

# 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 Schedule 4). 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
- Consent under National Environmental Standard  
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

\* *The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

John and Mary Ralph

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Northland Planning & Development 2020 Ltd

**Email:**

**Phone number:**

**Postal address:**

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

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

## 7. Details of Property Owner/s and Occupier/s

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

**Name/s:**

John Joseph Ralph and Mary Anne Ralph

**Property Address/  
Location:**

134 Hihi Road, Mangonui

**Postcode**

0494

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the Proposal:

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

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

## 10. Would you like to request Public Notification?

Yes  No

## 11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

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

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

## 13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days?  Yes  No



## 14. Billing Details:

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

**Name/s:** (please write in full)

John and Mary Ralph

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

**Name:** (please write in full)

**Signature:**

(signature of bill payer)

Date

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://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.

## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

**Signature:**

Date

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

### Checklist (please tick if information is provided)

---

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

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

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

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

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)       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

**12. Assessment of Environmental Effects:**

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

Please attach your AEE to this application.

**13. Billing Details:**

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

Name/s: (please write all names in full)

John & Mary Ralph

Email:

Postal Address:




Phone Numbers:

Work: 021 123 4567 Home: 021 123 4567

**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 20<sup>th</sup> 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 359 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 Fee 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: John Ralph (please print)

Signature:  (signature of bill payer – mandatory) Date: 15/08/2024

#### 14. Important information:

##### Note to applicant

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

##### Fast-track application

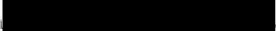
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

##### Privacy information:

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

Name: John Ralph (please print)

Signature:  (signature)

Date: 15/8/2024

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

##### Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 IN SIZE

## Combined Land Use and Subdivision Resource Consent Proposal

**John & Mary Ralph**

**134 Hihi Road, Hihi**

Date: 31 October 2024

Please find attached:

- an application form for a Combined Land-use and Subdivision Resource Consent in the **Coastal Living Zone** to create one additional allotment and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed Far North District Plan.

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

Regards,



Alex Billot

Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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**Appendices**

- 1. Far North District Council Application Form**
- 2. Certificate of Title NA99B/205 – LINZ**
- 3. Consent Notice D124438.2 - LINZ**
- 4. Subdivision Scheme Plan – Williams & King**
- 5. Engineering Report – Haigh Workman**
- 6. Correspondence – Heritage NZ**
- 7. Correspondence – Te Hono Support**
- 8. Correspondence – Iwi**





# Assessment of Environment Effects Report

## 1. DESCRIPTION OF THE PROPOSED ACTIVITY

### Subdivision

1.1. The proposal is to undertake a subdivision of Lot 3 DP 164729 to create one additional allotment in the Coastal Living zone. Proposed Lot 1 will contain the existing dwelling, proposed buildings and access, parking and manoeuvring areas and Proposed Lot 2 will be vacant land. Access to both lots from Hihi Road will be via the existing access lot, Lot 9 DP 164729.

1.2. The proposed lots are as follows:

- Proposed Lot 1 = 1.0770 hectares - to contain the existing built development
- Proposed Lot 2 = 2.9430 hectares – vacant allotment

