Far North District Council

Office Use Only
Application Number:

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
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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):

O Land Use O Fast Track Land Use* ☑ Subdivision O Discharge

O Extension of time (s.125) O Change of conditions (s.127) O Change of Consent Notice (s.221(3))

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

O Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

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

Yes / ~~No~~

4. Applicant Details:

Name/s: Estate of Wi Te Parihi Whiu

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

_____ Post Code: _____

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: Steven Sanson - Sanson & Associates Limited

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

_____ Post Code: _____

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

6. Details of Property Owner/s and Occupier/s: *Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)*

Name/s: Refer Record of Titles appended to the AEE

Property Address/: Location 6082 Mangakahia Road, Tautoro

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 6082 Mangakahia Road, Tautoro

Legal Description: Motatau 5E3C Block Val Number:

Certificate of Title: NA75B/72

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

Site Visit Requirements:

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

Is there a dog on the property? Yes / ~~No~~

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

Please call agent prior to site visit

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed 5 x lot subdivision in the Rural Production Zone.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

~~Yes~~/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

Ø yes O no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

Ø yes O no O don't know

Ø Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) Estate of Wi Te Parihi Whiu

Email: [redacted]

Postal Address: [redacted]

[redacted] Post Code: [redacted]

Phone Numbers: [redacted] Fax: [redacted]

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

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

Name: George Collier [Power of Attorney] (please print)

Signature [redacted] (signature of bill payer – **mandatory**) Date: 26.05.2024

14. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

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

Name:_____(please print)

Signature:_____(signature) Date: _____

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

Checklist (please tick if information is provided)

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

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

Resource-consent-application-form

Final Audit Report 2024-06-27

Created:	2024-06-26
By:	Steven Sanson (ssan075@aucklanduni.ac.nz)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYY82cS_mtbYvKDaYOQzhrF228LAPwNub

"Resource-consent-application-form" History

Document created by Steven Sanson (ssan075@aucklanduni.ac.nz)
2024-06-26 - 8:13:11 AM GMT- IP address: 103.242.69.119

Document emailed to George Collier (george@iclca.co.nz) for signature
2024-06-26 - 8:13:15 AM GMT

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Document e-signed by George Collier (george@iclca.co.nz)
Signature Date: 2024-06-27 - 10:58:43 PM GMT - Time Source: server- IP address: 178.143.45.137

Agreement completed.
2024-06-27 - 10:58:43 PM GMT

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

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

04 July 2024

Re: Proposed 5 lot Subdivision, 6082 Mangakahia Road [SH15], Tautoro

Our client, Wi Te Parahia Whiu seeks a subdivision consent to subdivide a 72.1900-hectare rural property into five new lots.

The application is a Restricted Discretionary Activity under the Operative Far North District Plan [ODP] that can meet the applicable subdivision performance standards specified in the Rural Production Zone. In terms of the Proposed Far North District Plan [PDP] the property is also zoned Rural Production. We attach information required to be included in this application by the relevant statutory documents as follows:

- **Planning Report and Assessment of Environmental Effects**
- **Appendix A – Record of Title;**
- **Appendix B - Subdivision Plan, dated 07 February 2024**
- **Appendix C – Site Suitability Report, dated 06 March 2024**
- **Appendix D – NZTA Approval**
- **Appendix E – Tangata Whenua Matters**

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

Steven Sanson
Consultant Planner

1.0 INTRODUCTION

1. The applicant seeks a subdivision consent to subdivide a 72.1900-hectare property at 6082 Mangakahia Road, Tautoro into four rural-residential lots and a fifth balance lot for rural productive purposes. The site is legally described as Motatau 5E3C Block. A copy of the Record of Title is attached at **Appendix A.** There are no relevant instruments on the Title.

2. The site includes an existing residential dwelling off Mangakahia Road. The remainder of the site is covered by pasture and used for farming activities. There are areas of vegetation near the southwestern corner of the site.

3. The application is a Restricted Discretionary Activity subdivision under the Operative Far North District Plan, which complies with the minimum alternate subdivision standards for the Rural Production zone.

4. It is concluded that any potential adverse effects arising from the subdivision would be less than minor and that the proposal reflects an anticipated pattern of development that is enabled by the District Plan.

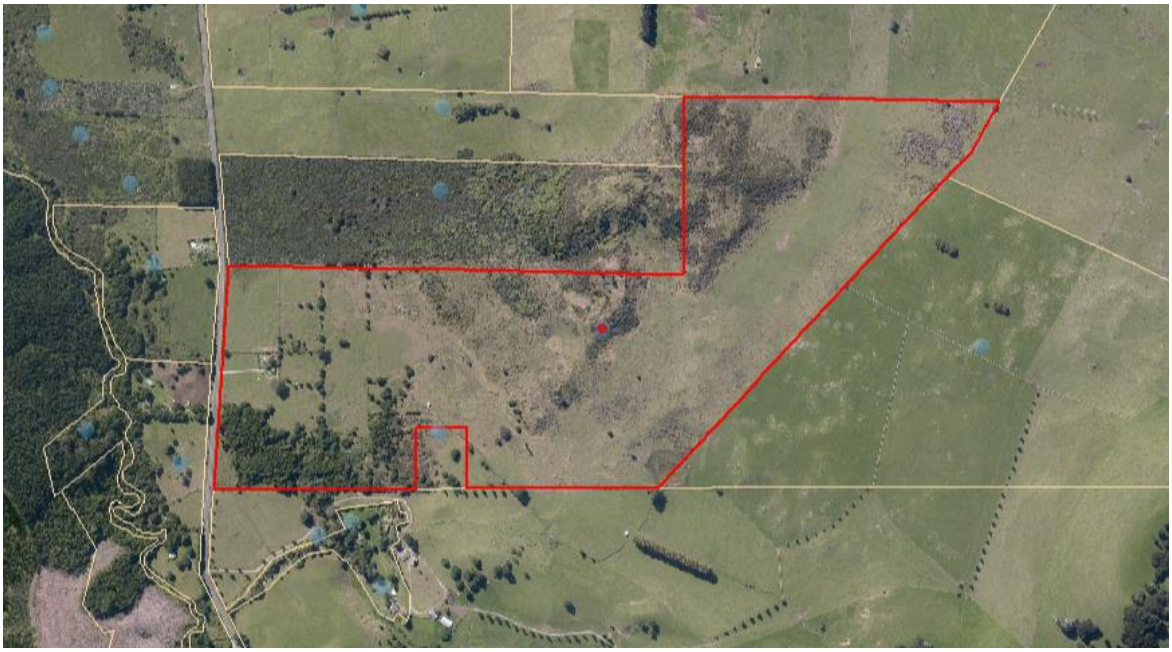


Figure 1 – Site Aerial (Source: Prover)

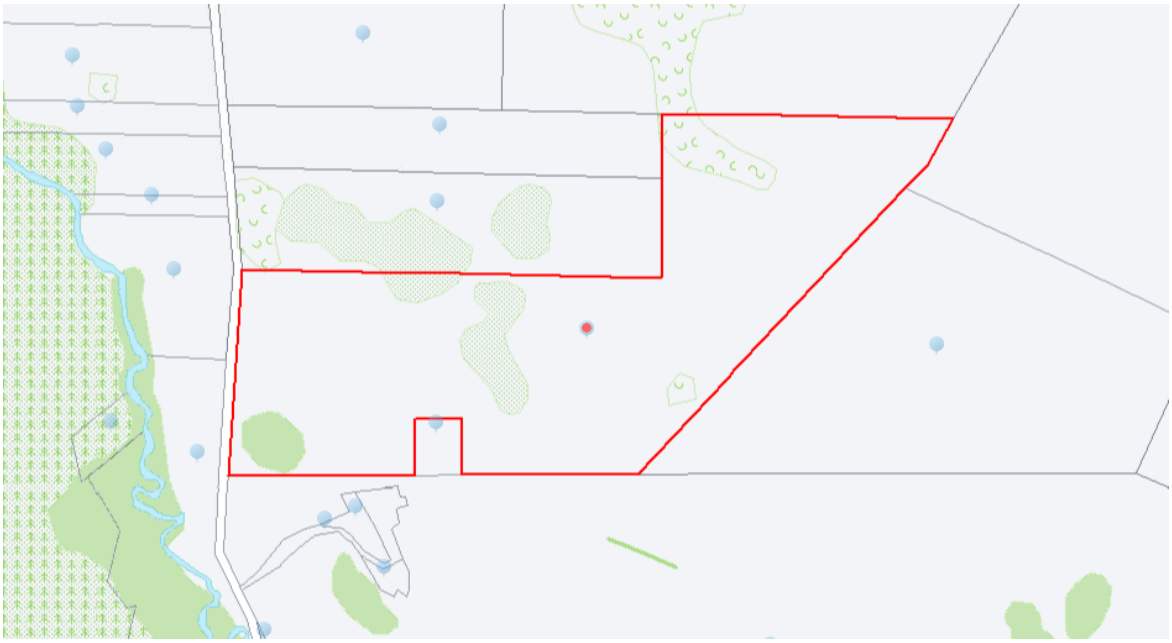


Figure 2 – Site (Source: Prover)

2.0 SITE AND LOCALITY DESCRIPTION

5. The application site has frontage to Mangakahia Road [SH15] on the western boundary. The property is approximately 10km south of the main Kaikohe township. The site includes an existing residential dwelling off Mangakahia Road near the western boundary, outhouse, concrete slab from a secondary dwelling that burnt down, gravel parking area, water tank, access driveway to Mangakahia Road and two shipping containers.

6. The proposed allotments within the sites are predominantly covered in pasture with scattered shrubs. Some of the allotments exhibit signs of wetness and depressions. An open drain is present along the southern boundary of proposed Lot 4.

7. The northern part of the site includes part of the Tauanui scoria cones and dammed lake. The immediately adjoining neighbouring properties are predominantly covered by pasture and used for productive purposes. However, the northern adjoining property is the exception as it is covered by vegetation.

8. The site has been used for pastural farming activities and is not identified as a contaminated site in the NRC land-use register therefore a HAIL report is not considered necessary.

9. The surrounds are similarly rural in nature and of a similar character to the application site.

3.0 DESCRIPTION OF THE PROPOSAL

Subdivision

10. The proposed subdivision would create four rural residential lots and a fifth balance lot from a parent lot (Motatau 5E3C Block) established 27 January 1989 as follows:

- Lot 1 – 2.0 hectares
- Lot 2 – 2.0 hectares
- Lot 3 – 2.0 hectares
- Lot 4 – 4.5 hectares
- Lot 5 – 61.39 hectares

11. See the below proposed plan. A detailed subdivision plan is attached at **Appendix B**.

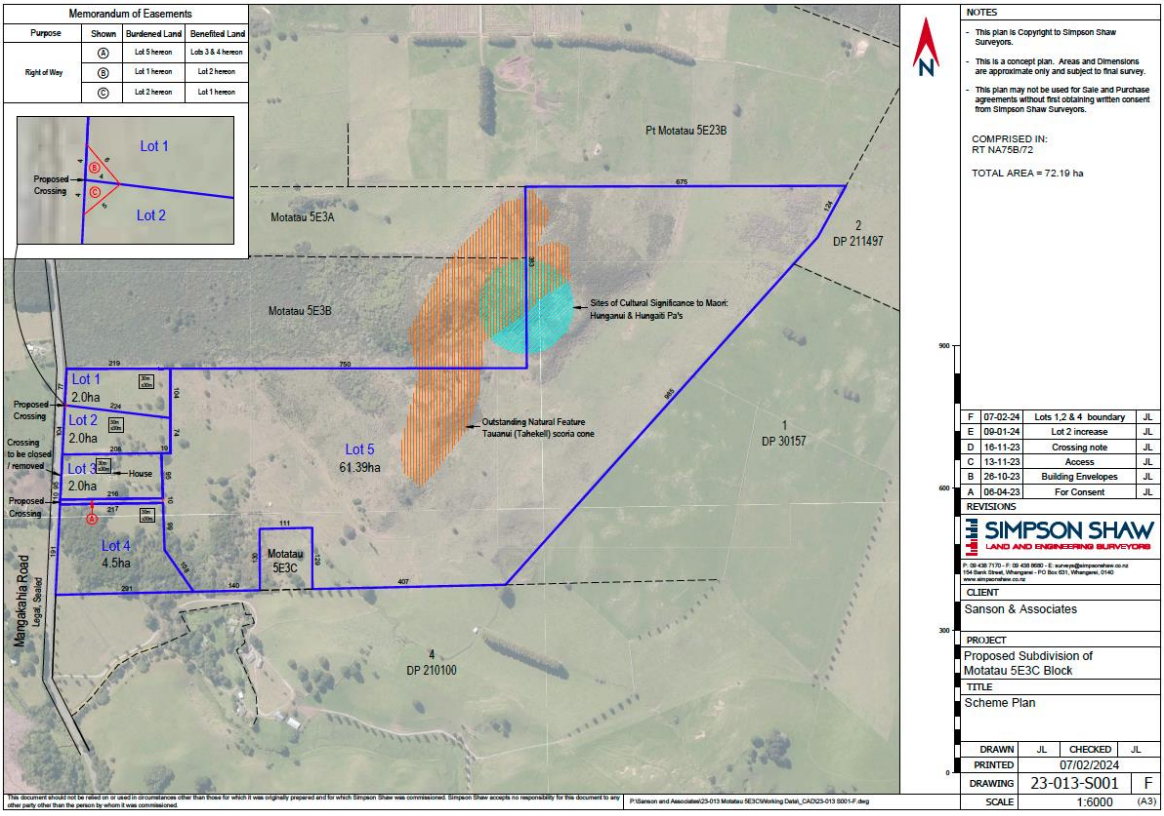


Figure 3 – Subdivision Plan (Source: Simpson Shaw)

12. Lot 1, 2, 3 and 4 are the smaller rural residential lots, which are vacant with the exception of Lot 3 which includes an existing dwelling. The balance Lot 5 incorporates the remainder of the property which is predominantly covered by pasture and used for farming activities. All of the proposed Lots have frontage to Mangakahia Road.

13. The existing crossing onto proposed Lot 3 will be closed and two additional crossings are proposed. The northern proposed crossing will provide access to Lot 1 and 2, the southern proposed crossing will provide access to Lots 3, 4 and 5 via a ROW easement over Lot 5.

14. From an engineering perspective, the proposal can be serviced on site subject to recommendations contained within the Engineering Report found in **Appendix C**.

15. In terms of access from the State Highway and the proposed crossing. NZTA have been consulted with and their approval and conditions are provided in **Appendix D**.

16. Initial engagement has been undertaken with tangata whenua and this is provided for in **Appendix E**.

4.0 REASONS FOR CONSENT

Operative Far North District Plan

17. Under the Operative Far North District Plan, the site is zoned **Rural Production**. There is an outstanding natural feature on the site which is known as the Tauanui (TahekeII) scoria cone. There is also a site of significance to Māori on the northern part of the site. Soils are not versatile.

Figure 4 - FNDC Operative District Plan Map – Rural Production Zone (Source Far North Maps)

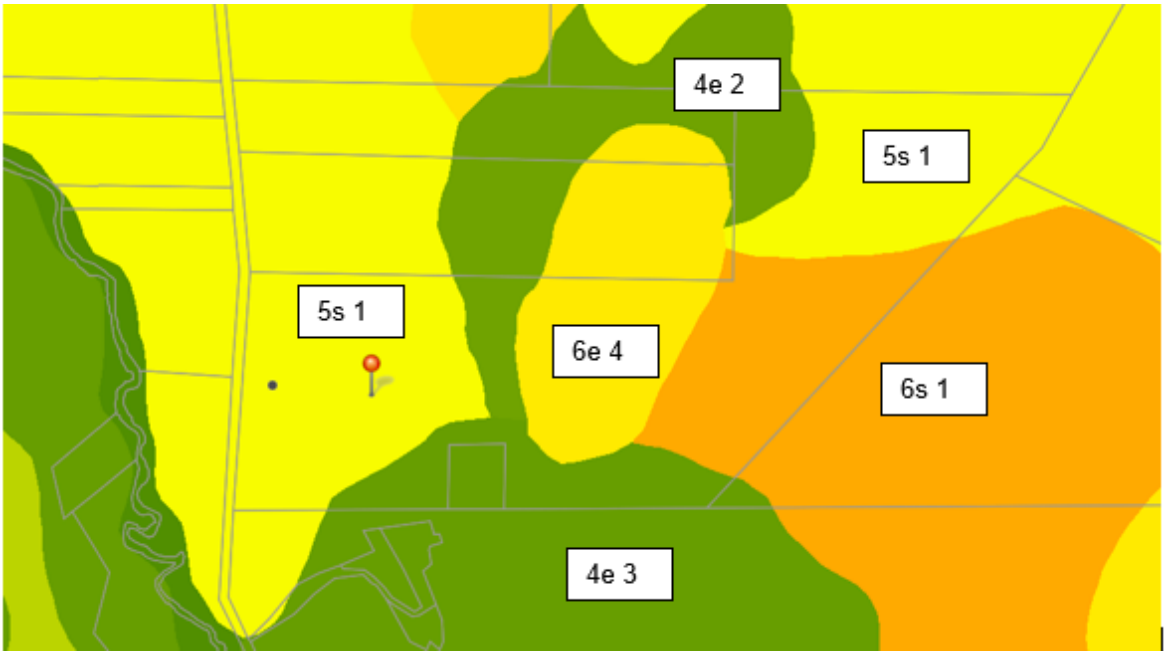


Figure 5 - FNDC Land Cover and Land Use Map (Source Far North Maps)

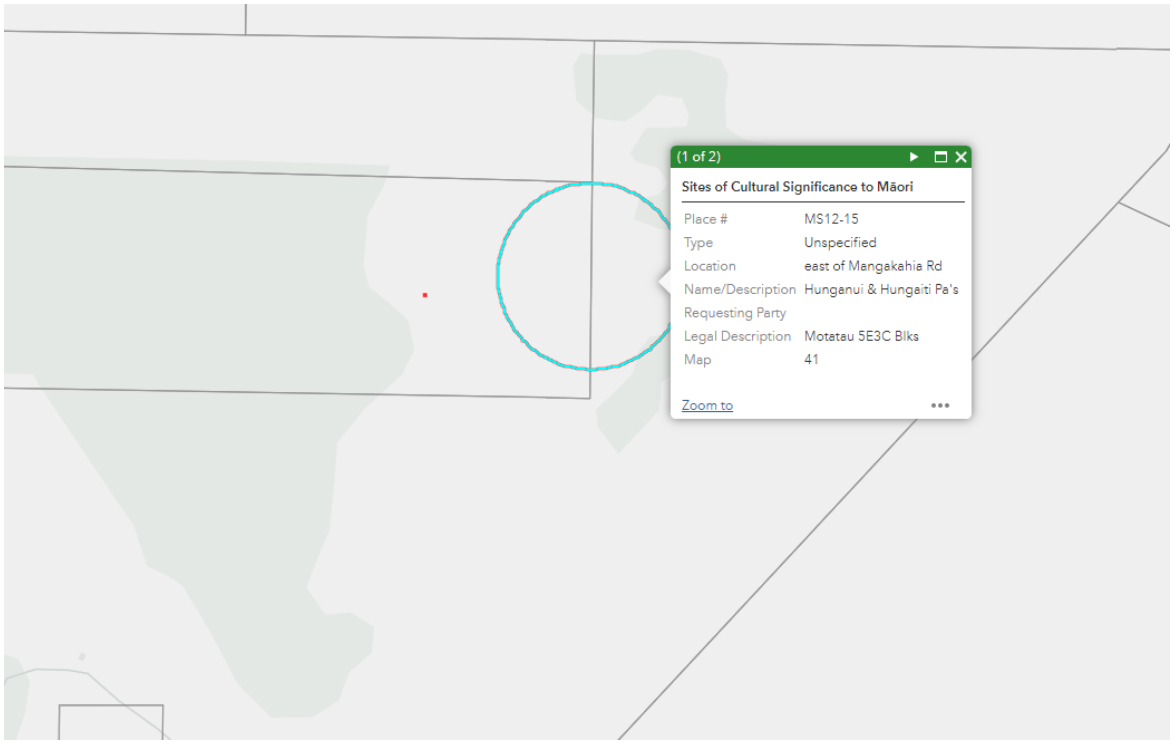


Figure 6 - FNDC Historic Sites Map – Sites of Cultural Significance to Māori (Source Far North Maps)

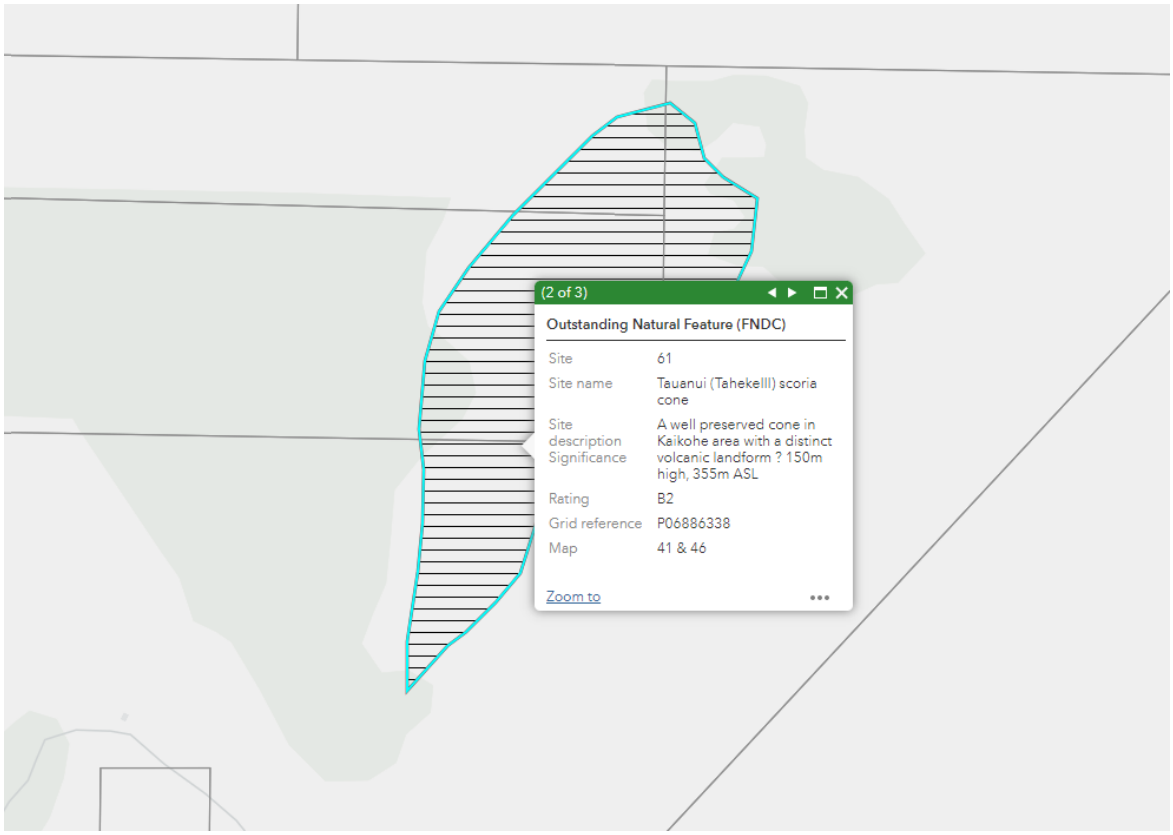


Figure 7 - FNDC Reserves and Protected Areas Map – Outstanding Natural Feature – Tauanui (Taheke II) scoria cone (Source Far North Maps)

Proposed Far North District Plan

18. Under the Proposed Far North District Plan, the site is zoned **Rural Production**. There are no other Resource Features that apply to this site apart from the Outstanding Natural Feature and site/area of significance to Māori.

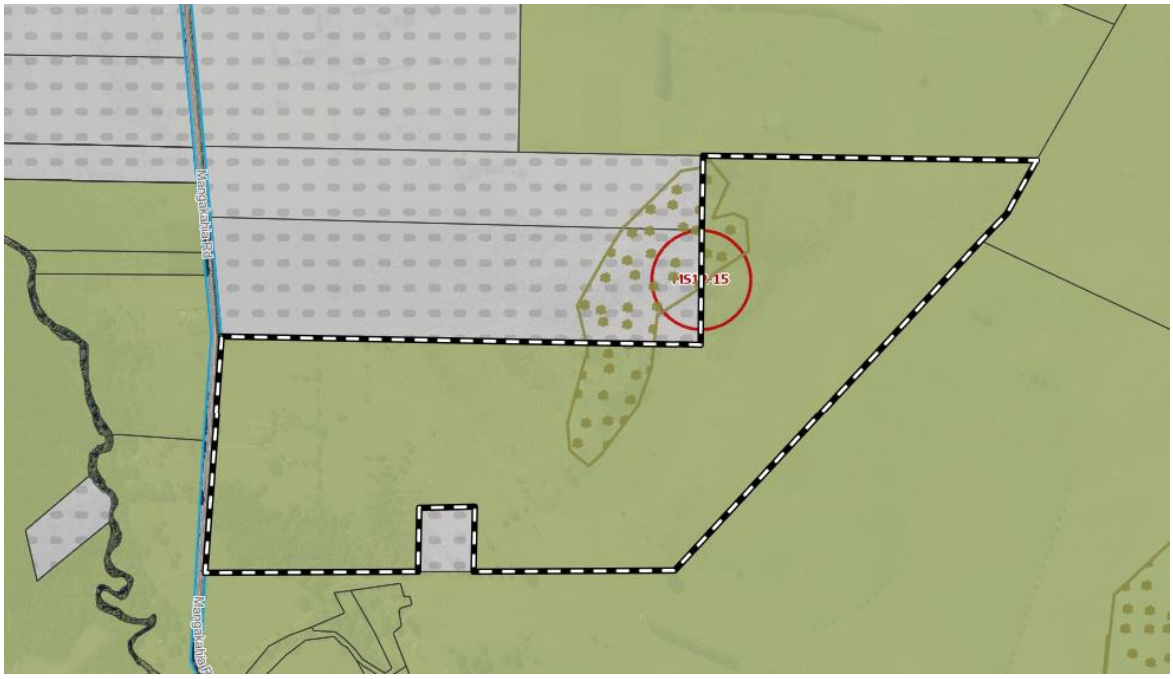


Figure 8 - FNDC Proposed District Plan Map – Rural Production Zone (Source Far North Maps)

Subdivision

19. Chapter 13 Subdivision Rules 13.7.2.1(i) 'Allotment Sizes, Dimensions and Other Standards' and Rule 13.7.8 'Restricted Discretionary Activities' provide for alternate subdivision outcomes on sites existing as at or prior to 28 April 2000 as follows:

    - Rule 13.3.7.2.1(i)(3) - A maximum of 3 lots with a minimum site size of 4,000m^2 and a balance lot of not less than 4 hectares; or
    - Rule 13.3.7.2.1(i)(4) - A maximum of 5 lots with a minimum site size of 2 hectares

20. In respect of this application, subdivision of a lot existing prior to 28 April 2000 as a **Restricted Discretionary Activity** is applied for under Rule 13.3.7.2.1(i)(4).

21. The subdivision proposal is subject to other performance standards as set out in Table 1 below:

Table 1: Subdivision Performance Standards

Performance Standard	Comment
Rule 13.7.2.1 – Minimum Lot Size	The proposal meets the RDA criteria as outlined above in para 18.

