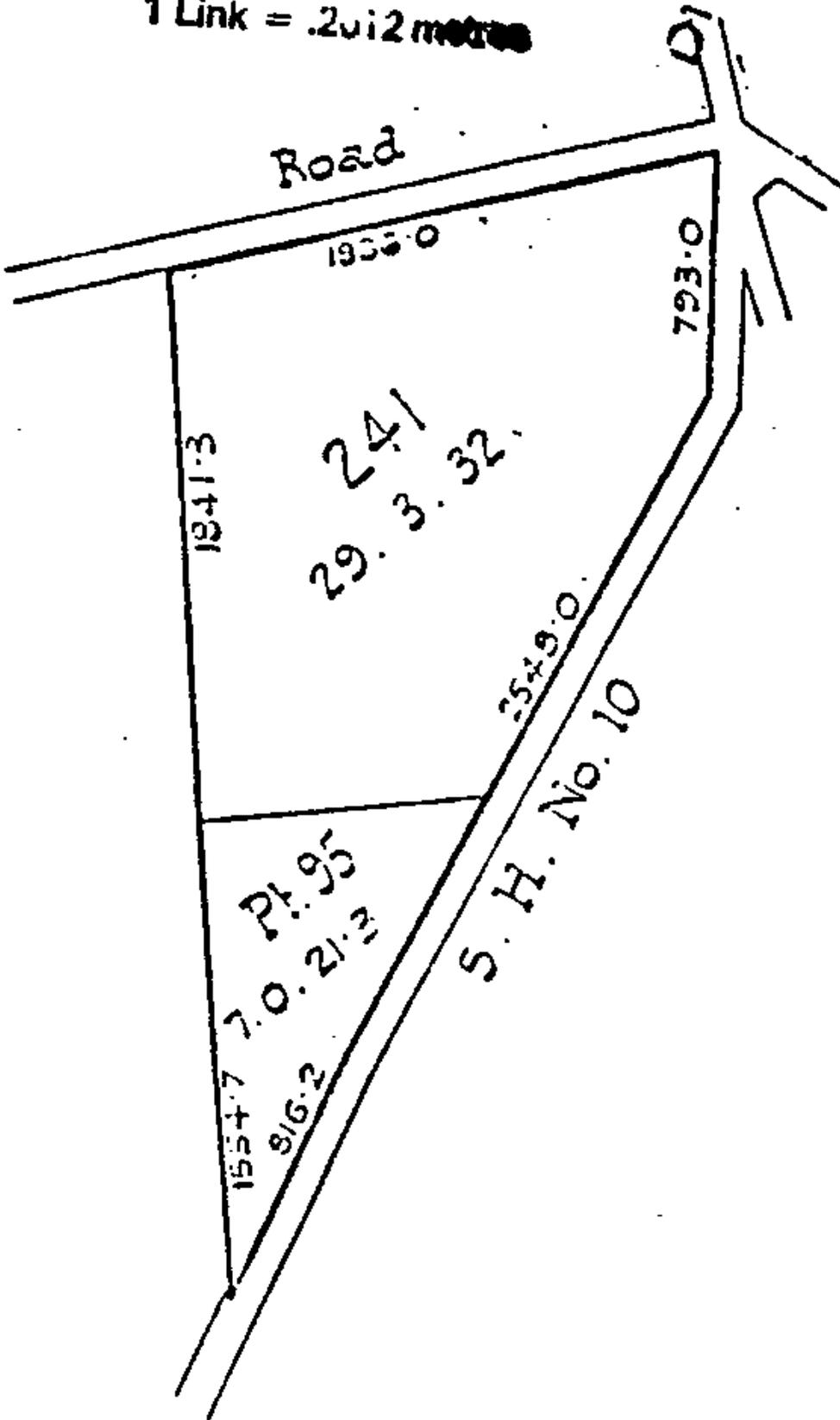
Prior References
NA31A/877

Estate Fee Simple
Area 12.1203 hectares more or less
Legal Description Allotment 241 Parish of Mangatete
Registered Owners
Gayle Lynette McCartain

Interests

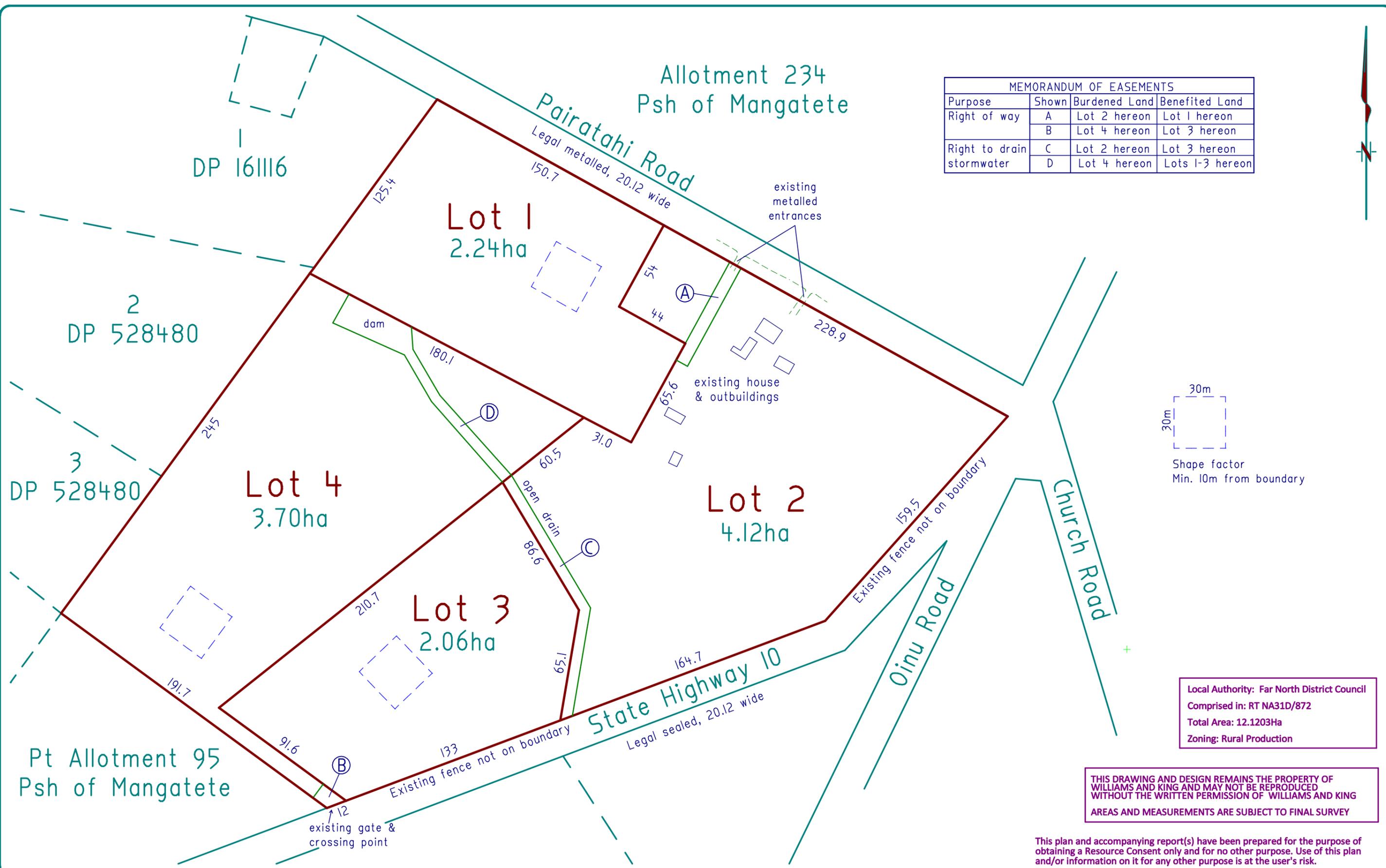
Subject to Section 59 Land Act 1948
905755.1 Gazette Notice (14.12.1978 No.108 p.3422) declaring part of State Highway No.10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am
6684675.3 Mortgage to Bank of New Zealand - 9.12.2005 at 9:00 am

1 Perch = 40.468564m²
1 Link = .201168metres



Allotment 234 Psh of Mangatete

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	A	Lot 2 hereon	Lot 1 hereon
	B	Lot 4 hereon	Lot 3 hereon
Right to drain stormwater	C	Lot 2 hereon	Lot 3 hereon
	D	Lot 4 hereon	Lots 1-3 hereon



Local Authority: Far North District Council
 Comprised in: RT NA31D/872
 Total Area: 12.1203Ha
 Zoning: Rural Production

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS AND KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS AND KING
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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

VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 408 6000 131 Commerce Street, Kaitiaki
 Email: kaitiaki@saps.co.nz