*Areas and measurements are subject to final survey.*

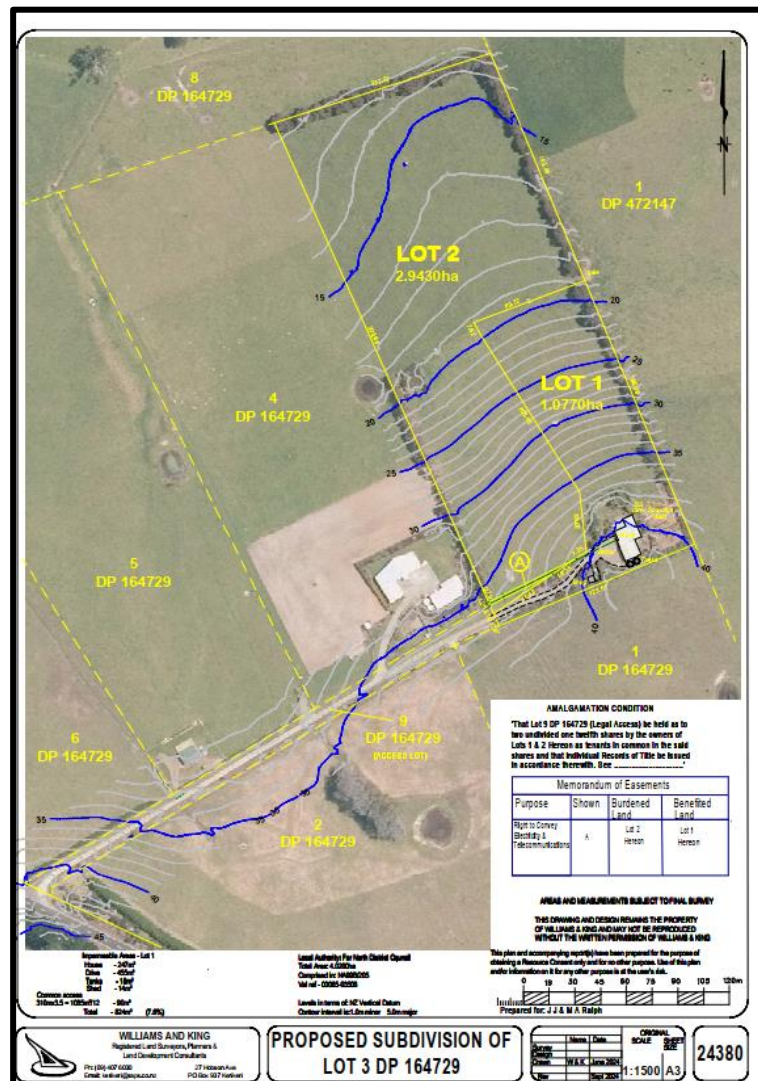


Figure 1: Proposed Scheme Plan



### Amalgamation Condition

- 1.3. As part of this proposal, Lots 1 & 2 will have a 1/12<sup>th</sup> share of the access lot, Lot 9 DP 164729. The following amalgamation condition is therefore proposed:

*'That Lot 9 DP164729 (Legal Access) be held as to two undivided one twelfth shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Titles be issued in accordance therewith.'*

### Land Use

- 1.4. As part of this application, it is also proposed to include a future building intended to be used as a one-bedroom unit/sleepout, within Proposed Lot 1. The proposed building will be approximately 60m<sup>2</sup> in area and will be located to the north of the existing dwelling, in an open grazed area. As the proposed building will be over 50m<sup>2</sup>, a breach of 10.7.5.1.1 *Visual Amenity* is created.
- 1.5. The existing and proposed impermeable surfaces within Proposed Lot 1 equate to 1054m<sup>2</sup> or 9.6% of the total site area of Proposed Lot 1. This infringes the permitted standard for impermeable surface coverage being 600m<sup>2</sup> under 10.7.5.1.6 *Stormwater Management* and therefore consent will also be sought for this as part of this application. Haigh Workman have included an assessment of Stormwater Management within their report attached with this application.
- 1.6. In regard to the access rules contained within Chapter 15, the proposal results in an infringement of 15.1.6C.1.1(a) and 15.1.6C.1.3(a) & (b). The infringements are created as no upgrading to the carriageway width within the existing access lot is proposed, nor the creation of passing bays. Haigh Workman have completed a Site Suitability Report which stated that *'Given this anecdotal evidence, straight alignment, gentle gradient and line of sight visibility from beginning to end, we suggest that no changes be made to the carriageway width'*. This results in a Discretionary Activity.

