



Our Reference: 10179A.1 (FNDC)

13 June 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

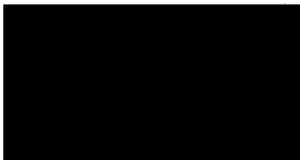
Dear Sir/Madam

RE: Proposed Subdivision at 522 & 534 Puketotara Road, Kerikeri – Greenacre Heights Limited

I am pleased to submit application on behalf of Greenacre Heights Limited, for a proposed three lot (two additional) subdivision on land at Puketotara Road, zoned Rural Production. The application is a restricted discretionary activity.

The application fee of \$2,900 has been paid separately via direct credit.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD



Private Bag 752, Memorial Ave
 Kaitiaki 0440, New Zealand
 Freephone: 0800 920 029
 Phone: (09) 401 5200
 Fax: (09) 401 2137
 Email: nsk.us@ind.govt.nz
 Website: www.ind.govt.nz

Office Use Only
 Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? **Yes / No**

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- 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:

Greenacre Heights Ltd.

Electronic Address for Service (E-mail):

Phone Numbers:

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

Post Code: 0295

5. Address for Correspondence: Name and address for written and correspondence - if using an alternative email details here.

Name/s:

Lynley Newport; Thomson Survey Ltd

Electronic Address for Service (E-mail):

Phone Numbers:

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

Post Code: 0245

6. Details of Property Ownership and Landy/dp/dp Name and Address of the Owner/Occupant of the land to which the application relates (please give the full/true name of company, please list any separate shares held if any)

Name/s: Greenacre Heights Limited

Property Address/
Location: As per Item 4

7. Application Site Details:

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

Site Address/
Location: 522 & 534 Puketotara Road

KERIKERI

Legal Description: Lot 2 DP 87227

Record of Title: NA44D/1006

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 ring before coming out.

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.

Subdivision of land in the Rural Production Zone, to create three (two additional) lots, as a restricted discretionary subdivision activity.

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

18. Other Council consent/consent applied to a similar development (where there are specific consent rules apply):

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

19. National Environmental Standard for Activities and Materials (NES) in Soil by Product Hazard 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) yes no 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). yes no don't know

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

20. 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 see attached AEE.

21. 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)

Greenacre Heights Ltd

Email:

Postal Address:



Post Code: 0295

Phone Numbers:

Fax:

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: Sheryl Webster (please print)

Signature: [Redacted] (signature of bill payer - mandatory)

Date: 10/6/24

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: Sheryl Kay Webster (please print)

Signature:  (signature)

Date: 10/6/24

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

(please tick if information is provided)

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

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

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

Only one copy of an application is required, but please note for logging and planning purposes, documentation should be

Greenacre Heights Limited

Far North District Plan

PROPOSED SUBDIVISION

522 & 534 Puketotara Road

PLANNING REPORT AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

The applicants propose to carry out a subdivision of their land at Puketotara Road. The proposal is to create separate lots around existing family residential dwellings, leaving a large balance lot – a total of three future titles from an existing title (two additional).

The proposed lot areas are Lot 1 of 1.22ha; Lot 2 of 1.39ha (both containing residential units); and large balance Lot 3 of 84.05ha. Lot 1 has separate and existing crossing off the sealed portion of Puketotara Road, whilst Lots 2 & 3 are to share the existing extra width crossing off the metal surface portion of Puketotara Road, further west. This second crossing also serves a dairy shed.

A proposed scheme plan is attached in Appendix 1 and a Location Map is attached in Appendix 2.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent under the District Plan for a restricted discretionary activity subdivision. The name and address of the owner of the property is contained in the Form 9 Application form.

2.0 PROPERTY DETAILS

Location: 522 & 534 Puketotara Road, Waipapa
Legal description: Lot 2 DP 87227

Record of Title: NA44D/1006, dated March 1979 with an area of 90.4ha (copy attached in Appendix 3).

3.0 SITE DESCRIPTION

3.1 Physical Site Characteristics

The property is part of a larger dairying unit owned and operated by the family, located approximately 500m west of Puketotara Road's intersection with Mangakaretu Road. The topography of the site varies, with flat areas along with gently to moderately sloping pasture areas. The application site is farmed in conjunction with property to its west and across Puketotara Road, all properties owned by the applicant.

There is a minor tributary water course meandering through the front (southern) part of the site. This is not a 'qualifying' water body in regard to esplanade provisions, and in any event, is not proposed to form a boundary.

Lot 1 will accommodate an existing residential dwelling with its own access. Lot 2 will accommodate the other residential dwelling currently on the title. Lot 3 will accommodate the farm buildings, race and fencing network.



Looking across Lot 1 from Puketotara Road, towards dwelling on that lot. Balance farm area behind tree line and to left of dwelling.



Looking north across farm towards cow shed buildings. House to be on Lot 2 is not visible, behind the trees at the rear of the shed.

The balance lot is broken into paddock sizes appropriate and normal for a dairy unit, some of which have shelter plantings along fencelines, others of which do not. A central race runs south to north through the property to the rear boundary with the Waipেকakoura River.

The site is not connected to any Council reticulated wastewater, water or stormwater system.

3.2 Mapped Site Characteristics

The property is zoned Rural Production in the Operative District Plan, with no resource overlays applying. It is proposed to be zoned Rural Production in the Proposed District Plan as well, again with no resource overlay applying.

The Land Use Capability classifications (soil class) vary across the site with the southern third (including proposed Lot 1 and a thin sliver of Lot 2), along with the back (northern) third with large balance lot, being 3s2. Through the central third of the title, the soils are 6e4 and 4e2 [source: FNDC online land cover map].

The site is not shown/listed as a HAIL site or Selected Land Use [source: FNDC online HAIL sites map and NRC online SLU map]. The site does not contain any mapped or scheduled historic sites, notable trees, archaeological sites or Sites of Significance to Maori [source: FNDC online Historic sites map]. The site is not mapped as containing any areas of significant indigenous vegetation or habitat and has no areas set aside for Conservation. The site is not mapped as containing any high or outstanding landscape or natural character values [source: FNDC and NRC online maps]. Neither does the site contain any biodiversity wetlands [source: NRC online maps]. The site is mapped as being within a 'kiwi present' area [source: FNDC online maps].

The site is not mapped as being subject to any flood hazard [source: FNDC's PDP maps].

3.3 Legal Interests

The property is subject to a right to convey water and a right to transmit electricity. A copy of Transfer B821478.1, registered on the title in 1988, is attached as part of Appendix 3.

3.4 Consent History

The property file includes building consents across all of the applicants' titles, which are operated together as a farming unit. As such, only some are relevant to the application title. Two that relate to the built development to be within the smaller Lot 1 are:

BC 2008 1317 for a relocated home of 142m², issued in 2007; and BC 2008-1501 for a double garage, also issued in 2007.

BC 2001-1127 for a garage, issued in 2001 relates to buildings within Lot 2, as does BC 2002-1254 for additions to the dwelling. BC 1993-659, issued in 1992, was for a swimming pool associated with the building to be in Lot 2.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION**Clauses 2 & 3: Information required in all applications**

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1.1 above and 5.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Section 3.0 of this Planning Report for existing activities within the site. The application is for subdivision only and there are no other activities that are part of the proposal.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is only being sought for subdivision, pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7.3 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>	Refer to Sections 5.2, 7.1, 7.2, 7.4, 7.5 and 7.6 of this Planning Report.
<i>(a) any relevant objectives, policies, or rules in a document; and</i>	
<i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i>	
<i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	
<i>(3) An application must also include any of the following that apply:</i>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i>	The site supports two residential units, ancillary buildings and dairy milking shed, all of which are legally established and permitted activities. The subdivision does not render any of these existing activities requiring resource consent.

<p><i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p><i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
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Clause 4: Additional information required in application for subdivision consent

<p><i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i></p>	
<p><i>(a) the position of all new boundaries:</i> <i>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</i> <i>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</i> <i>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</i> <i>(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:</i> <i>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):</i> <i>(g) the locations and areas of land to be set aside as new roads.</i></p>	<p>Refer to Scheme Plans in Appendix 1.</p>

Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<p><i>(1) An assessment of the activity's effects on the environment must include the following information:</i></p>	
<p><i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i></p>	<p>Refer to Section 6.0 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>

<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The subdivision does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6.0 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8.0 of this planning report. No affected persons are identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6.0 and 8.0 of this planning report and also to the assessment of objectives and policies in Sections 7.1 and 7.2.
<i>(b) any physical effect on the locality, including any landscape and visual</i>	Refer to Section 6.0. The activity is a restricted discretionary activity and visual effects are not a matter to which the Council

effects:	restricts its discretion. The site has no outstanding or high landscape or natural character values.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6.0, specifically the matters in 6.9 to which the Council must restrict its discretion.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6.0, specifically the matters in 6.9 to which the Council must restrict its discretion.
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The property is zoned Rural Production. No resource features apply. The subdivision standards applying in the zones are contained in Table 13.7.2.1 as shown below.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(viii) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha.	1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m ² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.

	2000; 5.....	
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The Title is dated 1979. This application seeks to create three lots, the smaller lots having areas in excess of 4,000m² but less than 2ha, and the large balance lot being greater than 4ha in area. This makes the application a restricted discretionary application utilising Option 3 in the above RD options.

Zone Rules

Development is existing on all proposed lots, with no breaches of zone rules identified. Impermeable and building coverage within new proposed Lots 1 & 2 complies with the zone's permitted thresholds of 15% impermeable coverage and 12.5% building coverage respectively. All buildings can comply with setback and sunlight provisions in relation to proposed new boundaries.

District Wide Rules

There are no applicable rules in Chapter 12 of the Operative District Plan. Excavation and/or filling will be minimal, only required for any crossing upgrade the Council considers necessary. In regard to Chapter 15.1 (Traffic, Parking and Access), access to both lots is existing and Puketotara Road is a Council formed and maintained road, to the appropriate rural road standard.

5.2 Proposed District Plan

The property is zoned Rural Production under the new Proposed District Plan, publicly notified on 27th July 2022. Immediate legal effect has been given to a limited number of rules and these are addressed below.

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

As the application site and proposal does not involve hazardous substances, and the site does not contain any heritage resources of significant natural areas, these rules are not relevant to the proposal.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

Proposed subdivision

As no clearance of any indigenous vegetation is proposed, these rules are not relevant.

Subdivision (specific parts)

Only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. The subdivision works will involve only very minor earthworks related to crossing upgrades. Such works can be subject to the ADP. EW-13 and associated EW-S5 relate to ensuring Erosion and Sediment Control measures are in place during earthworks. They cite compliance with GD05. Any earthworks necessary for the crossing upgrades can be subject to GD05.

Signs – N/A – signage does not form part of this application.

Orongongo Bay Zone – N/A as the site is not in Orongongo Bay Zone.

In summary, there are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The assessment of environmental effects below includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, as required by Clause 2(3)(c) of Schedule 4 of the Act.

A restricted discretionary activity is described in s87A of the Act, clause (3).

If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a restricted discretionary activity, a resource consent is required for the activity and—

(a) the consent authority's power to decline a consent, or to grant a consent and to impose conditions on the consent, is restricted to the matters over which discretion is restricted (whether in its plan or proposed plan, a national environmental standard, or otherwise); and

(b) if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.

It is also subject to s104C of the Act:

*(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;

Proposed subdivision

-
- (3) 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.

The subdivision meets the restricted discretionary number/size of lots specified in Table 13.7.2.1. Far North District Plan lays out in 13.8.1, the matters to which it restricts its discretion in determining whether to grant consent to a restricted discretionary activity, and then lays out the matters to which it will restrict its discretion when considering whether to impose conditions.

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

..... In considering **whether or not to grant consent** on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under 13.8.1(a):
- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under 13.8.1(b) or (c):
- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering **whether or not to impose conditions** on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in 13.7.3;
- (2) the matters listed in (i) and (ii) above

In the case of this application, the application is lodged pursuant to 13.8.1(b), and therefore clause (ii) applies. The matters listed under clause (ii) are all addressed below in the matters covered in the AEE, however a summary is provided below:

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

The property is not within the coastal environment.

- effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;

There is no land administered by the Department of Conservation within 500m of the application site.

- effects on areas of significant indigenous flora and significant habitats of indigenous fauna;

The site contains no areas of significant indigenous flora or significant habitat of indigenous fauna.

- the mitigation of fire hazards for health and safety of residents.

Buildings are existing.

In summary, there are no grounds for the Council to refuse consent.

In determining conditions of consent, the following AEE is offered.

6.1 Allotment sizes and dimensions

Both small lots contain existing built environment, including dwellings. They readily accommodate a 30m x 30m square building envelope complying with permitted activity boundary setbacks. The lots are considered of a suitable size and dimension to continue to support their current use. The large balance lot is in excess of 80ha in area with numerous building sites.

6.2 Property Access

The access into Lot 1 is formed off sealed portion of Puketotara Road, adjacent to an existing shared accessway serving several properties to the east. It is single width, appropriate for its use, with culvert. If the Council believes it requires upgrading, it can be, albeit works will need to stay clear of the power pole currently located immediately to the east of the crossing. This should not be an issue. However, as stated, this is an existing crossing, to an existing house with no change, or increase in use as a result of this subdivision. As such, no upgrading works should be necessary. Internal to Lot 1, a driveway leads down slope to turning area at the garage and in front of the house.



Existing access to the farm – utilised for farm and residential activities.

The shared entrance to serve both Lots 2 & 3 (farm and residence) is at least double width, if not more, to enable appropriate turning arc's for a milk tanker. I believe the crossing to be fit for purpose for the existing development within the lots, with no upgrading works necessary.

Puketotara Road along the frontage of the application site is sealed at eastern end, then metal for remainder. The road is wide and to the appropriate rural standard. Visibility is excellent in both directions for both existing crossings.

Internal to the large balance lot, the access runs down slope before meandering back up slope to the milking shed. To get to the existing dwelling, the access branches off to the right upslope to the dwelling to be in Lot 2. It is proposed that the current access becomes ROW over Lot 3 in favour of Lot 2. The standard for private shared access serving two properties is 3m metal carriageway. The accessway is generally to this standard, and wider in places. Should a passing bay be required (due to overall length of the accessway), there are suitable areas for this to occur with little disruption or earthworks required.