**PROPOSED SUBDIVISION OF
 ALLOTMENT 241 PARISH OF MANGATETE**

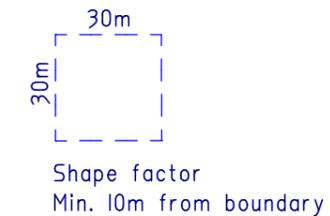
PREPARED FOR: G McCARTAIN

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	TY	Oct 2025	1:2000	A3
Drawn	SH	20-10-2025		
Rev	SH	12-12-2025		

Surveyors Ref. No:
15587
 Sheet 1 of 2



MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
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PROPOSED SUBDIVISION OF ALLOTMENT 241 PARISH OF MANGATETE

PREPARED FOR: G McCARTAIN

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey	TY Oct 2025		
Design			
Drawn	SH 20-10-2025		
Rev	SH 12-12-2025		

Surveyors Ref. No:
15587
 Sheet 2 of 2

SITE	15 Pairatahi Road, Kaingaroa, Northland
LEGAL DESCRIPTION	Allotment 241 Parish of Mangatete
PROJECT	4-lot Subdivision
CLIENT	Gayle Lynette McCartain
REFERENCE NO.	143592
DOCUMENT	Civil Site Suitability Report
STATUS/REVISION NO.	03
DATE OF ISSUE	16 February 2026

Report Prepared For	Email
Gayle Lynette McCartain	g.mccartain@gmail.com

Authored by	P. McSweeney <i>(BE (Hons) Civil)</i>	Civil Engineer	patrick@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	bens@wjl.co.nz	

1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Allotment 241 Parish of Mangatete								
Development Type:	4-Lot Subdivision								
Lot Sizes:	Proposed Lot 1 – 2.24Ha Proposed Lot 2 – 4.12Ha Proposed Lot 3 – 2.06Ha Proposed Lot 4 – 3.70Ha								
Scope:	Civil Site Suitability Investigation: <ul style="list-style-type: none"> - Wastewater Assessment - Stormwater Assessment - Access 								
Development Proposals Supplied:	Subdivision Scheme Plan by Von Sturmers (Ref No. 15587, dated: 12.12.2025)								
District Plan Zone:	Rural Production Zone								
Wastewater:	<p>The following is an indicative Pressure Compensated Drip Irrigation (PCDI) wastewater design for a 4-bedroom dwelling – secondary treatment:</p> <table border="0"> <tr> <td>Daily Wastewater Production:</td> <td>1,080L/day</td> </tr> <tr> <td>Daily Application Rate:</td> <td>3mm/day</td> </tr> <tr> <td>Disposal Area:</td> <td>360m² (min 500mm imported sandy topsoil bed)</td> </tr> <tr> <td>Reserve Area:</td> <td>108m² (30%)</td> </tr> </table> <p>Recommendations for wastewater are provided in Section 5.</p>	Daily Wastewater Production:	1,080L/day	Daily Application Rate:	3mm/day	Disposal Area:	360m ² (min 500mm imported sandy topsoil bed)	Reserve Area:	108m ² (30%)
Daily Wastewater Production:	1,080L/day								
Daily Application Rate:	3mm/day								
Disposal Area:	360m ² (min 500mm imported sandy topsoil bed)								
Reserve Area:	108m ² (30%)								
Stormwater Management – District Plan Rules:	<p>8.6.5.1.3 – Permitted Activities – Stormwater Management - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p> <p>8.6.5.2.1 – Controlled Activities – Stormwater Management - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 20%.</p>								
Stormwater Management:	<p>To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), future development on Lots 1, 3 & 4 must not exceed a total impermeable area coverage of 15% of the lot area.</p> <p>Proposed Lots 1, 3 & 4 are anticipated to fall within the Permitted Activity range. Based on measurements of aerial imagery, the existing developments within proposed Lot 2 will fall under Permitted Activity Status post-subdivision.</p> <p>A stormwater attenuation report including a District Plan Assessment will be required for any future development on the proposed lots that exceeds the Permitted Activity coverage threshold at Building Consent stage.</p>								

Stormwater runoff is to be directed to a suitable outfall location within the respective lot boundaries. Concept outfall device details and locations are given in the appended plan set.

Lots 1 & 2 crossings assessed under FNDC Standards. Lots 3 & 4 crossing assessed under NZTA standards.

Sight distances are compliant.

The existing lot 1 & 2 vehicle crossings' geometry is generally in-line with the standards. Lots 3 & 4 crossing to be formed in accordance with NZTA *"Access onto the state highway from private property - Planning Policy Manual"* Type C detail.

Access:

No passing bays anticipated to be required. Existing lot 2 accessway is generally in-line with access width requirements. New lot 1 accessway minimum surfacing width will be 3.0m wide. New lots 3 & 4 accessway through Easement B recommended to be formed to 3.5m surfacing width & 4.0m legal width. Accessways from easement to new dwellings to be formed with minimum 3.0m surfacing width.

2 DEVELOPMENT PROPOSALS & SCOPE OF WORK

Wilton Joubert Ltd (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater, stormwater & access) to support a 1-into-4 lot subdivision of the lot legally described as Allotment 241 Parish of Mangatete, as depicted in the Subdivision Scheme Plan by Von Sturmers supplied by the client (Ref No. 15587, dated: 12.12.2025).

Proposed Lots 1-4 will encompass areas of 2.24Ha, 4.12Ha, 2.06Ha and 3.70Ha respectively. Lot 2 will contain existing developments while lots 1, 3 & 4 will be vacant and earmarked for future development. A 30m x 30m (900m²) Designated Building Platform (DBP) has been indicated on the supplied scheme plan on each lot.

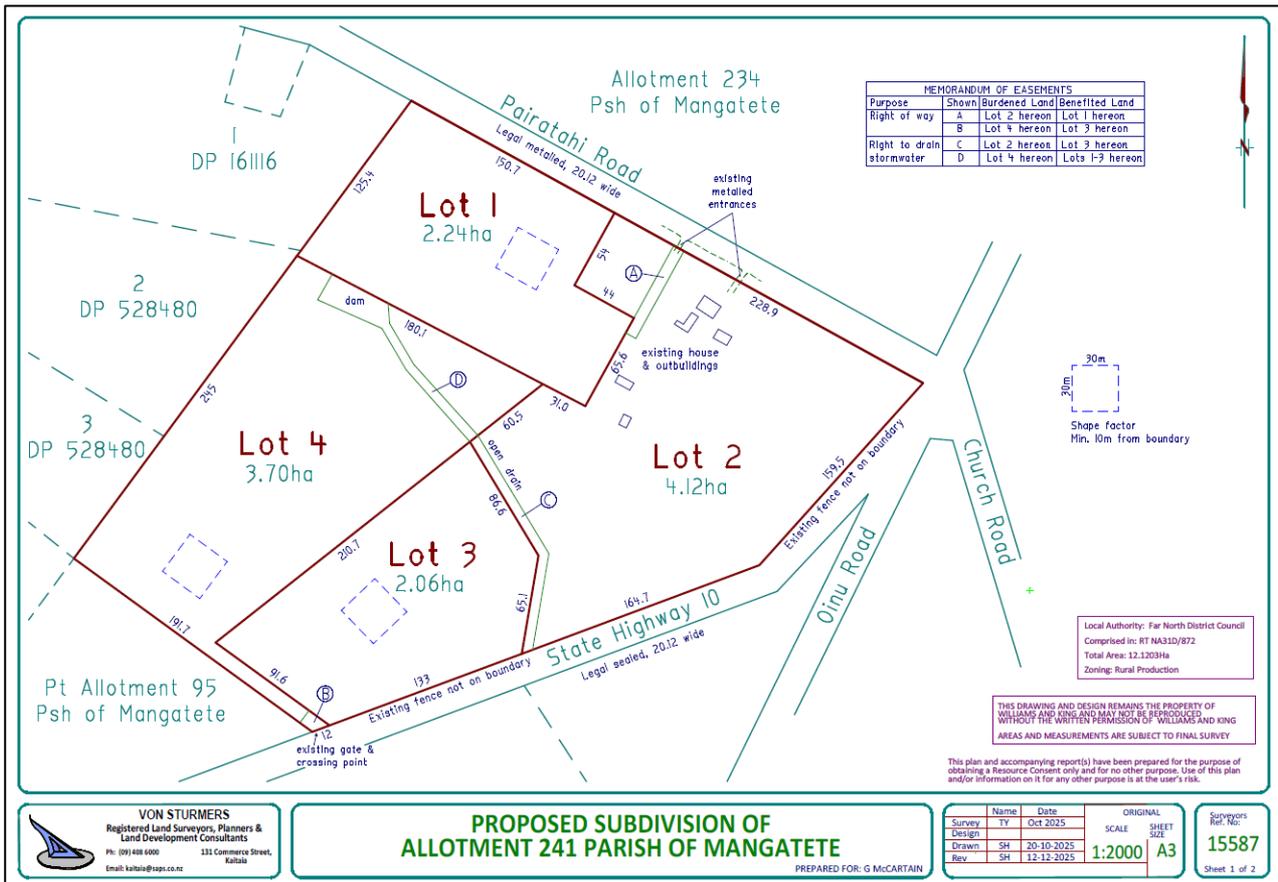


Figure 1: Scheme Plan of proposed subdivision.