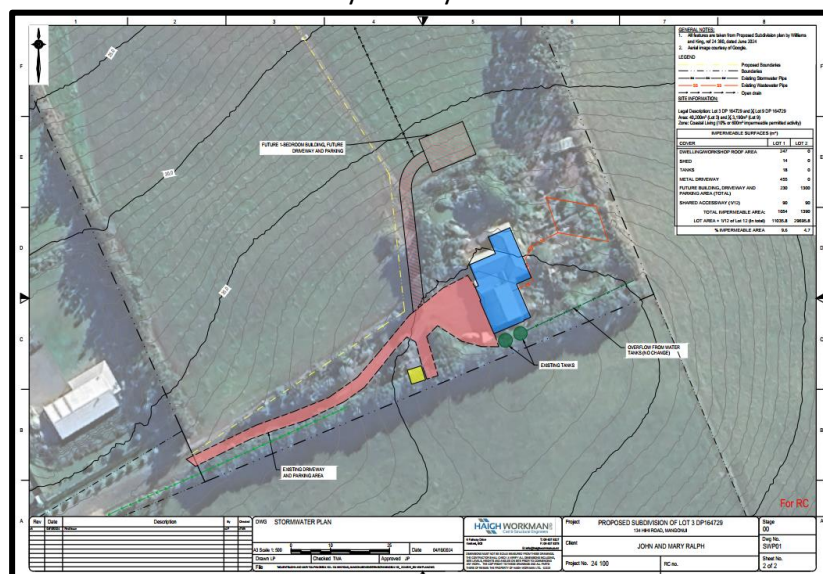


Figure 2: Site Plan showing location of proposed future building on Lot 1. Source: Haigh Workman.



## 2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject site is zoned Coastal Living under the Operative District Plan and Rural Lifestyle within the Proposed District Plan.
- 2.2. Lot 3 DP 164729 contains an existing dwelling, proposed building and metalled areas for access, parking and manoeuvring. The site is accessed via an access lot from Hihi Road, which the applicants have a 1/6<sup>th</sup> share of. The access lot is of metalled formation. The subject site is located at the end of the access lot, approximately 380 metres from the boundary of Hihi Road. The remainder of the site is open pasture, utilized for grazing of livestock. The existing dwelling is situated on top of a hillside, with the land sloping to the north, where it flattens out near the proposed northern dividing boundary of Lots 1 & 2.
- 2.3. There is mature landscaping obscuring the existing dwelling from view, as well as mature shelterbelts along all boundaries of the site.
- 2.4. The site has distant views of the Mangonui Harbour. A short drive was taken further along Hihi Road, with views of the site and existing dwelling being obscured by the existing vegetation and landscape, confirming that the site is well hidden from public viewing places.
- 2.5. The adjoining lots to the west and south are of similar size, being approximately 4 hectares in area. These allotments were created as part of the same subdivision as the subject site. Lots further south are smaller in area, ranging from 6900m<sup>2</sup> to 1.5 hectares. The lot directly north of the site is 17 hectares, with the adjoining site to the east being 83 hectares. Further afield to the east are large blocks of land comprising hill country. On the opposite side of Hihi Road are larger lots of around 20 hectares to 30 hectares, which then adjoin the Mangonui Harbour. Hihi Village is located approximately 4 kilometres north of the site. Overall, the surrounding environment is made up of a mix of allotments with larger allotments zoned General Coastal adjoining the Mangonui Harbour, and smaller lots ranging in size from 6900m<sup>2</sup> to 4 hectares located on the opposite side of Hihi Road and being zoned Coastal Living and Rural Production. Further afield are larger lots zoned Rural Production.