6.3 Natural and Other Hazards

The site is not subject to any hazard as mapped on any regional or district hazard maps. In addition both lots support existing development. For these reasons, it has not been considered necessary to commission any specific subdivision site suitability report to assess hazards or ground conditions. There is no reason under section 106 of the Act to decline the subdivision.

To my knowledge, the site is not currently supporting, and has not historically supported a Hazardous Activity or Industry. It is not shown on *Far North Maps* as a HAIL site containing any contaminated soil.

6.4 Water Supply

There is no Council reticulated water supply available to the property. Water supply for residential use is currently via on-site rainwater harvesting (roof supply). The Council can impose its standard requirement in regard to potable and fire fighting water supply for any new residential development within the lots, but should not impose anything for existing residential development.

6.5 Sanitary Sewage Disposal

Both small lots support existing residential development with on-site wastewater treatment and disposal systems in place.

Lot 1's existing system is easily accommodated within the proposed lot boundaries, something that was checked before finalising lot boundaries. Lot 2's existing system is to be upgraded/replaced. A TP58 Site Suitability Report is attached in Appendix 4. Lot 2's boundaries and size have been determined to ensure the replacement system can be readily accommodated within the boundaries.

The reason for the upgrade is to accommodate a proposed secondary dwelling in reasonably close proximity to the dwelling within Lot 2 and for the two dwellings to 'share' a new upgraded system. The family is planning ahead and is in need of a secondary dwelling in close proximity to the existing dwelling (which is to continue to be occupied by family), and designed to be suitable for disability living. This secondary dwelling will be within the balance Lot 3.

6.6 Stormwater Disposal

All lots have existing development and impermeable coverage, well within permitted activity thresholds. No additional stormwater management or attenuation is proposed or necessary. It is not necessary to impose any kind of consent notice requirement in regard to stormwater on Lots 1 & 2 given that development within those lots is existing, and it is not reasonable or justifiable to impose any such consent notice on a lot as large as Lot 3.

6.7 Energy Supply & Telecommunications

Power and telecoms are not a requirement for rural subdivisions. The property has existing power connections as needed for its buildings/operations.

6.8 Easements for any purpose

Refer to Scheme Plan (s) in Appendix 1. The existing water and power easement will carry over onto the new title for the larger lot. It is proposed to include easement for ROW and services over Lot 3 in favour of Lot 2, following the alignment of the existing access. The scheme plans also show right to drain sewage over proposed Lot 2 in favour of the large balance Lot 3, within which the secondary dwelling is to be located – refer to section 6.5 above.

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

The site contains none of the following items listed in Rule 13.7.3.9 of the District Plan. There are no Notable Trees (Appendix 1D of the DP); no Historic Sites, Buildings or Objects (1E); no Outstanding Natural Features or Outstanding Landscape Features (1A and 1B); and no archaeological sites (1G) or Sites of Cultural Significance to Māori (1F).

Indigenous Flora & Fauna:

The property contains no areas of significant indigenous vegetation or habitat. The property is within a large mapped kiwi present area but not close to any mapped high density kiwi area. I believe a simple advice note would suffice to remind the consent holder of the potential for kiwi to be present and to therefore ensure any dogs or cats kept on site are under control and kept inside at night.

6.10 Access to reserves and waterbodies

There are no qualifying waterbodies to which public access is required and no nearby reserves.

6.11 Earthworks

Very minor subdivision earthworks may be required to upgrade access. These can be subject to the ADP and to appropriate Erosion and Sediment Control measures.

6.12 Land use compatibility (reverse sensitivity)

All lots already support development. The surrounding area contains a number of lifestyle lots adjacent to larger rural holdings. The subdivision does not, in my opinion, create any additional reverse sensitivity issues.

6.13 Positive Effects

When assessing the effects of a proposal, the positive effects of allowing that proposal should also be taken into account. In this instance the applicants are long term owners and operators of a family business – dairying. They are now looking at succession planning to ensure the ongoing wellbeing of the family members. This proposed subdivision is part of that succession planning, with the small lots proposed to remain with family members as separate titles while the farm continues to operate. Granting the subdivision will have a positive effect on the family's health and their economic and social wellbeing.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

As a restricted discretionary subdivision activity, the proposal is considered consistent with the relevant Objectives and Policies in Chapter 13 Subdivision. The proposal promotes sustainable management of the natural and physical resources of the District and provides for the applicants' social and economic well being. It is an appropriate subdivision that does not compromise the life-supporting capacity of air, water, or ecosystems, and adverse effects are capable of mitigation. The smaller lots are not dissimilar in size to other lots in the immediate area (Objectives 13.3.1 and 2 and Policy 13.4.14).

The lots contain existing development with ample scope for on-site wastewater treatment and disposal. The lots are, or will be, reliant on on-site water catchment and supply. Stormwater management is functioning well on both lots without any additional attenuation required (Objective 13.3.5 and related Policy 13.4.8).

I am not aware of any sites of significance to Māori or cultural values associated with the site. Building setbacks can readily meet requirements from overland flow paths. No major earthworks are required and no indigenous vegetation clearance is envisaged or required (Objective 13.3.7 and Policy 13.4.11)

Objectives 13.3.8-13.3.10 are about ensuring subdivisions have access to adequate services and make efficient use of infrastructure. I believe the proposal is consistent with these

objectives. Power and telecoms are not a requirement of rural subdivisions, but all lots have power in any event.

The site displays no landscape values and no known cultural or heritage values. The site does not have high or outstanding natural character values. I do not believe the subdivision will prevent adjacent land uses from continuing to operate (Policy 13.4.1).

Safe and efficient access can be provided (Policies 13.4.2 and 3)

Relevant Rural Production Zone objectives and policies include:

Objectives:

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

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

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

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

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

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

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

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

And policies

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

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

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

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

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

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

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

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

Objective 8.6.3.5 and Policy 8.6.4.6 are not considered relevant as they are solely related to Kerikeri Road.

The proposed subdivision promotes an efficient use and development of the land (Objective 8.6.3.2). Amenity values can be maintained (8.6.3.3). Reverse sensitivity effects are satisfactorily addressed. The continued use of parts of the application site, and adjacent land for productive uses, is not threatened by the subdivision (Objectives 8.6.3.6-8.6.3.9 inclusive and Policies 8.6.4.8 and 8.6.4.9).

Policy 8.6.4.7 anticipates a wide range of activities that promote rural productivity, whilst avoiding the actual and potential adverse effects of conflicting land use activities. The proposed subdivision does not affect the continued ability of a productive unit to continue to operate and the smaller lots have approximately 1.2ha apiece that can continue to be utilised for a productive use reliant on the soil. The immediate area supports an existing range of activities, including productive use and lifestyle residential. I am of the view that the subdivision does not create additional land use incompatibility effects of a minor or more than minor nature.

The proposal provides for sustainable management of natural and physical resources (8.2.4.1). Off site effects can be avoided, remedied or mitigated (8.6.4.2 and 8.6.4.3). Amenity values can be maintained through the size of the lots (open space to built environment ratio) (8.6.4.4). The proposal enables the efficient use and development of natural and physical resources (8.6.4.5).

In summary, I believe the proposal to be consistent with the Rural Production Zone objectives and policies.

7.2 Proposed District Plan

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

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.*

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.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be 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 water bodies

I consider the subdivision to be an efficient use of land, achieving the objectives of the proposed zoning. The subdivision is in keeping with the local character and does not create adverse reverse sensitivity effects. The site is not subject to any hazard. Adverse effects on the environment are considered to be minor and capable of mitigation (SUB-O1).

The subdivision is of land that contains no outstanding natural features or landscapes and is not in the coastal environment. Neither does the site have any areas of high or outstanding natural character. The site is not identified as having any Site or Areas of Significance to Maori or Heritage Resources. The land is currently used for dairy farming and will continue being used for this purpose for the most part. The site has limitations for any type of horticultural crop because of soil characteristics and climate (SUB-O2). Whilst it is acknowledged that proposed Lot 1 contains LUC 3 soils, and that such soils fall within the NPS Highly Productive Land's definition of 'highly productive land', the Council's discretion to consider the fragmentation or sterilisation of such land is limited due to the restricted discretionary activity status. In any event, existing grazing land within the proposed Lot 1 can continue to be utilised for grazing.

The additional lots will have onsite servicing and have access to Council road network (SUB-O3). No Esplanade Reserve is required (SUB-O4).

SUB-P1

Enable boundary adjustments that:

- a. do not alter:
 - i. the degree of non compliance with District Plan rules and standards;
 - ii. the number and location of any access; and
 - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

Not relevant – application is not a boundary adjustment.

SUB-P2

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The proposal is considered to be consistent with the purpose, characteristics and qualities of the zone, particularly in the immediate environs; the lots are of an appropriate shape and size to continue to support existing development; and have legal and physical access. The proposal does not meet the minimum lot size applying the PDP's Rural Production zone, but these lot sizes do not yet have legal effect. In event, the smaller lots are around existing built development.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The subdivision has had regard to all the matters listed, where relevant.

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:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

Not relevant as the site is not zoned any of the zones referred to.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

The site is reliant on existing on-site servicing. The sites have access to Council road network.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

No Esplanade Reserve is required.

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

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

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

The smaller lots may be regarded as 'rural lifestyle' as a land use 'type'. However, there is already a residential unit on each lot, so the subdivision does not create any 'new' rural lifestyle development potential.

SUB-P9

Avoid subdivision [sic] 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 subdivision is not a Management Plan.

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 relevant. No minor residential units exist.

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:

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

All of the above have been considered in the layout and number of lots being proposed.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

The site is zoned Rural Production in the Proposed District Plan, and contains no resource features.

Objectives

RPROZ-O1

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

RPROZ-O2

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

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- c. does not compromise the use of land for farming activities, particularly on highly productive land;
- d. does not exacerbate any natural hazards; and
- e. is able to be serviced by on-site infrastructure.

RPROZ-O4

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

The subdivision maintains rural character and amenity. The development can occur without exacerbating natural hazards and is able to be serviced with on-site infrastructure. RPROZ-O2 is written in a way that excludes any use other than primary production in the zone, yet zone rules provide for other activities as permitted activities, including residential living. This is contradictory. Residential use is an expected land use in the rural area.

The soils over the site are mixed classification. The smaller lots already supports residential development and the proposal is to leave a reasonably sized open pasture area with each of these lots to enable continued use of those areas for activities reliant on soil. The proposal is not considered to have minor or more than minor adverse impact on the overall productivity of the soils on the site, given the very small area of land involved in Lots 1 & 2 as a percentage of the overall holding. The subdivision does not unduly increase any risk of reverse sensitivity and does not compromise the use of nearby land for farming activities.

Policies**RPROZP1**

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.

This policy has limited relevance in this instance. Grazing (which is included in the definition of farming / agriculture) can continue on the smaller lots, albeit on a small scale, and the larger balance lot is remaining in production.

RPROZP2

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.

Grazing use can continue. This is considered agriculture by definition, a primary production use.

RPROZP3

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

Reverse sensitivity effects have been discussed elsewhere in this report and it is considered the proposal does not unduly or significantly increase the risk of reverse sensitivity.

RPROZP4

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.

I believe the proposal maintains rural character and amenity and continues a theme of primary production activities dominating. The proposal is low density, with low percentage site coverage by buildings or structures. The sites already support residential living. Reverse sensitivity effects will not increase.

RPROZP5

Avoid land use that:

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

Not relevant as the proposal is not a land use.

RPROZP6

Avoid subdivision that:

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

The subdivision does not result in any material loss of highly productive land for use by farming activities. Both small lots support existing residential living and the open space associated with each remains available for some use dependent on soil. Farming can continue on the large lot. As a restricted discretionary activity under the ODP, the matters to which the Council's discretion is restricted are listed. These do not include the loss of highly productive land.

RPROZP7

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

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

As this application does not require resource consent under the PDP, the policy is of limited relevance. The proposal relies in part on the productive nature of the soil given that the balance lot is intended to remain in dairy. The proposal is of a scale and design that is consistent with the character of the zone and immediate environs. Reverse sensitivity effects are not increased and there is no zone interface.

The site is served by a Council road and the lots already provide for, or will be able to provide, on-site servicing. The site does not exhibit any historic heritage or cultural values, natural features or landscapes. There will be no adverse effects on indigenous biodiversity.

7.3 Part 2 Matters

The subdivision is a restricted discretionary subdivision activity. It is therefore deemed to be consistent with the Operative District Plan, a document prepared in order to give effect to Part 2.

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 *Matters of national importance*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights:*
- (h) the management of significant risks from natural hazards.*

The application site does not contain or display any of the features, resources or values outlined in Section 6.

7 *Other matters*

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

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

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and

development of a site. Proposed layout, along with existing waste water and stormwater management, will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Policy Statements

The proposal does not give offence to, and is not contrary to, the National Policy Statement for Freshwater. The existing minor tributary going through the site is already fenced.

The National Policy Statement for Highly Productive Land (NPS-HPL) has recently come into effect. This requires regional councils to map highly productive land within their region. No such mapping has yet been carried out and in the interim, the NPS outlines what should be 'treated' as highly productive land (clause 3.5(7)):

- *land zoned general rural or rural production; and*
- *LUC 1, 2, or 3 land; but*
- *Is not identified for future urban development; or*
- *Subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.*

In this instance the site is zoned rural production, and contains some LUC 3 land. Therefore consideration must be given to the NPS HPL. The Council has confirmed that where the application is a restricted discretionary subdivision application, any assessment of the proposal against the NPS HPL can and will be limited to **Reverse Sensitivity Effects**".

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

In regard to Policy 9, the proposal creates nil additional reverse sensitivity effects. The subdivision is around existing development, including residential use. The intention is that the smaller lots remain with family, but even if this does not occur, both existing residential units are some distance from existing farm buildings and operations. It would be obvious to any future lot owner that there is an operating farm adjacent to their property. I do not believe the subdivision will result in any additional constraint to land-based primary production activities continuing on any highly productive land within the site or adjacent.

Clause 3.8 of the NPS HPL requires territorial authorities (not individual property owners) to "avoid the subdivision of highly productive land". However, the avoidance of the subdivision of highly productive land is not a matter to which the Council has restricted its discretion in its Operative District Plan and therefore it has no ability to consider the avoidance of subdivision of highly productive land.