Any revision of the supplied drawings and/or development proposals with wastewater, stormwater, potable water and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater stormwater, potable water and/or access assessments herein, should be referred to us for review.

3 SITE DESCRIPTION

The site of the proposed subdivision is legally described as Allotment 241 Parish of Mangatete.

Built development on-site comprises an existing dwelling and several “outbuildings” located at the approximate midpoint of the parent lot’s north-eastern boundary, accessed via a gravel driveway off the south/west side of Pairatahi Road, which is itself metal surfaced, approximately 137m from the Pairatahi Road – State Highway 10 intersection. A separate metalled accessway is located to the northwest of these existing buildings, extending into the pasture area located within the bounds of the proposed Lot 2. The remainder of the parent lot comprises primarily of pasture fields divided by fencing, generally falling to the northwest at relatively flat grades from 1-3°.

A 2.0 – 2.5m wide x ~0.90m deep natural grassed channel draining centrally through the property south to north to a pond at the north-western side of the lot. The pond overflows to a channel in lower-lying terrain to the northwest via a ~800mmØ corrugated plastic pipe.

No wastewater, stormwater or potable water reticulation is available to service the property.



Figure 2: Aerial view with the subject property highlighted in blue (From Far North District Council’s online GIS database) and markings of site access.

4 PUBLISHED GEOLOGY

Reference to the New Zealand Geology Web Map hosted by GNS Science indicates that the subject site and wider surrounding land is underlain by Awhitu Group alluvium.

Awhitu Group is described as; *“Partly consolidated sandstone and mudstone of high terraces”* with *“mudstone, peat, gravel.”*



Figure 3: Screenshot from New Zealand Geology Web Map hosted by GNS Science with subject site boundaries indicated in red.

In addition to the above, geotechnical testing was conducted by WJL within the subject site.

In general terms, the subsoils encountered consisted of sandy SILTs and SANDs.

Borehole arisings in Lot 1 consisted of silt to a target depth of 1.2m, with trace clay to 0.7mBGL and clayey silt from 0.7mBGL to the target depth. The boreholes in Lots 3 & 4 yielded silt/sand to refusal at a depth of 0.4mBGL, where a cemented hardpan layer is inferred. Approximately 100-200mm of TOPSOIL overlaid the investigated areas. Refer to the appended ‘BH Logs’.

Given the above, the site’s soils have been classified as **Category 4** in accordance with the TP58 design manual.

The shallow cemented hardpan observed at approximately 0.4m depth in HA02 and HA03 is anticipated to significantly restrict vertical percolation and effectively act as a limiting layer. While the overlying sandy silt and silty sand materials are generally consistent with TP58 Category 4 soils in terms of texture and inherent permeability, the presence of the shallow hardpan reduces the functional drainage capacity of the profile.

Accordingly, although the soil texture aligns with Category 4, a more conservative hydraulic loading rate has been adopted in the wastewater design given in Section 5.1 of this report to account for the reduced effective permeability and the increased risk of perched water above the hardpan.

5 WASTEWATER

Lots 1, 3 & 4

A new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within proposed Lots 1, 3 & 4. An indicative design is provided in Section 5.1 below to demonstrate the feasibility of on-site effluent disposal.

Lot 2

An existing on-site wastewater treatment system currently services the lot's residential dwelling(s). If the existing on-site wastewater treatment system is functional, fit for the existing dwelling and located within Lot 2's proposed boundaries it may continue to operate.

We note that at the time of the site visit conducted by WJL no evidence of failure or poor condition was apparent.

We have been advised by the client that the existing effluent field is located to the northwest of the primary dwelling and that the scheme plan layout has been adjusted such that the Lot 2 existing effluent field is located within the bounds of the proposed lot.

If any part of the wastewater system, including any trenches or disposal fields is not located within the bounds of proposed Lot 2, the system should be relocated to within the Lot 2 boundary with offsets complying Table 9 of the PRPN, or it can be decommissioned and replaced with a new on-site wastewater treatment system in accordance with the recommendations in the following sections.

5.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

As no development proposals are available at this stage for the eventual residential development within Lots 1, 3 & 4, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

Given the subsoils encountered during WJL's fieldwork investigation, we recommend secondary treatment or higher for any new wastewater treatment system within the proposed lots. A Primary/Septic system can be used if further testing at the disposal field confirms suitable conditions, with no hard pan layer affecting seepage capabilities.

Given the shallow cemented hardpan identified at approximately 0.4 m depth, a raised land application bed is proposed. Approximately 500 mm of imported sandy topsoil should be placed over the scarified natural surface, with the pressure-compensating drippers installed in the upper portion of the mound. This configuration provides sufficient clearance (natural soil plus imported fill) between the dripper lines and the hardpan layer.

While the loading rate for TP58 Category 4 soils would typically be adopted as 5mm/day, a conservative loading rate of **3 mm/day** has been adopted for the secondary effluent, reflecting the shallow limiting layer and to minimise the risk of perched water and downslope breakout.

5.1.1 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (TP58):	Category 4 – sandy loam silt loam – Moderate Drainage

Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 3mm/day (loading rate reduced to account for hardpan layer)
Estimated Total Daily Wastewater Production:	1,080L/day
Typical Wastewater Design Flow Per Person:	180L/pp/pd (Estimated –water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines on min. 500mm (above natural ground level) imported sandy topsoil bed
Loading Method:	Dosed
Minimum Tank size:	>1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	360m ²
Required Min. Reserve Area:	30%
Buffer Zone:	Not anticipated to be required
Cut-off Drain:	Not anticipated to be required

A primary system may be feasible only if additional site-specific testing at the proposed disposal field confirms that suitable soil conditions exist and that no shallow hardpan is present which could restrict seepage.

5.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 9 of the PRPN (Proposed Regional Plan for Northland)			
Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters

Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

5.3 NORTHLAND REGIONAL PLAN ASSESSMENT

The existing wastewater disposal system servicing Lot 2 should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system that was a permitted activity at the notification date of this Plan, and the associated discharge of any odour into air from the onsite system, are permitted activities, provided:	
#	Rule
1	the discharge volume does not exceed:
	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
2	the following reserve disposal areas are available at all times:
	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

The existing system on Proposed Lot 2 is expected to meet the Permitted Activity Status requirements outlined above.

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
9	the following reserve disposal areas are available at all times:
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and

11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

Proposed Lots 1, 3 and 4 are expected to meet the Permitted Activity Status requirements outlined above.

6 STORMWATER MANAGEMENT

6.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

The site resides in a Rural Production Zone. The following Stormwater Management Rules Apply:

8.6.5.1.3 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

To comply with the parameters of the Permitted Activity Rule (8.6.5.1.3), the proposed lots must not exceed impermeable area coverages as follows:

Lot	Maximum Permitted Impermeable Coverage (m ²)
1	3,360 m ²
2	6,180 m ²
3	3,090 m ²
4	5,550 m ²

The existing impermeable coverage on proposed Lot 2 (including gravel hardstand areas) was measured from GIS imagery as approximately ~1,770m². The anticipated coverage of future developments on proposed Lots 1, 3 & 4 is unknown at the time of report-writing – based on the distance from the proposed lots' southern boundaries to the DBPs indicated in the appended site plan, it is expected that the driveway coverage on each lot will need to be at least 300m² to provide access to the dwellings.

Given the above, the existing development within Lot 2 is considered to be a Permitted Activity and future development of Lots 1, 3 & 4 are expected to fall within the Permitted Activity range, with the final Activity Status dependent on the future developments' roof areas and driveway layouts. If the developments fall under Controlled Activity status then a stormwater attenuation report including a District Plan Assessment will be required at Building Consent stage.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations are provided below.

6.2 PRIMARY STORMWATER

6.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to rainwater tanks on the corresponding lot.

Discharge and overflow from the rainwater tanks should be directed to a discharge point as specified below via sealed pipes.

6.2.2 Stormwater Runoff from Hardstand Areas

Where driveways are formed perpendicular to the slope of the topography, the driveway may shed runoff to lower-lying grassed areas via even sheet flow, well clear of any structures. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows should be managed with swales to prevent erosion/scouring. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate. Swales are to direct runoff to silt traps with suitably sized grate / scruffy dome inlets, from which runoff may be piped to the discharge point.