	Restricted Discretionary Activity
Rule 13.7.2.2 – Allotment dimensions	All proposed Lots can achieve the required 30m x 30m square building envelopes exclusive of the setback requirements.
Rule 13.7.2.3 -Amalgamation of land in a rural zone with land in an urban or coastal zone	Not applicable
Rule 13.7.2.4 – Lots divided by zone boundaries	Not applicable
Rule 13.7.2.5 - Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	The rule is relevant as the ONF outlined above straddles the application site. The balance lot [Lot 5] is greater than 20ha and the ONF site is wholly contained within that allotment. **Controlled Activity**
Rule 13.7.2.6 – Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 – Savings as to previous approvals	Not applicable
Rule 13.7.2.8 – Proximity to Top Energy transmission lines	Top Energy powerlines are located along the western site boundary.
Rule 13.7.2.9 – Proximity to National Grid	Not applicable

22. As a Restricted Discretionary Activity, the proposal must consider the matters set out in Table 2 below.

Table 2: Subdivision Rule 13.7.3 Matters

Performance Standard	**Comment**
Rule 13.7.3.1 – Property Access	The existing crossing on proposed Lot 3 will be closed and replaced with shared crossings as outlined on the Scheme Plan in **Appendix B**. The internal accessways have been assessed and there are no concerns in terms of potential flooding [refer **Appendix C**]. NZTA have provided their conditions for the vehicle crossings themselves – Refer **Appendix D**.

	Subject to conditions of consent, effects are considered to be less than minor.
Rule 13.7.3.2 - Natural and other Hazards	The site is not within any identified District Plan or NRC hazard area, however localised flooding has been assessed through the Engineering Report in **Appendix C**. Recommendations are provided in the Report in terms of location of buildings, finished floor levels, and location of wastewater systems. All recommendations are offered as conditions of consent. The sites do not meet the definition of good ground so require site specific foundations at time of building consent. This is offered as a condition of consent. Despite the above, development of the site would not be restricted in terms of any identified subsidence hazard under s106 of the Resource Management Act. The effects are considered less than minor.
Rule 13.7.3.3 - Water Supply	The vacant lot's for rural residential purposes will be self-sufficient in terms of water supply. This can be addressed at the time of building consent for domestic and fire-fighting supply.
Rule 13.7.3.4 - Stormwater Disposal	15% Impermeable surfaces within the Rural Production zone are permitted. Proposed Lot 3 includes the existing impermeable surfaces associated with the residential dwelling which will cover less than 15% of the site. There are no existing impermeable surfaces on any of the other proposed lots. Development on any of the proposed sites can be accommodated within the 15% permitted threshold. As outlined in the Engineering Report, if surfaces are greater than the permitted standard, than stormwater attenuation design can be carried out at time of building consent.

	Accordingly, effects are less than minor.
Rule 13.7.3.5 - Sanitary Sewage Disposal	The vacant lots can accommodate the necessary wastewater disposal system for a residential dwelling subject to the recommendations contained within the Engineering Report (see **Appendix C**). Provided these recommendations are conditioned, the effects of the proposal are less than minor.
Rule 13.7.3.6 - Energy Supply	Not a requirement for Rural Production subdivision.
Rule 13.7.3.7 - Telecommunications	Not a requirement for Rural Production subdivision.
Rule 13.7.3.8 - Easements for any purpose	The proposed easements are outlined within the Scheme Plan (see **Appendix B**). These are for access only.
Rule 13.7.3.9 - Preservation of heritage resources, vegetation, Fauna and Landscape and Land set aside for conservation purposes	As identified above, the property includes an area of Māori significance and Outstanding Natural Feature. These features are not anticipated to be adversely affected by the proposed subdivision as they will remain within the balance Lot 5 and will be retained untouched.
Rule 13.7.3.10 - Access to reserves and waterways	There are no features of this nature on or near the site, therefore access is not required.
Rule 13.7.3.11 - Land use compatibility	There are no Land Use incompatibility issues associated with the proposed subdivision as subdivision of this nature is expected.
Rule 13.7.3.12 - Proximity to Airports	There are no airports within 500m of the proposed subdivision.

23. For completeness, the existing development on Lot 3 has been checked against the land use rules of the Rural Production Zone. This is assessed in Table 3.

Table 3: Rural Production Zone Performance Standards

Chapter 8 – Rural Environment – Rural Production Zone	
Performance Standard	**Comment**
8.6.5.1.1 Residential Intensity	There is one existing residential dwelling on the property. This will be contained within proposed lot 3. The remainder of the proposed sites are vacant in terms of residential dwellings. **Permitted Activity**

8.6.5.1.2 Sunlight	The existing residential dwelling can comply with the sunlight recession plane in relation to the proposed boundaries of Lot 3. **Permitted Activity**
8.6.5.1.3 Stormwater Management	The site is currently vacant in terms of impermeable surfaces with the exception of the existing residential dwelling on proposed Lot 3 which is less than 15% of the total area. **Permitted Activity**
8.6.5.1.4 Setback from boundaries	The existing residential dwelling can comply with the permitted setback in relation to the proposed boundaries of Lot 3. **Permitted Activity**
8.6.5.1.5 Transportation	Refer Table 5 below
8.6.5.1.6 Keeping of Animals	Not applicable.
8.6.5.1.7 Noise	The proposed use of the site is for rural-residential and rural purposes and is subject to the District Plan noise standards. The existing dwelling on proposed Lot 3 is anticipated to comply as a residential activity. **Permitted Activity**
8.6.5.1.8 Building Height	The existing buildings can comply with the height standards. Any new buildings would be subject to building height controls. **Permitted Activity**
8.6.5.1.8 Building Coverage	The existing building coverage on proposed Lot 3 is less than 12.5% of the total area. The other proposed lots are currently vacant in terms of built development. **Permitted Activity**
8.6.5.1.11 Scale of Activities	Not applicable. Residential or rural activities proposed. **Permitted Activity**
8.6.5.1.12 Temporary Activities	Not applicable **Permitted Activity**

24. District wide rules are assessed below to ensure that subdivision does not result in additional land use consents. These are addressed in the tables below.

Table 4: Natural and Physical Resources Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	The proposed subdivision will not have any effect on the outstanding natural feature located on this property. This is because the balance Lot 5 will contain all parts of this feature that are located on this property. No development or activities are anticipated within the outstanding natural feature. There are no rules breached in Chapter 12.1. **Permitted Activity**
12.2 Indigenous Flora and Fauna	The site is not mapped as being within a kiwi distribution area. As previously mentioned, the site includes areas that are vegetation covered [pockets of scrub and gorse]. Vegetation clearance is not required for this proposed subdivision. **Permitted Activity**
12.3 Soils and Minerals	Proposed earthworks associated with the subdivision are anticipated to be minimal and can comply with the permitted Rural Production Zone threshold of 5,000m^3 (see District Plan Rule 12.3.6.1.1). **Permitted Activity**
12.4 Natural Hazards	There are no identified hazards on the NRC or FNDC natural hazard maps that affect this site. However, the engineering report has noted ponding concerns and as such contains recommendations for management of these.

	Notwithstanding the above, none of the rules within Chapter 12.4 have relevance to the subdivision. **Permitted Activity**
12.5 Heritage	The proposed subdivision will not have any effect on the site of cultural significance to Māori located on this property. This is because the balance lot 5 will contain all parts of this feature that are located on this property. No development is anticipated within this area. **Permitted Activity**
12.6 Air	Not applicable **Permitted Activity**
12.7 Lakes, Rivers, Wetlands and the Coastline	Vacant lots can be developed an appropriate distance from these features. **Permitted Activity**
12.8 Hazardous Substances	Not applicable **Permitted Activity**
12.9 Renewable Energy and Energy Efficiency	Not applicable **Permitted Activity**

Table 5: Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	The proposed subdivision would enable land use activities that can comply with the permitted traffic intensity rule. NZTA have provided their approval to the subdivision. **Permitted Activity**
15.1.6B.1 Parking	On-site carparking can be provided for the range of permitted land use activities enabled by the subdivision.

	Permitted Activity
15.1.6C Access	Vehicle crossings are proposed in accordance with those shown on the Scheme Plan (See **Appendix B**) This will be constructed in accordance with NZTA approval (see **Appendix D**).
15.1.6C.1.5 Vehicle crossing standards in rural zones	The proposed accessways and crossings will be upgraded to meet NZTA / FNDC standards in accordance with the site suitability report and NZTA approval (see **Appendix C**).
15.1.6C.1.8 Frontage to Existing Roads	The legal width of Mangakahia Road can meet the minimum standards. **Permitted Activity**

FNDC Proposed District Plan

25. These matters below comprise relevant rules that have immediate effect under the Proposed District Plan.

Table 6: PDP Rules

Proposed District Plan		
Matter	**Rule/Std Ref**	**Evidence**
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource. HS-R5, HS-R6, HS-R9	Not indicated on Far North Proposed District Plan
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not indicated on Far North Proposed District Plan

heritage area overlays (e.g. in the operative plan they are called precincts for example)		
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not indicated on Far North Proposed District Plan
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	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 indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	The property includes a site/area of significance to Māori. However, the proposed subdivision will not breach any of these rules given no development is proposed within the specified area.
Ecosystems and Indigenous Biodiversity SNA are not mapped	All rules have immediate legal effect (IB-R1 to IB-R5)	No vegetation clearance is proposed for the subdivision.

Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Earthworks required to establish the proposed subdivision should it be approved will be in accordance with the relevant standards including GD-05 and will have an ADP applied. See **Appendix C** for further information.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not indicated on Far North Proposed District Plan
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not indicated on Far North Proposed District Plan.
Subdivision Rules refer to environmental benefit subdivision. Subdivision of sites within a heritage overlay, containing a scheduled heritage resource, Māori site/area of significance or SNA.	The following rules have immediate legal effect SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17.	The proposed subdivision is of a site that contains a scheduled site/area of significance to Māori. **Restricted Discretionary**
Comments:		
A Restricted discretionary activity consent is required under the PDP in relation to subdivision.		

26. The table below considers the RDA criteria for the breach of Rule SUB-R15.

Table 7: Subdivision of a site containing a scheduled site and area of significance to Māori Assessment Criteria

SUB-R15	
(a) the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected;	The sites of significance to Māori on this property and the western neighbouring property are known as the Hunganui and Hungaiti Pa's.
(b) whether sufficient land is provided around the Site and area of significance to Māori to protect associated cultural, spiritual and/or historical values, interests or associations;	The site of significance is located within proposed Lot 5 which is the balance lot and incorporates 61.39 hectares. The proposed Lots 1-4 that are anticipated to be developed are located some distance from the site of significance and no adverse effects on cultural, spiritual and/or historical values, interests or associations are anticipated.
(c) consultation with and/or cultural advice provided by tangata whenua, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design, development and/or operation of activities that may affect the site;	Initial engagement has been undertaken with hapu members in Tautoro. Please refer to **Appendix E**.
(d) opportunities for the relationship of tangata whenua with the site or area to be maintained or strengthened on an ongoing or long term basis, including practical mechanisms to access, use and maintain the identified site; and	Please refer to **Appendix E**.
(e) whether the allotments are of a size that will continue to provide the Site or Area of	As previously mentioned, the site of significance is located within proposed Lot 5 which is the balance lot and incorporates 61.39 hectares. This is anticipated to provide an adequate

Significance to Māori with a suitable cultural setting to maintain, protect or enhance the associated cultural values.	property size around the site of significance so that the associated cultural values are maintained and protected.

27. Overall, this subdivision application falls to be considered as a **Restricted Discretionary Activity'**.

5.0 SECTION 104 ASSESSMENT

28. Section 104C of the Resource Management Act (RMA) governs the determination of applications for restricted discretionary activities:

> **104C Determination of applications for restricted discretionary activities**
>
> (1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—
>
> (a) a discretion is restricted in national environmental standards or other regulations:
>
> (b) it has restricted the exercise of its discretion in its plan or proposed plan.
>
> (2) The consent authority may grant or refuse the application.
>
> (3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—
>
> (a) a discretion is restricted in national environmental standards or other regulations:
>
> (b) it has restricted the exercise of its discretion in its plan or proposed plan.

29. With respect to restricted discretionary activities, the Council has discretion to grant or refuse an application but only in terms of the matters over which it has restricted its discretion.

30. When considering an application for resource consent, a consent authority must have regard to the matters under section 104 of the Resource Management Act 1991, including any matters relating to Part 2. References to Part 2 in applications are only required where Plans may be deficient in terms of giving effect to the purpose and principles of the Act.

31. Section 104 specifies that consent authorities have regard to the following matters when considering an application for a resource consent,

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

(a) any actual and potential effects on the environment of 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

(c) 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

(d) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

32. In the case of the subject application those considerations include the actual and potential effects of an activity on the environment, the relevant provisions of the regional policy statement or other relevant statutory document, a district plan and any other matter the consent authority considers relevant and reasonably necessary to determine the application. As the site is not within the Coastal Environment the NZCPS is not relevant.

33. The following assessment addresses all relevant considerations under s104 of the RMA.

Section 104 (1)(a) Assessment of Effects on the Environment

34. Section 104(1)(a) requires that consent authorities have regard to any actual or potential effects on the environment of allowing the activity. Section 2 of the RMA defines 'Environment' as follows:

environment includes—
(a) ecosystems and their constituent parts, including people and communities; and
(b) all natural and physical resources; and
(c) amenity values; and
(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

35. Section 3 defines the meaning of 'effect' to include:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

(a) any positive or adverse effect; and

(b) any temporary or permanent effect; and

(c) any past, present, or future effect; and

(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and

(f) any potential effect of low probability which has a high potential impact.

Section 3: amended, on 7 July 1993, by section 3 of the Resource Management Amendment Act 1993 (1993 No 65).

36. Positive effects arising from the subdivision would include enablement of additional rural-residential sites in a rural Tautoro location. This form and intensity of subdivision is anticipated in the Rural Production zone.

37. Potential adverse effects associated with this activity relate to the subdivision of the site. This will be addressed in the sections below.

Effects arising from subdivision

38. Potential adverse effects arising from subdivision occur because of changes to land use patterns and the activities that are enabled through subdivision. With respect to this application, the proposal seeks to establish a pattern of rural subdivision that is anticipated and provided for in the Rural Production Zone. This includes alternate lots sizes and configurations relative to the parent lot which must have been established prior to 28 April 2000. Proposed Lot one, two and four would establish a rural site that would enable residential rural lifestyle activities. Proposed lot three is occupied by a residential dwelling while proposed Lot five will continue to be utilised for rural production activities. The proposed uses are consistent with any potential effects on the environment anticipated in the Rural Production Zone.

39. In accordance with District Plan Rule 13.8.1 (i) and (ii) the Council has reserved its discretion over matters relating to:

- *Effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*

  None of the proposed lots are within the coastal environment.

- *Effects of the subdivision within 500 metres of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*

The land to be subdivided is not within 500 metres of land administered by DOC.

- *Effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*

  The property is predominantly covered by pasture, with small areas of vegetation however this is not considered significant indigenous flora or fauna. As previously mentioned, the site is not a mapped Kiwi distribution area. No vegetation clearance is proposed as part of the subdivision. The site is not within or near a PNA.

- *The mitigation of fire hazards and safety of residents.*

  Fire hazard mitigation on rural lots away from reticulated water supply is a matter that would be considered at the time of building consent and can be adequately provided for through the provision of dedicated water supply tanks. This can be conditioned on the titles for each allotment.

40. It is considered that any potential adverse effects arising from the subdivision aspect of the proposal would be less than minor. Each site for proposed rural residential activities can be adequately and safely serviced with on-site wastewater, water supply and stormwater management that would be subject to the requirements of Rule 13.7.3, which enable the Council to impose conditions of consent in accordance with Rule 13.8.1. Site specific stormwater and wastewater management requirements are addressed in the Site Suitability Report attached at **Appendix C.**

41. With respect to telecommunication and electricity services, connection is not required under the rules and can be investigated by future owners and users of the proposed lots. No land use compatibility issues would arise from the proposed subdivision. The site is not within 500 metres of an airport.

42. There will be two vehicle crossings for this subdivision, one of these is existing and the other two proposed. The crossings will come off Mangakahia Road on the western property boundary.

43. The matters associated with the cultural site of significance is triggered under the PDP. The subdivision has been designed to encompass the entirety of the feature within one allotment [Lot 5] so that the feature is not unnecessarily subdivided or potentially impacted. No activities

are proposed on this feature and the subdivision of rural residential allotments are all contained along Mangakahia Road.

44. Notwithstanding the above, initial engagement has been undertaken with hapu members in Tautoro. Refer to **Appendix E** for consideration of these matters.

RELEVANT PLAN CONSIDERATIONS

45. Section 104 (1)(b) requires that regard be given to the relevant provisions of:
    - A national environmental standard;
    - Other regulations;
    - A national policy statement;
    - A New Zealand coastal policy statement;
    - A regional policy statement or proposed regional policy statement;
    - A plan or proposed plan

National Environmental Standards

46. The National Environment Standards (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health is of relevance to this site. The proposal is considered permitted in terms of this legislation. This NES does not contain any policy or objectives, instead it has an overarching aim to ensure that development of contaminated land does not cause a risk to human health. Given the permitted activity status it is considered that the overarching aim to protect human health will be achieved. No contamination of the site is known according to NRC maps and available property file information.

47. The NES for Freshwater is of relevance to this site. The proposal is considered permitted in terms of this legislation. Given the permitted activity status it is considered that the overarching aim to protect freshwater resources in particular wetlands will be achieved. There are no mapped wetlands according to NRC on the site or other known wetlands.

National Policy Statements

48. There are no National Policy Statements directly relevant to this application except for the NPS for Highly Productive Land.

49. The proposal is not anticipated to offend the contents of the NPS for Highly Productive Land as the soil associated with this site is not considered highly productive.

50. The proposal is not anticipated to offend the contents of the NPS for Indigenous Biodiversity as no vegetation clearance is proposed as part of this proposal.

New Zealand Coastal Policy Statement

51. The New Zealand Coastal Policy Statement 2010 [NZCPS 2010] aims to provide policies to achieve the purpose of the Resource Management Act in respect of the Coastal Environment. This site falls outside the Coastal Environment as mapped within the Regional Policy Statement for Northland.

Northland Regional Policy Statement or Proposed Regional Policy Statement

52. The subject site is within the Northland region and is subject to the governing objectives and policies of the operative Northland Regional Policy Statement (operative May 2016). Although the jurisdiction for land use and subdivision activities is governed by the Far North District Council and the policy framework for subdivision activities and the management of potential adverse effects is set out in the Far North District Plan. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement. With respect to any identified features, the site is not within any area of 'High' or 'Outstanding' Natural Area, or within the Coastal Environment boundary.

53. Of statutory relevance to this proposal are regional objectives and policies relating to sustainable management, enabling economic wellbeing and planned/coordinated development. The proposed subdivision is considered to promote sustainable management as the additional lots will attract investment to the community and enable more housing to be provided within the Tautoro area. The cumulative effects of this subdivision are assessed as being compatible within this environment. The development seeks to subdivide land within a rural area, where infrastructure can be provided on site. The existing character of the area is a mixture of rural and rural residential along with undeveloped land therefore the development will not be out of character. It is not proposed to clear vegetation to enable the subdivision, rather leave this to individual owners to consider there ideal building platforms and preferences regarding vegetation.

54. Overall, it is considered that the proposal would not be inconsistent with the Northland Regional Policy Statement objectives and policies.

Operative Far North District Plan

55. This subdivision application is subject to the provisions of the Operative Far North District Plan. The site is zoned Rural Production and is to be assessed in terms of the objectives and policies for the zone and the district-wide subdivision and environment provisions. The subdivision would achieve the purpose of the Rural Production zone which is to ensure its' ongoing rural productive purpose that encompasses a wide-range of compatible land use activities, including limited rural lifestyle and residential opportunities in a manner that avoids, remedies or mitigates adverse effects. It is anticipated that the size and form of subdivision proposed (which is in accordance with Council standards) and given the type of matters over which the Council has restricted its discretion, the proposal would:

    - *Promote the sustainable management of natural and physical resources in the RPZ (Obj 8.6.3.1);*
    - *Enable the efficient use and development of the RPZ in a way that enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety (Obj 8.6.3.2);*
    - *Promote the maintenance of amenity values of the RPZ to a level that is consistent with the productive intent of the zone (Obj 8.6.3.3);*
    - *Avoid, remedy or mitigate the actual or potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the RPZ (Obj 8.6.3.6);*
    - *Avoid, remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources (Obj 8.6.3.8);*
    - *Enable rural production activities to be undertaken in the zone. (Obj 8.6.3.9)*

56. Supporting Rural Production Zone policies would also be achieved, in particular as a subdivision proposal that is in accordance with the size and scale of these lots would enable a wide-range of compatible farming and rural production activities (including residential activities) envisaged in the zone and avoid adverse effects on natural and physical environmental values as well as amenity values (Policies 8.4.6.1, 8.6.4.4, 8.6.4.7).

57. The proposed subdivision would also achieve the District Plan subdivision objectives and policies being a subdivision that is consistent with the purpose of the Rural Production Zone (Objective 13.3.1) and enabling of land use activities that avoids adverse effects on natural resources and would not exacerbate natural hazards or potential reverse sensitivity conflicts that are not envisaged by the District Plan (Objective 13.3.2).

58. The proposed subdivision would not impact on any identified outstanding landscape, natural feature or any scheduled heritage resource (Objective 13.3.3 and 13.3.4). The proposed lots can provide on-site services where required for further development. (Objective 13.3.5 and 13.3.8). The subdivision proposal would not adversely impact on any identified Māori values (Objective 13.3.7).

59. Overall, it is considered that the proposal would not be contrary to any District Plan objective or policy.

Proposed Far North District Plan

Part 3 – Area Specific Matters / ZONES / Rural zones / Rural Production

Objectives	Assessment
RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	The proposed subdivision can meet the restricted discretionary standards. Proposed lot 1, 2, 3 and 4 will be utilised for rural residential activities while the balance lot can continue to be utilised for primary production.
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.	Proposed lot 1, 2, 3 and 4 will be utilised for rural residential activities while the balance lot can continue to be utilised for primary production. This proposal is considered to create compatible activities that have a functional need to be located 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;	The proposal will not create sterilisation of productive land as previously outlined. Reverse sensitivity effects are also not anticipated. The balance lot can continue to be utilised for productive purposes. The proposed vacant lots can be serviced by on-site infrastructure.

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.	The proposal is anticipated within the rural environment. Character and amenity values are anticipated to be maintained.

Policy	**Assessment**
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.	The balance lot can continue to be utilised for primary production purposes.
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.	The proposed subdivision will create four rural residential sized lots and a balance lot. These lot sizes are anticipated within the Rural Production zone and compatible activities can also be established.
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	The proposed subdivision is anticipated to provide development opportunities for activities that are not sensitive or will create reverse sensitivity effects.

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.	The proposed subdivision is not considered out of the ordinary within the Rural Production zone. As the character and amenity will be maintained.
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.	The proposed subdivision is anticipated to provide opportunities for land use that will not result in these matters to avoid.
RPROZ-P6 - Avoid subdivision that:	The proposed subdivision can meet the restricted discretionary standards and avoids the specified matters.

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	These matters are adequately addressed within the remainder of the application.

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.	

Part 2 – District wide matters / SUBDIVISION / Subdivision

Objectives	Assessment

SUB-O1 - Subdivision results in the efficient use of land, which: a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and f. manages adverse effects on the environment.	The proposed subdivision is anticipated to achieve the matters specified in this objective as outlined within the remainder of the application.
SUB-O2 - Subdivision provides for the: a. Protection of highly productive land; and b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.	As previously outlined, some of these characteristics but will not be affected as they remain entirely within the balance lot. This has been discussed above.
SUB-O3 - Infrastructure is planned to service the proposed subdivision and development where: a. there is existing infrastructure connection, infrast	Infrastructure is anticipated to be utilised in accordance with previously outlined. This objective can be meet.

ructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.	
SUB-O4 - Subdivision is accessible, connected, and integrated with the surrounding environment and provides for: a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies.	The proposed subdivision is not of a size and scale that is anticipated to require the provision of public open spaces. Requirements for esplanades are also not applicable.

Policy	**Assessment**
SUB-P1 - Enable boundary adjustments that: do not alter: the degree of non-compliance with District Plan rules and standards; the number and location of any access; and the number of certificates of title; and are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.	The proposal is not a boundary adjustment.
SUB-P2 - Enable subdivision for the purpose of public works, infrastructure, reserves or access.	The proposal does not relate to this.
SUB-P3 - Provide for subdivision where it results in allotments that: are consistent with the purpose, characteristics and qualities of the zone; comply with the minimum allotment sizes for each zone; have an adequate size and appropriate shape to	The proposal can meet the matters specified in this policy.

contain a building platform; and have legal and physical access.	
SUB-P4 - Manage subdivision of land as detailed in the district wide, natural environment values, historical an cultural values and hazard and risks sections of the plan	The proposal can meet the matters specified in this policy.
SUB-P5 - Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by: minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; avoid cul-de-sac development unless the site or the topography prevents future public access and connections; providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; contributing to a well connected transport network that safeguards future roading connections; and maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.	Not applicable.
SUB-P6 - Require infrastructure to be provided in an integrated and comprehensive manner by: demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.	The proposed utilisation of infrastructure has been outlined within the remainder of the application. The proposal can meet the matters specified in this policy.
SUB-P7 - Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.	Not applicable.

SUB-P8 - Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision: will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and will not result in the loss of versatile soils for primary production activities.	The proposed subdivision can meet the restricted discretionary standards and will not result in the loss of versatile soils for primary production activities.
SUB-P9 - Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.	The proposed subdivision can meet the restricted discretionary standards within the ODP.
SUB-P10 - To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.	Not applicable.
SUB-P11 - Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application: consistency with the scale, density, design and character of the environment and purpose of the zone; the location, scale and design of buildings and structures; the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; managing natural hazards; Any adverse effects on areas with historic	The specified matters are considered to be adequately addressed within the application with further details associated with cultural matters to follow.

heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.	

Proposed Far North District Plan Objectives & Policies & Weighting

60. Section 88A(2) provides that "any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b)." This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

61. In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process. In Keystone Ridge Ltd v Auckland City Council, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

    i. The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
    ii. Circumstances of injustice; and
    iii. The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

62. In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Rural Production Zone and Subdivision however this has still been provided. Both the PDP and ODP have been assessed accordingly and the proposal is deemed to meet the relevant objectives and policies.

NOTIFICATION ASSESSMENT (s95matters)

63. The Council will need to determine the basis on which the application will be processed. These include public notification, limited notification, or non-notification.

PUBLIC NOTIFICATION (s95A)

64. Section 95A outlines the steps that must be followed to determine whether an application should be publicly notified.

Step 1 – Details requirements for mandatory public notification. None of these apply to the proposal.

Step 2 – Details situations where public notification is precluded (if not required under step 2). The application is for a Restricted Discretionary activity, therefore public notification is not precluded under this step.

Step 3 – Details requirements for public notification in certain circumstances. This includes applications that are determined to be publicly notified under s95D. For this application, it is concluded that potential adverse effects would be less than minor.

Step 4 – Details requirements in special circumstances. It is considered that there are no special circumstances that would warrant notification.

LIMITED NOTIFICATION (s95B)

65. The amended s95B also includes steps to be followed when deciding whether an application should be subject to limited notification.

Step 1 – relates to the consideration of certain affected groups and affected persons including any protected customary rights groups or affected marine title groups. There are no such groups affected by this application.

Step 2 – details requirements for limited notification where the application is for one or more activities that is precluded from limited notification by a rule or standard or is a controlled or prescribed activity. This step does not preclude this application from limited notification.

Step 3 – relates to boundary adjustments, where an owner of an infringed boundary is to be notified or a prescribed activity. Also relates to any other activity where it is required to determine if a person is an affected person in accordance with s95E. For the purpose of limited notifying an application, a person is an affected person if a consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Given the proposed lot sizes can meet the restricted discretionary standard, neighbouring property owners are deemed to be affected in a less than minor way.

Step 4 – relates to requirements to notify where special circumstances exist.