Sub part 2(b) states:

(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land: (b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

This part of 3.8 is within the Council's restricted discretion to consider.

Reverse sensitivity issues have been assessed at length elsewhere in this report, and in commentary under Policy 9 above. Both small lots support existing residential development. The buildings are some distance from the shed with intervening vegetation. The large balance lot can support a residential unit which can be established on areas not meeting the definition of 'highly productive land'. In my opinion, the proposal will not create any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

In summary I do not believe there will be adverse reverse sensitivity effects as a result of this subdivision and the proposal has had adequate regard to those parts of the NPS HPL that the Council's discretion is restricted to.

7.5 National Environmental Standards (NES)

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered relevant as there is no known current or historic land use that would render the land a 'piece of land' subject to that NES.

The NES for Freshwater has also been considered. With no new development works required, no natural inland wetlands are considered affected by the proposal.

7.6 Regional Policy Statement for Northland (RPS)

The RPS contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

The RPS also has policies ensuring that productive land is not subject to fragmentation and/or sterilisation to the point where productive capacity is materially reduced, and that reverse sensitivity effects be avoided, remedied or mitigated. It should be noted that this subdivision is a restricted discretionary subdivision application and the Council's powers and matters of discretion are restricted accordingly.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

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

(a) Reverse sensitivity for existing:

(i) Primary production activities;

In regard to this subdivision, it is considered that no additional reverse sensitivity issues arise as a result. The area around the site supports a mixture of agricultural and residential uses. In my opinion the proposal does not prevent or threaten the continuation of the adjacent land for ongoing production use.

The associated Policy to the above Objective is **Policy 5.1.1 – Planned and coordinated development**.

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

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

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

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

Objectives and Policies in the Regional Policy Statement for Northland (RPS) provide direction when examining the subdivision of land in production zones where the soils meet the definition of 'highly versatile', the RPS states that Class I, II and III soils are 'highly versatile'. The site contains some LUC III soils. However, the subdivision is effectively around existing development with only a very small proportion of the overall property is being subdivided to around existing residential development. This does not materially reduce the potential for soil-based primary production to continue on land with highly versatile soils.

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);.....

The proposal does not, in my opinion, prevent the continued use of adjacent land for production use. Reverse sensitivity effects have been addressed earlier.

I believe the proposal is not contrary to any of the objectives or policies in the Regional Policy Statement for Northland.

7.7 Regional Plans

The subdivision does not result in any breaches of the Proposed Regional Plan (Appeals version).

8.0 S 95A-E & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstances exist. Step 3 of s95A must therefore be considered. This specifies that public notification is required in certain circumstances. These include:

- (a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- (b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such group or persons are identified in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, specifically:

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

The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. Such circumstances are not defined. I do not consider any such circumstances exist.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.5 S95E Affected Persons

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

The activity is a restricted discretionary activity and the proposal is consistent with the objectives and policies of the Operative District. There is existing development on both lots, with on-site services and existing access. No adjacent properties have been identified as affected.

The site does not contain any heritage or cultural sites or values and there are no areas of indigenous vegetation or habitat. The site is not accessed off state highway. No pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, Department of Conservation or Waka Kotahi.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision, and effects on the wider environment are no more than minor. There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No special circumstances have been identified that would suggest public notification is required. No affected persons are identified.

I consider the proposal to be consistent with both the Operative and Proposed District Plans' objectives and policies, Part 2 of the Act and any relevant national or regional planning instrument.

It is requested that the Council give favourable consideration to this application and grant approval, on a non notified basis.



Signed

Dated

11th June 2024

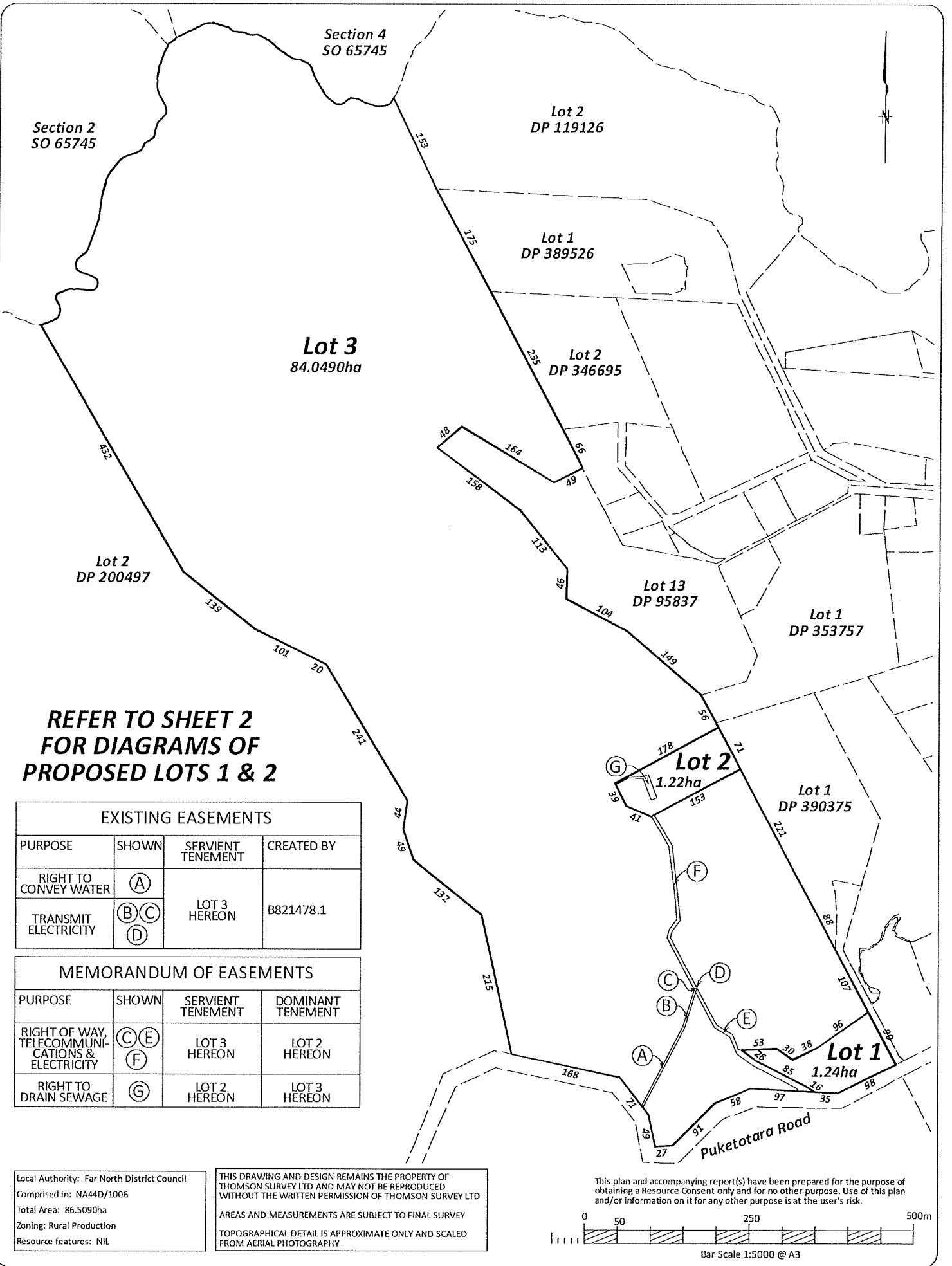
Lynley Newport
Senior Planner
THOMSON SURVEY LTD

10.0 LIST OF APPENDICES

Appendix 1	Scheme Plan(s)
Appendix 2	Locality Plan
Appendix 3	Record of Title
Appendix 4	TP58 Report

Appendix 1

Scheme Plan(s)



**REFER TO SHEET 2
FOR DIAGRAMS OF
PROPOSED LOTS 1 & 2**

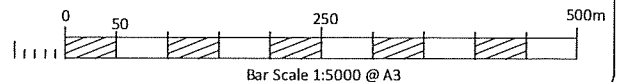
EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(A)	LOT 3 HEREON	B821478.1
TRANSMIT ELECTRICITY	(B)(C) (D)		

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(C)(E) (F)	LOT 3 HEREON	LOT 2 HEREON
RIGHT TO DRAIN SEWAGE	(G)	LOT 2 HEREON	LOT 3 HEREON

Local Authority: Far North District Council
 Comprised in: NA44D/1006
 Total Area: 86.5090ha
 Zoning: Rural Production
 Resource features: NIL

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 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

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 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

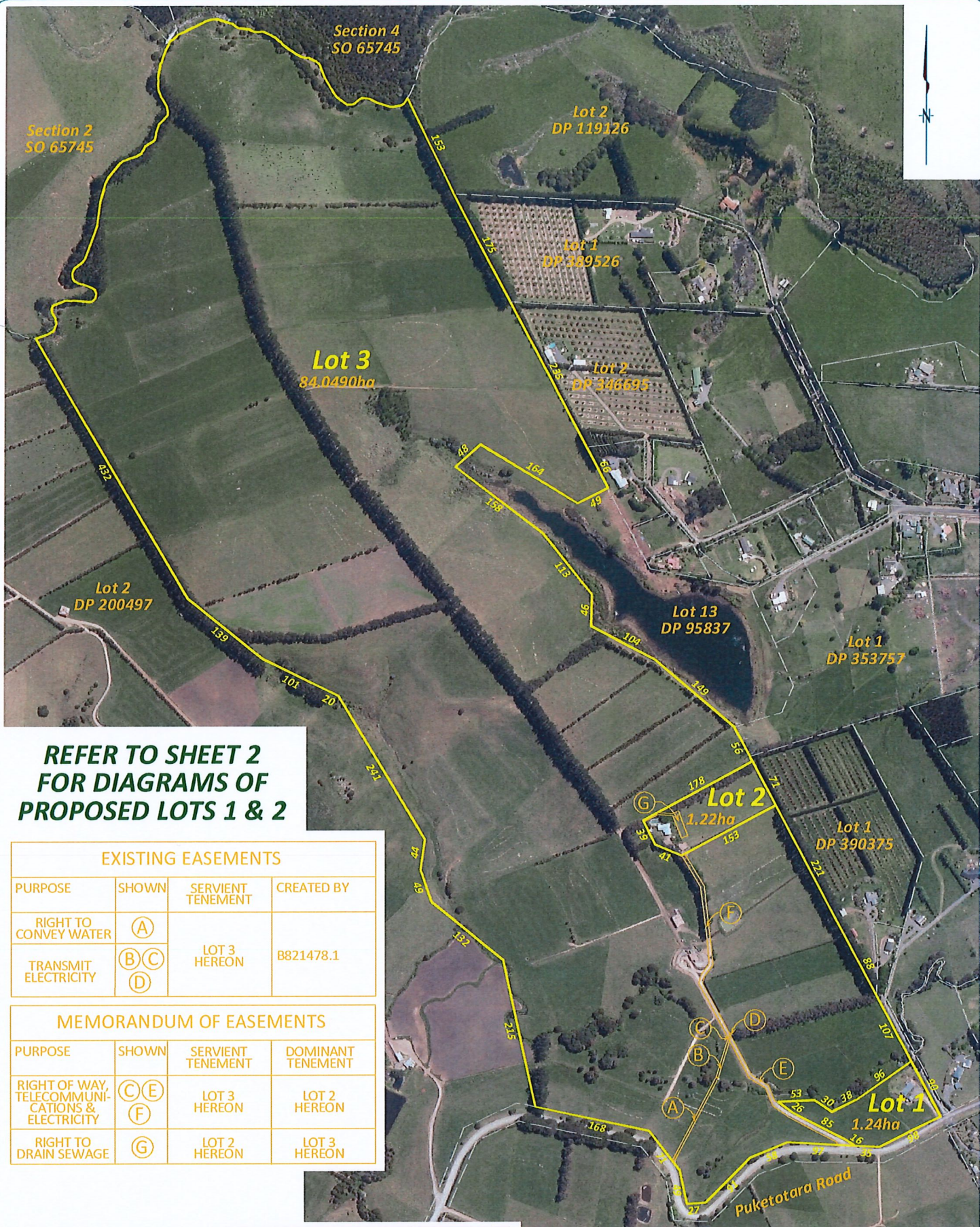
**PROPOSED SUBDIVISION OF
LOT 2 DP 87227**
 522-534 PUKETOTARA ROAD, WAIPAPA
 PREPARED FOR: GREENACRE HEIGHTS LTD

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	KY	04.03.24	1:5000	A3
Approved				
Rev	KY	07.06.24		
10179 NA44D-1006 20240607 Sh 1				

Surveyors
Ref. No:

10179

Sheet 1 of 2



**REFER TO SHEET 2
FOR DIAGRAMS OF
PROPOSED LOTS 1 & 2**

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(A)	LOT 3 HEREON	B821478.1
TRANSMIT ELECTRICITY	(B)(C) (D)		

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(C)(E) (F)	LOT 3 HEREON	LOT 2 HEREON
RIGHT TO DRAIN SEWAGE	(G)	LOT 2 HEREON	LOT 3 HEREON

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Bar Scale 1:5000 @ A3

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 P.O. Box 372 Kerikeri
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 Ph: (09) 4077360
 www.tsurvey.co.nz
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LOT 2 DP 87227**
 522-534 PUKETOTARA ROAD, WAIPAPA
 PREPARED FOR: GREENACRE HEIGHTS LTD