Alternatively, if sealed, driveways may be formed to shed runoff to catchpits installed per E1 of the NZ Building Code. Runoff collected via catchpits is to be directed to an outlet as specified below via sealed pipes.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to any potable water tanks.

6.2.3 Stormwater Runoff Discharge Point

Proposed Lots 1, 3 & 4

It is recommended that stormwater runoff from the new potable supply tanks and hardstand drainage be directed via sealed pipes to a dispersal bar outlet (above ground or laid in rock-filled trench) or a piped outlet to a swale with appropriate erosion protection. The outlet should be located downslope of any effluent disposal fields and promote even sheet flow through the downslope pasture to ensure the prevention of erosion and the treatment of runoff via filtration and evapotranspiration. See the appended Dispersal Bar Detail C210 for clarification.

Alternatively, discharge may be directed to specifically designed soakpits if on-site soakage testing is undertaken and soakage rates are determined to be high enough for on-site soakage disposal to be viable. As described in Section 5 of this report, a compacted hardpan layer was encountered during on-site subsoil investigations. Any soakage testing and subsequent design must consider the effects of the hardpan layer on soakage performance.

Proposed Lot 2

The existing stormwater discharge point serving the existing developments should be located and confirmed by a suitably qualified drainage professional to be within the boundary of Lot 2 as well as being suitable to continue to service the existing developments without causing adverse effects to the future developments on proposed Lots 1, 3 & 4 or any neighbouring properties.

6.3 SECONDARY STORMWATER

Where required, overland flows and similar runoff from higher ground should be intercepted by means of shallow surface drains or small bunds near structures to protect these from both saturation and erosion.

7 ACCESS AND VEHICLE CROSSING

7.1 GENERAL

A basic access and vehicle crossing assessment for the proposed Lots has been completed with recommendations provided herein.

It is our understanding that proposed Lot 2 will continue to utilise the existing southern/eastern metalled access off Pairatahi Road, and proposed Lot 1 will utilise the northern/western metalled crossing and access to Lot 1 will be through an easement on Lot 2. The vehicle crossings and accessways will be assessed under the Far North District Council Engineering Standards 2023.

As per the supplied Scheme Plan, access to proposed Lots 3 & 4 is to be constructed off the northern side of State Highway 10 via a shared crossing to Lot 4, where an existing metal crossing and gate are currently located. Access to Lot 3 will be through an easement on Lot 4. As the lots are to be accessed from the state highway, the requirements for accessways to the state highway outlined in the NZTA “*Access onto the state highway from private property - Planning Policy Manual*” are applicable.

7.2 SIGHT DISTANCES

7.2.1 Lots 1 & 2

Pairatahi Road has a posted speed limit of 100km/hr (NZTA National Speed Limits Register). The Far North District Council Engineering Standards (2023) – Sheet 4 notes that the minimum required sight distance is 210m for primary and secondary collector roads.

In compliance with the Far North District Council’s sight distance requirements, the existing vehicle crossings that will be utilised for Lots 1 & 2 provide >210m of sight distance to the northwest along Pairatahi Road. To the southeast, a clear sight distances to the Pairatahi Road – State Highway 10 intersection of ~185m and ~140m are available for the Lot 1 & 2 crossings respectively. While this distance falls below the minimum sight distance specified in Sheet 4, the operating speed of vehicles turning into the northwest bound lane of Pairatahi Road from State Highway 10 will be much lower than the posted speed limit, and the available sight distance is therefore considered adequate.



Figure 4: Site Photo 18.11.2025 – View facing northwest from Proposed Lot 1 vehicle crossing.



Figure 5: Site Photo 18.11.2025 – View facing southeast from Proposed Lot 1 vehicle crossing.



Figure 6: Aerial view (FNDC GIS) of Proposed Lot 1 existing crossing sight distance to northwest along Pairatahi Road.



Figure 7: Aerial view (FNDC GIS) of Proposed Lot 1 existing crossing sight distance to southeast along Pairatahi Road.



Figure 8: Site Photo 18.11.2025 – View facing northwest from Proposed Lot 2 vehicle crossing.



Figure 9: Site Photo 18.11.2025 – View facing southeast from Proposed Lot 2 vehicle crossing.



Figure 10: Aerial view (FNDC GIS) of Proposed Lot 2 existing crossing sight distance to northwest along Pairatahi Road.



Figure 11: Aerial view (FNDC GIS) of Proposed Lot 2 existing crossing sight distance to southeast along Pairatahi Road.

7.2.2 Lots 3 & 4

State Highway 10 has a posted speed limit of 100km/hr (NZTA National Speed Limits Register). Table 8-1 of the NZTA "Access onto the state highway from private property - Planning Policy Manual" document notes that the minimum desirable sight distance as 300m.

As shown in Figures 12 & 13 below, more than 300m sight distance is available from the proposed crossing in either direction along the highway. Therefore, the proposed crossing location complies with the applicable sight distance requirements.



Figure 12: Aerial view (FNDC GIS) of proposed Lots 3 & 4 crossing sight distance to northeast along SH10.



Figure 13: Aerial view (FNDC GIS) of proposed Lots 3 & 4 crossing sight distance to southwest along SH10.

7.3 VEHICLE CROSSINGS

7.3.1 Lots 1 & 2

The existing vehicle crossings from Pairatahi Road to proposed Lots 1 & 2 are metalled, consistent with the adjoining Pairatahi Road carriageway surface. The surfacing is in reasonable condition with no significant disrepair evident. The crossings are between 4.2 – 4.5m wide with relatively flat grades.

The existing gates are located sufficiently clear of the road shoulder to allow vehicle parking, as shown in Figures 14 and 15 below. 350mm \varnothing and 400mm \varnothing concrete culverts exist through the lot 1 & 2 crossings respectively.

The crossing layouts are generally in accordance with the Far North District Council Engineering Standards (2023) Sheet 21 Type 1A – Light Vehicles. The usage of the crossings will be low, serving 1 Household Equivalent each post-subdivision.

As such, we deem the existing crossing for proposed Lots 1 & 2 to be sufficient to serve the proposed lots.



Figure 14: Site Photo 18.11.2025 – View of proposed Lot 1 existing vehicle crossing.



Figure 15: Site Photo 18.11.2025 – View of proposed Lot 2 existing vehicle crossing.

7.3.2 Lots 3 & 4

Each lot is assumed to contain one residential dwelling with an assumed daily vehicle movement count of 10 for each dwelling, totalling 20 vehicle movements per day for the proposed crossing.

As previously assessed, the sight distances in each direction from the crossing will be compliant with Table 8-1 of the NZTA “Access onto the state highway from private property - Planning Policy Manual” document.

To our knowledge, the lots are proposed to be utilised for residential use only, and no heavy vehicle movements into/from the site are anticipated.

Given the above, we recommend in accordance with Table 9-1 of the NZTA “Access onto the state highway from private property - Planning Policy Manual” document that the crossing be constructed to the Type C (low volume rural roads) specifications. The crossing is to have a 9.0m turning radius into a 3.5m wide accessway, sealed up to the property boundary line. We recommend that any gate on the accessway be offset from the edge of seal on the highway by at least 15.0m. A minimum 300mmØ culvert is to be installed under the crossing. See the appended Access Plan C400 for clarification.

Permission for the construction of the new crossing as described herein must be granted by NZTA.

7.4 VEHICLE ACCESS

The vehicle access legal and surfacing widths for all proposed lots will be assessed under the relevant requirements for both the operative and proposed district plans. See Figures 16 & 17 below for the applicable standards.

No accessways to the proposed lots are anticipated to exceed 200m long. Therefore, passing bays are not anticipated to be required per the requirements outlined in Section 3.2.28.3 of the FNDC Engineering Standards 2023.

APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCESS

(Reference: *Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Access and Zone Maps*)

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb	Foot-path	Storm-water Drain ¹
				Unsealed	Sealed			
Residential	1	-	3.0	1:6	1:4	-	-	Yes
Coastal Residential	2	5.0	3.0	-	1:4	-	-	Yes
Russell Township	3 - 4	7.5	3.0 with passing bays	-	1:4	-	-	Yes
Point Veronica	5 - 8	7.5	5.0	-	1:4	Yes	-	Yes
Commercial	1	-	3.0	1:8	1:5	-	-	Yes
Industrial	2 - 4	8.0	6.0	-	1:5	-	-	Yes
Orongo Bay Special Purpose	>5	8.0	6.0	-	1:5	-	-	Yes
Rural Production	1	-	3.0	1:5	1:4	-	-	Yes
Rural Living								
Waimate North Horticultural Processing	2	5	3.0	1:5	1:4	-	-	Yes
Carrington Estate								
General Coastal Coastal Living	3 - 4	7.5	3.0 with passing bays	1:5	1:4	-	-	Yes
South Kerikeri Inlet								
Recreational Activities	5 - 8	7.5	5.0	1:5	1:4	-	-	Yes

¹ All private access must have stormwater drainage measures such that adverse effects are not created on adjoining properties or the public road, in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009)

Note 1: H.E. = Household Equivalent represented by 10 vehicle movements
Note 2: Refer to *Rules 15.1.6B.1.1(c) and (d)*.
Note 3: Access for more than 8 Household Equivalents shall be by public road and constructed to a standard identified in *Appendix 3B-2*.
Note 4: Access carriageways in urban zones that serve two or more users shall be sealed or concreted, refer *Rule 15.1.6B.1.2(c)*.

Figure 16: FNDC Operative DP Table 3B-1: Standards for Private Accessways

TRAN-Table 9 - Requirements for private accessways

Number of residential units	Maximum length (m)	Minimum legal width (m)	Minimum carriageway width (m)			Footpath width (m)	Maximum gradient	Crossfall
			Unsealed shoulder	Surfacing width	Total			
Urban								
2-4	50	4.0	-	1 x 3.0	3.0	-	12.5% from the first 5m from the road boundary and 22% for the remainder restricted to straight sections	3%
5-8	100	6.0	-	1 x 4.5	4.5	1 x 0.95		
Rural								
2	-	4.0	2 x 0.25	1 x 3.0	3.5	-	12.5% for the first 5m from the road boundary and 22.2% for the remainder	3% where sealed; 6% where unsealed
3-5		6.0	2 x 0.25	1 x 3.0	4.5			
6-8		10.0	2 x 0.25	1 x 3.0	6.0			

Figure 17: Snip of FNDC proposed District Plan TRAN-Table 9.

7.4.1 Lots 1 & 2

Post-subdivision, the usage of the accessways to lots 1 & 2 are anticipated to be 1 Household Equivalent (H.E) each.

Per the **operative** district plan requirements shown in Figure 16 above, the minimum ROW legal and surfacing widths are:

- Minimum 3.0m surfacing width for 1 H.E
- 5.0m and 3.0m respectively for 2 H.E

Per the **proposed** district plan (at the time of report-writing) shown in Figure 17 above, the minimum ROW legal and surfacing widths are 4.0m and 3.0m respectively for 2 H.E. No requirements are given for 1 H.E.

The surfacing of the existing accessway to lot 2 is estimated to be between 3.0 - 4.0m in width. The existing access to lot 2 is sufficiently wide to accommodate one-way traffic and has been utilised for access to/from the existing house and outbuildings on the lot with no issues. No changes to the existing lot 2 accessway will be required.

An existing metalled accessway to proposed lot 1 traverses through proposed Easement A on lot 2 and into the bounds of lot 1 from the approximate midpoint of lot 1's south-eastern boundary. In accordance with the requirement listed above, the accessway surfacing is to be formed to minimum 3.0m wide – any section along the existing metalled accessway less than 3.0m should be widened to the minimum width.

7.4.2 Lots 3 & 4

The usage volume of the shared accessway from SH10 will amount to 2 Household Equivalents (H.E) up to the end of the right of way easement on Lot 4 serving Lot 3. From here to the Lot 4 development area the volume will amount to 1 H.E.

Per the **operative** district plan requirements shown in Figure 16 above, the minimum ROW legal and surfacing widths are:

- Minimum 3.0m surfacing width for 1 H.E
- 5.0m and 3.0m respectively for 2 H.E

Per the **proposed** district plan (at the time of report-writing) shown in Figure 17 above, the minimum ROW legal and surfacing widths are 4.0m and 3.0m respectively for 2 H.E. No requirements are given for 1 H.E.

The NZTA “Access onto the state highway from private property - Planning Policy Manual” document Access Type C detail indicates a minimum accessway width of 3.5m.

We recommend that the accessway surfacing width be formed to 3.5m to the end of the right of way easement on Lot 4, after which the accessway may be formed to the applicable FNDC District Plan standards of 3.0m wide.

8 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Subdivision Consent application.

This report has been commissioned solely for the benefit of our client, in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

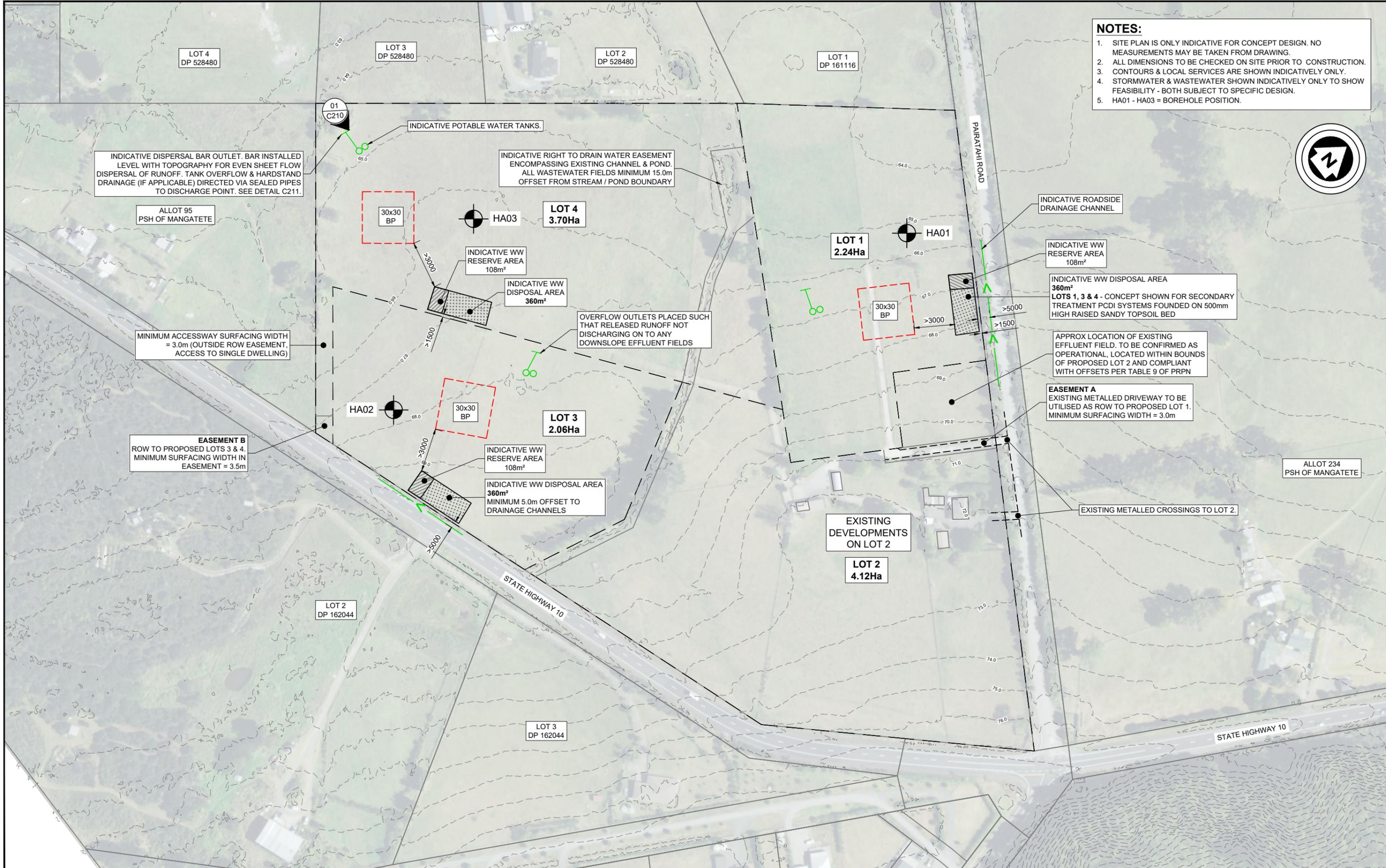
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

WILTON JOUBERT LIMITED

Enclosures:

- Site Plan – C001 (1 sheet)
- Dispersal Bar Detail – C210 (1 sheet)
- Vehicle Crossing Sight Distance Plan – C400 (1 sheet)
- Hand Auger Borehole Records (3 sheets)



WILTON JOUBERT
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	DEC '25	PM	SITE SUITABILITY REPORT
02	DEC '25	PM	SCHEME PLAN REVISION