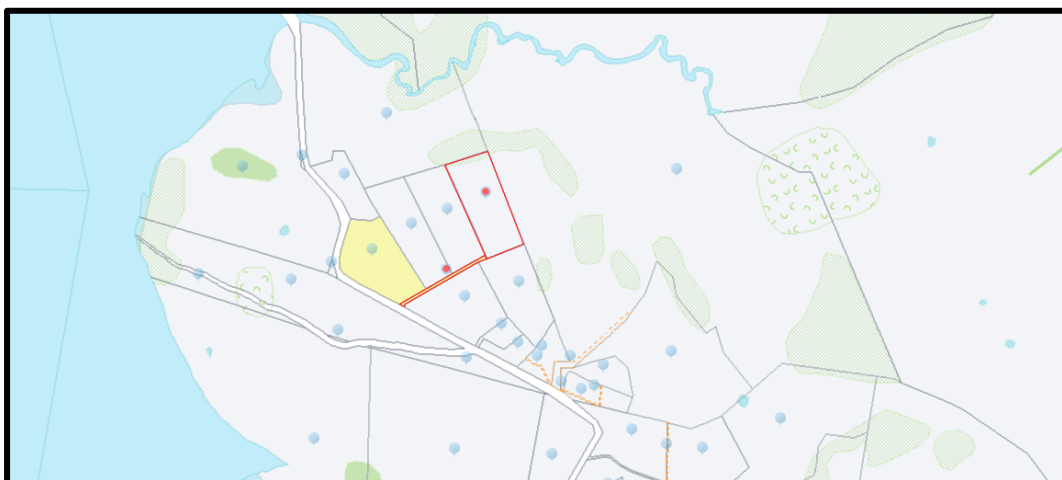


Figure 3: Image of the site and surrounding lots. Source: Prover.



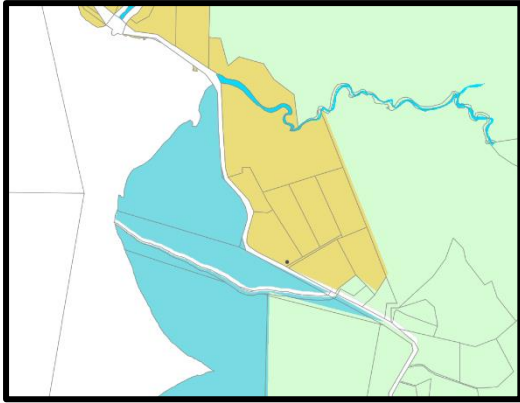


Figure 5: FNDC ODP Zoning Maps.



Figure 4: Aerial view of the subject site and surrounding environment.

### Site Photos

2.6. A site visit was undertaken in August 2024, with a compilation of the photos taken below.



Figure 7: Existing crossing to the access lot from Hihi Road.



Figure 6: Access lot to the site.



Figure 8: Image of Proposed Lot 2, taken from the proposed location for the future building.



Figure 9: Image of the site from Hihi Road. Arrow indicates the existing dwelling location, which is obscured from view.

### 3. BACKGROUND

#### Title

- 3.1. Lot 3 DP 164729 is held within Record of Title NA99B/205, with a title date of 27 March 1997. The site has an area of 4.02 hectares. Also held within the same Record of Title is a 1/6<sup>th</sup> share of Lot 9 DP164729, which is the access lot. Lot 9 DP 164729 has a total land area of 3190m<sup>2</sup>, with a 1/6<sup>th</sup> share being 531.66m<sup>2</sup>.
- 3.2. There is one consent notice document registered on the title under D124438.2. An assessment of the conditions held within this consent notice has been completed below:
  - 3.2.1. Condition 1(a), (b), (d), (e), (f), (g) and (h) are not applicable to this proposal as they do not relate to the subject site.
  - 3.2.2. Condition 1(c) states that Lot 3 DP 164729 will have an undivided share in the access lot, Lot 9 DP 164729. No action is required for this consent notice. Lots 1 & 2 will have a 1/12<sup>th</sup> share in Lot 9 DP 164729 as a result of this proposal.
  - 3.2.3. Condition 2 puts a restriction of re-subdivision of the suite for a period of seven years from the date of deposit of DP164729. DP164729 was deposited in 1997 meaning that the re-subdivision date has now passed.

#### Site Features

- 3.3. The site is located within the Coastal Living Zone under the Operative District Plan and zoned Rural Lifestyle within the Proposed District Plan.
- 3.4. The site is not located within the Coastal Environment and is not within any areas identified as Outstanding Natural Landscapes or Features under the Regional Policy Statement for Northland.