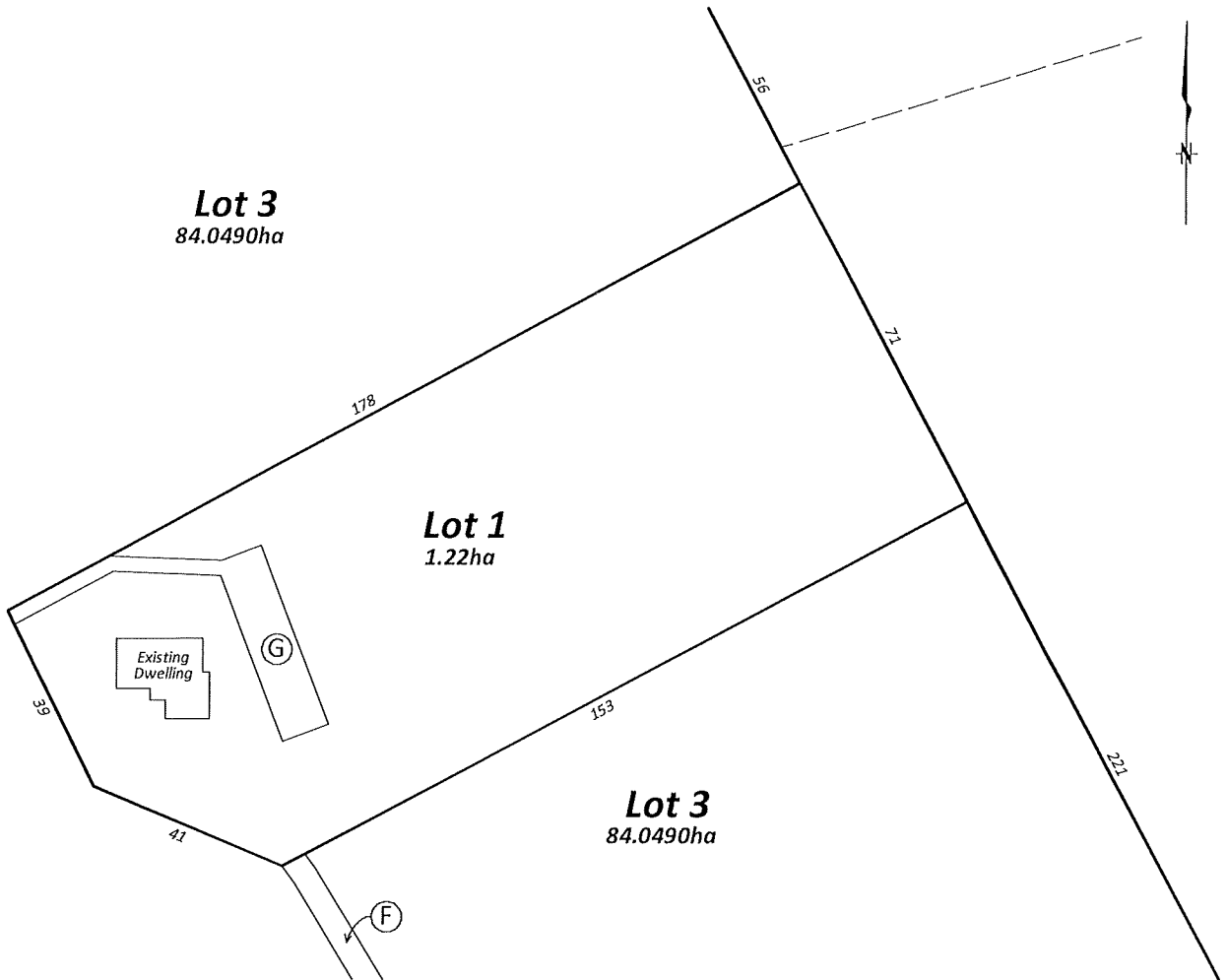
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Design			SCALE SHEET SIZE
Drawn	KY	04.03.24	1:5000 A3
Approved			
Rev	KY	07.06.24	
10179 NA44D-1006 20240607 Sh 1			

Surveyors Ref. No:
10179
 Sheet 1 of 2

Lot 3
84.0490ha

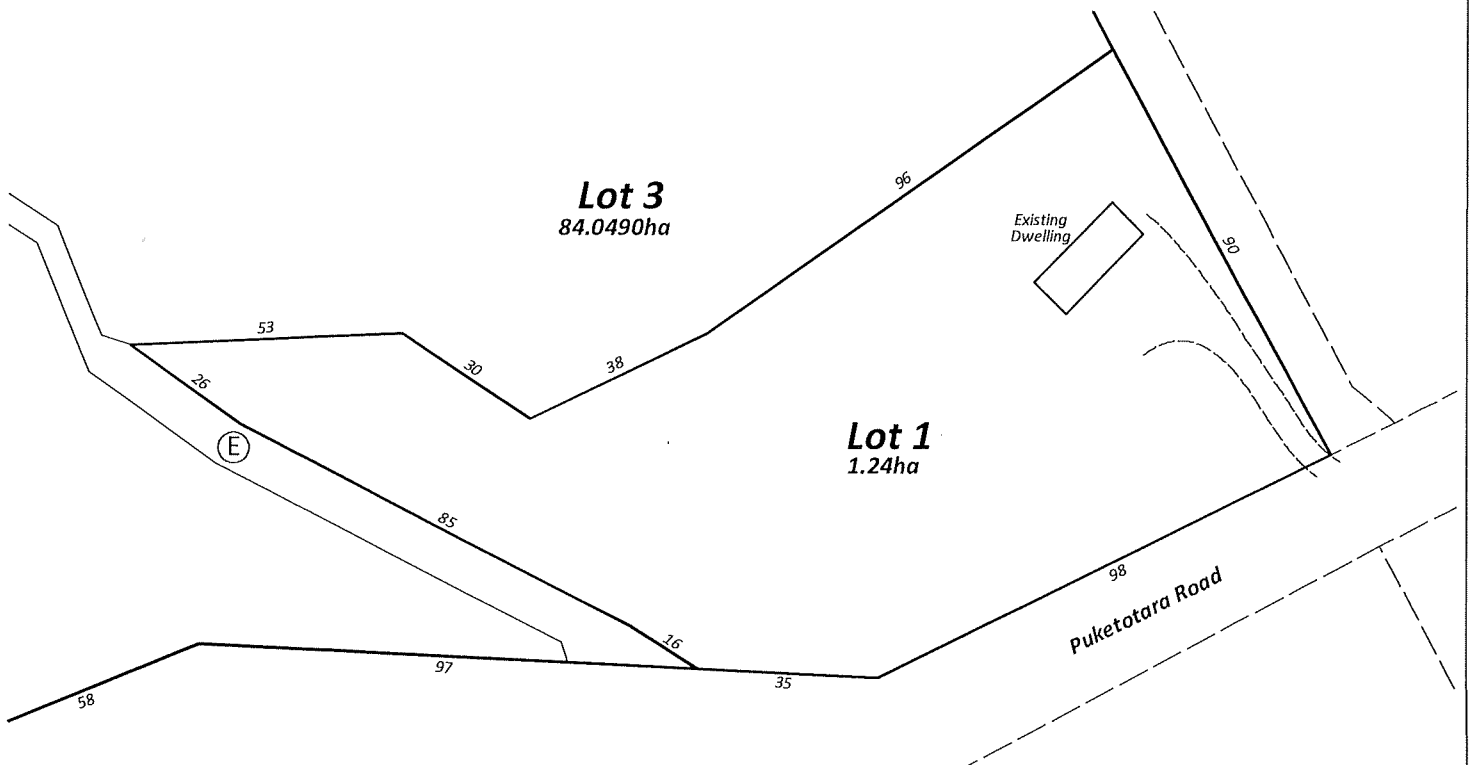
Lot 1
1.22ha

Lot 3
84.0490ha



Lot 3
84.0490ha

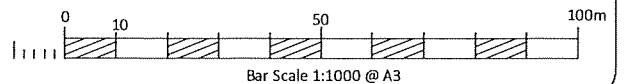
Lot 1
1.24ha



Local Authority: Far North District Council
Comprised in: NA4D/1006
Total Area: 86.5090ha
Zoning: Rural Production
Resource features: NIL

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**PROPOSED SUBDIVISION OF
LOT 2 DP 87227**

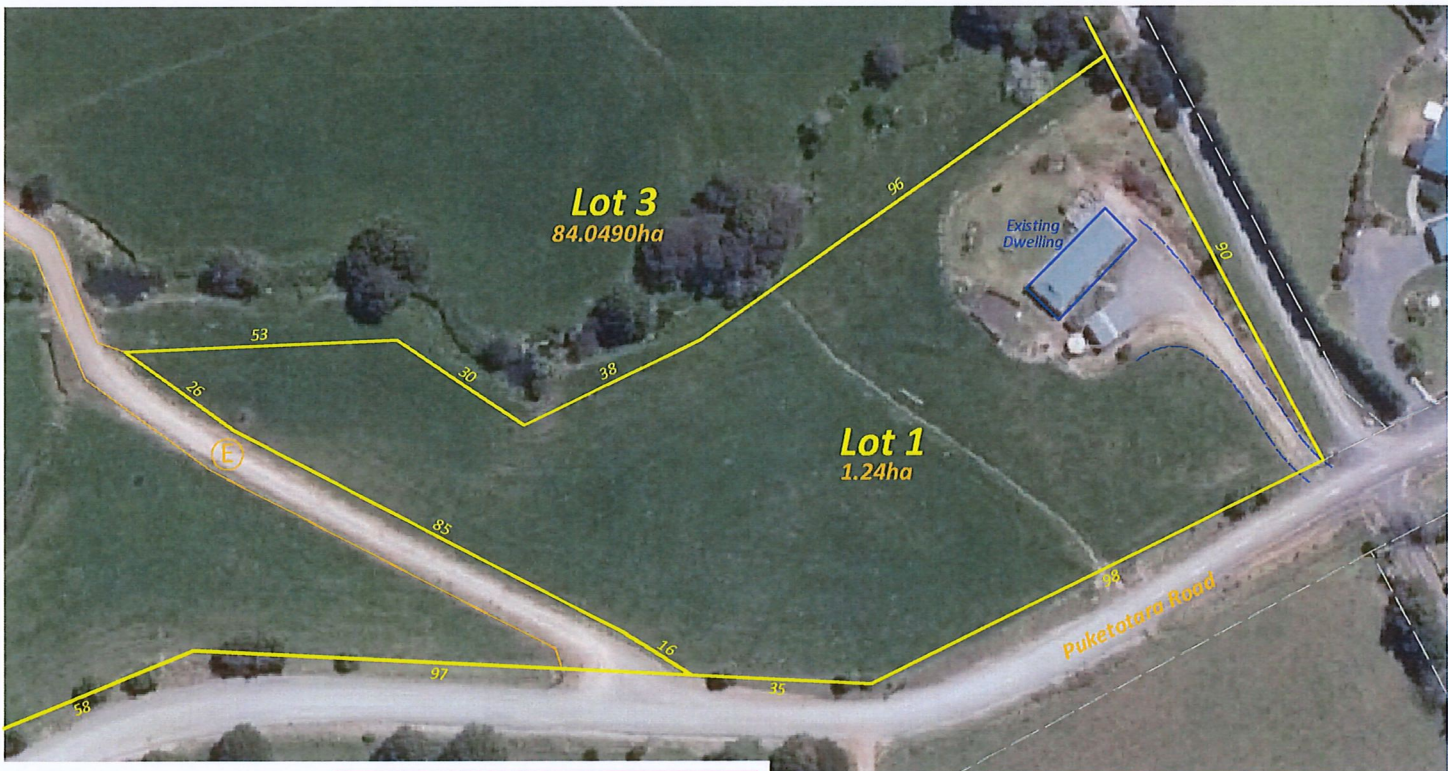
522-534 PUKETOTARA ROAD, WAIPAPA
PREPARED FOR: GREENACRE HEIGHTS LTD

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design		1:1000	A3
Drawn	KY 04.03.24		
Approved			
Rev	KY 07.06.24		
10179 Scheme NA4D-1006 20240607 S2			

Surveyors
Ref. No:

10179

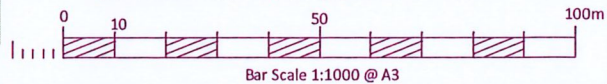
Sheet 2 of 2



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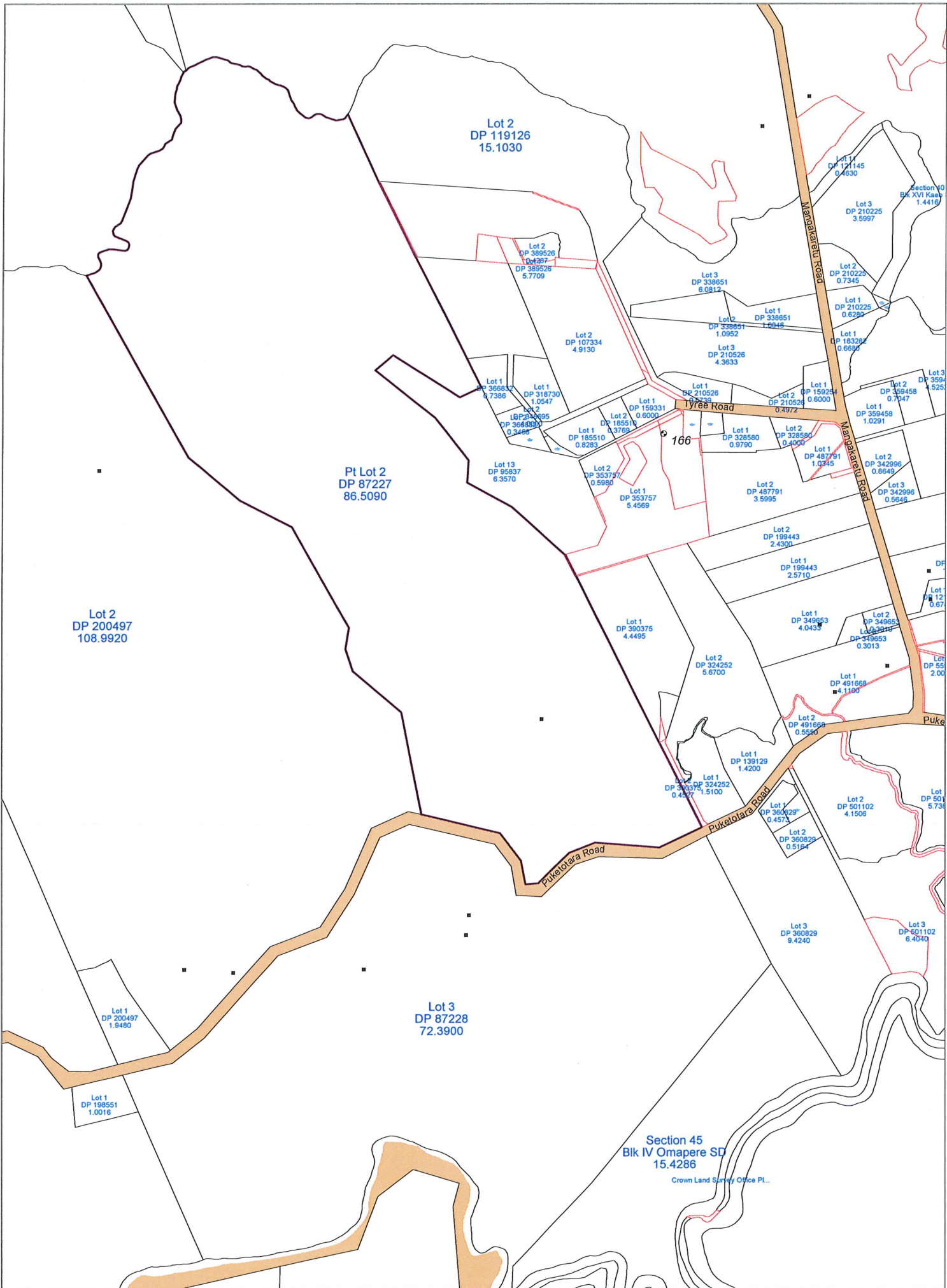
**PROPOSED SUBDIVISION OF
 LOT 2 DP 87227**
 522-534 PUKETOTARA ROAD, WAIPAPA
 PREPARED FOR: GREENACRE HEIGHTS LTD