66. There are no special circumstances that would warrant limited notification of this application.

PART II

Purpose

67. The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety.

68. The proposed lots are vacant with the exception of Lot 3 and will be available for future rural-residential development including housing within this rural area while the balance lot can continue to be used for farming activities. This provides opportunities for people looking to purchase land and build a home within the area. Those persons help contribute to the local economy and utilise local services and infrastructure. Housing is needed within the local area, in all shapes and sizes to accommodate various members of the community. In doing so, this achieves all four well beings as identified within Part 2. Air, water, soil, and ecosystems are not anticipated to be adversely affected by this subdivision within the Rural Production Zone. Any effects on the environment are not anticipated to be more than minor.

Matters of National Importance

69. The site is not mapped as being within a Kiwi distribution area. Māori are not considered to be adversely affected by this proposal, nor is any historic heritage likely to be impacted, however in the event anything is discovered the accidental discovery protocol will be adhered to.

70. During the processing of the consent, Māori views can be provided further noting that initial engagement has begun – Refer **Appendix E**.

Other Matters

71. The development will result in an efficient use of resources with the development occurring within the Rural Production zone providing for activities associated with this zone including future housing where other activities will not be adversely impacted. There will be no adverse impacts on local ecosystems or overall.

CONCLUSION

72. This application seeks a Restricted Discretionary resource consent to undertake a subdivision within the Rural Production Zone. The assessment of effects on the environment concludes that for the reasons outlined in the application, the effects of undertaking this proposal will be no more than minor on the surrounding environment.

73. The proposal was considered to be consistent with the purpose of the National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health and National Environmental Standard for Freshwater.

74. No currently gazetted National Policy Statements including the NZ Coastal Policy Statement and National Policy Statement for Highly Productive Land were considered to be undermined by this proposal.

75. The Regional Policy Statement for Northland was also reviewed as part of this application. The proposal was considered to be consistent with the aims of this document.

76. In terms of the operative Far North District Plan, the proposal was assessed against the objectives and policies for the Rural Environment in general, District Wide Matters and the Rural Production Zone, with the conclusion that it is generally compatible with the aims of the District Plan as expressed through those relevant objectives and policies.

77. The FNDC Proposed District Plan has also been assessed against the objectives and policies for the Rural Production zone, with the conclusion that it is generally compatible with the aims of the Proposed District Plan as expressed through those relevant objectives and policies.

78. The relevant assessment criteria within the District Plan were also considered, the conclusions reached being that the proposal fulfilled the relevant criteria when assessed within the context of the outcomes the rules aim to achieve.

79. In terms of the potential adverse effects being minor or more than minor, it is considered that there are no directly affected parties to this proposal as all effects can be adequately mitigated.

80. An assessment of Part II of the Act has also been completed with the proposal generally able to satisfy this higher order document also.

81. We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Yours sincerely,

Steven Sanson
Consultant Planner

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	**NA75B/72**
Land Registration District	**North Auckland**
Date Issued	27 January 1989

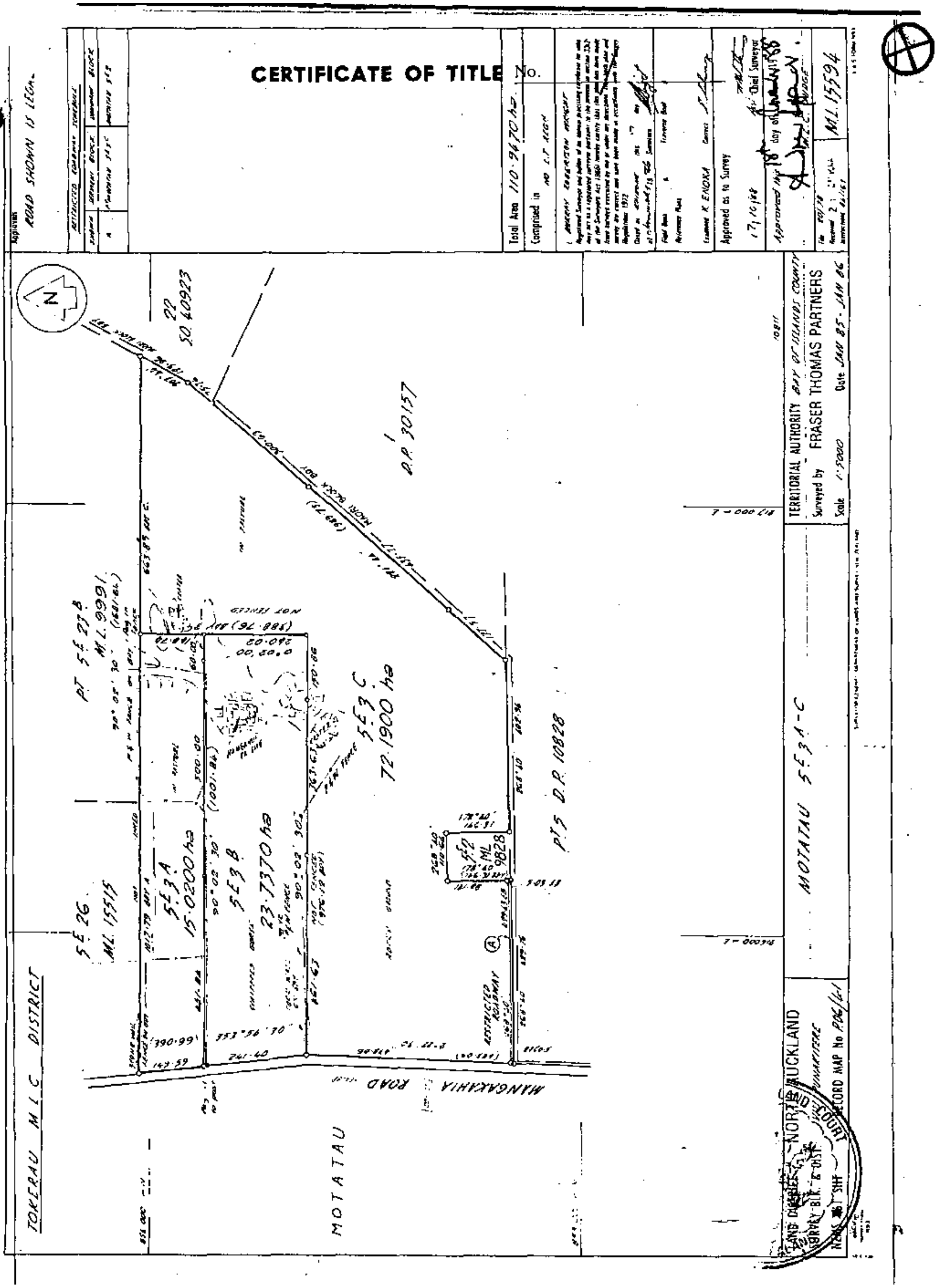
Prior References
NA60B/161

Estate	Fee Simple
Area	72.1900 hectares more or less
Legal Description	Motatau 5E3C Block
Registered Owners	

Wi Te Parihi Whiu

Interests

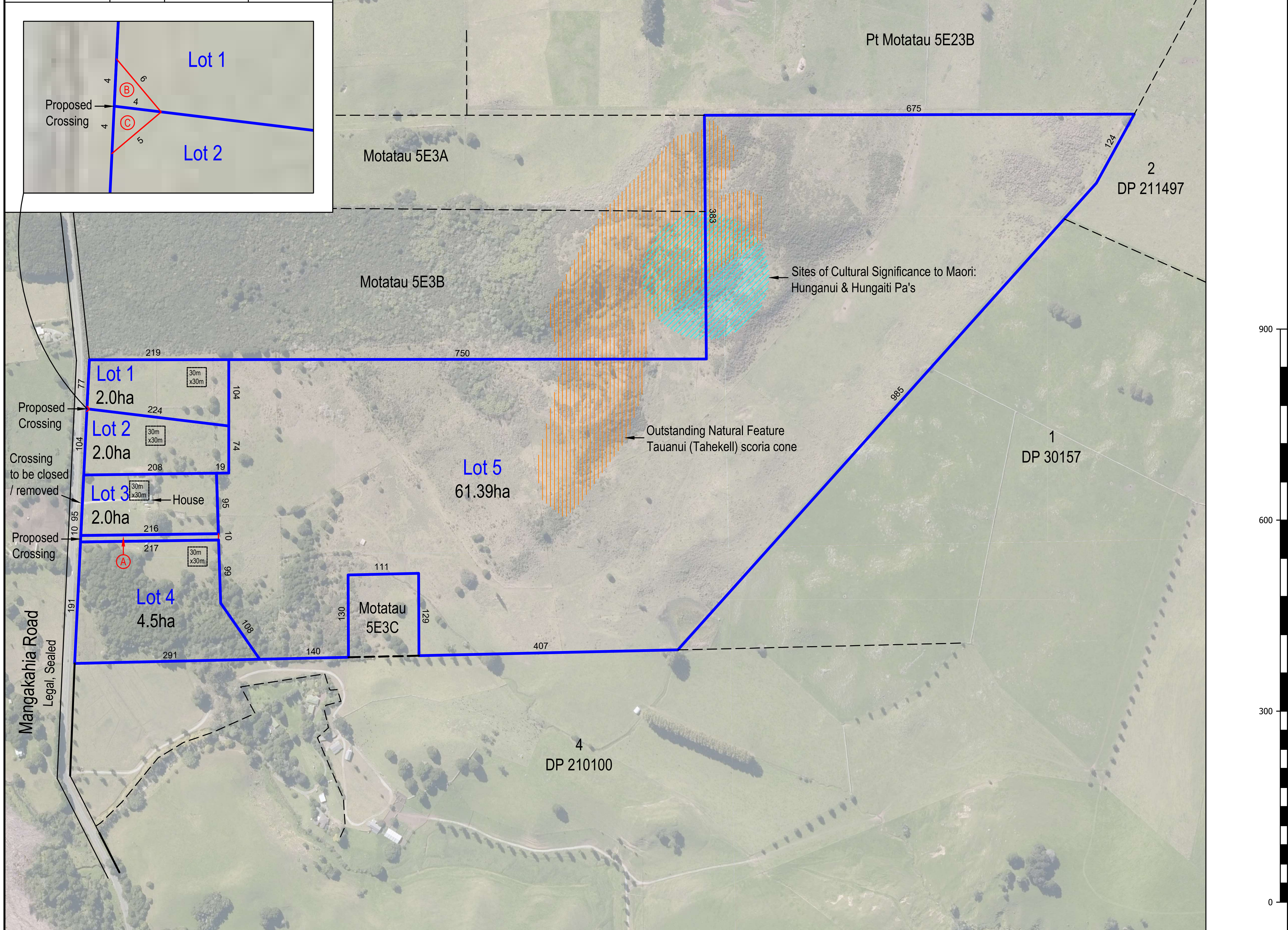
C083714.1 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 20.1.1989 at 9.00 am



CERTIFICATE OF TITLE No.
ROAD SHOWN IS LEGAL
Total Area 110·9470 ha
Approved as to Survey
TERRITORIAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by FRASER THOMAS PARTNERS
Scale 1:5000
M.L. 15594
D.P. 30157
SE 3 C
72·1900 ha
SE 3 B
23·7370 ha
SE 3 A
15·0200 ha
SE 26
M.L. 15515
PT SE 27 B
M.L. 9991
PT 5 D.P. 10828
MAORI BLOCK BDY
MANGAKAHIA ROAD
MOTATAU
MOTATAU SE 3 A-C
TOKERAU M.L.C. DISTRICT
NORTH AUCKLAND
RESTRICTED ROADWAY

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way	Ⓐ	Lot 5 hereon	Lots 3 & 4 hereon
	Ⓑ	Lot 1 hereon	Lot 2 hereon
	Ⓒ	Lot 2 hereon	Lot 1 hereon



NOTES

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- This is a concept plan. Areas and Dimensions are approximate only and subject to final survey.
- This plan may not be used for Sale and Purchase agreements without first obtaining written consent from Simpson Shaw Surveyors.

COMPRISED IN:
RT NA75B/72

TOTAL AREA = 72.19 ha

F	07-02-24	Lots 1,2 & 4 boundary	JL
E	09-01-24	Lot 2 increase	JL
D	16-11-23	Crossing note	JL
C	13-11-23	Access	JL
B	26-10-23	Building Envelopes	JL
A	06-04-23	For Consent	JL

REVISIONS

SIMPSON SHAW
LAND AND ENGINEERING SURVEYORS

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www.simpsonshaw.co.nz

CLIENT
Sanson & Associates

PROJECT
Proposed Subdivision of Motatau 5E3C Block

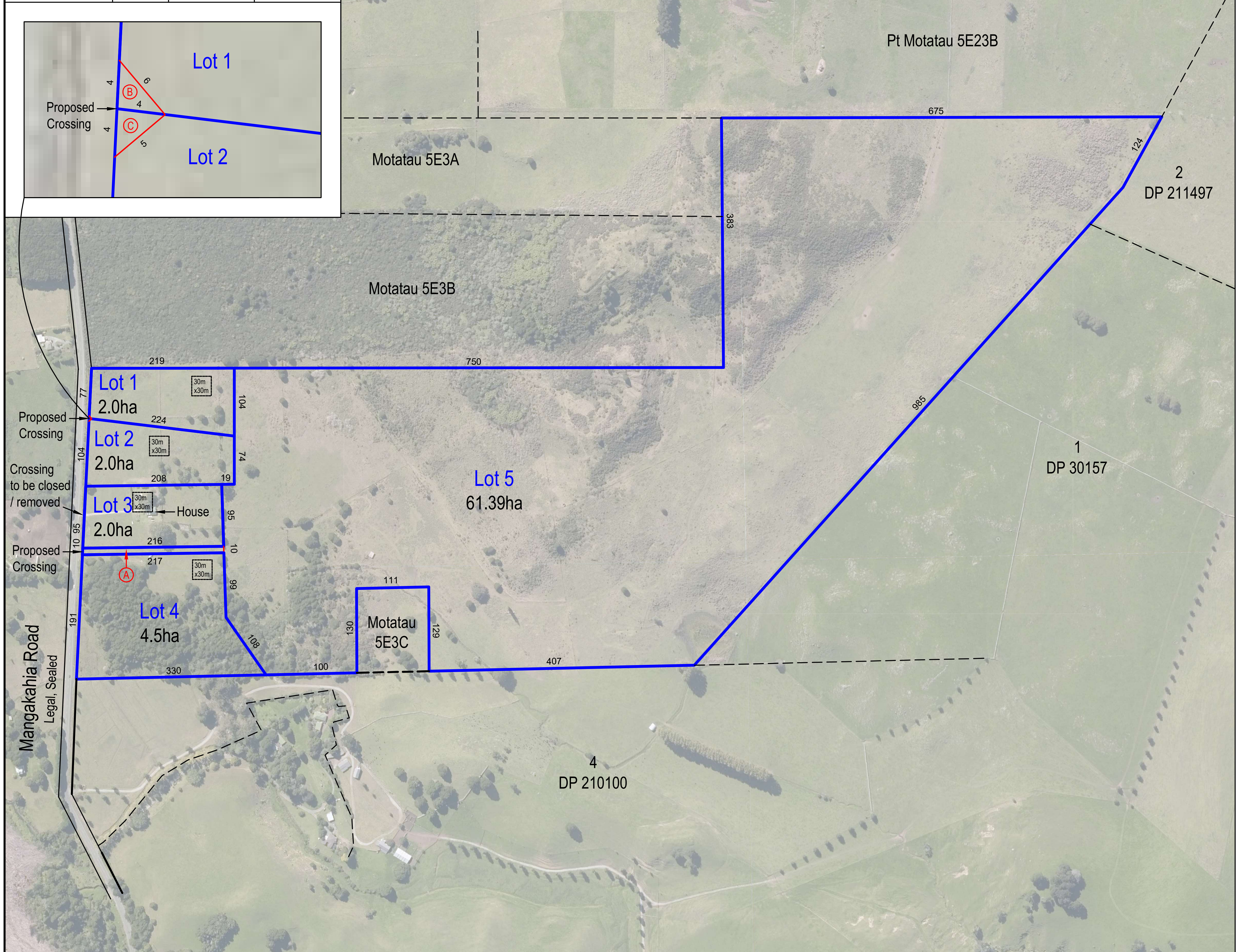
TITLE
Scheme Plan

DRAWN	JL	CHECKED	JL
PRINTED	07/02/2024		
DRAWING	23-013-S001	F	
SCALE	1:6000	(A3)	

P:\Sanson and Associates\23-013 Motatau 5E3C\Working Data_CAD\23-013 S001-F.dwg

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way	(A)	Lot 5 hereon	Lots 3 & 4 hereon
	(B)	Lot 1 hereon	Lot 2 hereon
	(C)	Lot 2 hereon	Lot 1 hereon



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TOTAL AREA = 72.19 ha

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CLIENT
Sanson & Associates

PROJECT
Proposed Subdivision of Motatau 5E3C Block

TITLE
Scheme Plan

DRAWN	JL	CHECKED	JL
PRINTED	07/02/2024		
DRAWING	23-013-S002	F	
SCALE	1:6000	(A3)	

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VISION CONSULTING
Engineers

SITE SUITABILITY REPORT

6082 Mangakahia Road, Tautoro

Prepared for

Lorraine Whiu

6/03/2024

Report Information Summary	
Job no.	J15381
Report Author	Dan Simmonds
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	6/03/2024

Version No.	Date	Description
1	6/03/2024	Final issued to client.

Document Acceptance

Action	Name	Signed		Date
Author	Dan Simmonds/ Callum Smith	Senior Engineer, MIEAust CPEng, CMEngNZ	Callum Smith Intermediate Engineer, BEng	6/03/2024
Reviewer	Ben Perry	Managing Director, FEngNZ CPEng		6/03/2024

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

The nature and continuity of the subsurface materials are inferred and it must be appreciated that actual conditions could vary from that described herein.

VISION CONSULTING Engineers

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P: 09 401 6287 E: info@vce.co.nz

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Acronyms and Abbreviations

ϕ	Diameter
ARC	Auckland Regional Council (Now Auckland Council)
AEP	Annual Exceedence Probability
BRANZ	Building Research Association of New Zealand
DEM	Digital Elevation Model
DP	Deposited Plan
et al.	and others
FNDC	Far North District Council
HAIL	Hazardous Activities and Industries List
km/h	kilometres per hour
LiDAR	Light Detection and Ranging
LINZ	Land Information New Zealand
m	metres
mm	millimetre
m^2	square metres
m bgl	metres below ground level
m/s	metres per second
m^3/s	metres cubed per second
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011
NIWA	National Institute of Water and Atmospheric Research
NRC	Northland Regional Council
NZBC	New Zealand Building Code
NZS	New Zealand Standard
RCP	Representative Concentration Pathway
RMA	Resource Management Act 1991
RoW	Right of Way
SCS	Soil Conservation Service
SNZ PAS	Standards New Zealand Publicly Available Specification
TIF	Traffic Intensity Factor
TR-55	Technical Release 55
VISION	Vision Consulting Engineers Ltd

1 Introduction

Vision Consulting Engineers Limited (VISION) was commissioned by George Collier to provide a site suitability report to accompany a Resource Consent application to the Far North District Council (FNDC) for the proposed subdivision of 6082 Mangakahia Road, Tautoro, Motatau 5E3C Block. It is proposed to subdivide the land into 5 lots, refer to attached Simpson Shaw proposed subdivision plan included in Appendix A.

Due to the size of proposed Lot 5, it is not included in this site suitability report and therefore the 'site' is limited to proposed Lots 1 to 4.

2 Scope of Work

2.1 Objective

The project objectives are to provide a site suitability report presenting our assessment addressing stormwater, wastewater, water supply, vehicle access, earthworks and natural hazards.

2.2 Scope and Exclusions

The following scope of work is proposed:

- Desk Study: Review published and unpublished information about the site
- Site walkover assessment
- Site Specific Flood Modelling
- Feasibility onsite wastewater assessment
  - Obtain the FNDC property file
  - Familiarisation with contents of the property file that relate to onsite wastewater disposal
  - Intrusive testing to confirm soil type (4 hand auger boreholes to a maximum depth of 1.2m or refusal)
  - Assessment of environmental site constraints and applicable systems
  - Concept design to prove feasibility (analysis field logs, calculations, design)
- Assess stormwater, vehicle access, earthworks, natural hazards and water supply
- Preparation of Site Suitability Report

3 Industry Guidance

This report has been prepared in accordance with the requirements of the Far North District Council Engineering Standards & Guidelines 2004 - Revised March 2009 and with reference to the District Plan; Section 106 of the Resource Management Act (RMA).

4 Site Description

4.1 Existing Site and Walkover Observations

The proposed subdivision is located to the south of Kaikohe at 6082 Mangakahia Road, Tautoro being Motatau 5E3C Block and is 721,900m^2 in area. The property is bound by Mangakahia Road to the west and extensive rural lots on all other sides, refer to Figure 1 for the approximate location.

Currently the site contains:

- an existing dwelling,
- outhouse,

- concrete slab from a secondary dwelling that burnt down,
- gravel car parking area,
- water tank,
- driveway access from Mangakahia Road,
- shed and
- two shipping containers.

The remainder of the property is predominately undeveloped, featuring paddocks enclosed by basalt cobble fences. A tributary of the Opou Stream traverses the southern portion of the property.

- **Proposed Lot 1 and 2:** Primarily covered in grass with scattered shrubs (including gorse and blackberry bushes) and some trees present. The northwest corner of Lot 1 exhibits signs of wetness, evident by water ponding and the presence of reeds. Similar observations of reeds and potential water ponding areas were made within natural depressions across both lots, including a section within the designated building area for Lot 2 on the Simpson Shaw Scheme Plan.
- **Proposed Lot 3:** Contains the existing dwelling, concrete slab remnant, gravel car park, water tank and driveway access, shed and two shipping containers. The septic tank for the dwelling was observed to the east of the structure, with the land owner advising of an adjacent soakage pit. The presence and location of a septic tank and disposal field associated with the secondary dwelling could not be confirmed during the site visit. Aside from the developed area, Lot 3 is predominantly covered in grass. Similar observations of reeds and potential water ponding areas were made within natural depressions across the lot.
- **Proposed Lot 4:** Generally covered in bush with some reeds and indications of wet ground. The south-western corner exhibits significant wetness, evident by prevalent reeds and observed ponding water. A wet area containing reeds and water ponding is present south and southwest of the designated building area on Proposed Lot 4. The possible building area in the north-eastern portion of the lot was observed to be covered in grass.

An open drain is present along the southern boundary of proposed Lot 4 that passes beneath Mangakahia Road through a concrete culvert. This drain receives discharge from multiple open drains located within the property to the south.

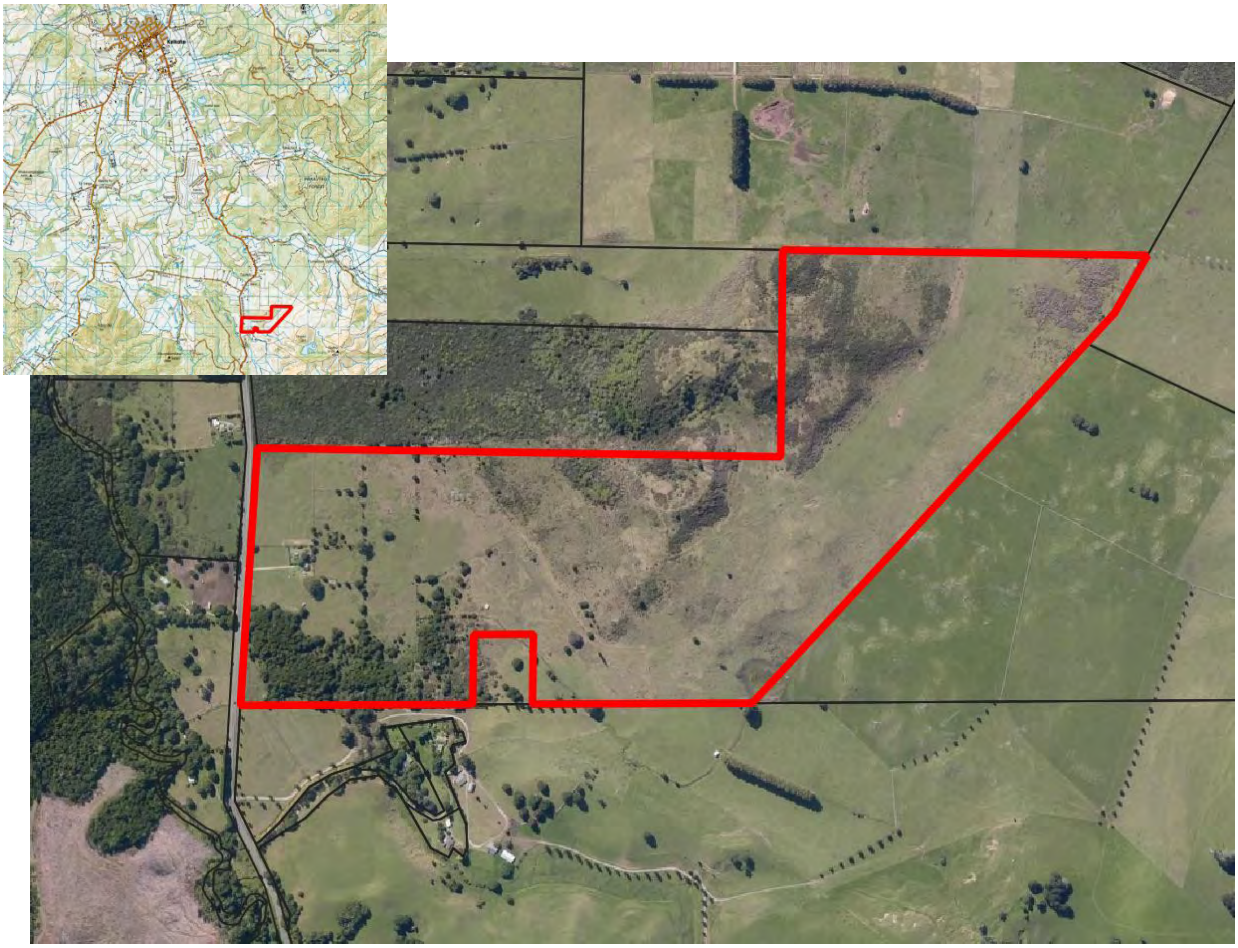

Figure 1. Site Location Plan

Site boundary indicative only, north is up the page. Background images courtesy of LINZ

Table 1. Property Details

Specific details about the property.

Item	Description
Property Owner	Wi Te Parihi Whiu
Site Address	6082 Mangakahia Road, Tautoro
Legal Description	Fee Simple, 1/1, Motatau 5E3C Block
Certificate of Title	NA75B/72
Site Area	721,900m^2
Territorial Authority	Far North District Council
Zoning	Rural Production

4.2 Proposed Development

The Simpson Shaw plan of the proposed subdivision included in Appendix A presents the proposed subdivision of 6082 Mangakahia Road which involves subdividing the site into 5 lots, Lots 1 to 5. Proposed Lots 1 to 4 will be used for residential purposes (Lot 3 will contain the existing dwelling) and Lot 5 will be the balance lot. Proposed Lots 1 to 4 range in size from 2.0 ha to 5.0 hectares. Lot 5 is 61.39 hectares.

Due to the size of proposed Lot 5, it is not included in this site suitability report.

Access to proposed Lot 1 and 2 will be via a shared crossing from Mangakahia Road, access to proposed Lot 3 will be via the existing crossing and access to proposed Lot 4 and 5 will be via a new crossing and right of way from Mangakahia Road. The location of the proposed new and existing entrances are shown on the proposed subdivision plan in Appendix A.