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: BGS
SURVEYED BY: OTHER

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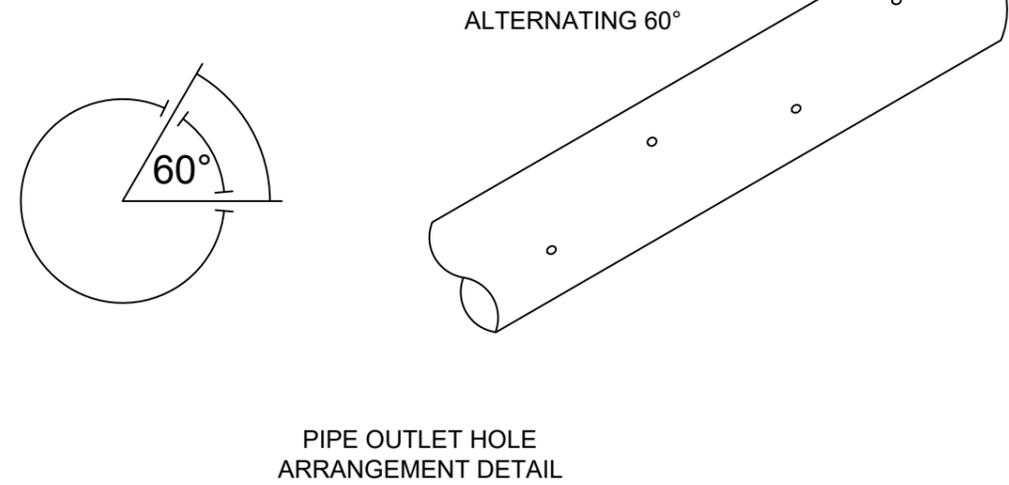
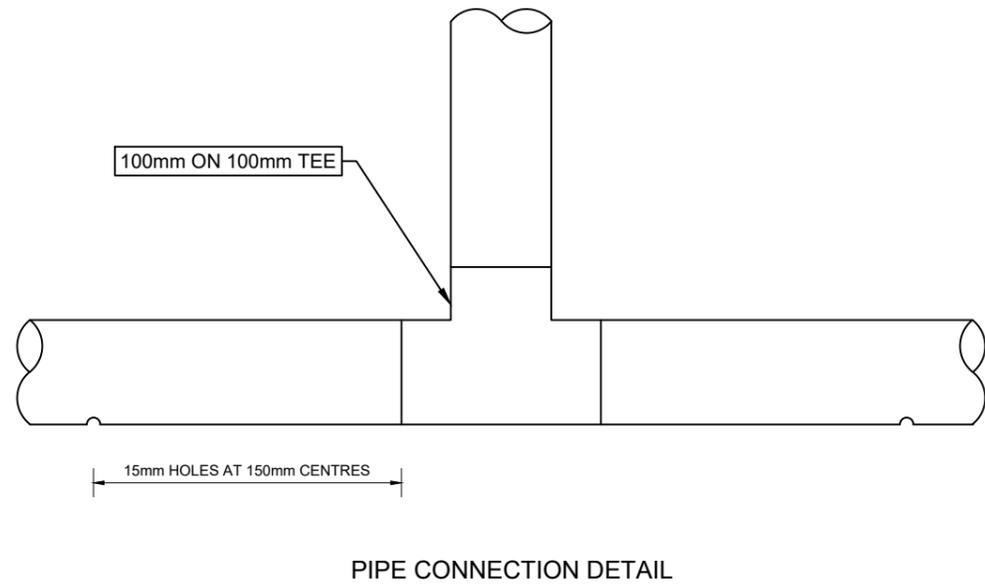
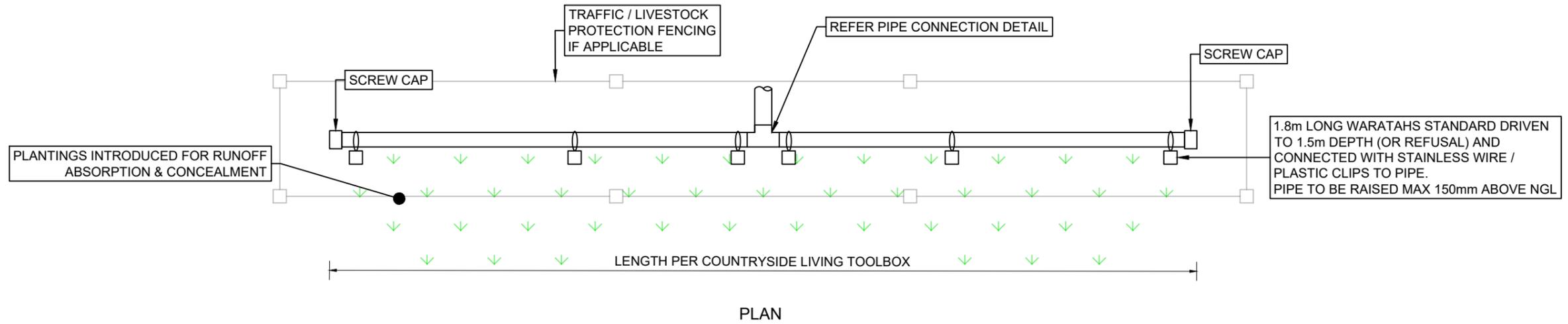
SUBDIVISION CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **CIVIL SITE SUITABILITY REPORT**

PROJECT TITLE: **PROPOSED SUBDIVISION OF ALLOT 241 PSH OF MANGATETE 15 PAIRATAHI ROAD KAINGAROA**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:2000	CO-ORDINATE SYSTEM: NOT COORDINATED
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01 **DISPERSAL BAR DETAIL**
C200 N.T.S

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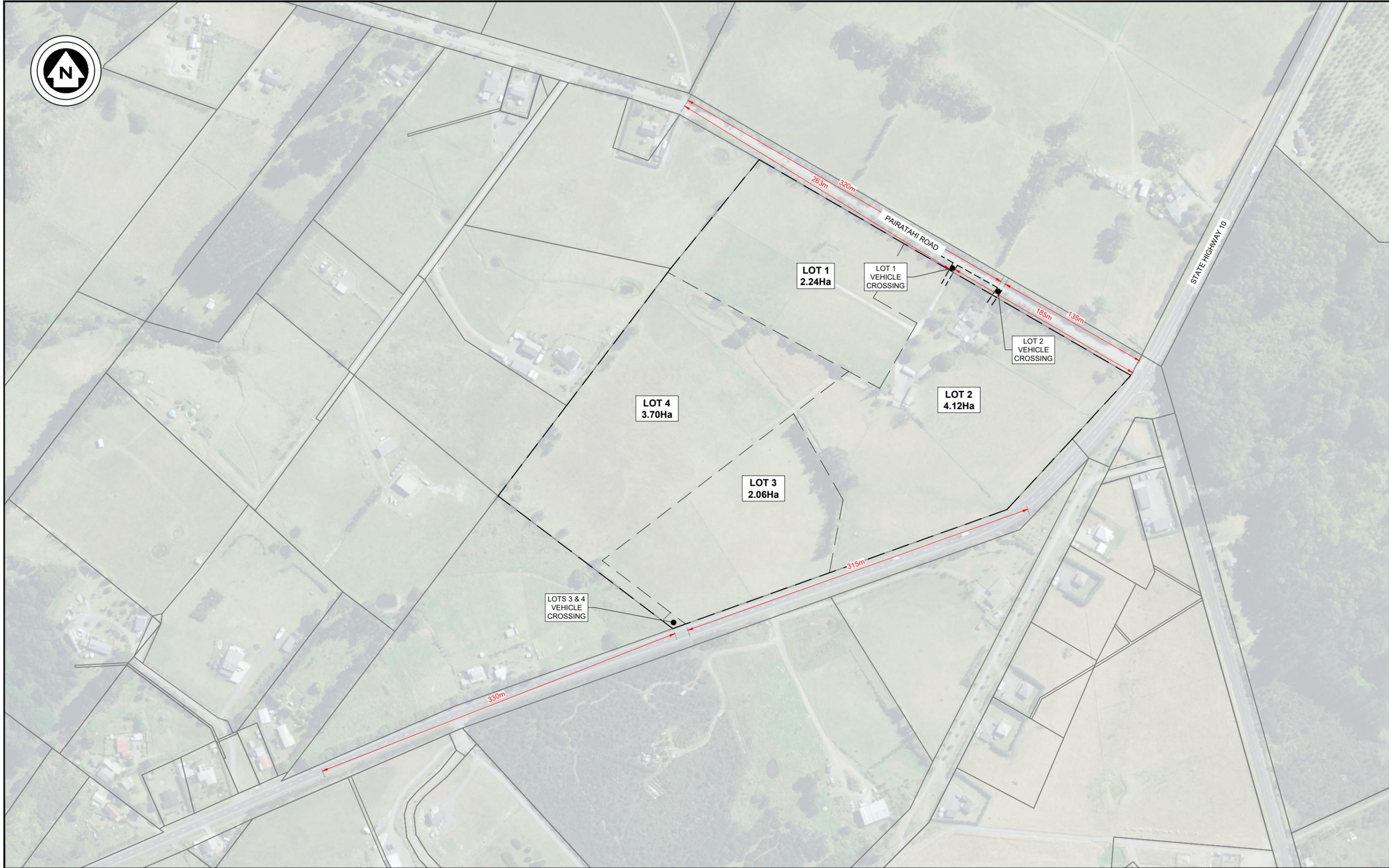
SUBDIVISION CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
DISPERSAL DEVICE DETAIL