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			
Design			
Drawn	KY 04.03.24	1:1000	A3
Approved			
Rev	KY 07.06.24		
10179 Scheme NA4D-1006 20240607 S2			

Surveyors Ref. No:
10179
 Sheet 2 of 2

Appendix 2

Locality Plan




Appendix 3

Record of Title



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




R.W. Muir
Registrar-General
of Land

Identifier NA44D/1006
Land Registration District North Auckland
Date Issued 07 March 1979

Part-Cancelled

Prior References
NA3C/539

Estate Fee Simple
Area 90.4000 hectares more or less
Legal Description Lot 2 Deposited Plan 87227

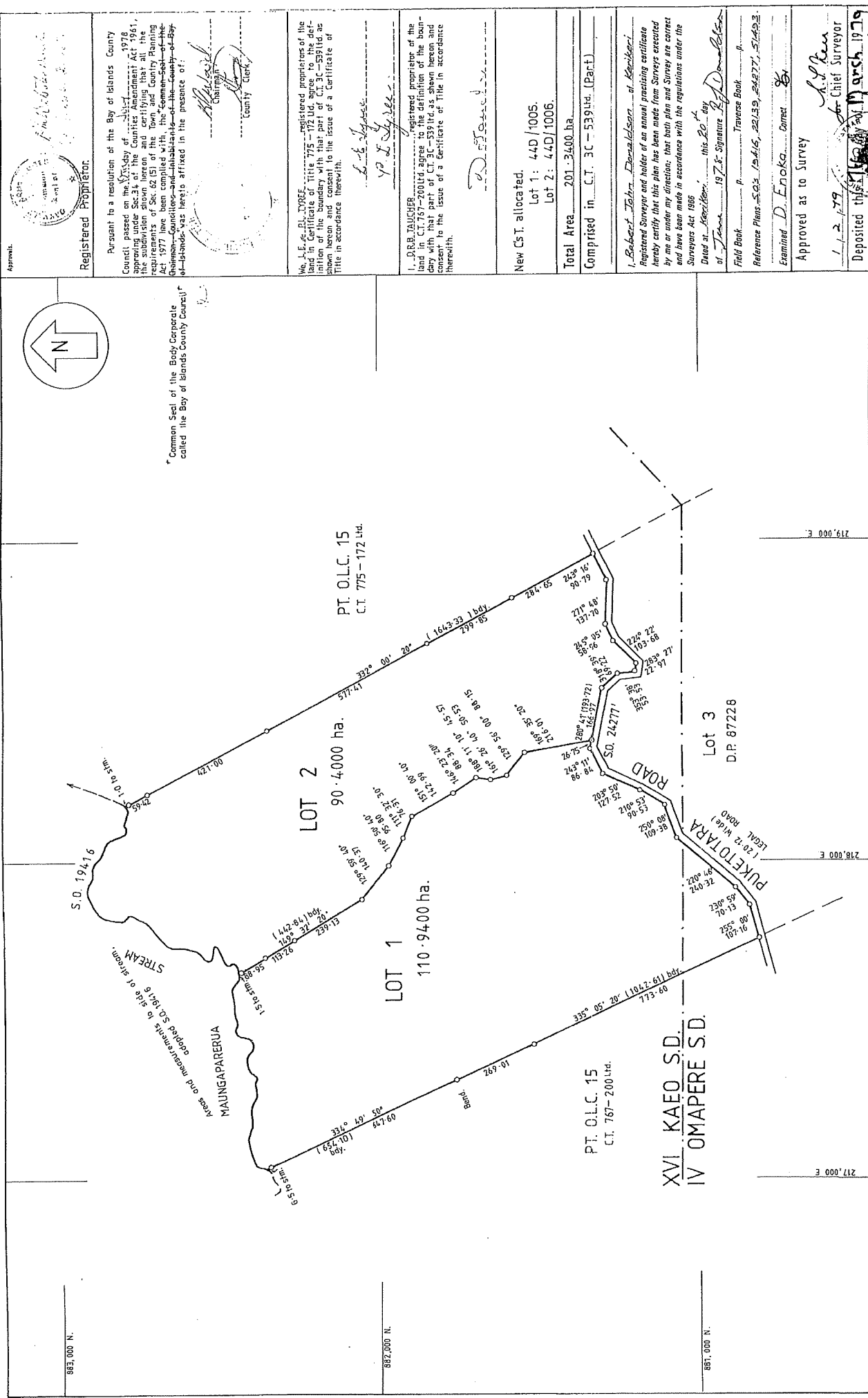
Registered Owners
Greenacre Heights Limited

Interests

893295.13 Transfer of Lot 1 DP 92560 to Leslie Edward Tyree and Patricia Lenore Tyree in equal shares. CT
NA49B/85 issued - 6.7.1981 at 9:00 am

Subject to a right to convey water over part marked A on DP 117802 and a right to transmit electricity over part
marked B on DP 117802 created by Transfer B821478.1 - 2.5.1988 at 1:43 pm

6678067.5 Mortgage to (now) Westpac New Zealand Limited - 6.12.2005 at 9:00 am



Approved: *[Signature]*
 Registered Proprietor

Pursuant to a resolution of the Bay of Islands County Council passed on the 15th day of 1978 approving under Section 31 of the Counties Amendment Act 1961, the amalgamation of the Bay of Islands County and the County of Southland under the provisions of Section 62(1) of the Counties Act 1977 have been compiled by the Common Seal of the Chairman, Council and Inhabitants of the County of Bay of Islands was hereby affixed in the presence of:
[Signature] Chairman
[Signature] County Clerk

We, L. E. G. DUNN, registered proprietors of the land in Certificate of Title 775-172 Ltd, agree to the definition of the boundary with that part of C.T. 539/172 as shown hereon and to the issue of a Certificate of Title in accordance therewith.
[Signature]
 Y.P. L. G. DUNN

I, D. R. BAUGHER, registered proprietor of the land in C.T. 767-200 Ltd, agree to the definition of the boundary with that part of C.T. 539/172 as shown hereon and to the issue of a Certificate of Title in accordance therewith.
[Signature]

New C.T. allocated.
 Lot 1: 44D/1005.
 Lot 2: 44D/1006.
 Total Area 201.3400 ha.
 Comprised in C.T. 3C-539 Ltd. (Part)

I, Robert John Donaldson, of Kennerly, Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from surveys executed by me or under my direction; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1965.
 Dated at Auckland this 20th day of June 1978. Signature *[Signature]*
 Field Book
 Reference Plans S.O.3 (2416, 22139, 24277, 51493.
 Examined *[Signature]* Chief Surveyor
 Approved as to Survey
 Deposited this 17th day of March 1979
 Registrar of Land

File No. DP: 87227
 Received
 Instructions

Common Seal of the Body Corporate called the Bay of Islands County Council

PT. O.L.C. 15
 C.T. 775-172 Ltd.

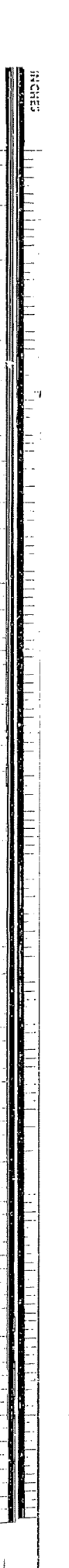
LOT 2
 90.4000 ha.

LOT 1
 110.9400 ha.

LOT 3
 D.P. 87228

XVI. KAEO S.D.
 IV. OMAPERI S.D.

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XVI. KAEO & IV. OMAPERI
 NZMS 261 SHEET No. P05/4.1 4.2
 LOCAL AUTHORITY BAY OF ISLANDS COUNTY
 Surveyed by KNIGHT DONALDSON & ASSOC. LTD.
 Scale 1:7500 Date MAY 1978



Appendix 4

TP58 Report

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation

Investigation Checklist

APPLICANTS NAME
Greenacre Heights Limited

PRODUCED BY
GERRY WHITE
BOI PLUMBING & DRAINAGE LTD
PO BOX 878
KERIKERI

Bay of Islands Plumbing & Drainage Ltd

PS1 PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL DESIGN SYSTEMS (TP58)

Date: 26/3/2024

To: F.N.D.C.

RE: Wastewater Drainage Design

Owner: Greenacre Heights Ltd.

Property address: Puketotara Road, Kerikeri. R.D 2

Property ID: Lot: 2 DP: 87227

To whom it may concern,

In relation to, TP58 design of an onsite wastewater disposal system, consisting of a 6000 litre anaerobic dual chamber & filtered anaerobic septic tank. With a additional 5200 litre Econotreat aerated wastewater treatment tank & 360 lineal or square metres of Raam dripline tube installed as per detail submitted.

This is to verify the design for the above property

Yours faithfully

Gerry White

Certifying Drainlayer

License number #14631

ISSUED BY: GERRY WHITE (approved qualified design professional)

CERTIFYING DRAINLAYER NO: 14631

TO BE SUPPLIED TO: Far North District Council.

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

1. The Site verification of the soil types

All proprietary products meet the performance requirements

2. Of G13 Foul water & B2-Durability.

G.C. White Signature of approved professional



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




R. W. Muir
Registrar-General
of Land

Identifier NA44D/1006
Land Registration District North Auckland
Date Issued 07 March 1979

Part-Cancelled

Prior References
NA3C/539

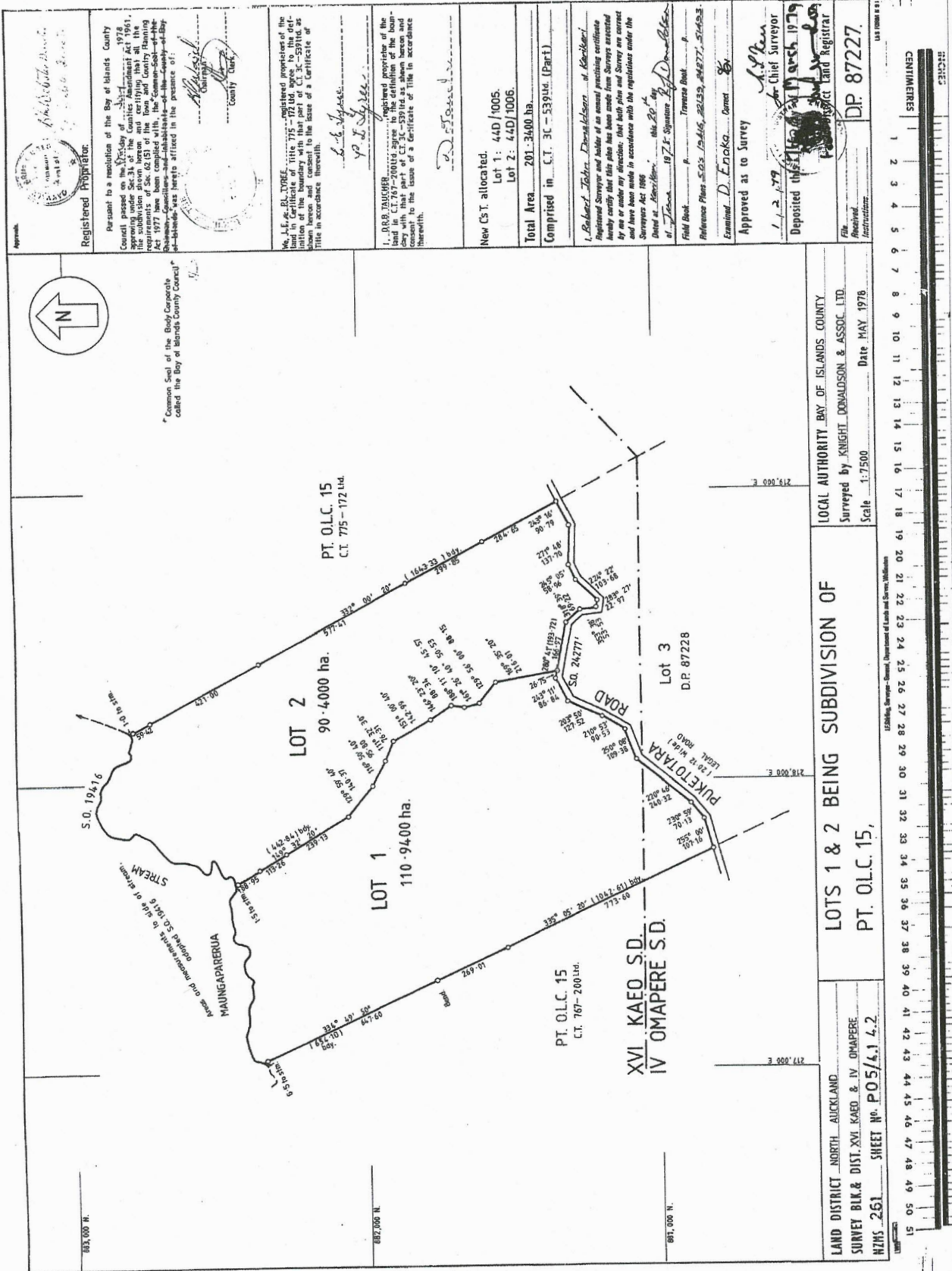
Estate Fee Simple
Area 90.4000 hectares more or less
Legal Description Lot 2 Deposited Plan 87227
Registered Owners
Greenacre Heights Limited