4.3 Geology and Geomorphology

The Land Use Capability Classification of the Northland Region (Harmsworth, 1996) indicates that the property is underlain by Kiripaka bouldery silt loam (KB) being soils of the rolling and hilly land, well to moderately well drained, Papakauri silt loam (PKH) being soils of the rolling and hilly land, well to moderately well drained, Waimatenui clay (YN) being soils of the rolling and hilly land, well to moderately well drained and Ohaeawai silt loam (OW) and Ohaewai shallow bouldery silt loam (OWb) being soils of the rolling and hilly land, well to moderately well drained.

Proposed Lots 1 to 4 are mapped as being underlain by Ohaeawai silt loam (OW) and Ohaewai shallow bouldery silt loam (OWb) being soils of the rolling and hilly land, well to moderately well drained.

The 1:250,000 geological map, Geology of Whangarei (Edbrooke and Brook et al 2009) indicates that the site is underlain by Kerikeri Volcanic Group comprising basalt lava and volcanic plugs and Basalt scoria commonly forming steep-sided cones.

The topography of the property is shown in Figure 2.

The north-eastern portion of the property is generally elevated, before sloping moderately to steeply down to the flats that extend to the west towards Opou Steam.

The western portion of the property generally is flat to gently sloping to the west and contains undulations and depressions that can contain wet area and reeds.

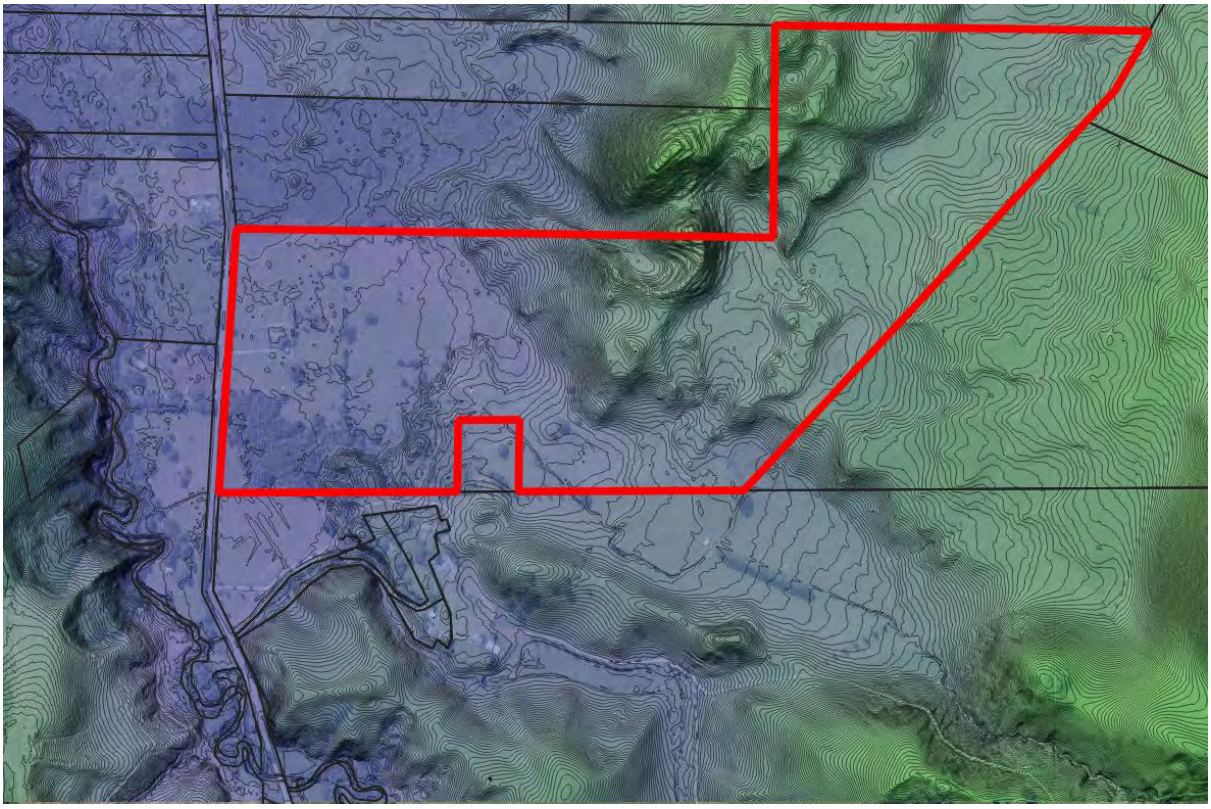

Figure 2. Site Topography

Site boundary indicative only (bold red), higher elevations are shaded green and lower elevations blue with hillshading, north is up the page. Image is courtesy LINZ.

4.4 District Planning Zone

The site is zoned Rural Production with respect to the Far North District Council District Plan.

4.5 Council Hazard Mapping

The Northland Regional Council (NRC) and Far North District Council (FNDC) hazard layers have been reviewed. According to the NRC and FNDC hazard layers the site is not located in an area susceptible to:

- Landslide
- Erosion
- Coastal Hazards
- Flooding (refer Section 6.6 and Section 7)
- Coastal Flooding

5 Ground Conditions

5.1 Subsurface Conditions

No ground investigations have been carried out at the site for geotechnical assessment.

As described in the Section 4.3 above, the site is expected to be underlined by Kerikeri Volcanic Group comprising basalt lava and volcanic plugs and basalt cobbles.

Subsurface investigations carried out as part of the feasibility onsite wastewater assessment indicate that the site is typically underlain by dark brown clayey silt topsoil, overlying brown clayey silt, that contains basalt cobbles down to a depth of at least 0.85m bgl. Effective hand auger refusal was reached at depths ranging from 0.4 to 0.85 m bgl.

A hand auger borehole completed within a wet area on proposed Lot 4, encountered very moist to wet grey clayey silt to a depth of 0.3m bgl, overlying brown clayey silt to a depth of 0.5 m bgl where effective hand auger refusal was reached.

5.2 Groundwater

Groundwater was not encountered in the hand auger boreholes put down at the site as part of the feasibility wastewater investigation progressed to a maximum depth of 0.85 m bgl. Static groundwater level is expected to be generally greater than >3m bgl (inferred).

Water was observed to be ponding in the north-western and south-western corners of the property and within the proposed Lot 4, with reeds present. Reeds and what is inferred to be areas where water ponds following rain events were observed across the property within natural depressions. Water was also observed to be ponding in part of the road side drain on the eastern side of Mangakahia Road

Perched groundwater table could be expected during the winter months or extended periods of wet weather.

6 Natural Hazards

With regard to the natural hazards included in RMA Section 106, VISION provides the following assessment.

6.1 Erosion

The site is not mapped as being prone to erosion. It is recommended that existing vegetation is maintained wherever possible and cut slopes are protected against erosion.

6.2 Avulsion

A review of historic aerial photography indicates that the alignment of the tributary of the Opou Stream has remained relatively unchanged since 1968. The aerial image of the property sourced from Retrolens is presented in Figure 3.

Therefore the risk of avulsion at the site is considered to be low.

Figure 3. Historic Aerial Image, 1968
North is up the page. Image is courtesy of Retrolens.

6.3 Falling debris

There are no natural sources of falling debris at the site, therefore the risk associated with falling debris is considered to be low.

6.4 Subsidence

The majority of the site is not anticipated to be underlain by soils prone to subsidence. It is recommended that no structures are located within depressions, within wet areas or areas that contain reeds. It is also recommended that a site specific geotechnical report is carried out by a Chartered Professional Engineer experienced in geotechnical engineering at the time of the Building Consent to determine the ground conditions present beneath proposed structures and provide recommendations regarding foundation design and earthworks. Due to this requirement the risk associated with subsidence is considered to be low.

6.5 Slippage

The majority of the site is not considered to be at risk of slippage due to the flat to gently sloping nature of the land.

It is recommended that where proposed structures or filling is to take place within 8m of the banks of the tributary of the Opou Stream, stability is assessed by a Chartered Professional Engineer with experience in geotechnical engineering.

Due to this requirement the risk of slippage at the site is considered to be low.

6.6 Inundation

The site is not mapped as being affected by inland flooding on the FNDC and NRC Hazard maps. The site is also not mapped by the NRC as being flood susceptible land. However, as outlined in Section 5.2, water was observed to be ponding in the north-western and south-western corners of the property and in a road side drain on the eastern side of Mangakahia Road. A brief catchment estimate revealed some 185 hectares of contributing land to the drain that runs through proposed Lot 4, as depicted in Figure 4. Given the size of the catchment it is considered too marginal to make an engineering judgement call regarding the potential for flooding without further investigation. Therefore site specific flood modelling has been undertaken for the site with details provided in the following section.

7 Site Specific Flood Modelling

The site has not been modelled by the Far North District Council or Northland Regional Council to assess the effects of various Annual Exceedance Probability (AEP) rainfall events. Given the size of the contributing catchment and the relatively flat terrain of the site, it is difficult to predict the path of surface flows where the well defined gullies and open drains transition to more open and flat terrain using more traditional empirical hydraulic calculations. Therefore, for this site a 2D hydraulic 'Rain on Grid' model is more appropriate.

7.1 Flood Modelling Objectives

The objectives of the assessment included:

- Construct a hydraulic model using the United States Army Corps of Engineers (USACE) Hydrological Engineering Center's River Analysis System (HEC-RAS) software and a Rain on Grid model to analyse the overland flooding.
- Assess a suitable level for raised building platforms for the 1% AEP rainfall event including climate change.
- Assess a suitable location and/or raised area for possible onsite wastewater disposal for the 5% AEP rainfall event including climate change.
- Assess the effects the raised areas have on the 1% AEP flooding.
- Provide data for recommendations regarding inundation for the shared Right of Way (ROW) for Lot 4 and Lot 5.

7.2 Overview

A detailed hydraulic assessment using HEC-RAS has been completed over the site. HEC-RAS is a widely accepted 2D hydraulic modelling software tool, developed by USACE and used in hydraulic and hydrologic engineering. The capability of 2D modelling in HEC-RAS allows for a more accurate representation of unsteady flow patterns and water surface profiles. This is particularly important for complex sites with irregular topography or multiple flow paths as is the case with the project site.

HEC-RAS also has the ability to set a 'Precipitation' boundary condition to computational grid cells and generate map layers for Land Cover and Infiltration that can be associated with each cell. This allows rainfall to be applied directly to each cell and the volume of runoff determined based on topography, surface roughness and losses due to infiltration.

Important information regarding the development of the model is highlighted in Table 2 and in the following sections below.

Table 2. HEC-RAS Model Information

Site	Latitude: -35.4955 ; Longitude: 173.8398
Model Software	HEC-RAS v 6.4.1
Model Method	Rain on Grid
Terrain Data	See Section 7.3
Rainfall Data	See Section 7.4.1
Land Cover	Land Cover Database v5.0 (See Section 7.4.2)
Loss Method	SCS Curve Number (See Section 7.4.3)
Boundary Conditions	See Section 7.3.4
Grid and 2D Geometry	See Section 7.3.5
Hydraulic Structures	See Section 7.4.6

7.3 Terrain Model

The terrain model was created from the NRC 1 m LiDAR DEM. Modifications were made to include raised areas for building platforms within Lots 1,2 and 4, to assess the effects of the raised area on the 1% AEP storm event.

The greater catchment terrain model is shown in Figure 4 below. The terrain modifications are shown in Figure 5.

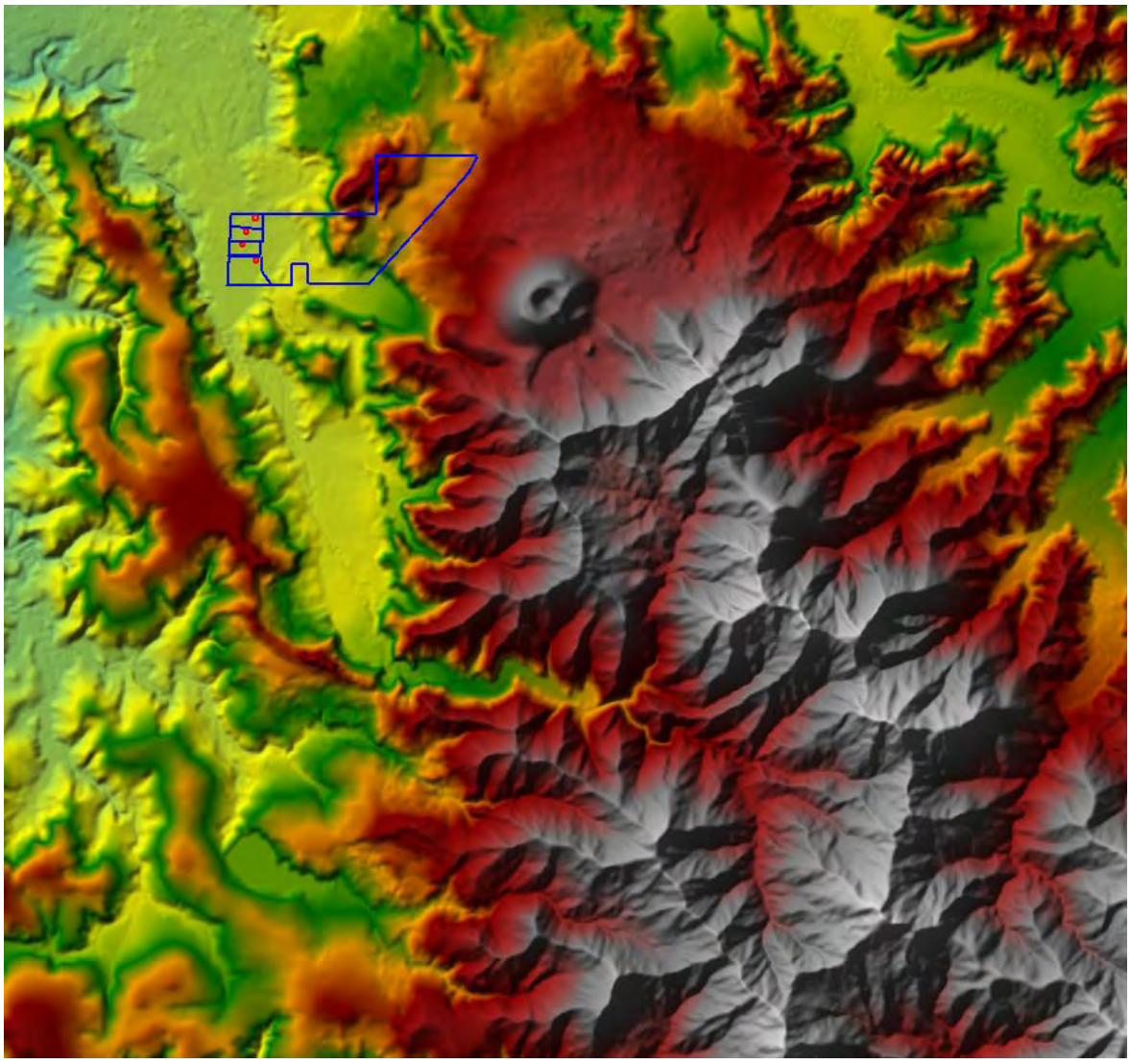

Figure 4. Terrain Model

Elevation banding from areas of higher elevation (grey) to lower elevations (blue), Proposed lot boundaries in blue, house sites in red, north up the page, not to scale.

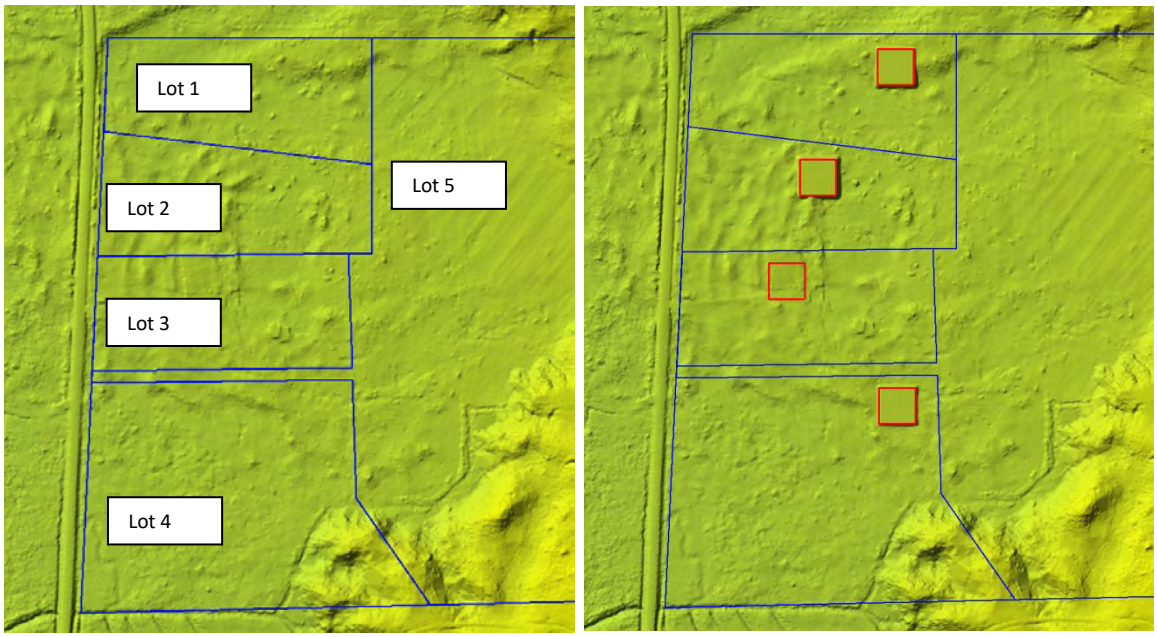

Figure 5. Terrain Modifications

Proposed lot boundaries in blue, north is up the page, not to scale.

7.4 Model Parameters

7.4.1 Rainfall Design Storm Data

Rainfall data was taken from the NIWA High Intensity Rainfall Design System V4 (HIRDSv4) with a climate change scenario of RCP 6.0 and the temporal rainfall pattern created from HIRDsv4 (Section 6). A range of storm durations were modelled for the 1% and 5% AEP storm events in order to determine the critical event for the catchment. This method is consistent with that used by the NRC Region-wide modelling of the area. The design storm hyetographs used for the model storm durations are shown in Figure 6.

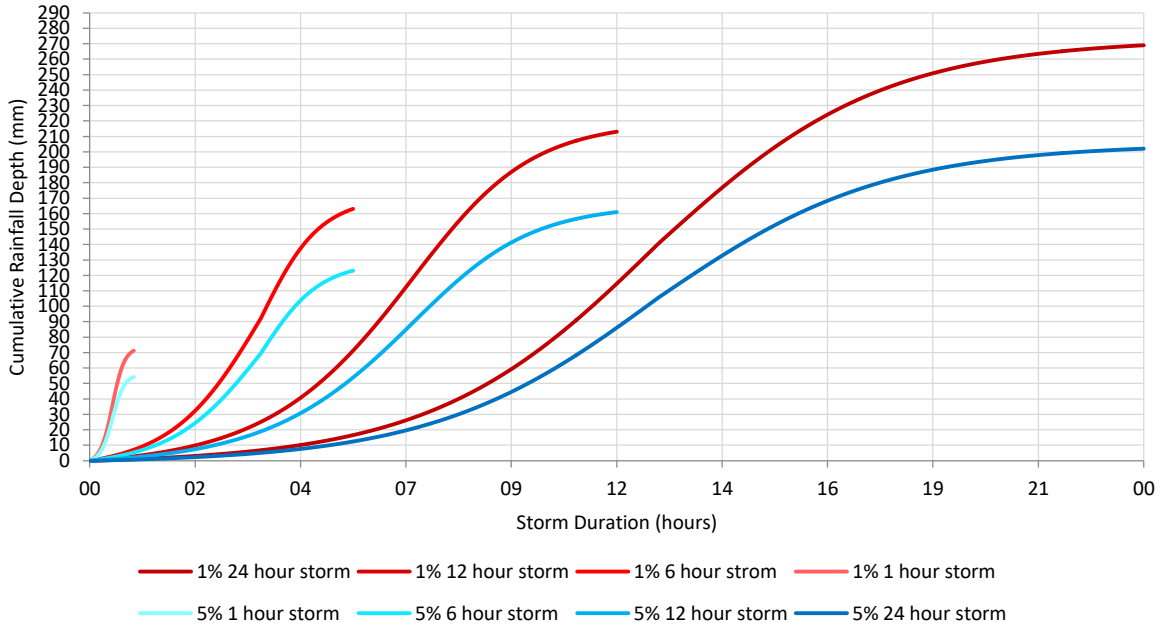

Figure 6. Temporal Hyetograph for Design Rainfall Durations and AEP

Temporal pattern taken from Section 6 of NIWA HIRDS Version 4 - north of North Island.

7.4.2 Land Cover

The land cover map layer (Figure 7) was taken from the Land Cover Database (LCBD) 2018.

The lower limits of the Manning 'N' values, suggested by the National Land Cover Database (NLCD) (NRCS) and included in the HEC-RAS Users Manual, were applied to all model cells based on the cover type shown in Table 3. Where specific cover types specified by LCDB were not included in the HEC-RAS Users Manual, the Manning's value was determined based on the most suitable land cover type available that best matches the LCDB type. For example, Manuka and Kanuka from LCDB were given the Mannings 'N' for shrub/scrub from NLCD.

Table 3. Landcover Groups and Mannings N Values

ID	Land Cover Type	Mannings N Value
1	Low Producing Grassland	0.035
2	Exotic Forest	0.1
3	Broadleaved Indigenous Hardwood	0.08
4	Indigenous Forest	0.08
5	High Producing Exotic Grassland	0.035
6	Gorse and Broom	0.04
7	Manuka and Kanuka	0.1
8	Herbaceous Freshwater Vegetation	0.05
9	Deciduous Hardwoods	0.1
10	Forest - Harvested	0.05
11	Mixed Exotic Shrubland	0.04
12	Lake or Pond	0.025
13	Orchard, Vineyard or Other Perennial Crop	0.02

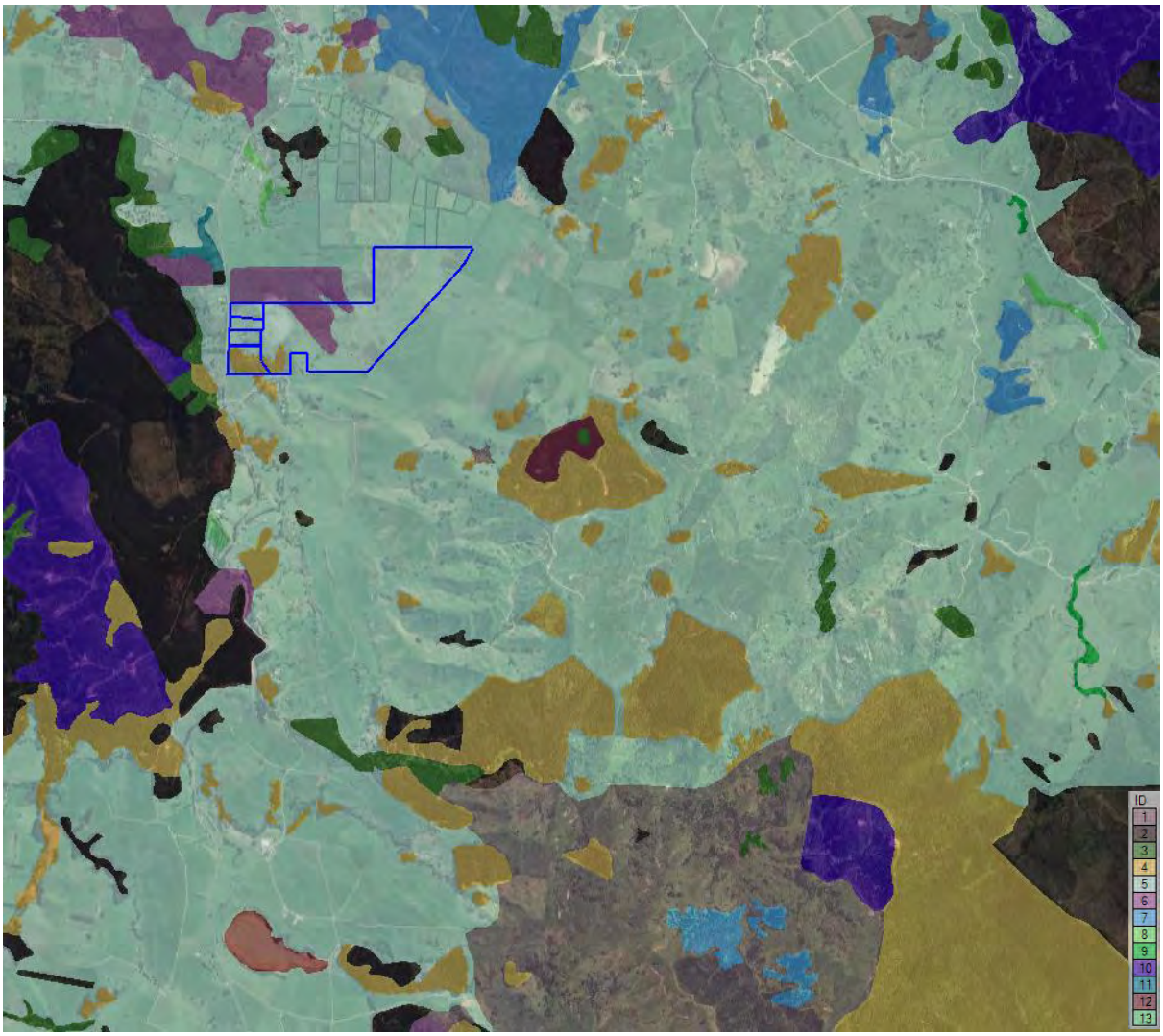

Figure 7. Land Cover

Proposed lot boundaries in blue, north is up the page, not to scale.

7.4.3 Losses

The SCS Curve Number Method, as defined in TR-55, was chosen to model the losses due to infiltration and initial abstraction in order to generate a more realistic runoff response in the catchment.

The GNS geological map was used to define areas of different hydrological soil class depending on the mapped geology. The infiltration map was then generated by overlapping the land cover data with the geological map.

Suggested values from TR-55 were used to assign curve numbers to each area depending on the combined land cover and hydrological soil class. The initial abstraction ratio was set at 0.2 for pervious areas and 0 for impervious areas as suggested in HEC-RAS and TR-55.