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF ALLOT 241 PSH OF MANGATETE 15 PAIRATAHI ROAD KAINGAROA

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01	DEC '25	PM	SITE SUITABILITY REPORT
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DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
VEHICLE CROSSING SIGHT DISTANCE PLAN

PROJECT DESCRIPTION:
CIVIL SITE SUITABILITY REPORT

PROJECT TITLE:
PROPOSED SUBDIVISION OF ALLOT 241 PSH OF MANGATETE 15 PAIRATAHI ROAD KAINGAROA

ORIGINAL DRAWING SIZE:	OFFICE:
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DRAWING SCALE:	CO-ORDINATE SYSTEM:
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143592-C400	02
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HAND AUGER : HA01 (Lot 1)

JOB NO.: 143592 SHEET: 1 OF 1

START DATE: 18/11/2025 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Gayle Lynette McCartain

PROJECT: 4-Lot Subdivision

SITE LOCATION: 15 Pairatahi Road, Kaingaroa

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsoil	TOPSOIL, dark brown, moist to wet.		0.0 - 0.2	Groundwater Not Encountered					
	NATURAL: Sandy SILT, trace clay, light brown and grey, moist, no plasticity.		0.2 - 0.6						
Awhitu Group Alluvium	SILT, minor sand and clay, brown, moist, no to low plasticity.	0.6 - 0.8							
	Clayey SILT, light brown with grey mottles, wet, low to moderate plasticity.	0.8 - 1.0							
		1.0 - 1.2							
		1.2 - 1.4							
	EOH: 1.20m - Target Depth		1.2						
			1.4						

REMARKS

End of borehole @ 1.20m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295
 Phone: 09-945 4188
 Email: jobs@wjl.co.nz
 Website: www.wiltonjoubert.co.nz

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HAND AUGER : HA02 (Lot 3)

JOB NO.: 143592 SHEET: 1 OF 1

START DATE: 18/11/2025 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Gayle Lynette McCartain

PROJECT: 4-Lot Subdivision

SITE LOCATION: 15 Pairatahi Road, Kaingaroa

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsoil	TOPSOIL, dark brown, moist to wet.		0.0 - 0.2	Groundwater Not Encountered					
Awahitu Group Alluvium	NATURAL: Silty SAND, light brown and grey, moist, no plasticity.		0.2 - 0.4						
	EOH: 0.40m - Refusal (Cemented Hardpan Inferred)		0.4 - 1.4						

REMARKS

End of borehole @ 0.40m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



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HAND AUGER : HA03 (Lot 4)

JOB NO.: 143592 SHEET: 1 OF 1

START DATE: 18/11/2025 NORTHING: GRID:

DIAMETER: 50mm EASTING:

SV DIAL: ELEVATION: Ground

FACTOR: DATUM:

CLIENT: Gayle Lynette McCartain

PROJECT: 4-Lot Subdivision

SITE LOCATION: 15 Pairatahi Road, Kaingaroa

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE				COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY	DCP - SCALA (Blows / mm)	
Topsoil	TOPSOIL, dark brown, moist to wet.		0.0 - 0.1	Groundwater Not Encountered					
Awhitu Group Alluvium	NATURAL: Sandy SILT, trace clay, light brown and grey, moist, no plasticity.		0.1 - 0.35						
	Fine to Medium SAND, white, moist, no plasticity.		0.35 - 0.40						
	EOH: 0.40m - Refusal (Cemented Hardpan Inferred)		0.40 - 1.20						

REMARKS

End of borehole @ 0.40m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: SJP

▼ Standing groundwater level

CHECKED BY: BGS

▽ GW while drilling



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 Phone: 09-945 4188
 Email: jobs@wjl.co.nz
 Website: www.wiltonjoubert.co.nz

NZ Transport Agency Waka Kotahi Reference: 2025-1497

16 December 2025

G McCartain
C/- Sheryl Hansford, Northland Planning & Development

Sent via Email: sheryl@northplanner.co.nz

Dear Sheryl,

Proposed Subdivision – 15 Pairatahi Road (State Highway 10), Kaingaroa, Kaitaia, Northland – G McCartain

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

Proposal

Resource consent is sought for the following activities:

- A 3-Lot subdivision and the upgrade of Crossing Place CP 67 on State Highway 10, Kaingaroa.
- The lot sizes proposed fall under the Restricted Discretionary provisions of the District Plan.

Assessment

In assessing the proposed activity, NZTA notes the following:

- The subdivision at 15 Pairatahi Road, Kaingaroa has frontage to State Highway 10. This section of State Highway 10 has an Annual Average Daily Traffic of 4060 and a speed limit of 60km/h.
- The proposal is to subdivide Allot 241 Parish of Mangatete into four lots as follows:
 - Lot 1 – 2.46 ha
 - Lot 2 – 3.90 ha
 - Lot 3 – 2.06 ha
 - Lot 4 – 3.70 ha
- It is proposed to subdivide the site to create three additional titles, two of which would have access via existing CP 67 off State Highway 10 and the other two would have access via the existing crossing places on Pairatahi Road.
- Crossing Place CP 67 requires an upgrade to a NZTA Planning Policy Manual (PPM) Diagram C standard, the culvert would also require an approved traversable system.

Limited Access Road (LAR)

Your client's site adjoins State Highway 10 which is identified as a limited access road. Per Section 91 of the Government Roading Powers Act 1989, to access your client's site your client requires a crossing place authorised by NZTA. The existing authorised crossing place (CP 67 – Farm Gate) is proposed to be upgraded for the subdivision.

Conditions

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

1. Crossing Place - CP 67 shall be upgraded in accordance with New Zealand Transport Agency Diagram C standard with an approved culvert traversable system, as outlined in the Planning Policy Manual (2007) and to the satisfaction of the New Zealand Transport Agency Network Manager.
2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Rounding Powers Act 1989.
3. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lots 2 and 3 of the subdivision of land shown on Scheme Plan 'Proposed Subdivision of Allotment 241 Parish of Mangatete', Revision dated 12-12-2025, reference number 15587 that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 10. This consent notice shall read as follows:

Any dwelling or other building used for a noise sensitive activity on the site in or partly within 100m of the edge of State Highway 10 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

Determination

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

Limited Access Road

As the site fronts a Limited Access Road, the New Zealand Transport Agency provides approval under Section 93 of the Government Rounding Powers Act 1989 for the site to gain direct access from the state highway as described in this written approval.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Advice Notes