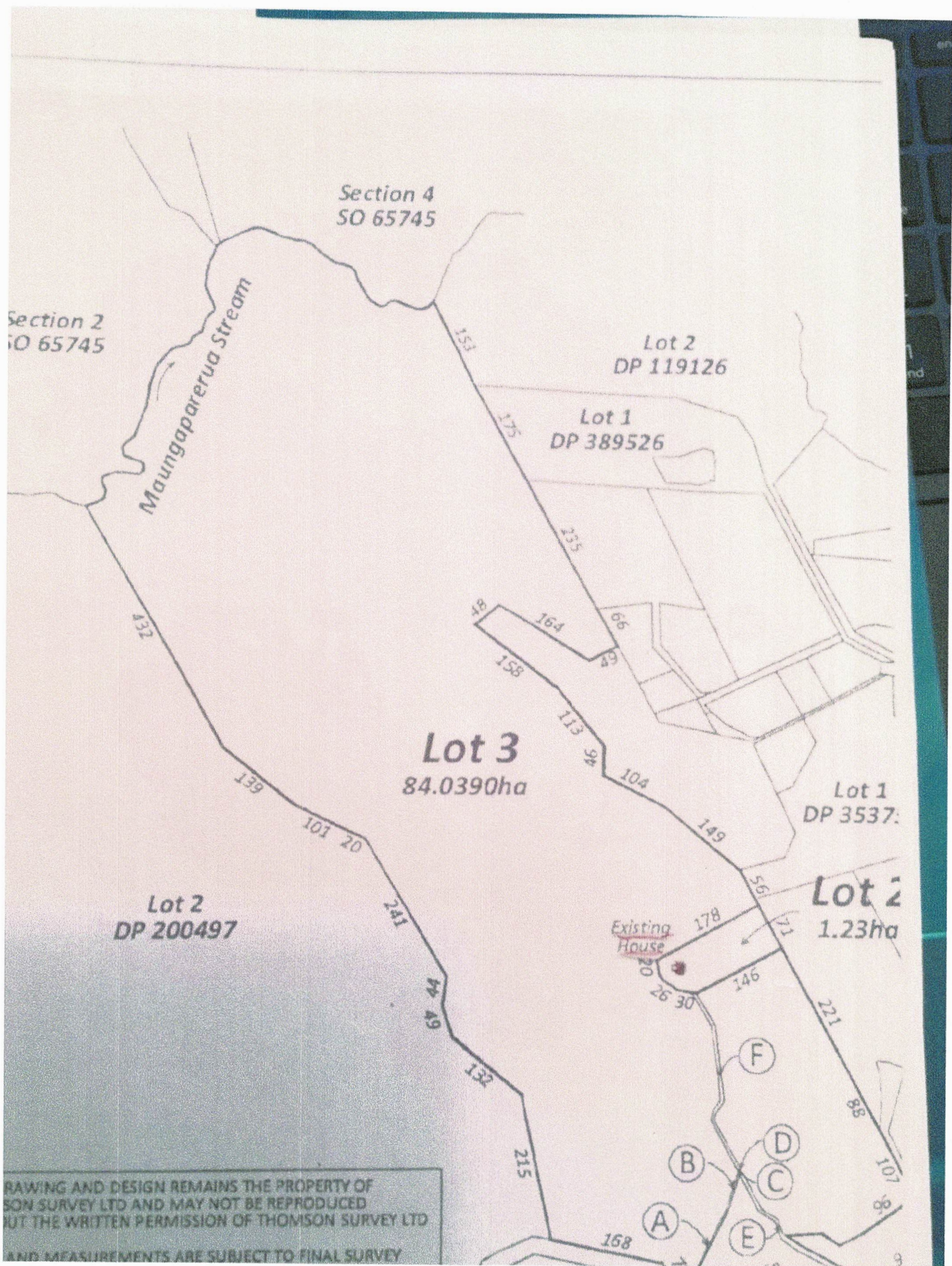
Interests

893295.13 Transfer of Lot 1 DP 92560 to Leslie Edward Tyree and Patricia Lenore Tyree in equal shares. CT NA49B/85 issued - 6.7.1981 at 9:00 am

Subject to a right to convey water over part marked A on DP 117802 and a right to transmit electricity over part marked B on DP 117802 created by Transfer B821478.1 - 2.5.1988 at 1:43 pm

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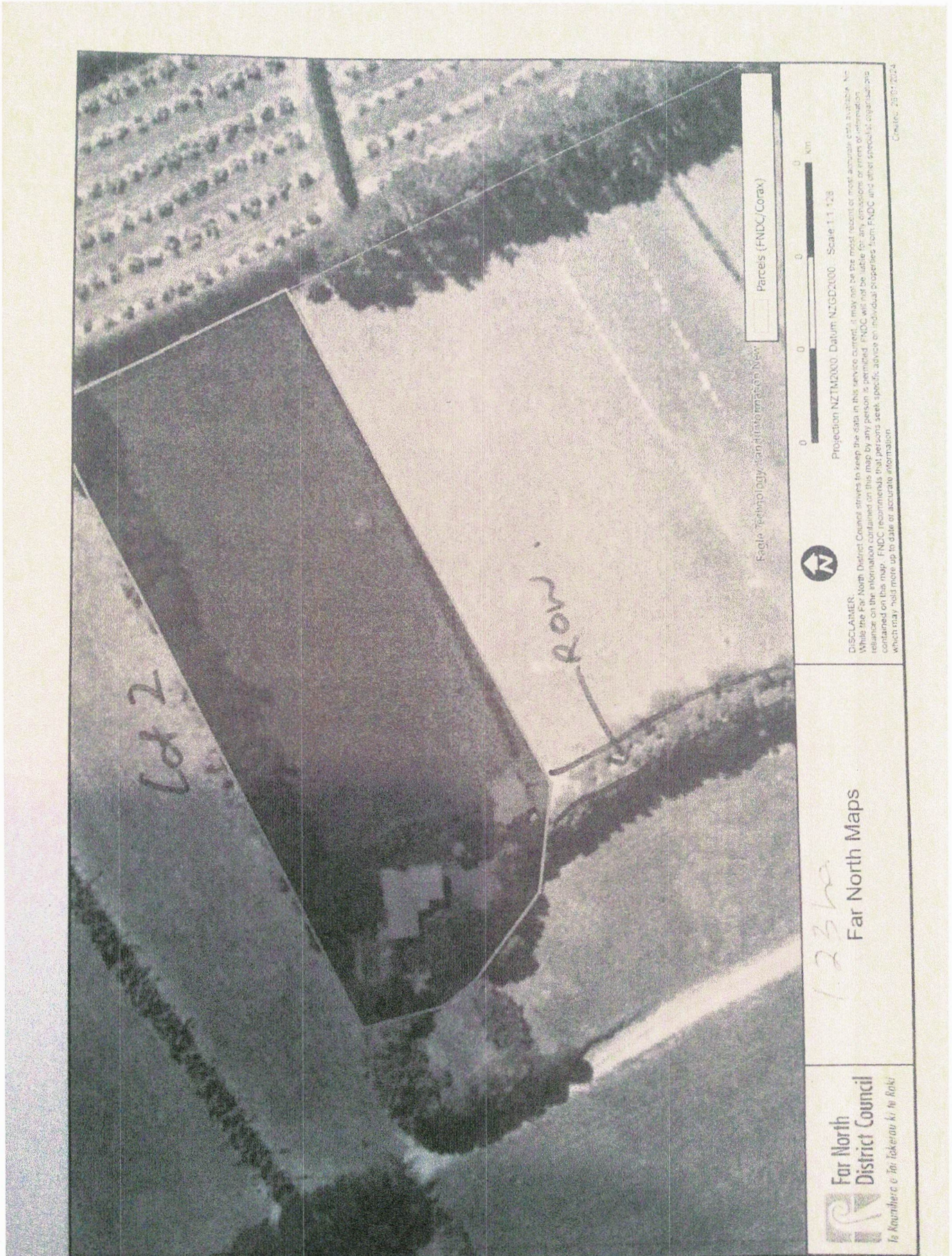




IMG_1768.jpg



—IMG_1770.jpg



Attachments:

IMG_1769.jpg

404 KB

IMG_1768.jpg

1.1 MB

PRIMARY TREATMENT SYSTEM – CALCULATIONS & INSTALLATION COMPLIANCE CRITERIA FOR THIS DOCUMENT IS DATED: 6/3/2024
UNDER F.N.D.C TP58 WASTEWATER DESIGN FLOW-RATES & LAND APPLICATION CALCULATIONS

WASTE WATER DRIPLINE SYSTEM DESIGN FOR (APPLICANTS DETAILS)

NAME: Green acre Heights Limited.
ADDRESS: Puketotara Road, Kerikeri
DP NO: 87227 LOT NO: 2

DESIGN RATE FLOW

Allowing for the following - 6 x bedroom maximum, 10 x person occupancy dwelling.
On tank water supply allowing for 180 litres per person = total daily rate of 1800 l/day

SOIL CATEGORY = 4

Type for this property has been determined by means of an excavated test dig of .600mm supporting the soil type structure to be in a category four.

DESIGN LOADING RATE (D.L.R)

Is 5 mm per square metre per day.

TREATMENT SYSTEM DISPOSAL FIELD DESIGN SIZE & LAY-OUT

To be type two or secondary aerobic treatment plant, chosen by the owners to be a Waterflow Ltd treatment plant or similar.

Total square metre area of 360 square metres with 30% or 108 square metres of reserve area.

All ground surface water is to be directed away from the disposal areas wherever necessary and or possible.

1. Property for which this application relates:

Physical Address of Property	Puketotara Road, Kerikeri
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	Permitted activity for Rural Production
Total Property Area (m ²)	87227 square metres.
Map Grid Reference of Property If Known	LAND DISTRICT MAP/ NORTH AUCKLAND

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

Lot No.	2	DP No.	87227	CT No.	NA44D/1006
Other (specify)					

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
 Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

			NO ✓
--	--	--	------

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

Existing habitable property, requiring a wastewater upgrade for the existing dwelling, with future additional occupancy if required.

4. Site Geology

Check Rock Maps

O.K.g = Okaihau Gravelly friable clays.

Geological Map Reference Number N.Z.M.S 290 SHEET P 04/05

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

North		West	
North-West		South-West	
North-East		South-East	
East	yes	South	

6. Site clearances

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5 metres min set back	Check council requirements 1.5
Surface water, rivers Creeks drains etc	20 metres min set back	20 metres
Groundwater	1.2 metres gap above ground -	Water table
Stands of Trees/Shrubs	Landscaped property -2metre set- back from trunks	
Wells, water bores	20 metres min set-back	20 metres
Embankments/retaining walls	3 metres min set-back	3 metres
Buildings	3metres min set-back	3 metres
Other (specify):	Including decks	3 metres

PART D: Site Assessment - Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test dig	Yes	Depth of .600mm	No of Test Pits	One
Other (specify):	No water table encountered			

Soil Report attached?

	n/a
--	-----

2. Was fill material intercepted during the subsoil investigation?

	NO ✓
--	------

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

3. percolation testing

Please specify the method not applicable

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

			NO
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If No, why not?

Gentle sloping property, No visual evident problems existing whatsoever.
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If Yes, please give details of report (and if possible, please attach report):

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

3. Site Characteristics (See Table 1 attached):

Provide descriptive details below:	
<u>Performance of Adjacent Systems:</u>	
Adjacent systems working very well- Good ground percolation available onsite	
<u>Estimated Rainfall and Seasonal Variation:</u>	
Information available from N.I.W.A MET RESEARCH	
Annual rainfall 1200mm-Annual potential Evapo-Transpiration 250mm	
<u>Vegetation / Tree Cover:</u>	
Mature Landscaped property.	
<u>Slope Shape: (Please provide diagrams)</u>	
yes	
<u>Slope Angle:</u>	
3-5%	
<u>Surface Water Drainage Characteristics:</u>	
Elevated site falling gently towards the Eastern boundary.	
Surface water easily controlled via swale drainage systems.	
Flooding Potential: NO	
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.	
<u>Surface Water Separation:</u>	
Minimum 20 metres separation measured horizontally from disposal field for trench systems and 15 metres for secondary dripline fields.	
Swale cut-off drains to be installed above disposal area as required.	
<u>Site Characteristics: or any other limitation influencing factors</u>	
NO	

Test Report Attached?				YES ✓
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4. Are surface water interception/diversion drains required?

Yes			
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If yes, please show on site plan

4a Are subsurface drains required

If yes enter details **NO**

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

Winter	6 m		Estimated	✓
Summer	4 m		Estimated	✓

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

			NO ✓
--	--	--	-------------

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

N/A

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

Is Topsoil Present?	YES	If so, Topsoil Depth?	1200(m)
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Very good ground percolation is available on this site.

PART E: Discharge Details

1. Water supply source for the property

Rainwater (roof collection)	YES
Bore/well	NO
Public supply	NO

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

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	(Up to) 6 bedrooms	
Design Occupancy	(Up to) 10 persons	
Per capita Wastewater Production	1800	
Total Daily Wastewater Production	1800	

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?			N/A	
b) Water Recycling - what %?	0%			

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

n/a

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

No	√

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	899'252.7606
Total Daily Wastewater Production	1800 Litres
Lot Area to Discharge Ratio	499.584867

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

YES	√		
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8. Is a Northland Regional Council Discharge Consent Required?

No	√
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PART F: Primary Treatment (Refer TP58 Section 7.2)

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
Two	6000 litre septic tank with a combined 5200 litre Econotreat aeration secondary treatment system.	
	Total Capacity	11'200 Litres

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

n/a

PART G: Secondary and Tertiary Treatment

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

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

Secondary Treatment	yes		
Home aeration plant	yes		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank	yes		
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	Installed in existing garden area & covered in mulch.

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method:

Pump	yes

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

--	--

If not to be installed, explain why

n/a

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

Total Design Head	26	(Tick) (m)
Pump Chamber Volume	240	(Litres)
Emergency Storage Volume	1200	(Litres)

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

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	yes		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	Raam dripline installed in garden beds or mulched over as per detailed design.