Table 4. SCS Curve Numbers

ID	Hydrological Soil Class	Land Cover Type	Curve Number	Abstraction Ratio
1	B	Exotic Forest	55	0.2
2	C	High Producing Exotic Grassland/Manuka and Kanuka	65	0.2
	B	Orchard/Perennial Crop		

3	C	Indigenous Forest/Low Producing Grassland	70	0.2
4	B	High Producing Grassland/Gorse and Broom	48	0.2
5	B	Low Producing Grassland	56	0.2
6	A	High Producing Exotic Grassland/Gorse and Broom/Indigenous Forest	30	0.2
7	A	Low Producing Grassland	35	0.2
8	A	Lake or Pond	98	0
9	C	Forest Harvested	77	0.2
10	B	Forest Harvested	67	0.2

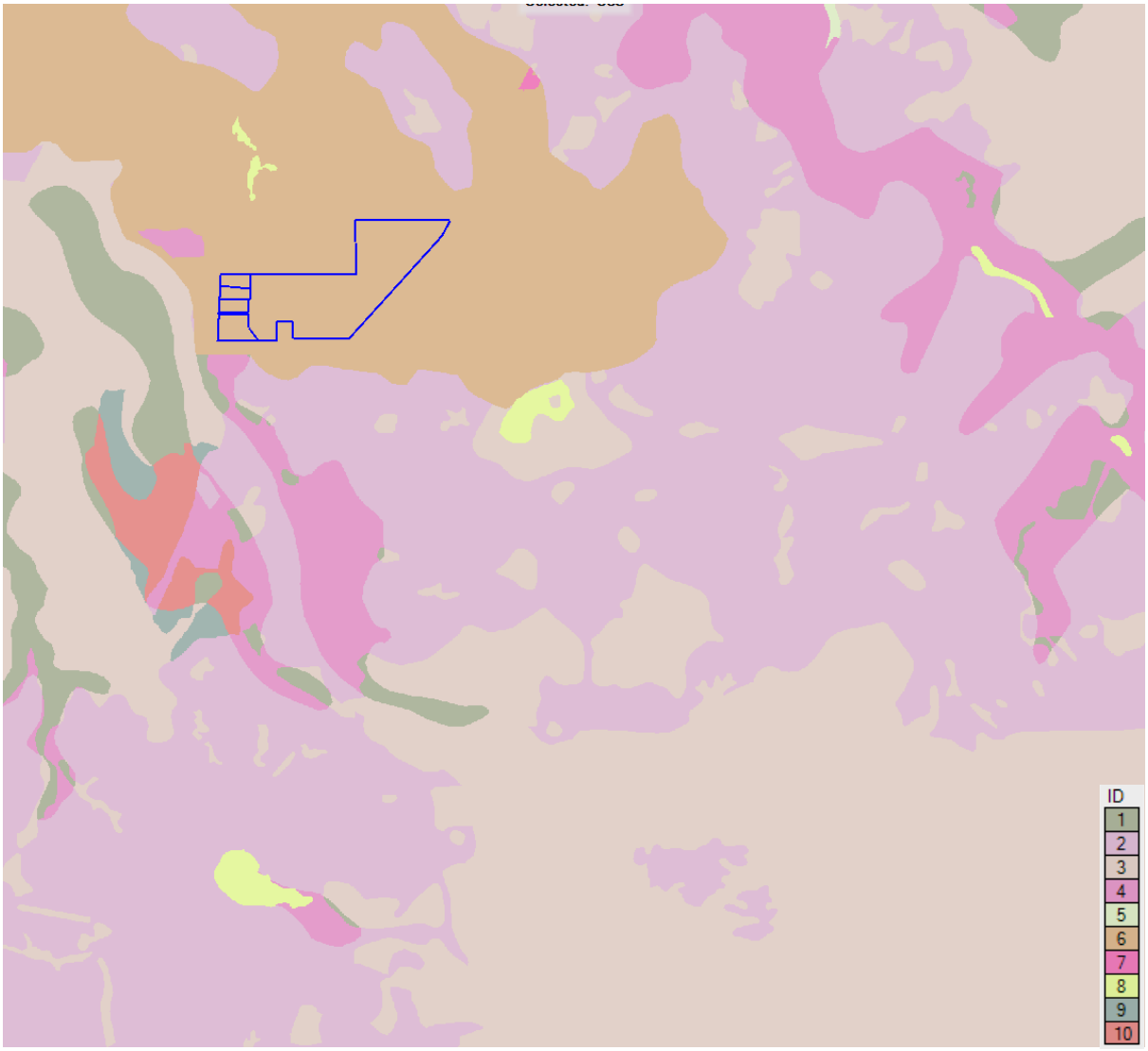

Figure 8. Land Cover

Proposed lot boundaries in blue, north is up the page, not to scale.

7.4.4 Boundary Conditions

An external boundary condition line was applied to the entire greater catchment and a normal depth of 1% was set to allow water to flow out of the model area.

7.4.5 Grid Delineation

There were three primary components of the overland flow grid for this model; The Greater Mesh for the wider catchment area (20 x 20 m), a Refinement area for the site (3 x 3 m) and break lines along well defined flow paths and roads (varying from 2 m to 5 m). These areas are outlined in Figure 9. The perimeter for the Greater Mesh was set well beyond areas where well defined catchment boundaries were not easily identified, to ensure the entire catchment for the subject site was included.

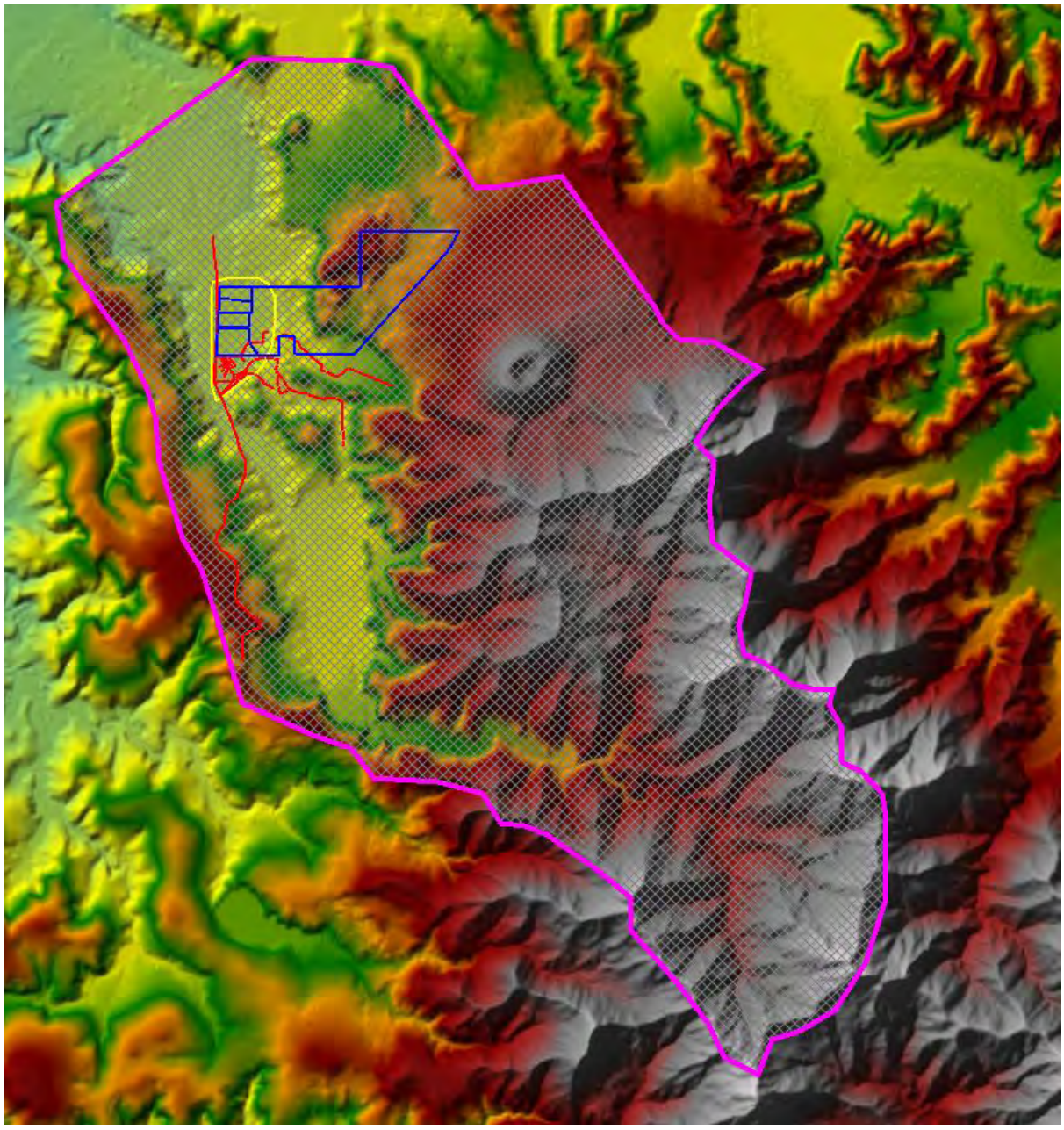

Figure 9. Land Cover

Elevation banding from areas of higher elevation (grey) to lower elevations (blue), Proposed lot boundaries in blue, wider catchment in pink, refinement region in yellow, breaklines in red, north up the page, not to scale.

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7.4.6 Hydraulic Structures

A ϕ600 mm concrete culvert was identified under Mangakahia Road during the site walkover. This culvert was included in the model to help generate more realistic flooding within the site.

The culvert location is shown in Figure 10 below.

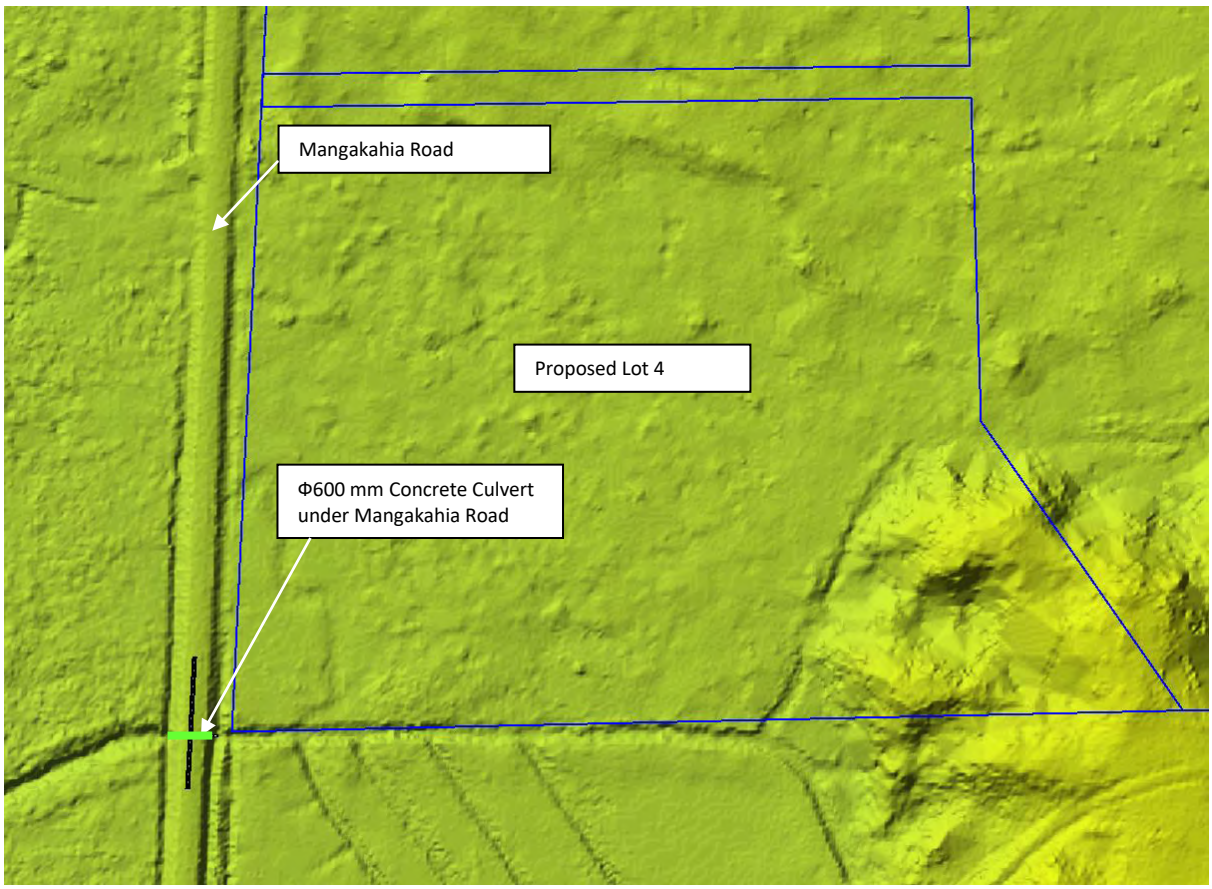


Figure 10. Hydraulic Structures

Proposed lot boundaries in blue, culvert in green, north up the page, not to scale.

7.5 Flood Modelling Results

The modelling involved running various storm events and durations as displayed in Figure 6. This was completed to ensure that the most critical storm durations were captured.

The 1, 6 and 12 hour simulations were extended for an additional hour beyond the storm duration to account for any potential lag time from the larger Catchments.

The results presented in the following section focus on flow profiles from the design storms to show a suitable level for raised building platforms for the 1% AEP rainfall event including climate change, suitable locations and/or raised areas for possible onsite wastewater disposal for the 5% AEP rainfall event including climate change, assess the effects the modified terrain has the 1% AEP flooding and assess the shared ROW between lots 4 and 5.

7.5.1 1% AEP Flood Extents

The 24 hour storm duration was found to be the most critical in terms of flooding extent and inundation for the 1% AEP event.

The flood extent for the 1% AEP 24 hour event, with RCP 6.0, using the modified terrain (including building platforms and raised wastewater disposal areas) is shown in Figure 11. A direct comparison of flooding within the site, between the existing terrain and modified terrain conditions is shown in Figure 12.

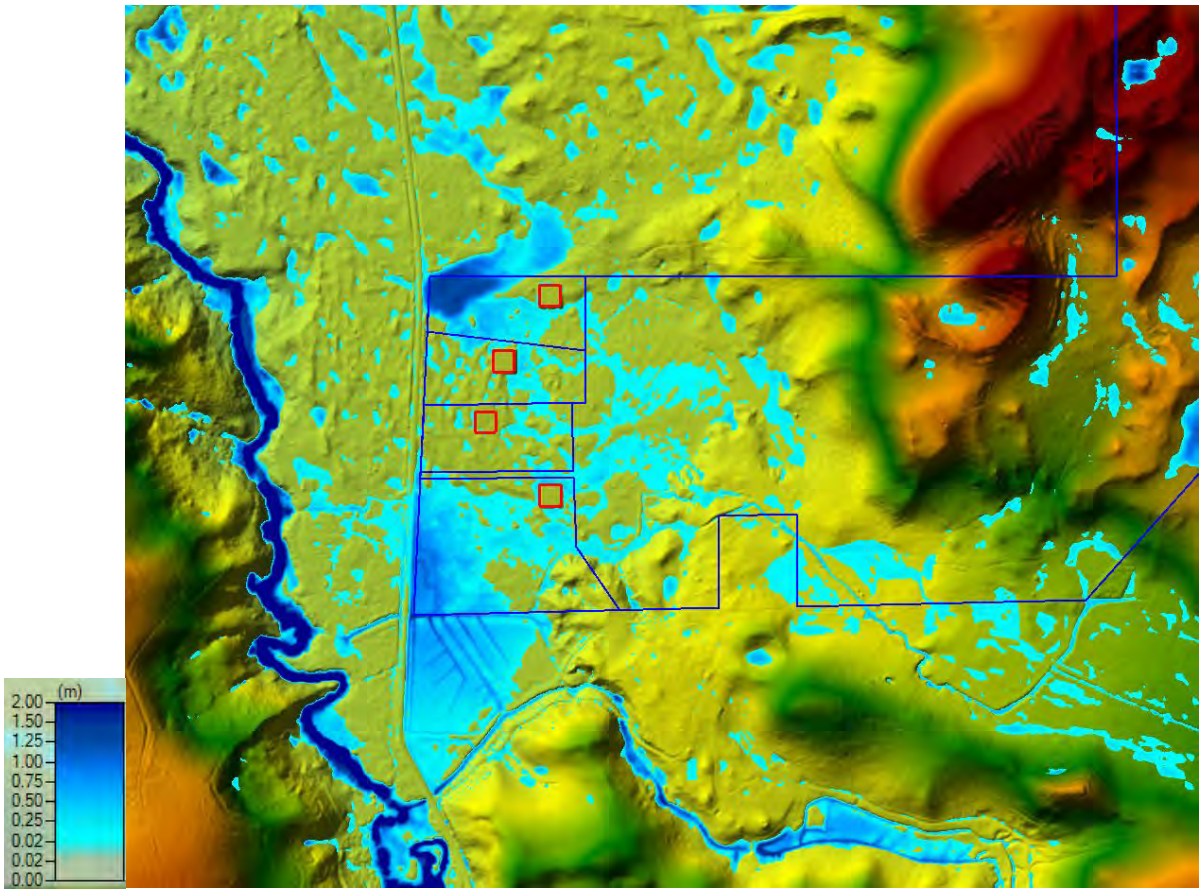


Figure 11. 1% AEP RCP 6.0 Flood Extent (Modified Terrain)

Proposed lot boundaries in blue, house sites in red, north up the page, not to scale.

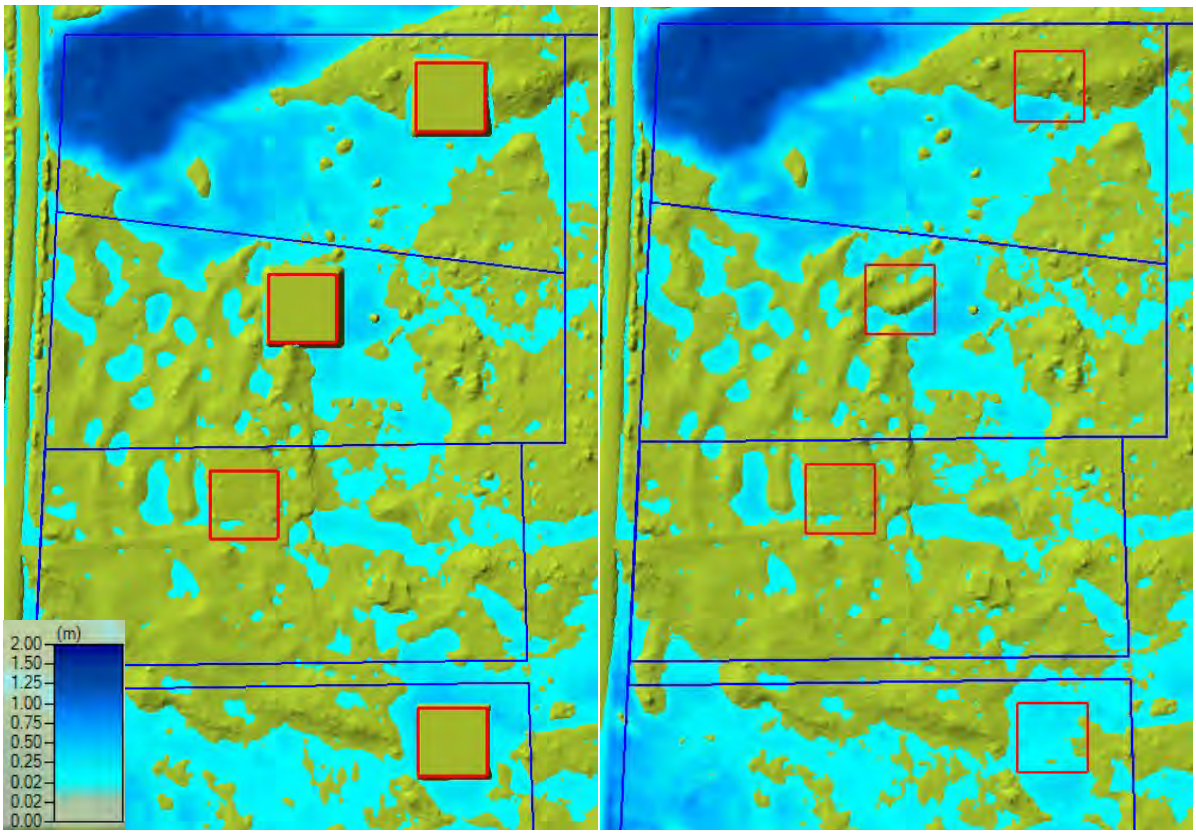


Figure 12. 1% AEP RCP 6.0 Flood Extent (Comparison)

Proposed lot boundaries in blue, house sites in red, north up the page, not to scale.

Figures 11 and 12 show that it is feasible to prevent the 30 x 30 m possible building areas in Lot 1, 2 and 4 from flooding in a 1% AEP storm event by providing raised building platforms.

7.5.2 Building platform Level Recommendations

Building platforms have been modelled to demonstrate that a possible building areas exist on proposed Lots 1, 2 and 4.

The recommended levels for the possible raised building platforms have been taken from the 2023 FNDC Engineering Standards (FNDC ES). Section 4.3.10.7 specifies a minimum 0.5 m freeboard from the peak flood level to habitable building floor levels. Using the minimum requirement from the NZBC E1/AS1 of 0.15 m from finished floor level to surrounding finished ground level, the raised building platform is required to be a minimum of 0.35 m above the peak flood elevation.

The peak flood elevation recommendation has been taken from the highest water surface elevation directly upstream of the raised building platforms. The recommended levels are provided in Table 5. All elevations are expressed as metres with reference to NZVD 2016 vertical datum.

Table 5.Recommended Raised Building Platform Levels

ID	Peak Water Surface Elevation for1% AEP (NZVD)	Recommended Raised Building Platform Level (NZVD 2016)
Lot 1	112.1 m	112.45 m
Lot 2	111.3 m	111.65 m
Lot 3	Existing dwelling present	-
Lot 4	111.9 m	112.25 m
Lot 5	Not included in assessment	-

It is recommended that finished floor levels for habitable dwellings are 0.5m above the 1% AEP level with an allowance for climate change. If future building areas are outside the areas shown in this report and the scheme plan, it is recommended that site specific flood modelling is carried out by a chartered professional engineer with experience in flood modelling.

7.5.3 5% AEP Flood Extents

The 24 hour storm duration was found to be the most critical in terms of flooding extent and inundation for the 5% AEP event.

The flood extent for the 5% AEP 24 hour event, with RCP 6.0, using the modified terrain (including building platforms and raised wastewater disposal areas) is shown in Figure 13.

Possible wastewater disposal areas are included in Figure 13, which highlights sufficient area that is outside of the 5% AEP flood extent available on Lots 1 to 4.

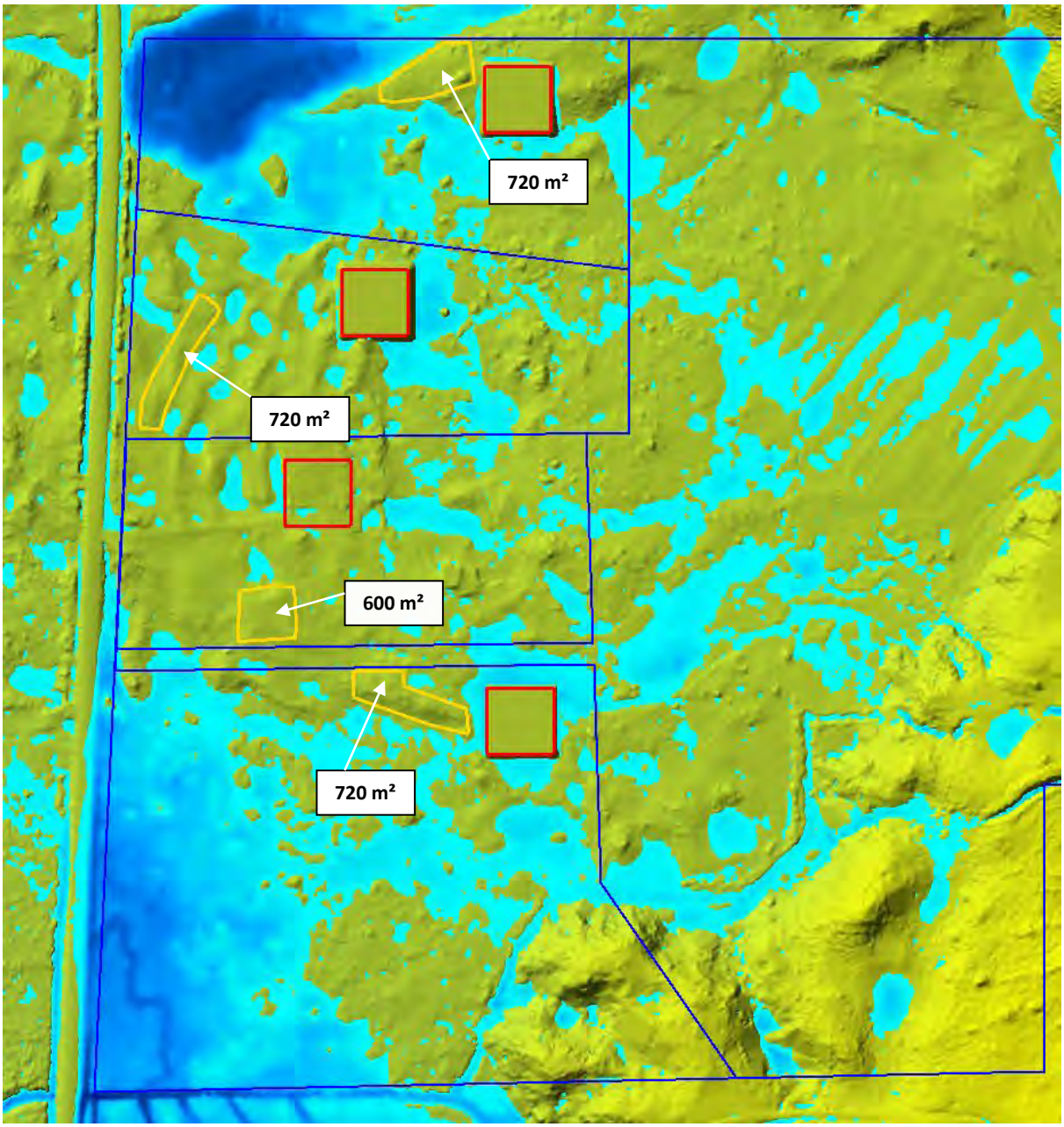


Figure 13. 5% AEP RCP 6.0 Flood Extent (Modified Terrain)

Proposed lot boundaries in blue, house sites in red, possible wastewater disposal areas in orange, north up the page, not to scale.

7.5.4 1% AEP Flood Impacts

An evaluation of the changes to the 1% AEP flow profiles due to terrain modifications has been assessed based on Section 4.1.7 of the FNDC ES.

7.5.5 Water Surface Elevations

For the assessment of flood elevation changes, a map has been created to show the areas where there is an increase in flood elevation greater than 25 mm to filter out the very minor increases in flood elevation. This map is shown in Figure 14 below.

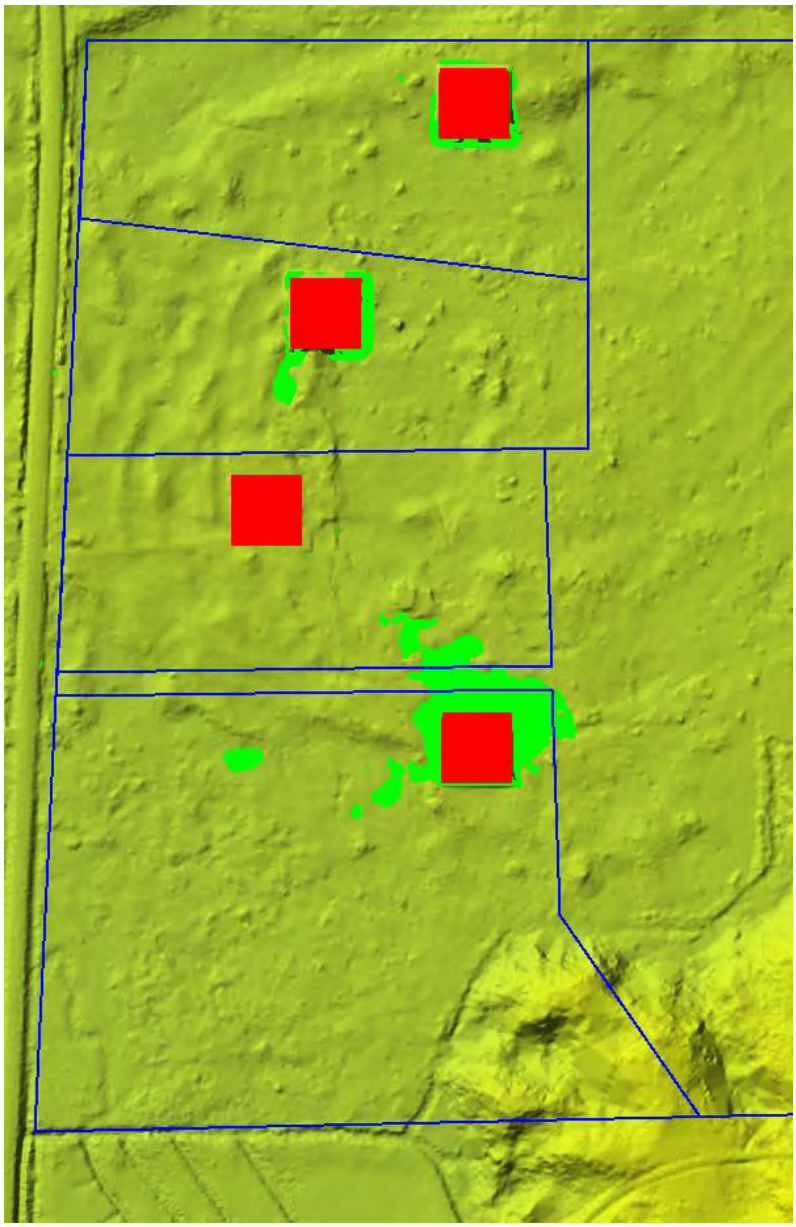


Figure 14. Water Surface Elevation Comparison

Proposed lot boundaries in blue, house sites in red, areas where the flood level is increased due to the proposed building platforms is shown solid green, north up the page, not to scale.