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

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

Expiry of this approval

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

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

Yours sincerely,



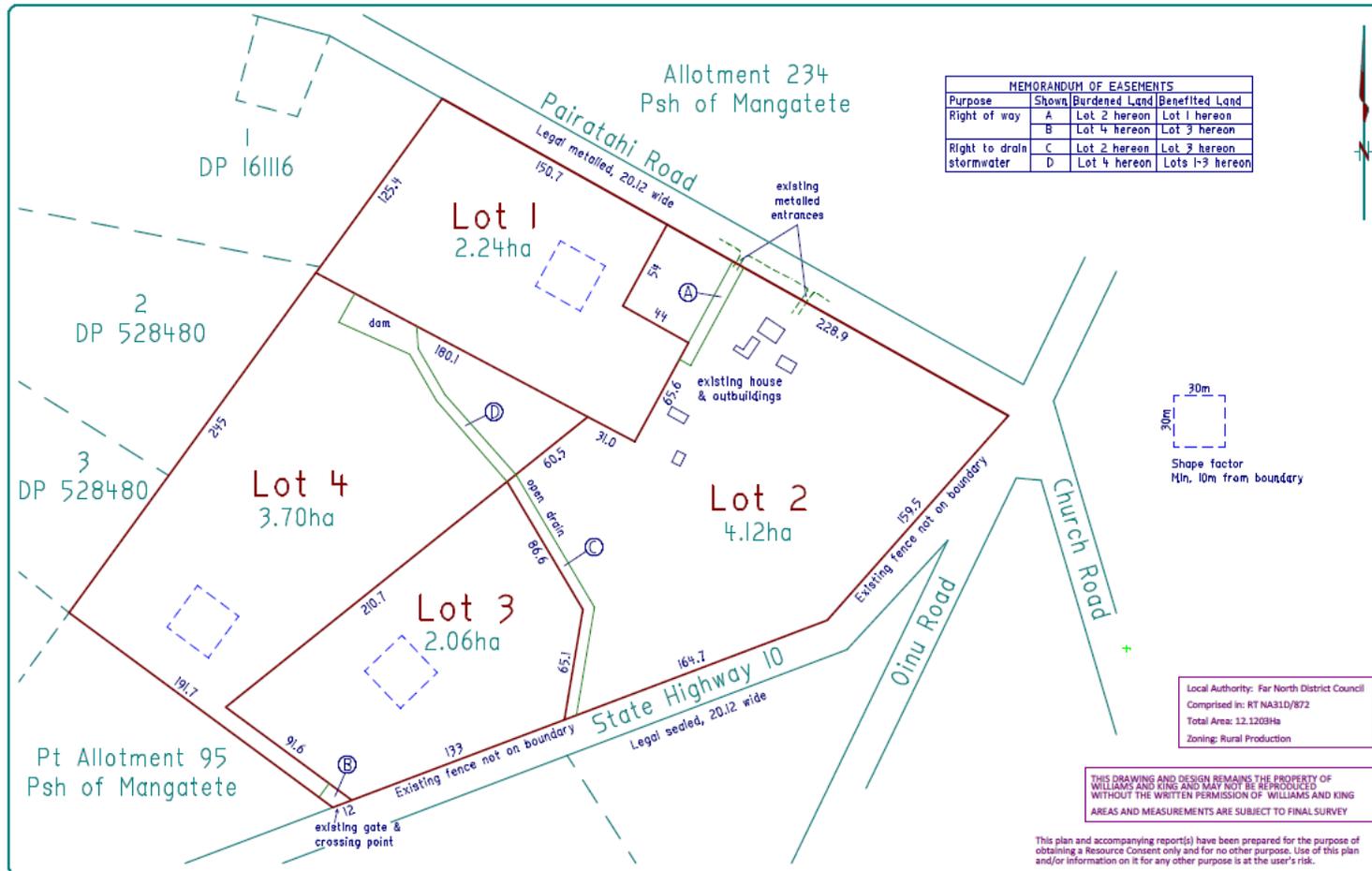
Rosalind Cowen, Senior Planner

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

Enclosed:

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

Attachment 1: Scheme Plan



30m
30m
Shape factor
Min. 10m from boundary

Local Authority: Far North District Council
Comprised in: RT NA310/872
Total Area: 12.1203Ha
Zoning: Rural Production

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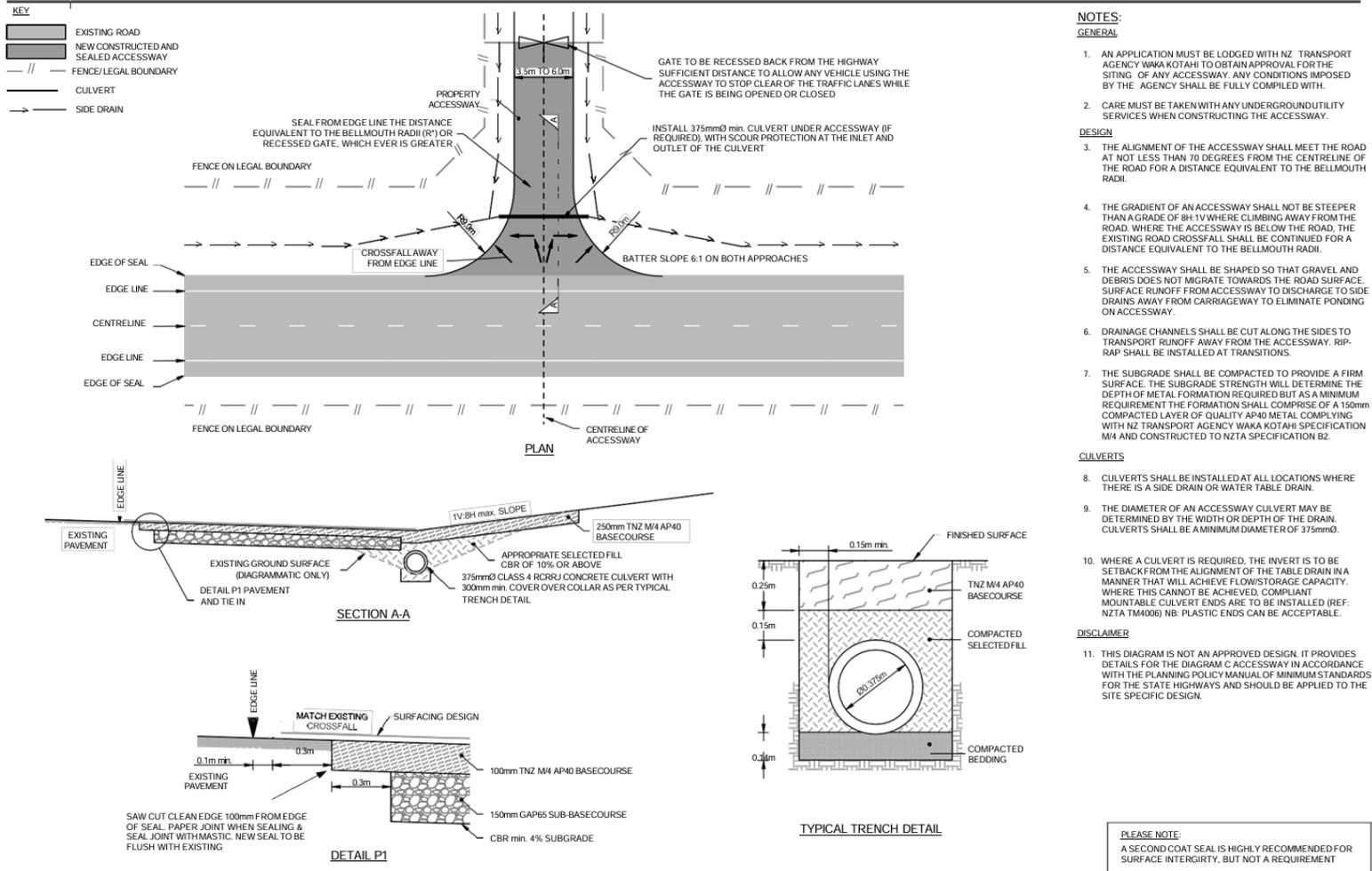
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Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 8000 131 Commerce Street, Kaitiaki
Email: kaitiaki@vps.co.nz

PROPOSED SUBDIVISION OF ALLOTMENT 241 PARISH OF MANGATETE
PREPARED FOR: G McCARTAIN

Name	Date	ORIGINAL	SHEET
Survey	TV Oct 2025	SCALE	SIZE
Design		1:2000	A3
Drawn	SH 20-10-2025		
Rev	SH 12-12-2025		

Surveyors Ref. No: **15587**
Sheet 1 of 2

Attachment 2: Diagram C Access Standard



Operative District Plan Relevant Objectives and Policies

Objectives and policies within the Subdivision Chapter

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

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

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

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

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

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

13.3.7 To ensure the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- natural character, particularly of the coastal environment;
- ecological values;
- landscape values;
- amenity values;
- cultural values;
- heritage values; and
- existing land uses.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or
- (b) result in increased demand for esplanade areas; or
- (c) involve adverse effects on riparian areas; or
- (d) depend on the assimilative capacity of the environment external to the site.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

- (c) encouragement of pedestrian and cycle use;*
- (d) access to alternative transport facilities;*
- (e) domestic or community renewable electricity generation and renewable energy use.*

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

Objectives and policies within the Rural Environment

Objectives

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

Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

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

Objectives and policies within the Rural Production Zone

Objectives

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

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

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.

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

8.6.3.5 *To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

8.6.3.6 *To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*

8.6.3.7 *To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

8.6.3.8 *To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

8.6.3.9 *To enable rural production activities to be undertaken in the zone.*

Policies

8.6.4.1 *That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*

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

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

8.6.4.4 *That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

8.6.4.5 *That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.*

8.6.4.6 *That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*

8.6.4.7 *That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.*

8.6.4.8 *That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities*

8.6.4.9 *That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.*

Proposed District Plan Objectives and Policies

Rural Production Zone

Objectives

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

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

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

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

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

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

(d) does not exacerbate any natural hazards; and

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

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

Policies

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

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

(a) enabling primary production activities as the predominant land use;

(b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

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

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

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - Avoid land use that:

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

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities.*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:*

i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

(g)the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

(h)the adequacy of roading infrastructure to service the proposed activity;

(i)Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

(j)Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.