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

Loading Rate	5mm per sq metre	(Litres/m ² /day)
Disposal Area	Design	360 (m ²)
	reserve	108 (m ²)

Explanation (Refer TP58 Sections 9 and 10)

Loading rate at 5mm per square metre per day, using Raam compensating dripline irrigation at 3.75 litres per hour as per Econo Treat specifications = daily flow rate at 1800 litres, divided by application rate of 5mm or litres per square metre = total treatment area of 360 square metres.
Conservative loading rate design = 360 square metres.

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

Reserve Disposal Area (m ²)	360 m ²
Percentage of Primary Disposal Area (%)	100% plus

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

Description and Dimensions of Disposal Field:

Econo Treat VBB-C-2200-2 domestic wastewater system with 360 lineal metres of dripline irrigation trenched/ or laid beneath the surface or garden areas as per detail attached.

Plan Attached? <input type="checkbox"/> YES <input checked="" type="checkbox"/>
If not, explain why not
N/A

PART I: Maintenance & Management

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

			Yes
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Name of Suppliers

Waterflow N.Z Ltd.

PART J: Assessment of Environmental Effects

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

			NO <input checked="" type="checkbox"/>
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If Yes, list and explain possible effects

PART K: Is Your Application Complete?

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

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

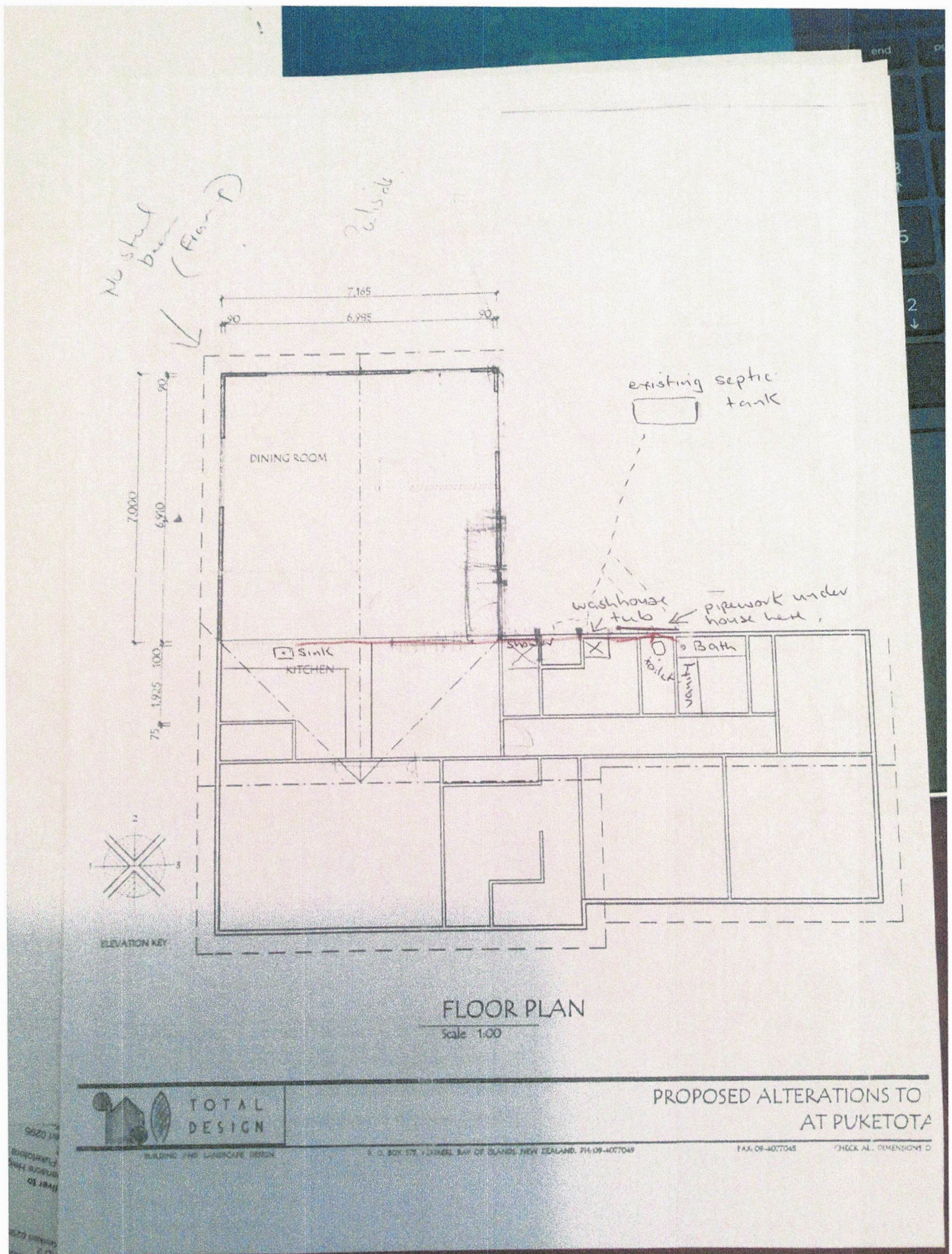
1. Declaration

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

Name Gerry C. White	Signature	<i>G. C White</i>
Position Registered Drainlayer	Date	26/3/2024

Note

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



FLOOR PLAN

Scale 1:100



TOTAL DESIGN

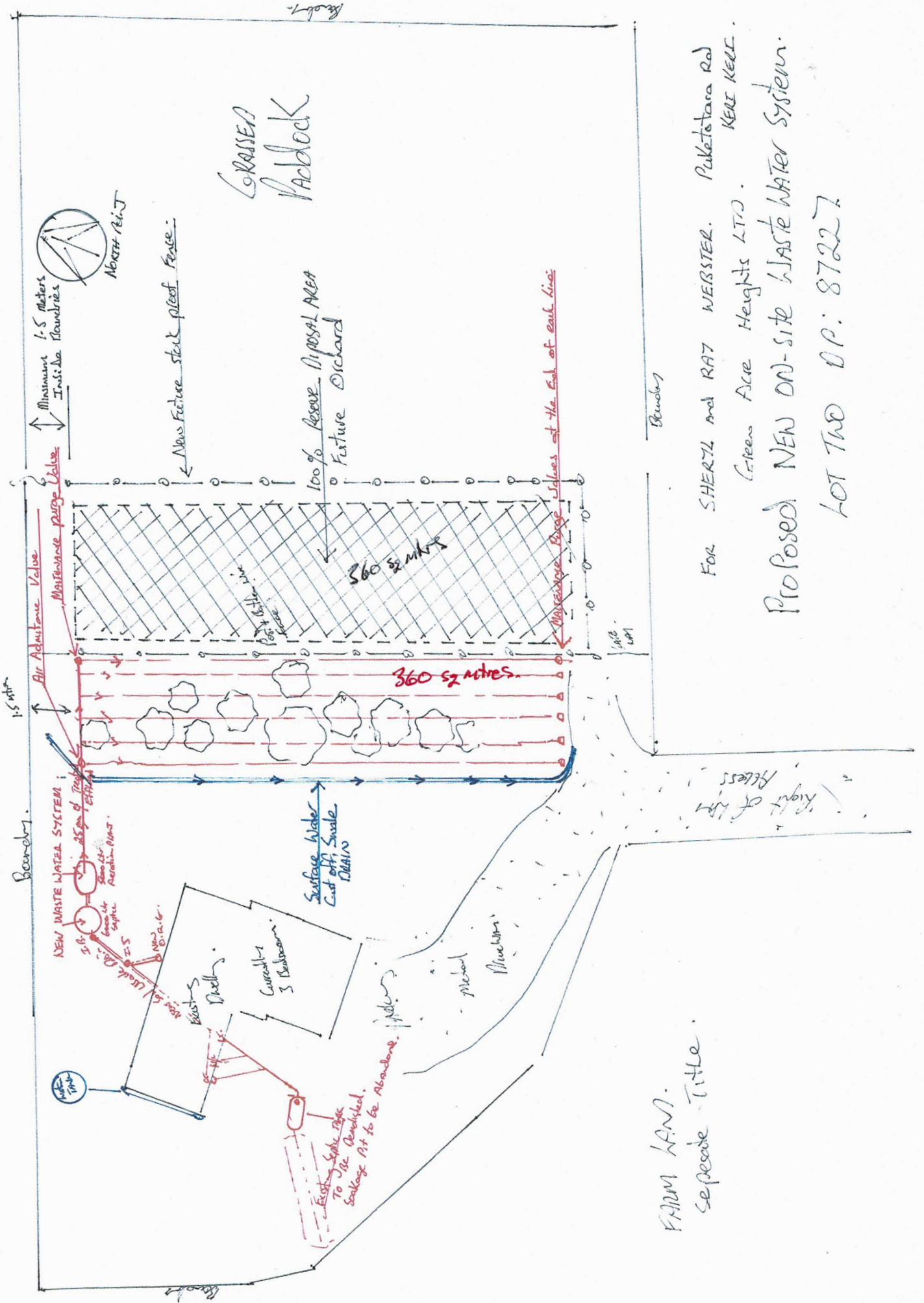
BUILDING AND LANDSCAPE DESIGN

P. O. BOX 172, LUMBER BAY OF ISLANDS NEW ZEALAND. PH: 09-4077049

FAX: 09-4077048

CHECK ALL DIMENSIONS

PROPOSED ALTERATIONS TO AT PUKETOTA



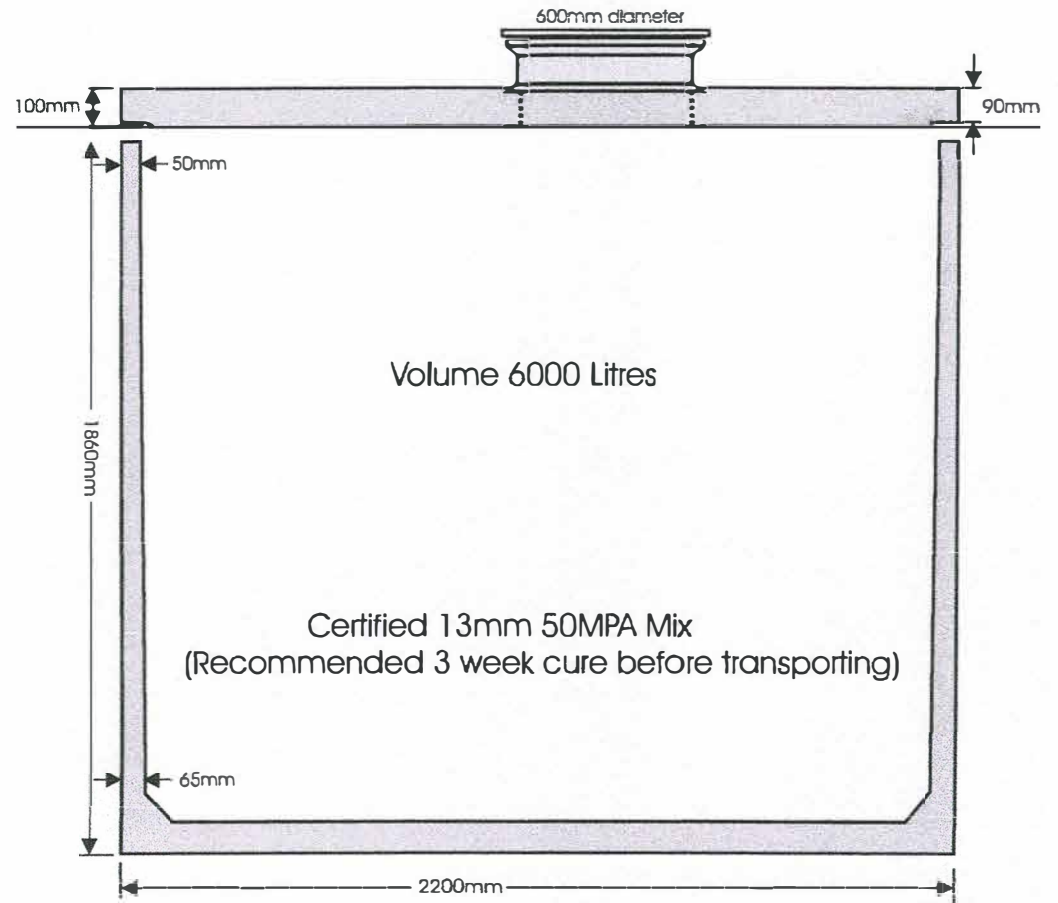
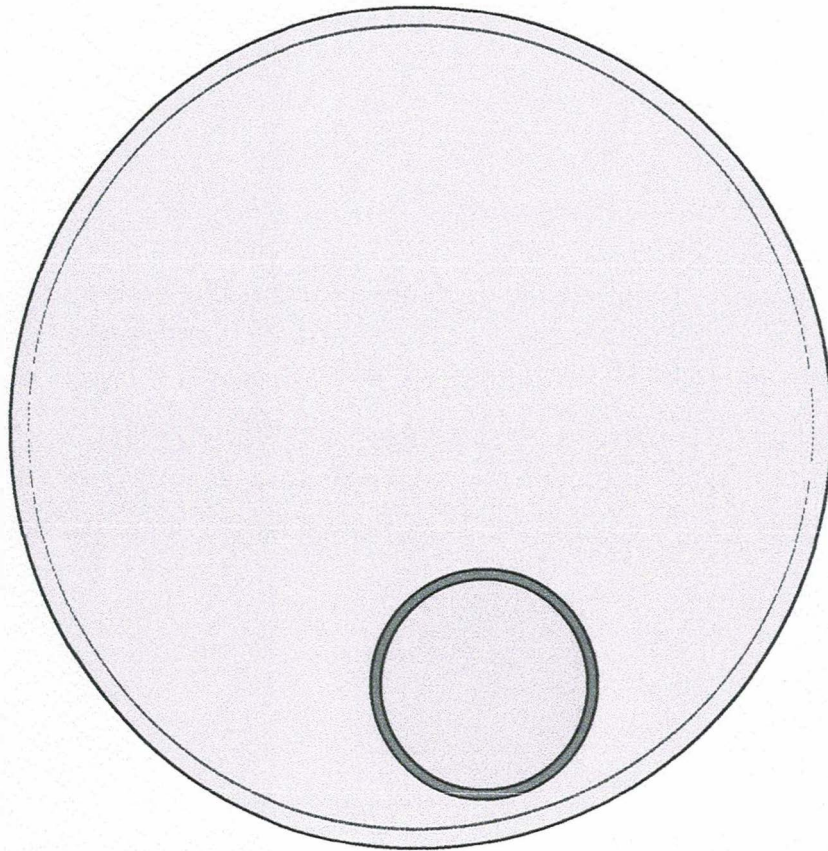
FOR SHERYL and RAY WEBSTER. Puketotara Rd
 GREEN ACRE HEIGHTS LTD. KEHU KEHU.