Figure 14 shows there is only an increase in flood elevations greater than 25 mm within the existing property and no impacts in terms of flood elevations on neighbouring properties due to the raised building platforms.

7.5.6 Peak Flows

Flow hydrographs for two controlling sections have been assessed to observe any changes to peak flows where flows exit the site. Section Line: 1 is along the centre line of Mangakahia Road and Section Line: 2 is to the north of the boundary of Proposed Lot 1. These sections are shown in Figure 15 below.

The modelling identified that the formation of the building platform on Proposed Lot 4 diverts a small amount of water toward Section Line: 2, however the total amount of water leaving the property is generally the same for the existing and modified conditions.

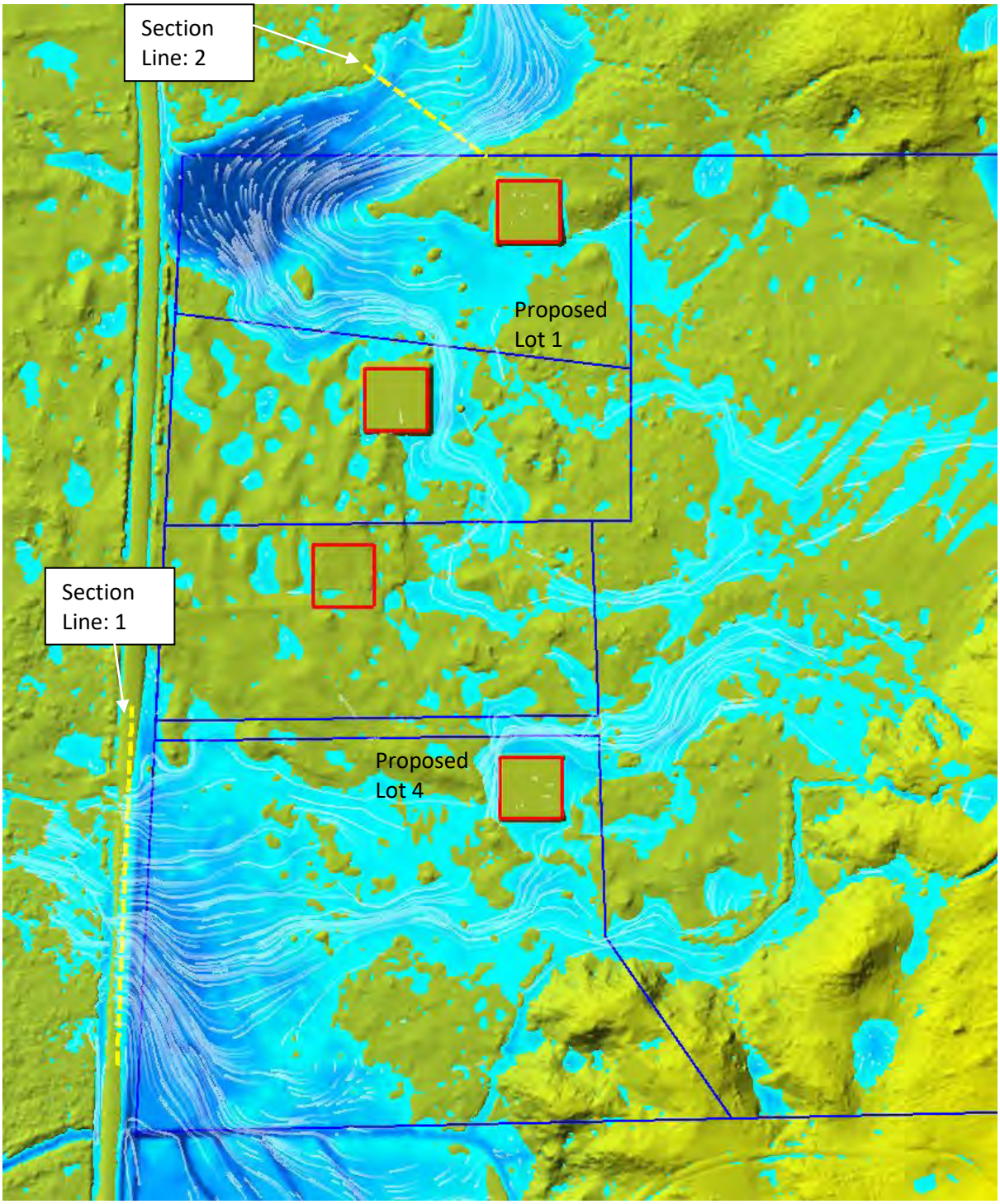


Figure 15. Downstream Sections

Proposed lot boundaries in blue, house sites in red, section lines in dashed yellow, flow particle tracing indicated by white arrows, north up the page, not to scale.

7.5.6.1 Section Line: 1

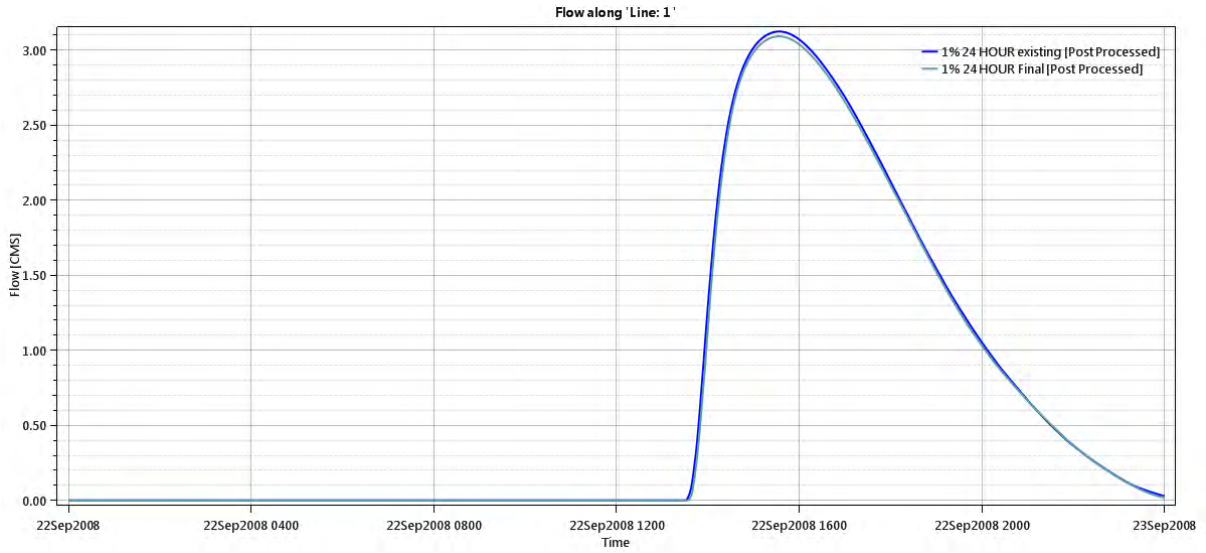


Figure 16. Section 1 Flow Hydrograph
Note theoretical dates used.

There is a small decrease in peak flows at Section 1 across Mankakahia Road. The peak flow modelled for the existing condition is 3.125 m/s² and the modified condition is 3.093 m/s². This is a 1% decrease in flow.

7.5.6.2 Section Line: 2

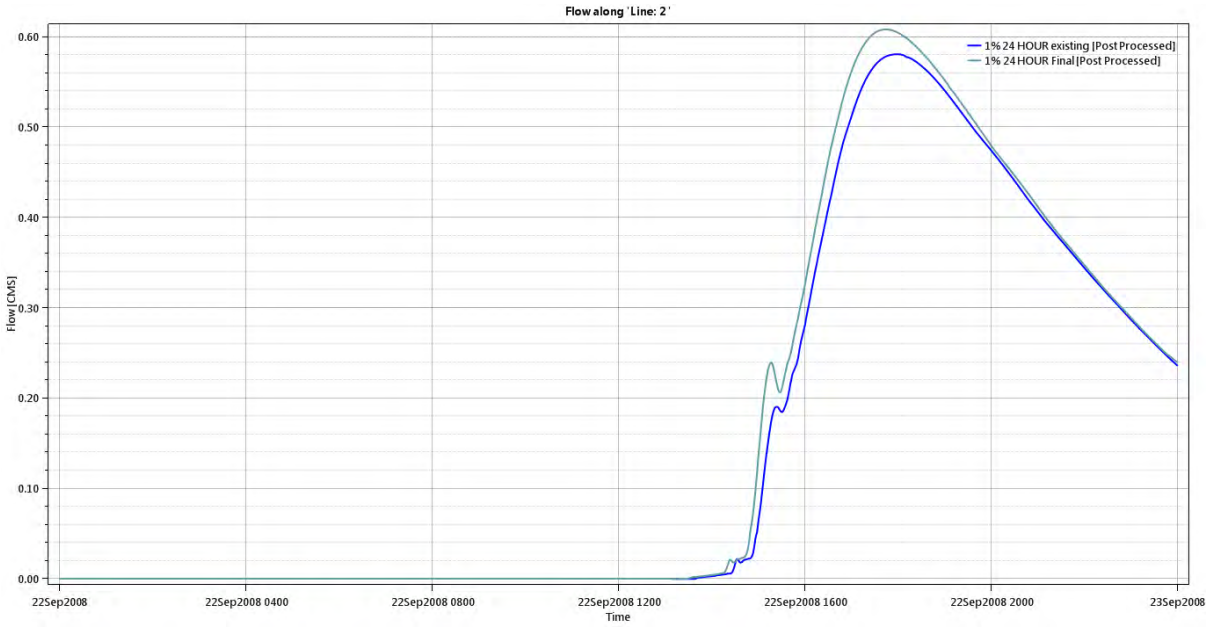


Figure 17. Section 2 Flow Hydrograph
Note theoretical dates used.

There is a small increase in peak flows at Section 2. The peak flow modelled for the existing condition is 0.581 m/s² and the modified condition is 0.608 m/s². This is a 4.6% increase in flow. This increase in peak flow is not associated with any noticeable increase in flood elevation however there is an increase to the flow velocities. The max flow velocity at this section increases from 0.18 m/s to 0.24 m/s. The flood hazard classification does not change and the existing grassed surfaces have capacity for 1.8 m/s so adverse erosion or scour is not likely with the maximum predicted flow velocity.

7.5.7 Lot 4 and 5 Shared ROW

This section analyzes the potential impact of flooding on the shared right-of-way (ROW) for Lots 4 and 5. A flood hazard map generated using HEC-RAS software categorised the inundated area into six hazard categories based on combined depth and velocity of floodwaters (Smith et al., 2014) [1]. These categories are detailed in Figure 18, Tables 6, and 7.

Areas categorized as H3 or higher signify potential risks to vehicles, children, and the elderly. The assessment identified minimal portions of the shared ROW falling under H2 category, indicating potential challenges for smaller vehicles during flood events. However, no areas were classified as H3 or higher, signifying no significant safety concerns for the intended users.

Figure 19 visually represents the flood hazard classifications for the shared ROW, highlighting the predominantly low-risk (H1) designation for most areas.

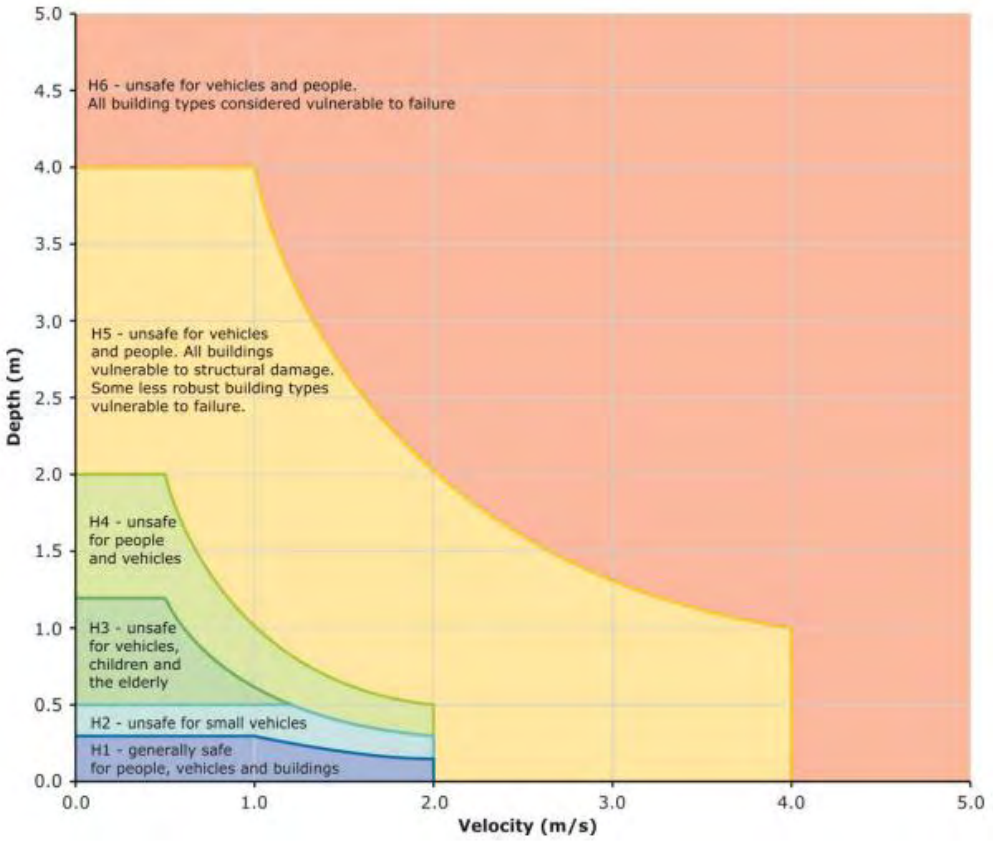


Figure 18. Flood Hazard Curves
Source: Smith et al. (2014)

Table 6: Flood Hazard Categories (Smith et al 2014)

Hazard Vulnerability Classification	Description	Category Colour
H1	Generally safe for vehicles, people and buildings.	
H2	Unsafe for small vehicles.	
H3	Unsafe for vehicles, children and the elderly.	

[1] Smith et al. (2014). Flood Hazard, Technical Report 2014/07, Water Research Laboratory, University of New South Wales, Sydney.

H4	Unsafe for vehicles and people.	
H5	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.	
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.	

Table 7: Flood Hazard Category Threshold Limits (Smith et al 2014)

Hazard Vulnerability Classification	Classification Limit (depth * velocity) (m^2/s)	Limiting Still Water Depth (d) (m)	Limiting Velocity (v) (m/s)
H1	≤ 0.3	0.3	2.0
H2	≤ 0.6	0.5	2.0
H3	≤ 0.6	1.2	2.0
H4	≤ 1.0	2.0	2.0
H5	≤ 4.0	4.0	4.0
H6	> 4.0	-	-

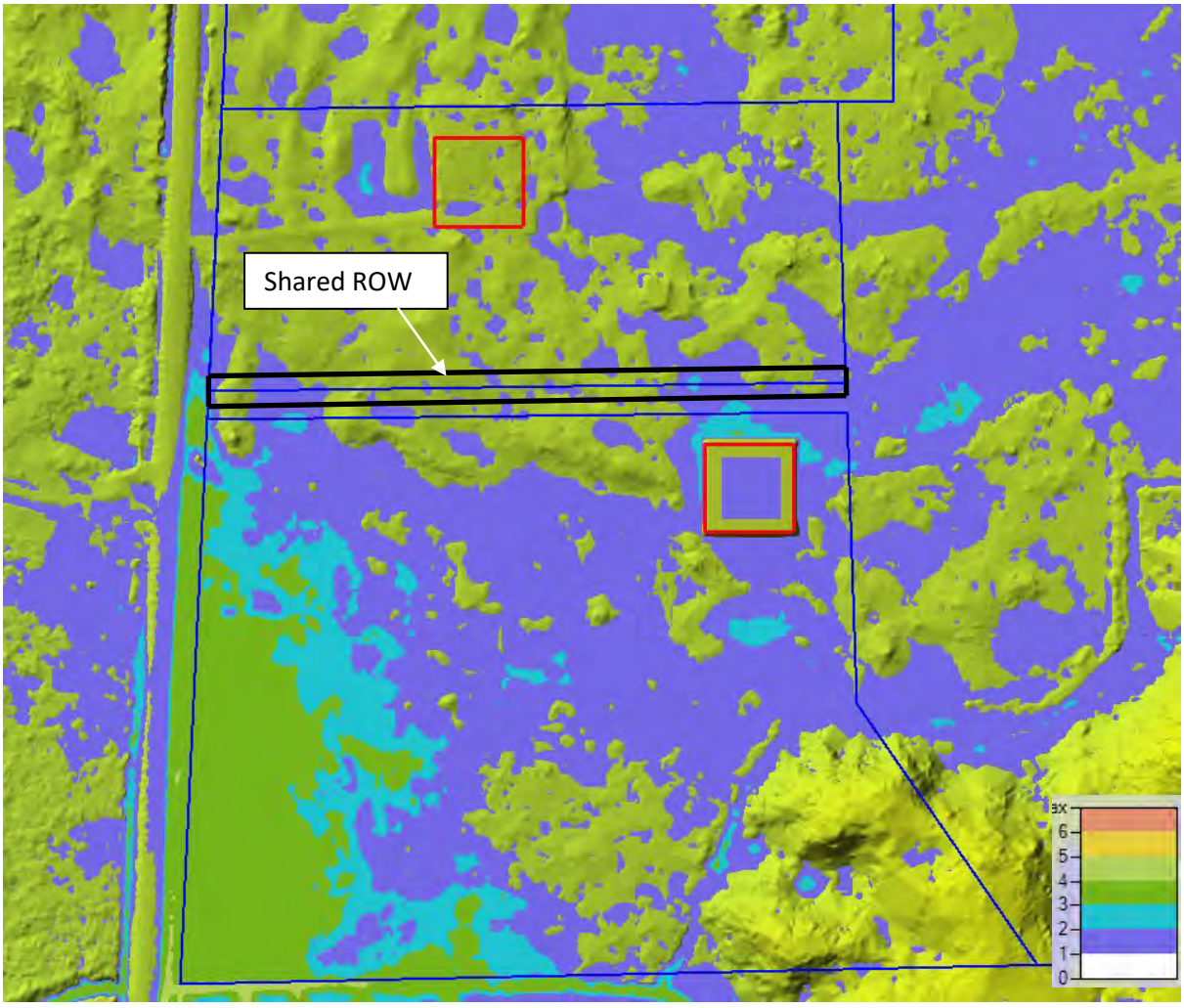


Figure 19. Flood Hazard Map (Shared ROW)

Proposed lot boundaries in blue, house sites in red, shared ROW boundary in bold black, north up the page, not to scale.

8 Site Earthworks and Geotechnical Requirements

8.1 Earthworks

Earthworks will be required in portions of the site to create a new building areas, driveway and proposed access.

It is recommended that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

At this stage, the volume of earthworks is not able to be provided.

8.1.1 Site Fills

It is recommended that fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:2.5H to a maximum height of 1.0m. All fill slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering.

It is recommended that where any proposed filling is to take place within 8m of the top of the banks of the tributary of the Opou Stream that the stability is assessed by a Chartered Professional Engineer with experience in geotechnical engineering.

Where the proposed filling is to support the loads of a building it will need to be certified by a Chartered Professional Engineer in accordance with NZS4431:2022.

8.1.2 Site Cuts

It is recommended that cut slopes are constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a chartered professional engineer experienced in geotechnical engineering.

8.2 Infrastructure

Basalt cobbles and boulders are anticipated during trenching for buried infrastructure. While groundwater depth is generally expected to be greater than 3m below ground level (bgl), ponding is anticipated in natural depressions with reeds. Perched water is anticipated during winter and following severe storm events. Sumps and submersible pumps are likely to be required to remove water from the base of excavations following periods of intensive rain events.

8.3 Land Stability

A formal land stability assessment is not included in this report. Due to the flat to gently sloping topography, most of the site is considered at low risk of slippage. It is recommended that any proposed structures or fills placed within 8m of the Opou Stream tributary's top bank require a stability assessment by a Chartered Professional Engineer specialising in geotechnical engineering.

8.4 Foundations

It is recommended that site specific geotechnical investigations are carried out for proposed structures, because the near-surface soils exhibit expansive characteristics, failing to meet the "good ground" criteria defined in NZS3604(2011). While deepened foundations might be a solution for constructing of light weight timber framed structures, the presence of the cobbles within the underlying soil complicates excavation. This could lead to over-excavation, requiring backfilling with compacted hardfill.

An alternative approach, subject to further geotechnical investigation, could involve constructing hardfill platforms and placing rib-raft foundations on top.

9 Vehicle Access

Access to the proposed Lot 1 and 2 will be via a shared new entrance from Mangahakia Road. Access to proposed Lot 3 will be via the existing entrance from Mangakahia Road that currently provides access to the existing dwelling via a gravel driveway. Access to proposed Lots 4 and 5 will be via a new entrance from Mangakahia Road, with a shared ROW providing access to the lots.

It is understood that approval of the new entrances is being sought from Waka Kotahi NZ Transport Agency and therefore the new entrances have not been assessed as a part of this report.

9.1 Traffic Intensity Factor

The permitted traffic threshold for a site in the rural production zone in accordance with Section 15.1.6A.1 of the District Plan is 30 daily one way movements, due to Mangakahia Road being State Highway 15. This rule only applies when establishing a new activity on a site.

The Traffic Intensity Factor (TIF) for a residential unit is 10 per unit as detailed in Appendix 3A in Part 4 of the District Plan. As proposed lots 1, 2 and 4 are each anticipated to be developed with a new residential, the Traffic intensity factors for the proposed development is anticipated to be 30 one way movements.

9.2 Access Ways

The proposed access way for Lots 4 and 5 will need to be formed in accordance with FNDC Engineering Standard and Appendix 3B-1 of the District Plan which specifies the minimum access details outlined in Table 8 below. It is assumed that there would be 2 household equivalents for the shared access way for Lots 4 and 5.

Table 8. FNDC Standard for Private Access

No. of Household Equivalents	Minimum Legal Widths (m)	Minimum Carriageway Width (m)	Maximum Gradient	
			Unsealed	Sealed
1	-	3.0	1V:5H	1V:4H
2	5	3.0	1V:5H	1V:4H

Note: All bends and corners are to be constructed to allow for the passage of Heavy Rigid Vehicles.

10 On-site Stormwater Management

The following observations were made during the site walkover that relate to stormwater management at the site:

- Downpipes from the existing dwelling were observed to discharge to the ground.
- The north-eastern corner of proposed Lot 1 is wet, with water ponding and reeds present. This area may be a wetland in accordance with the National Policy Statement for Freshwater Management 2020.
- Reeds and what is inferred to be areas where water ponds following rain events were observed on the lots within natural depressions, including over part of the possible building area for proposed Lot 2 shown on the Simpson Shaw Scheme Plan.
- Part of the road side drain on the eastern side of Mangakahia Road was observed to have water ponding.

- To the south and south-west of the possible building area o proposed Lot 4, a wet area is present that contains reeds and water ponding was observed.
- An open drain is present along the southern boundary of proposed Lot 4 that passes beneath Mangakahia Road via a concrete culvert. Several open drains within the property to the south discharge into the open drain.

10.1.1 Far North District Plan

The Far North District Plan (DP) provides rules relating to stormwater management. The DP provides thresholds for permitted activities on a site which are deemed to have a no more than minor effect on the receiving environment. The permitted and controlled requirements for this site are defined in rule 8.6.5 and of the DP as follows:

> 8.6.5.1.3 STORMWATER MANAGEMENT - Permitted (Rural Production Zone)
>
> The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.
>
> 8.6.5.2.1 STORMWATER MANAGEMENT - Controlled (Rural Production Zone)
>
> The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

10.1.2 Assessment of Impermeable Surfaces

The existing impermeable surfaces for proposed Lot 3 have been assessed using aerial imagery and site observations. The existing impermeable surfaces for proposed Lot 3 are summarised below in Table 9. There are currently no impermeable surfaces on proposed Lot 1, 2 and 4.

Table 9. Existing Impermeable Surfaces

Description	Proposed Lot 3 Area (m^2)
Dwelling (roof area)	110
Secondary dwelling concrete slab	160
Gravel Driveway/ Parking Area	350
TOTAL	620

Table 10 provides our assessment of the impermeable areas in relation to those permitted in the DP.

Table 10. Assessment of impermeable surfaces

Proposed Lot	Area (m^2)	Allowable impermeable surfaces (15%) (m^2)	Controlled impermeable surfaces (20%) (m^2)	Existing impermeable surfaces (m^2)
Lot 1	20,000	3,000	4,000	0
Lot 2	20,000	3,000	4,000	0
Lot 3	20,000	3,000	4,000	620
Lot 4	50,000	7,500	10,000	0

Proposed Lots 1 to 4 are assessed to meet the permitted impermeable surface coverage post subdivision.

10.1.3 Stormwater Attenuation

Due to the size of the proposed new lots, it is considered that stormwater attenuation is unlikely to be required as impermeable surfaces post development are not anticipated to be greater than those permitted by the District Plan.

If the proposed impermeable surfaces are greater than those permitted by the District Plan, it is recommended that stormwater attenuation design is carried out by a suitably qualified person at the time of the Building Consent.

11 On-site Wastewater Disposal

The site lies outside the area currently serviced by council reticulation and is considered unlikely to become sewered in the long term. Therefore it is proposed to dispose of wastewater via on-site wastewater disposal.

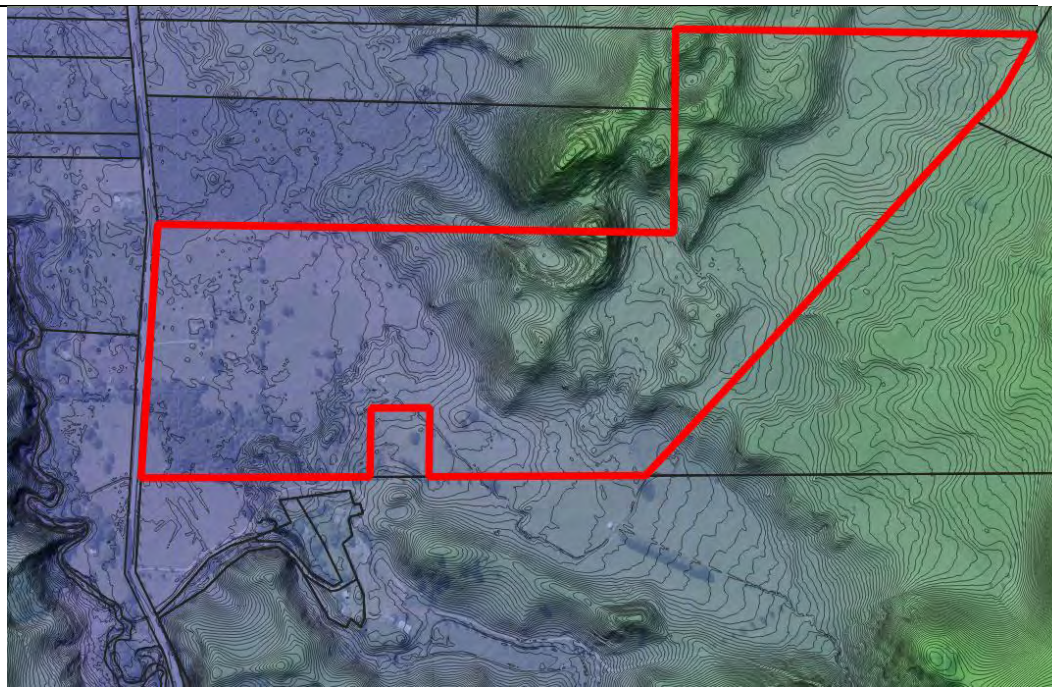
11.1 Site Evaluation

VISION undertook site investigations for proposed Lot 1 on 23 November 2023. The weather was fine at the time of the investigation. A range of site features were assessed in terms of the degree of limitation they present for a range of on-site wastewater management systems. A summary of key features in relation to effluent management at the site are listed below in Table 11.

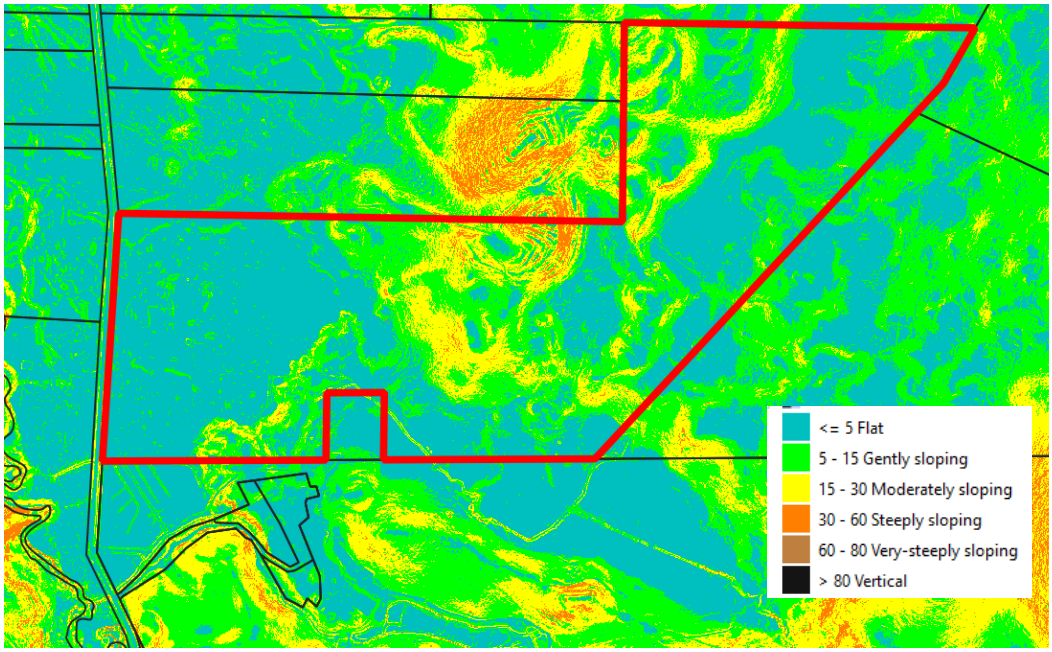
Table 11. Site Evaluation

Proposed Lots 1 to 4

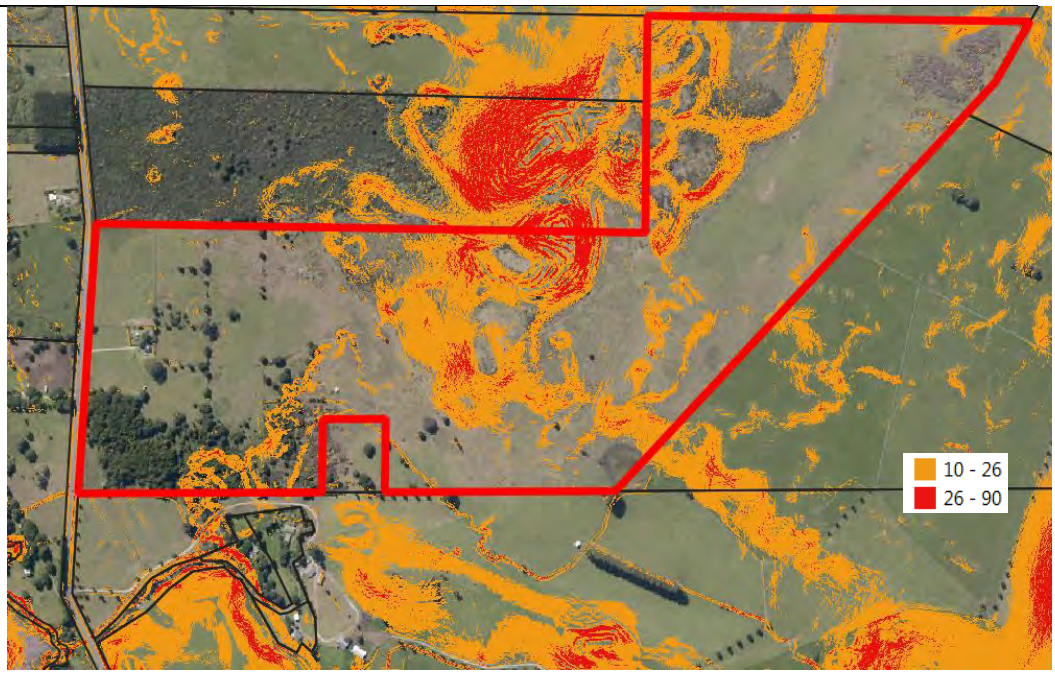
Feature	Description
Site Area	721,900m^2
Lot Size	Proposed Lot 1 = 2.0 ha Proposed Lot 2 = 2.0 ha Proposed Lot 3=2.0 ha Proposed Lot 4= 4.5 ha Proposed Lot 5= 61.39ha (not included in this assessment)
Climate	Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, day temperatures are between 14°C to 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1400mm for the site location.
Exposure & Contour	Proposed Lots 1 to 4 are moderately exposed providing it with medium sun and wind exposure. Topographic contours and hillshading are shown in image below.



Vegetation	Proposed Lots 1 and 2 generally covered in grass, with some shrubs, weeds and trees present. The north-western portion of proposed Lot 1 is wet and contains reeds. Reeds and what is inferred to be areas where water ponds following rain events were observed on the lots within natural depressions, including over part of the possible building area for proposed Lot 2 shown on the Simpson Shaw Scheme Plan. Proposed Lot 3 contains the existing development. The proposed lot is generally covered in grass, with some trees present. Reeds and what is inferred to be areas where water ponds following rain events were observed on the lot within some natural depressions. Proposed Lot 4 is generally covered in bush with some reeds and what appears to be wet ground beneath. The south-western corner of the lot is covered in reeds and is wet with water observed to be ponding. To the south and south-west of the possible building area, wet, with water ponding and reeds present.
Slope	Proposed Lots 1 to 3 are flat to gently sloping, with some depressions present. Proposed Lot 4 is generally flat to gently sloping, with the south-eastern portion gently to steeply sloping. Slope angles are indicated in the image below.



Slope angles grouped by Northland Regional Council permitted activity requirements are indicated in the image below, with orange slopes being 10-25° and red slopes steeper than 25°.

	
Fill	There were signs of fill on the proposed Lot 3 adjacent to the secondary dwelling concrete slab.
Erosion Potential	No obvious signs of erosion were noted on the proposed lots during the site walkover assessment.
Surface Water	The following are located on or near proposed Lot 1: • The north-western portion of the lot is wet and contains reeds. • Reeds and what is inferred to be areas where water ponds following rain events were observed on the lot within some natural depressions The following are located on or near proposed Lot 2: • Reeds and what is inferred to be areas where water ponds following rain events were observed on the lot within some natural depressions, including over part of the possible building area for shown on the Simpson Shaw Scheme Plan. The following are located on or near proposed Lot 3: • Reeds and what is inferred to be areas where water ponds following rain events were observed on the lot within some natural depressions The following are located on or near proposed Lot 4: • Lot 4 is generally covered in bush with some reeds and what appears to be wet ground beneath. • The south-western corner of the lot is covered in reeds and is wet with water observed to be ponding. • To the south and south-west of the possible building area, a wet area is present that contains reeds and water ponding was observed • Part of the road side drain on the eastern side of Mangakahia Road was observed to have water ponding.
Flood Potential	Proposed Lots 1 to 4 are not mapped by the FNDC or NRC as being subject to flooding. Refer Section 7 for site specific flood assessment.
Stormwater run-on and upslope seepage	The proposed systems should include surface water cut-off drains where appropriate
Groundwater	Groundwater was not observed to be present in the boreholes extend to a depths of 0.85m. Water was observed to be ponding in the north-western and south-western corners of the property and within the proposed Lot 4, with reeds present. Reeds and what is inferred to be areas where water ponds following rain events were observed across the property within natural depressions. Water was also observed to be ponding in part of the road side drain on the eastern side of Mangakahia Road

	VISION is not aware of any water bores for domestic/commercial purposes in the vicinity of the site.
Site Drainage and Subsurface Drainage	Site drainage will need to be addressed at the time of Building Consent. At this stage no subsurface drainage is recommended.

11.2 Soil Survey and Analysis

A soil survey was undertaken at the site to determine the suitability for application of treated effluent. The soil survey was carried out based on five hand auger boreholes completed on proposed Lots 1 to 4.

Borehole BH1 (proposed Lot 1) encountered 0.1m of dark brown clayey silt topsoil with rootlets overlying brown clayey silt with fine to medium gravel to a depth of 0.85m where effective hand auger refusal was reached on what is inferred to be basalt cobbles.

Boreholes BH2 and BH3 (proposed Lots 2 and 3 respectively) encountered 0.1m of dark brown clayey silt topsoil with rootlets overlying brown clayey silt with fine to medium gravel to depths of 0.4 and 0.5 m where effective hand auger refusal was reached on what is inferred to be basalt cobbles.

Borehole BH4 was completed to the south of the possible building area on proposed Lot 4. Borehole BH4 encountered very moist to wet grey clayey silt to a depth of 0.3m, overlying brown clayey silt to a depth of 0.5 m where effective hand auger refusal was reached on what is inferred to be a basalt cobble.

Borehole BH5 was completed the west of the possible building area on proposed Lot 4 and encountered 0.15m of dark brown clayey silt topsoil with rootlets overlying brown clayey silt with fine to medium gravel to a depth of 0.5 m where effective hand auger refusal was reached on what is inferred to be a basalt cobble.

Hand auger logs are included in Appendix B and the location of the hand auger boreholes are shown on the wastewater feasibility plan presented in Figure 20.

Please note that following the site specific flood assessment, the possible disposal areas had to be modified due to the predicted extent of the 5% AEP event. Based on the site testing carried out across the property, the ground conditions over the possible disposal areas identified on Figure 20 are expected to be similar.

11.3 Assumptions of Assessment

For the purpose of this report, it has been assumed that the proposed Lots 1, 2 and 4 will include a modern 4 bedroom dwelling (6 people). The existing dwelling on proposed Lot 3 has 3 bedrooms (5 people), therefore this has been used in this assessment.

In addition the following design parameters have been assumed:

- Design flows of 180 litres/day per person (each dwelling contains dual flush toilets, low water use dishwasher and no garbage grinder)
- Design loading rate of 3 L/m^2/day (Category 5 soil in accordance with TP58).
- Proposed Lot 1, 2 and 4 Irrigation area of 720m^2 (including 100% reserve) for the above design loading rate.
- Proposed Lot 3, Irrigation area of 600m^2 (including 100% reserve) for the above design loading rate.

11.4 Site Constraints

The following site constraints have been identified for the site:

- Wet areas with reeds present, in particular north-western corner and south-western corner of site.
- Modelled extent of the 5% AEP flood event
- Open drain along Mangakahia Road
- Open drain along southern boundary that discharges to culvert beneath Mangakahia Road

Given these constraints, it is considered that the following systems are likely to be suitable for the site as discussed in the following sections.

11.5 Treatment System Selection

An appropriate land-application system and the treatment option to precede it are outlined in this section based upon a review of the physical site constraints and the assessment of environmental & public health effects.

11.5.1 Proposed Lots 1, and 2

It is anticipated that a secondary treatment system discharging to surface mounted pressure compensating dripper lines will be suitable at proposed Lots 1 and 2.

The location of a possible effluent disposal field including 100% reserve is presented on the feasibility onsite wastewater plan included in Figure 20. It should be appreciated that the location shown is only one potential option, and there are other areas of the property that are likely to be suitable for the disposal of secondary treated effluent. It is recommended that the disposal field is not located within a depression.

11.5.2 Proposed Lot 3

Proposed Lot 3 contains the existing dwelling, which is understood that have a primary treatment system that discharges to a pit. The existing disposal system is present to the east of the existing dwelling as shown on the feasibility wastewater plan included in Appendix C. No signs of failure of the existing system (wet/boggy ground, odour etc.) were observed during the site visit. The FNDC property file does not contain a TP58 report for the existing system.

It is anticipated that a secondary treatment system discharging to surface mounted pressure compensating dripper lines will be suitable at proposed Lot 3. The location of a possible effluent disposal field including 100% reserve is presented on the feasibility onsite wastewater plan included in Appendix C. It should be appreciated that the location shown is only one potential option, and there are other areas of the property that are likely to be suitable for the disposal of secondary treated effluent. It is recommended that the disposal field is not located within a depression.

11.5.3 Proposed Lot 4

Proposed Lot 4 has a significant portion that contains wet areas, reeds and is affected by the 5% AEP flood event. Due to this careful consideration needs to be given when selecting an appropriate onsite wastewater treatment system.

It is anticipated that a secondary treatment system discharging to surface mounted pressure compensating dripper lines will be suitable at proposed Lot 4. The location of a possible effluent disposal field including 100% reserve, is presented on the feasibility onsite wastewater plan included in Figure 20. Due to the size of the possible building area (30x30m), some of this area may also be able to be used as part of the effluent disposal field.

It should be appreciated that the location shown is only one potential option, and there are other areas of the property that are likely to be suitable for the disposal of partially treated effluent. Due to the site constraints present, it may be found at the Building Consent stage that tertiary treated effluent is required discharging to raised mounds.

11.6 Onsite Wastewater Recommendations and Discussion

Proposed Lots 1 to 4 have been assessed to have sufficient area available for the disposal of secondary treated effluent with surface mounted pressure compensating dripper lines, as shown on the feasibility onsite wastewater plans included in Figure 20. Where the land application systems are shown within five metres of temporary surface water ponding areas, the land will need to be reshaped to prevent the ponding of water to be in accordance with setbacks specified in Regional Plan Clause C6.1.3 Table 9.

It is recommended that the design of the on-site wastewater disposal is undertaken by a suitably qualified and qualified person experienced in on-site wastewater disposal approved by the FNDC. The final system design and layout will be dependent on the location of the building platform and associated structures (water tanks, driveways, etc.).

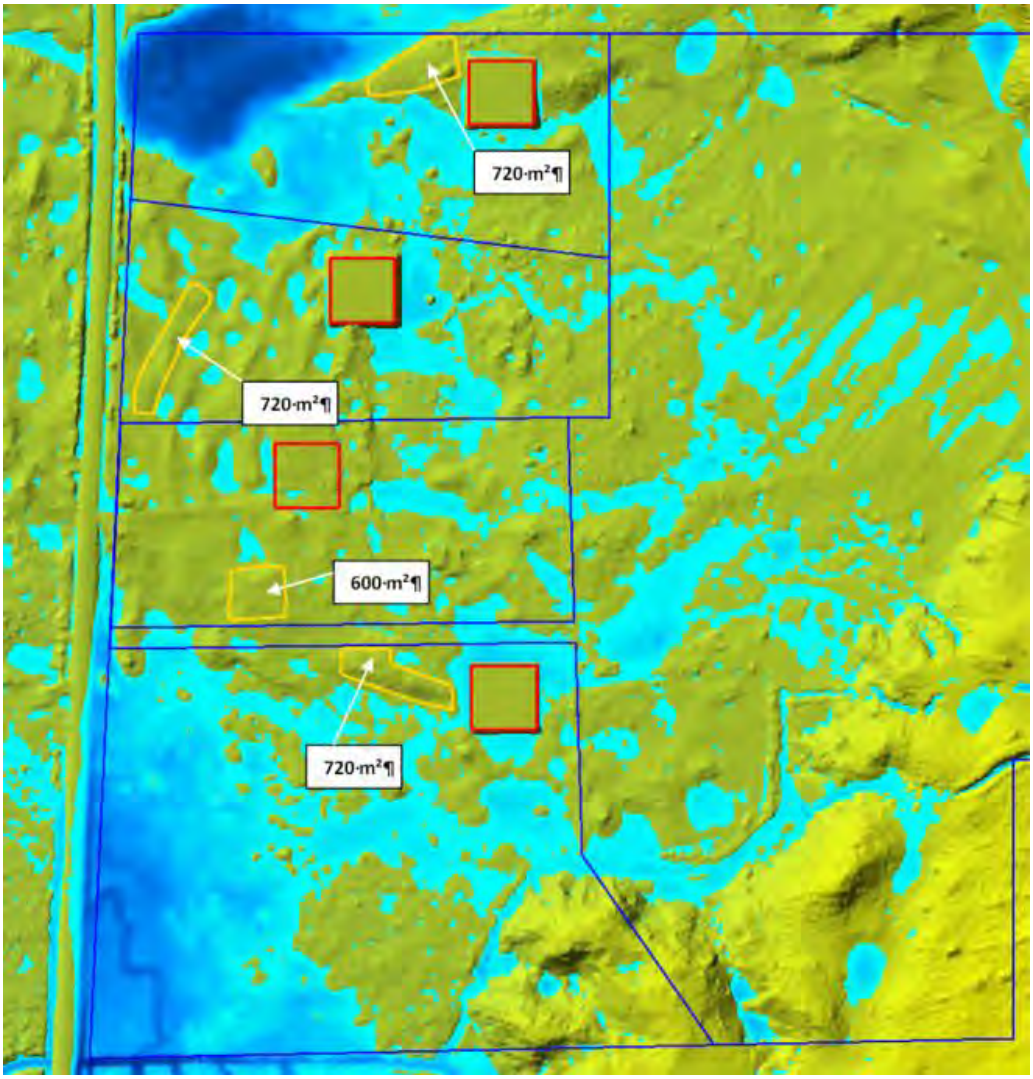


Figure 20. Feasibility Onsite Wastewater Plan

Proposed lot boundaries in blue, house sites in red, 5% AEP extent shown in blue, possible wastewater disposal fields outlined in yellow , north up the page, not to scale

12 Water Supply

12.1 Potable Water Supply (Water Tanks)

Water supply will be from water collected from building roofs and stored in water tanks.

12.2 Fire Fighting

FNDC Engineering standards require that a water supply is provided that is adequate for fire fighting purposes. As discussed above the potable-water supply for the development will be via stored rainwater. The Urban and Rural Fire District maps are not formalised nor are the interim maps publically available. Given the location of the site, it has been assumed that the site is within a Rural Fire District. This means that the provisions of the New Zealand Fire Service Fire Fighting Water Supplies code of practise SNZ PAS 4509:2008 (PAS4509) are not applicable and are only provided as a guidance. The document recommends that the dwellings be fitted with sprinkler systems in rural settings where it is likely that the response time will be greater than 10 minutes.

For a single family home without a sprinkler system, PAS4509 recommends a minimum water storage capacity of $45m^3$ within 90m of the dwelling for fire fighting purposes where water supply is from a non-reticulated system.

FNDC may accept an alternative sprinkler system designed in accordance with BRANZ document 'Cost-Effective Domestic Fire Sprinkler Systems' (BRANZ, 2000) which provides an alternative to NZS4515:1995 where fire fighting sprinkler systems are not required under the Building Code.

As the only requirement is that imposed by the rules within the FNDC's Engineering Standards, it is recommended that provision of water storage for fire fighting purposes be assessed by council at the time of a new building consent on each site.

13 Telecommunications

Telecommunication and power services are expected to access each site from Mangakahia Road.

14 National Environmental Standard

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS; MfE, 2011a) came into effect in January 2012. The standard provides regulations to ensure that land affected by contaminants in soil is appropriately identified and assessment prior to development and if necessary remediated or the contaminants are contained to make the land safe for human use.

The Hazardous Activities and Industries List (HAIL) identify activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage or disposal. The intention of the HAIL is to identify land where hazardous substances could cause or may have caused land contamination.

VISION has not been engaged to assess the site in terms of the NESCS.

15 Summary of Recommendations

The following recommendations are provide for the proposed subdivision of 6082 Mangakahia Road, Tautoro:

Site Development:

- Minimize vegetation removal: Maintain existing vegetation wherever possible.
- Erosion control: Implement measures to protect cut slopes from erosion.
- Avoid sensitive areas: Avoid placing structures in depressions, wet areas, or areas containing reeds.
- Geotechnical investigation: Conduct a site-specific investigation by a qualified engineer (CPEng) at the building consent stage to assess soil conditions, foundation design, and earthwork requirements.

- Stream bank stability: If structures or filling are planned within 8 meters of the Opou Stream tributary banks, engage a CPEng specializing in geotechnical engineering to assess stability.
- Flood considerations: Set finished floor levels for habitable dwellings 0.5 meters above the 1% AEP flood level, accounting for climate change. Perform site-specific flood modelling by a qualified engineer if future building areas fall outside the identified areas in the report.

Earthworks and Fill:

- Comply with regulations: Follow Auckland Council Guidance Document 2016/005 (GD05) for earthworks.
- Fill slope design: Construct fill slopes on gentle slopes (less than 1V:5H) at a maximum gradient of 1V:2.5H and maximum height of 1.0 meter. All fills exceeding 1.0 meter require assessment by a CPEng experienced in geotechnical engineering.
- Stability assessment near stream: If filling is planned within 8 meters of the Opou Stream tributary banks, a stability assessment by a CPEng specializing in geotechnical engineering is mandatory.
- Fill certification: Fills supporting building loads require certification by a CPEng in accordance with NZS4431:2022.
- Cut slope design: Limit cut slopes to a maximum incline of 1V:3H and a maximum height of 1.0 meter. Any cut exceeding 1.0 meter requires assessment by a qualified engineer.

Foundations:

- Geotechnical investigation: Conduct site-specific geotechnical investigations for all proposed structures due to expansive near-surface soils not meeting "good ground" criteria in NZS3604(2011).
- Foundation design: Deepened foundations may be a solution for lightweight timber-framed structures, but the presence of cobbles may complicate excavation and require over-excavation with compacted hardfill. Consider alternative approaches like hardfill platforms and rib-raft foundations, subject to further geotechnical investigation.

Stormwater Management:

- Stormwater attenuation: If proposed impermeable surfaces exceed District Plan allowances, engage a qualified professional to design stormwater attenuation systems at the building consent stage.

On-site Wastewater Management:

- Avoid depressions: Do not locate on-site wastewater management systems within depressions.
- Land application area reshaping: Reshape land application areas to prevent water ponding within five meters of temporary surface water, adhering to Regional Plan Clause C6.1.3 Table 9 setbacks.
- Qualified designer: Engage a suitably qualified and FNDC-approved person to design and install the on-site wastewater disposal system. The final design will depend on the building platform and associated structures.

Fire Fighting Water Storage:

- Council assessment: As per FNDC Engineering Standards, the requirement and provision of water storage for fire fighting purposes will be assessed by the council at the time of new building consent applications for each site.

16 Conclusions

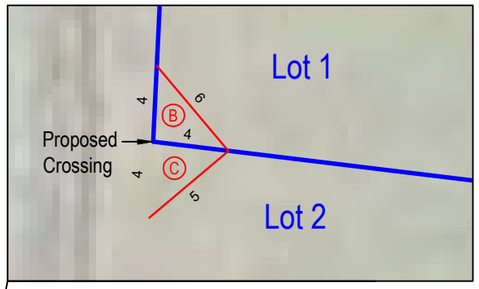
This report has assessed the suitability of the subject site for the proposed subdivision as depicted on the Simpson Shaw proposed Subdivision Plan included in Appendix A. While the site presents certain constraints, particularly regarding soil conditions and potential flood risks, adherence to the recommendations outlined throughout this report can mitigate these challenges and facilitate successful development.

Involving qualified professionals, including Chartered Professional Engineers (CPEngs) and suitably qualified individuals for wastewater design, throughout the development process is essential to ensure compliance with regulations and achieve a safe and sustainable outcome.

Appendix A
Simpson Shaw Proposed Subdivision Plan

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way	Ⓐ	Lot 5 hereon	Lots 3 & 4 hereon
	Ⓑ	Lot 1 hereon	Lot 2 hereon
	Ⓒ	Lot 2 hereon	Lot 1 hereon



Pt Motatau 5E23B

Motatau 5E3A

Motatau 5E3B

2
DP 211497

1
DP 30157

4
DP 210100

Lot 5
61.39ha

Lot 1
2.0ha

Lot 2
2.0ha

Lot 3
2.0ha
House

Lot 4
4.5ha

Motatau
5E3C

Proposed Crossing

Crossing to be closed / removed

Proposed Crossing

Mangakahia Road
Legal, Sealed

30m x30m

675
124
383
750
219
985
77
104
224
74
208
19
95
216
10
217
99
111
130
129
108
100
407
330
191

N

NOTES

- This plan is Copyright to Simpson Shaw Surveyors.
- This is a concept plan. Areas and Dimensions are approximate only and subject to final survey.
- This plan may not be used for Sale and Purchase agreements without first obtaining written consent from Simpson Shaw Surveyors.