Proposed NEW ON-SITE WASTE WATER SYSTEM.

LOT TWO DP: 87227.

FARM PLAN.
 Separate Title.

Retention Tank/Water Tank/Sewage Tank



Single Chamber & Dual Chamber models available



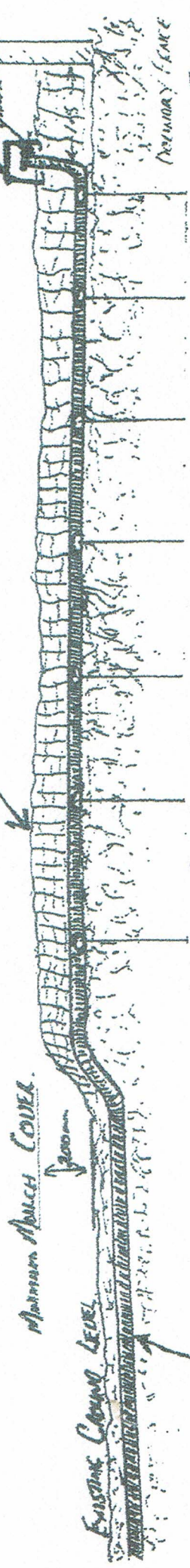
WAIPAPA TANKS
& Waste Treatment Systems Ltd

Ph 09 407 8323 Fax 09 407 8372

166 Waipapa Road, Kerikeri

TYPICAL GARDEN BED DESIGN FOR DRIPPER LINES

MULCHED GARDEN AREAS TO BE HEAVILY PLANTED WITH SHALLOW ROOTING BROAD LEAF PLANTS - FLAXES E.T.C



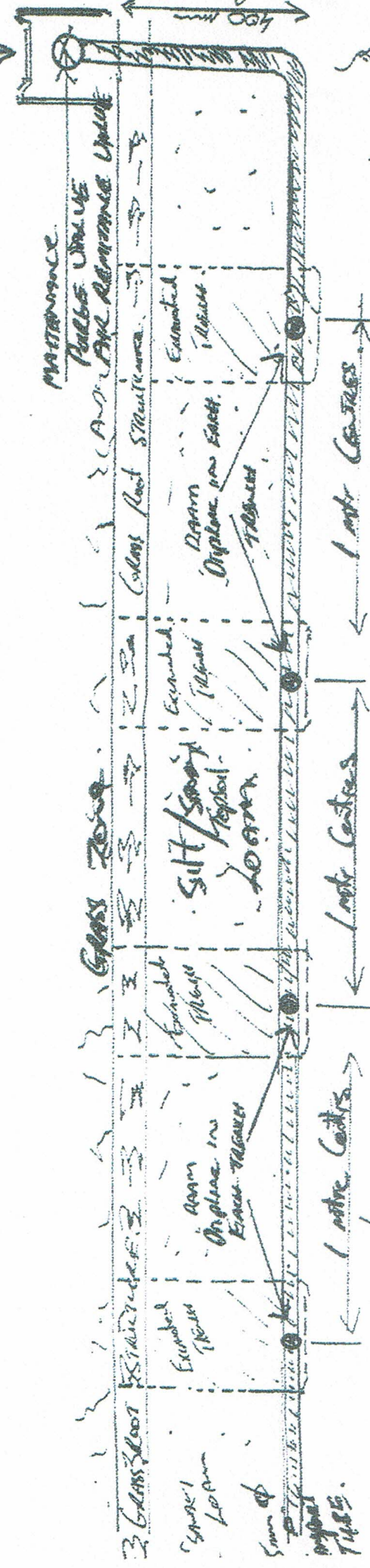
RAIN DRIP LINE IRRIGATION COMPENSATING TUBING WITH 3-75 LITERS PER HOUR EMITTERS TO BE LAYED AT 1 METER CENTRES OR WITH 2.3 LITERS PER HOUR EMITTERS TO BE LAYED AT 600mm CENTRES.

CROSS SECTIONAL VIEW

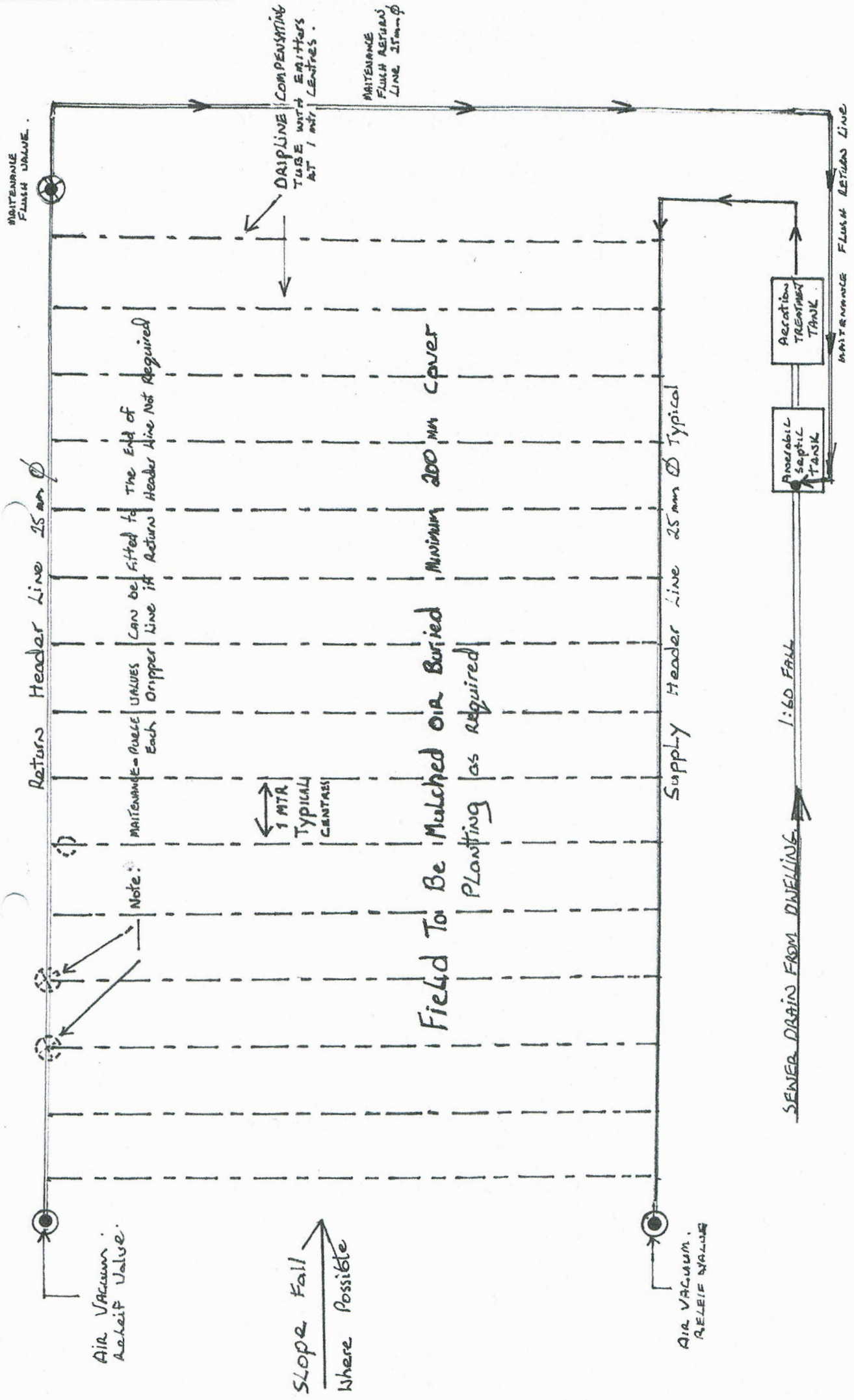
TYPICAL TRENCHED LAWN AREAS DESIGN

Note: LAWN AREAS CAN BE SPOT PLANTED WITH SHALLOW ROOTING PLANTS
 FLAVES - BROAD LEAF - FRUIT TREES ETC BETWEEN DRAINAGE

Access
 Harred.

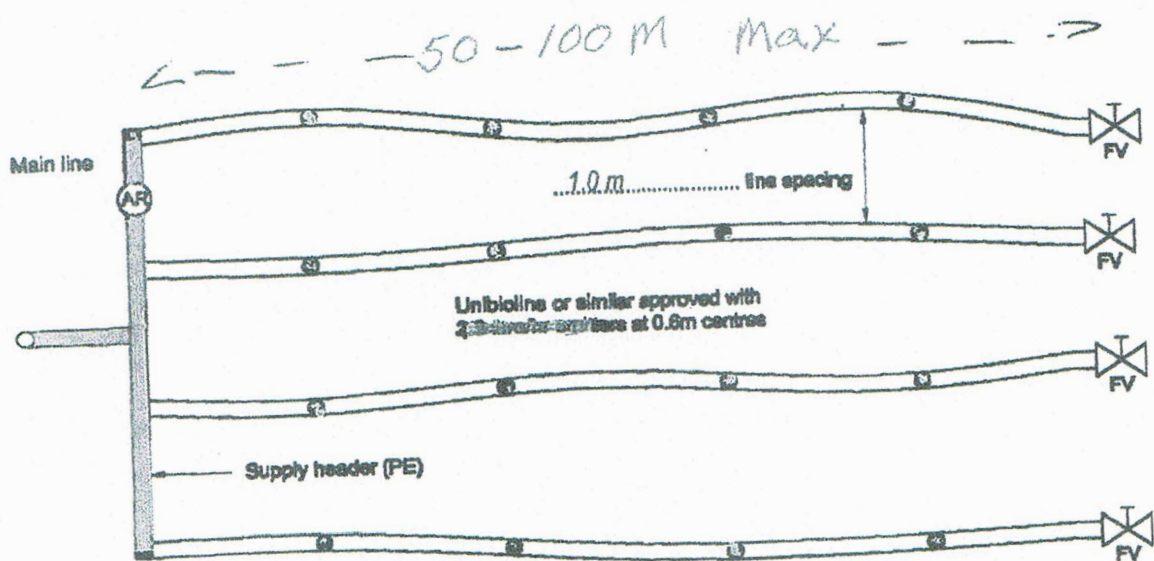


Schematic Layout of Disposal Design



Typical Disposal Field Layouts For Trickle Irrigation

Dripline Field Layout:



Field Layout Without A Collection Header Pipe

Legend



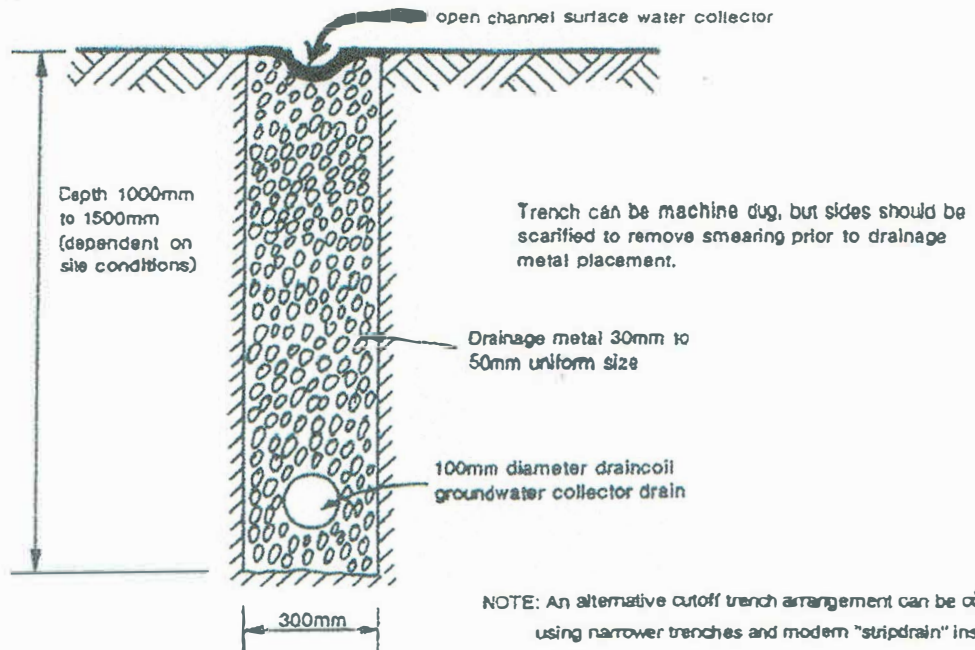
Air / Vacuum release valve



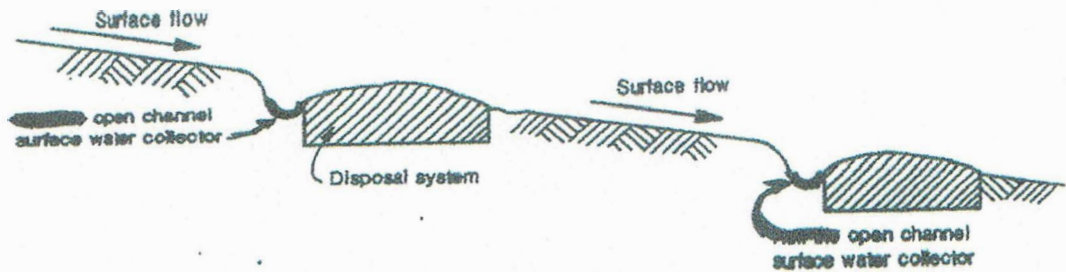
Flushing valve

FIG. 5.2 DRAINAGE CONTROLS

A: Groundwater Cutoff Trench



B: Surface Water Cutoff Channels - OPTIONAL



- NOTES:
1. Not to Scale
 2. Outlets from surface water channels and groundwater drains must discharge to soakways or via surface diffusion, all well clear of subsoil disposal areas.