COMPRISED IN:
RT NA75B/72

TOTAL AREA = 72.19 ha

900
600
300
0

F	07-02-24	Lots 1,2 & 4 boundary	JL
E	09-01-24	Lot 2 increase	JL
D	16-11-23	Crossing note	JL
C	13-11-23	Access	JL
B	26-10-23	Building Envelopes	JL
A	06-04-23	For marketing	JL

REVISIONS

SIMPSON SHAW
LAND AND ENGINEERING SURVEYORS

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www.simpsonshaw.co.nz

CLIENT
Sanson & Associates

PROJECT
Proposed Subdivision of Motatau 5E3C Block

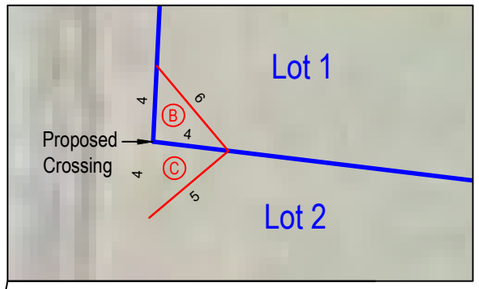
TITLE
Scheme Plan

DRAWN	JL	CHECKED	JL
PRINTED	07/02/2024		
DRAWING	23-013-S002		F
SCALE	1:6000		(A3)

P:\Sanson and Associates\23-013 Motatau 5E3C\Working Data_CAD\23-013 S002-F.dwg

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way	Ⓐ	Lot 5 hereon	Lots 3 & 4 hereon
	Ⓑ	Lot 1 hereon	Lot 2 hereon
	Ⓒ	Lot 2 hereon	Lot 1 hereon



Pt Motatau 5E23B

Motatau 5E3A

Motatau 5E3B

2
DP 211497

1
DP 30157

4
DP 210100

Sites of Cultural Significance to Maori:
Hunganui & Hungaiti Pa's

Outstanding Natural Feature
Tauanui (Tahekell) scoria cone

Lot 1
2.0ha

Lot 2
2.0ha

Lot 3
2.0ha

House

Lot 4
4.5ha

Lot 5
61.39ha

Motatau
5E3C

Proposed Crossing

Crossing to be closed / removed

Proposed Crossing

Mangakahia Road
Legal, Sealed

30m x30m

675
124
383
750
219
985
77
104
224
74
208
19
95
216
10
217
99
111
130
129
108
140
407
291
191

N

900
600
300
0

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COMPRISED IN:
RT NA75B/72

TOTAL AREA = 72.19 ha

F	07-02-24	Lots 1,2 & 4 boundary	JL
E	09-01-24	Lot 2 increase	JL
D	16-11-23	Crossing note	JL
C	13-11-23	Access	JL
B	26-10-23	Building Envelopes	JL
A	06-04-23	For Consent	JL

REVISIONS

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CLIENT
Sanson & Associates

PROJECT
Proposed Subdivision of
Motatau 5E3C Block

TITLE
Scheme Plan

DRAWN	JL	CHECKED	JL
PRINTED	07/02/2024		
DRAWING	23-013-S001		F
SCALE	1:6000		(A3)

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Appendix B
Feasibility Onsite Wastewater Borehole Logs

BOREHOLE LOG - BH1

Client: Sanson and Associates	**Project: Waste Water Report**	**Project No.: J15381**	
Project Location: 6082 Mangakahia Road, Tautoro	**Borehole Location:** See Wastewater Plan	**Drilled by:**	DS
		Logged by:	DS
Hole started: 23/11/2023	**Drill method:** 50mm handauger		
Hole completed: 23/11/2023			

VISION CONSULTING Engineers

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D-M	Clayey SILT; dark brown, rootlets, dry to moist	TOPSOIL
0.05				
0.10		D-M	Clayey SILT; brown, trace grey silt lenses, trace fine to medium gravel	KERIKERI VOLCANIC GROUP
0.15				
0.20				
0.25				
0.30				
0.35			brown, some grey, with basalt cobbles	
0.40				
0.45				
0.50				
0.55				
0.60				
0.65				
0.70				
0.75				
0.80				
0.85			End of hole at 0.85m	
0.90			Effective hand auger refusal on basalt cobble	
0.95			Groundwater not encountered	
1.00				
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

BOREHOLE LOG - BH2

VISION CONSULTING Engineers

Client: Sanson and Associates	**Project: Waste Water Report**	**Project No.: J15381**
Project Location: 6082 Mangakahia Road, Tautoro	**Borehole Location:** See Wastewater Plan	**Drilled by:** DS **Logged by:** DS
Hole started: 23/11/2023 **Hole completed:** 23/11/2023	**Drill method:** 50mm handauger	

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		D-M	Clayey SILT; dark brown, rootlets, dary to moist	TOPSOIL
0.05				
0.10		D-M	Clayey SILT; brown, trace fine to medium gravel	KERIKERI VOLCANIC GROUP
0.15				
0.20				
0.25				
0.30				
0.35				
0.40			End of hole at 0.4m	
0.45			Effective hand auger refusal on basalt cobble	
0.50			Groundwater not encountered	
0.55				
0.60				
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
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1.15				
1.20				
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1.35				
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1.45				
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1.55				
1.60				
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1.70				
1.75				
1.80				
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2.25				
2.30				
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2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

BOREHOLE LOG - BH3

VISION CONSULTING Engineers

Client: Sanson and Associates	**Project: Waste Water Report**	**Project No.: J15381**	
Project Location: 6082 Mangakahia Road, Tautoro	**Borehole Location:** See Wastewater Plan	**Drilled by:**	DS
		Logged by:	DS
Hole started: 23/11/2023	**Drill method:** 50mm handauger		
Hole completed: 23/11/2023			

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		M	Clayey SILT; dark brown, rootlets, moist	TOPSOIL
0.05				
0.10		D-M	Clayey SILT; brown, trace fine to medium gravel	KERIKERI VOLCANIC GROUP
0.15				
0.20				
0.25				
0.30				
0.35				
0.40				
0.45				
0.50			End of hole at 0.5m	
0.55			Effective hand auger refusal on basalt cobble	
0.60			Groundwater not encountered	
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
1.10				
1.15				
1.20				
1.25				
1.30				
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1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
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2.75				
2.80				
2.85				
2.90				
2.95				

BOREHOLE LOG - BH4

VISION CONSULTING Engineers

Client: Sanson and Associates	**Project: Waste Water Report**	**Project No.: J15381**	
Project Location: 6082 Mangakahia Road, Tautoro	**Borehole Location:** See Wastewater Plan	**Drilled by:**	DS
		Logged by:	DS
Hole started: 23/11/2023	**Drill method:** 50mm handauger		
Hole completed: 23/11/2023			

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		VM	Clayey SILT; grey, with rootlets, very moist to wet	TOPSOIL/ALLUVIUM
0.05		-W		
0.10				
0.15				
0.20				
0.25				
0.30		M	Clayey SILT; brown, trace fine to medium gravel, moist	KERIKERI VOLCANIC GROUP
0.35				
0.40				
0.45				
0.50			End of hole at 0.5m	
0.55			Effective hand auger refusal on basalt cobble	
0.60			Groundwater not encountered	
0.65				
0.70				
0.75				
0.80				
0.85				
0.90				
0.95				
1.00				
1.05				
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BOREHOLE LOG - BH5

VISION CONSULTING Engineers

Client: Sanson and Associates	**Project: Waste Water Report**	**Project No.: J15381**
Project Location: 6082 Mangakahia Road, Tautoro	**Borehole Location:** See Wastewater Plan	**Drilled by:** DS **Logged by:** DS
Hole started: 23/11/2023 **Hole completed:** 23/11/2023	**Drill method:** 50mm handauger	

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		M	Clayey SILT; dark brown, rootlets, moist	TOPSOIL
0.05				
0.10				
0.15		M	Clayey SILT; brown, trace fine to medium gravel	KERIKERI VOLCANIC GROUP
0.20				
0.25				
0.30				
0.35				
0.40				
0.45				
0.50			End of hole at 0.5m	
0.55			Effective hand auger refusal on basalt cobble	
0.60			Groundwater not encountered	
0.65				
0.70				
0.75				
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www.nzta.govt.nz

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NZ Transport Agency Waka Kotahi Reference: 2023-1395

14 February 2024

Wi Te Parihi Whiu
C/- Steve Sanson, Sanson & Associates
Paihia, 0200

Sent via Email: steve@sansons.co.nz

Dear Steven,

Proposed 5 lot subdivision of 6082 Mangakahia Road (SH15) Tautoro, Moerewa, Northland.

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

Proposal

Resource consent is sought for the following activities:

- A subdivision consent to subdivide a 72.1900 hectare rural property into five new lots. Four rural-residential lots and a fifth balance lot for rural productive purposes.
    - Lot 1, 2 and 3 (contains an existing dwelling) – 2.0ha
    - Lot 4 – 4.5ha
    - Lot 5 – 61.39ha
- Two new accesses are proposed – a joint crossing for Lots 1 and 2, and a joint crossing for Lots 3, 4 and 5.
- The existing crossing (to proposed Lot 3) will be closed.

Assessment

In assessing the proposed activity, NZTA notes the following:

- The site currently gains access via an existing crossing at 6082 Mangakahia Road (State Highway 15)
- This section of SH15 is not a limited access road. It has a daily annual traffic volume of 651 with 11% heavy vehicles.
- The application is a Restricted Discretionary Activity under the Operative Far North District Plan that can meet the applicable subdivision performance standards specified in the Rural Production Zone.
- The site includes an existing residential dwelling off Mangakahia Road. The remainder of the site is covered by pasture and used for farming activities.
- NZTA has assessed the current access arrangement and noted that it does not demonstrate compliance with current accessway standards and is considered unsafe for the following reasons:
    - The crossing standard is not the standard considered appropriate for this type of development as per the Planning Policy Manual 2007 Appendix 5B (PPM) is not met.
- The application originally proposed three accesses (two new and one existing), however there was insufficient distance between each access to comply with the PPM separation between crossings requirement of 200m. We therefore asked the applicant to reduce the number of accesses to two. It is now proposed to have two new crossings and close the existing (as shown in Attachment 1).
- As the new accesses proposed to service two and three lots and likely additional land uses, NZTA considers the accesses will need to be formed to a Diagram C standard.

- Noise effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. As the proposed land is in close proximity to the state highway, noise will affect future residents as there are a high number of vehicles using the state highway. Therefore, NZTA recommends a consent notice be placed on the title of lots 1-4 to address reverse sensitivity concerns. Lot 5 is excluded as it is over 200m from the state highway network.
- NZTA is satisfied that subject to the below conditions the proposed subdivision will not have any effects on the safe and efficient functioning of the state highway.

Conditions

In discussion with NZTA your client has agreed to include the following conditions as part of their 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. The two vehicle crossings shown on scheme plan 'Proposed Subdivision of Motatau 5E3C Block, dated 7/02/2024' shall be upgraded in accordance with New Zealand Transport Agency Diagram C standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the New Zealand Transport Agency Network Manager.

2. The existing vehicle crossing at x coordinates 1675782.42 and y coordinates 6072087.42 shall be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.

3. 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, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrading of the two crossing and closure of the existing vehicle crossing, have been constructed to New Zealand Transport Agency standards.

4. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed lots 1-4 of the subdivision of land shown on the Scheme Plan that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 15. This consent notice shall read as follows:
   Any dwelling or other noise sensitive activity on the site in or partly within 100m of the edge of the State Highway 15 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.

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 and for that request to be approved.

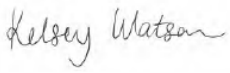
Please submit your CAR to via www.submitica.co.nz a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

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

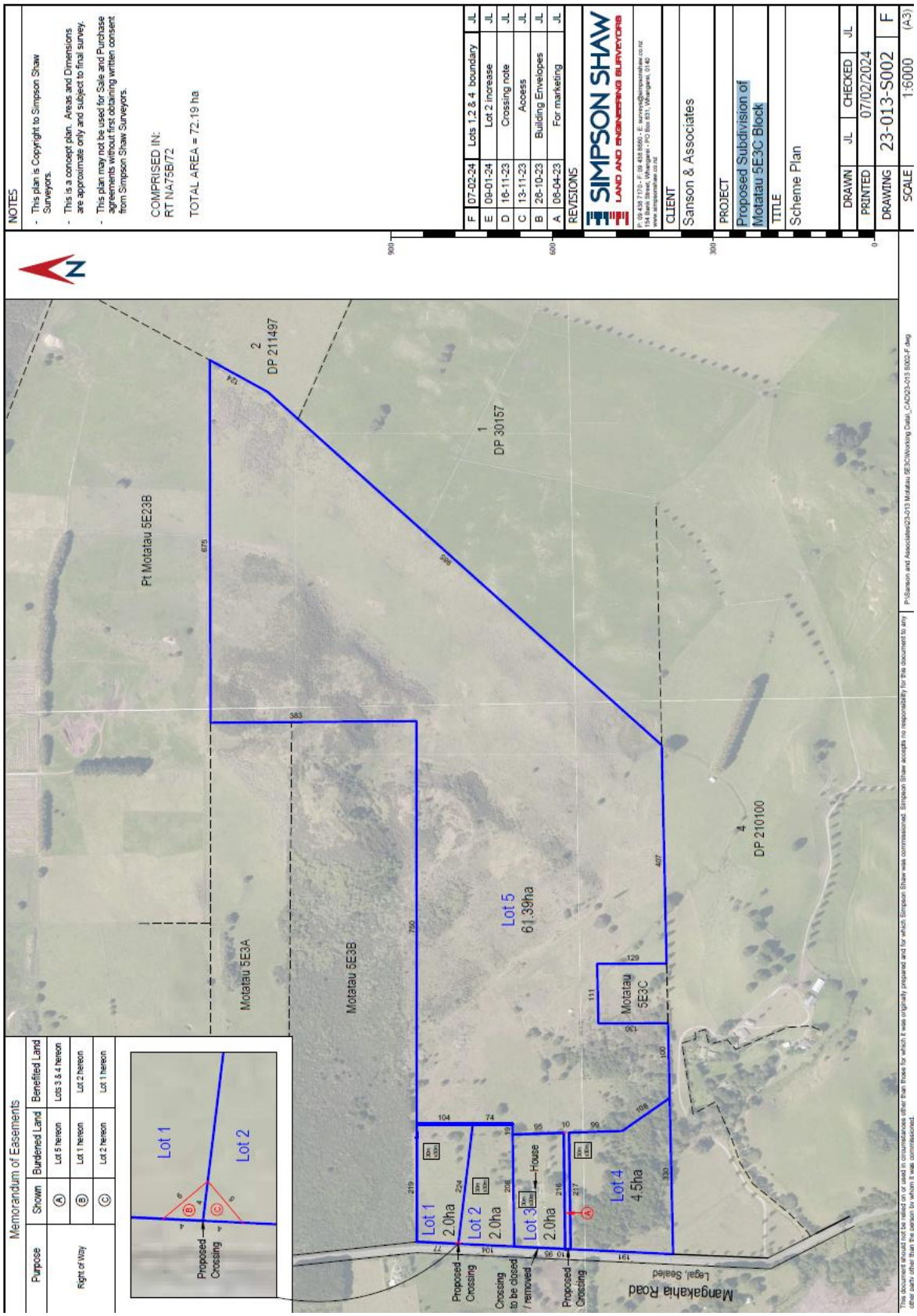


Kelsey Watson
Senior Planner
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

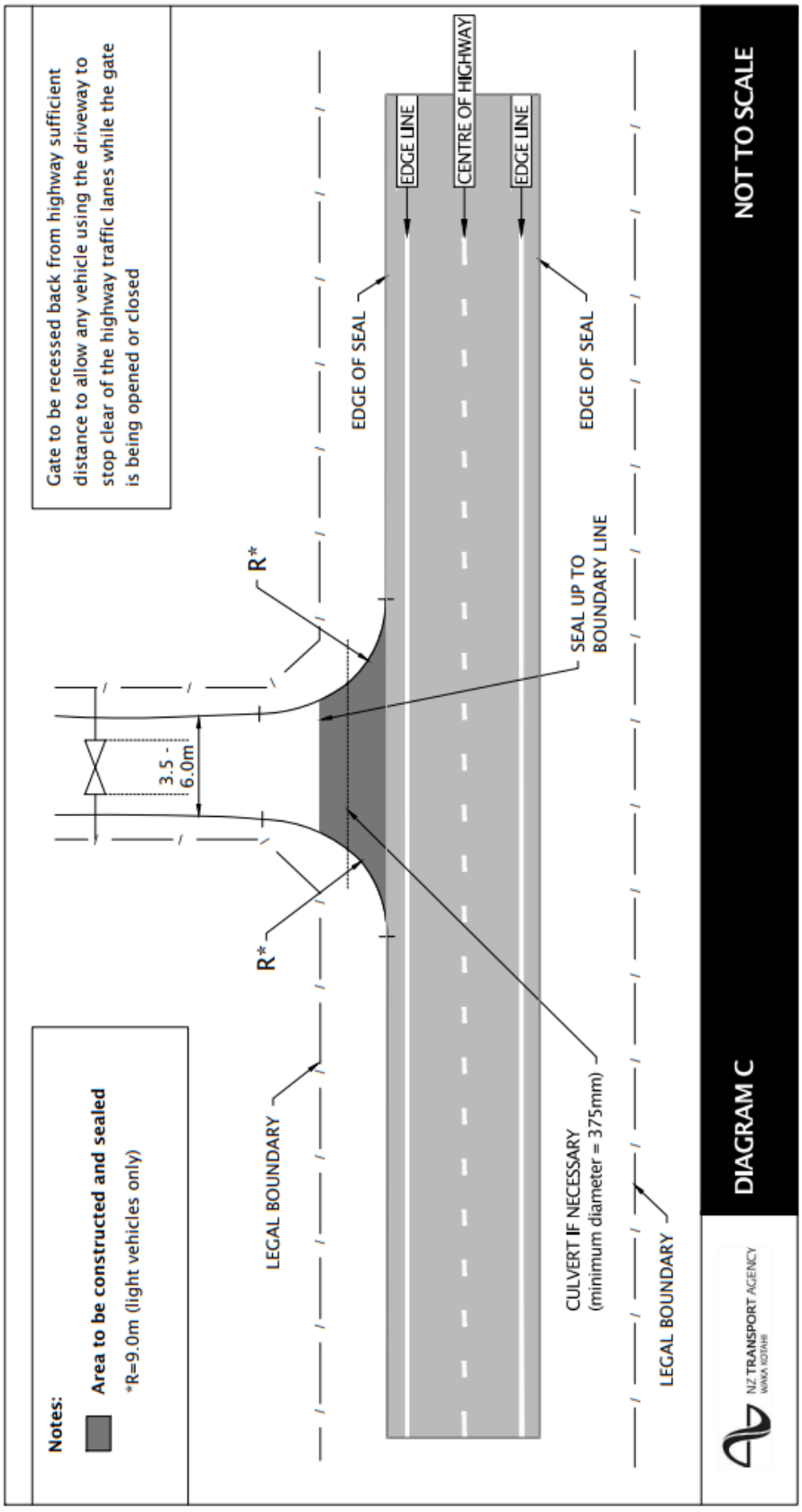
Enclosed:

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

Attachment 1: Proposed Scheme Plan



Attachment 2: Diagram C Standard



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31st May 2024

Memo: Engagement with Tangata Whenua for Proposed Subdivision

I was instructed by the applicant to attend a meeting held at Te Riingi Marae, Tautoro and outline the proposed subdivision of Motatau 5E3C Block.

The meeting occurred on Saturday 18th May 2024 from 10am to 2:30pm.

The sale / subdivision of the land was brought up by Ricky Whiu, a son of the late Wi Te Parahi Whiu [now in Estate].

I then circulated the proposed Scheme Plan as well as the various plans that depict the Pa sites of importance as well potential access routes through and across the application site, as well as other sites[1].

There was a long discussion about the proposal, however the key aspects pertained to the sale of the block itself. It was acknowledged that the Pa sites were important but this seemed secondary to the primary concern of land sale.

As the land was / is associated with certain persons, many members wanted to discuss the matter directly with those persons before making a decision.

A resolution was put to the floor to object to the sale of the land and this was passed by the hapu members on the day.

The applicant and the prospective purchaser of Lot 5 [where the sites of significance to maori are located] are open to explore practical access arrangements to the site on the following conditions:

[1] Reference Appendix 7.1 and 7.2

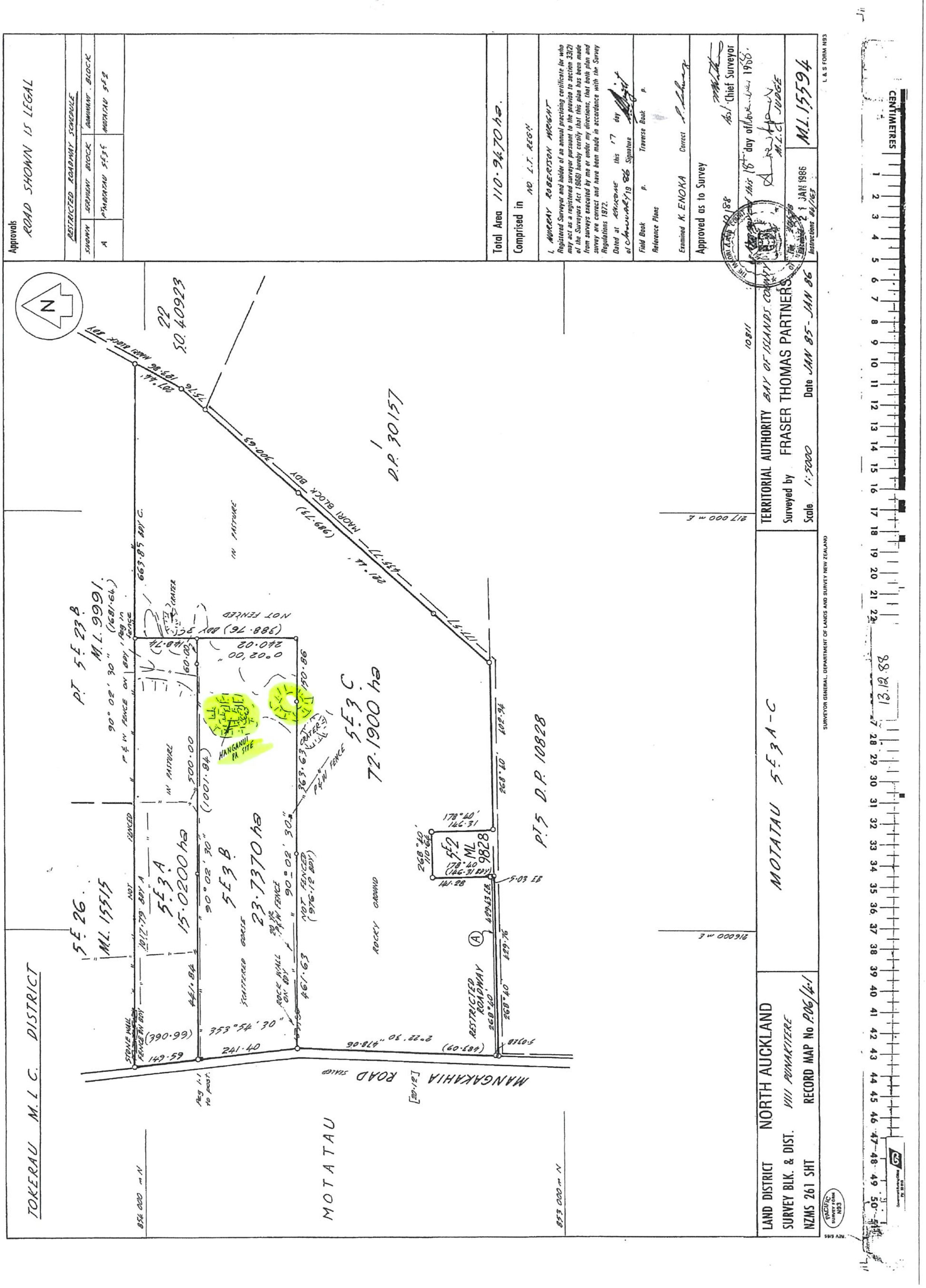
- Walking Access not unreasonably denied but prior notice would be required by Phone or email of not less than 24 hours
- No Dogs permitted as it is a working farm
- No firearms
- No horses
- A record of everyone entering the property would be required at the entrance to the property and a book would be left at the entrance to the property to be filled in and also a text message would be required for when people are entering the property and exiting the property
- There may be occasions where access is denied due to farming operations such as stock movements and or some sort of farming operation that could be considered dangerous to the public

It is also noted that there is access to the Pa sites from Motatau 5E3B.

It is the preference of the prospective purchaser to deal with this matter through an easement between the hapu and the purchaser [i.e not subject to Council intervention or approval].

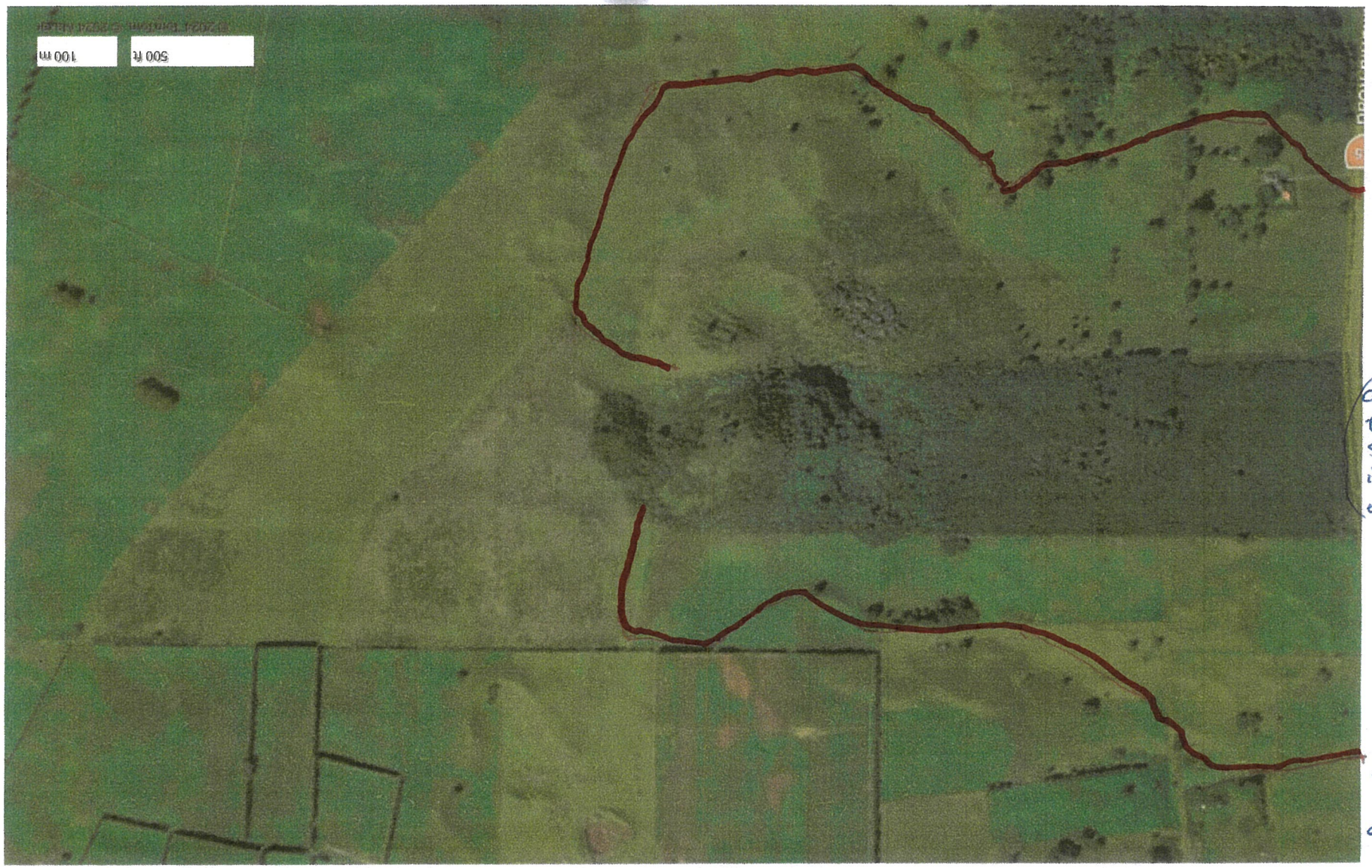
We trust this information assists the project. Please do not hesitate to get in contact if you have any questions / queries.

Steven Sanson
Consultant Planner



Approvals
ROAD SHOWN IS LEGAL
RESTRICTED ROADWAY SCHEDULE
Total Area 110·9470 ha
LAND DISTRICT NORTH AUCKLAND
TERRITORIAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by FRASER THOMAS PARTNERS
Scale 1:5000
Date JAN 85 - JAN 86
MOTATAU 5E3A-C
M.L.15594
MAORI BLOCK BDY
D.P. 30157
Pt 5 D.P. 10828
5E3C
72·1900 ha
5E3B
23·7370 ha
5E3A
15·0200 ha
5E26
M.L. 15515
MANGAKAHIA ROAD
TOKERAU M.L.C. DISTRICT
MOTATAU
CENTIMETRES

Pats entry is steep and gets to the base of the mounga where the track ends.



Pat White Block entry.

Also access through Scrub block is another option.

Maori Trustee's Block entry.

There is three access to a mounga.

This access gets right to Pa site.