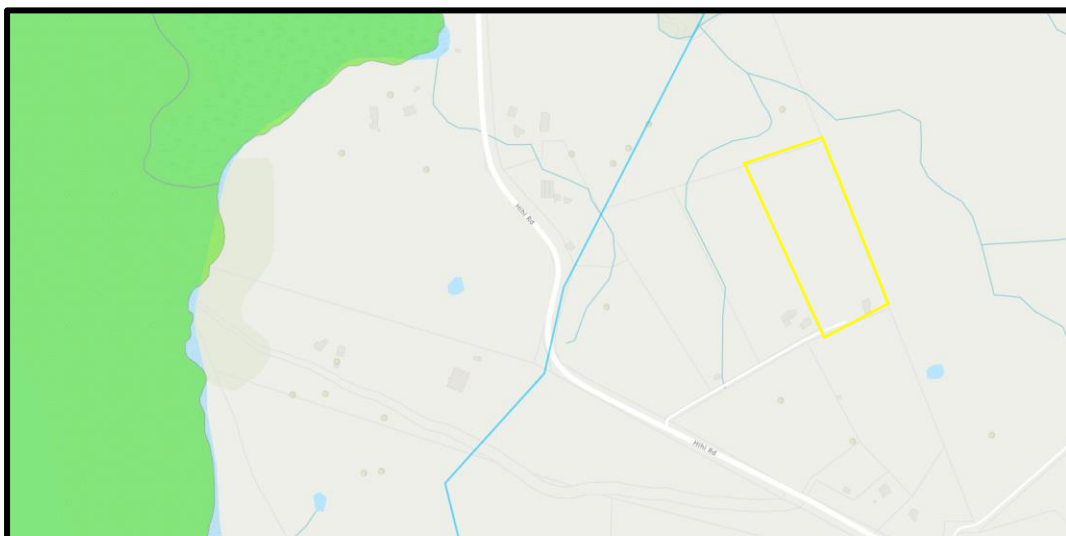


Figure 10: RPS Maps



3.5. The subject site is not shown to be susceptible to river or coastal flood hazards under the NRC Hazard Maps, as shown in Figure 11.

3.6. Reticulated services are not available to this rural site. The existing dwelling has existing provisions for water supply, wastewater disposal and stormwater attenuation.



Figure 11: NRC Hazard Maps

3.7. The site is not identified as a HAIL site.

3.8. NZAA has not mapped any archaeological sites on the property.

3.9. The site does not contain any areas of significant indigenous vegetation or fauna nor does it contain any reserves or PNA. The site is located within an area which is shown to have kiwi present.

3.10. The southern portion of the site is shown to contain soils of LUC 4e3, with the northern portion containing soils of LUC 3w1. Soils of LUC 3 are classified as highly versatile under the RPS. As the site is zoned Coastal Living under the ODP and proposed to be zoned as Rural Lifestyle under the PDP, it is considered that consent under the National Policy Statement for Highly Productive Land (NPS for HPL) is not triggered, as will be discussed further in this report.

3.11. The site is not known to be located within a Statutory Acknowledgement Area. The site is within the Treaty Settlement Area for Ngātikahu ki Whangaroa. FNDC's Te Hono group have been contacted to provide the contact details of the applicable iwi/hapu representative for the area. The relevant parties have been contacted however at time of lodgement no response had been received.

## 4. WEIGHTING OF PLANS

4.1. The site is zoned as Rural Lifestyle under the Proposed District Plan and is not subject to any overlays.

4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.



- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.
- 4.4. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

## 5. ACTIVITY STATUS OF THE PROPOSAL

### Operative District Plan

- 5.1. The subject site is located within the Coastal Living Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

#### Subdivision

Assessment of the applicable Subdivision Rules for the Coastal Living Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (ix)	MINIMUM LOT SIZES	<b>Restricted Discretionary</b> Proposed Lot 1 is to have a site area of 1.08 hectares, with Proposed Lot 2 being 2.9 hectares. The proposal can therefore comply with the Restricted Discretionary provisions as the lot sizes are larger than 8000m <sup>2</sup> .
13.7.2.2	ALLOTMENT DIMENSIONS	<b>Permitted</b> Lot 1 contains an existing dwelling. There is ample area within Lot 2 to accommodate the 30m x 30m concept building envelope.
13.7.2.3 – 9	<b>Not Applicable for this application.</b>	

- 5.2. The proposal is able to meet the lot size provided for as a **Restricted Discretionary Activity** as per Table 13.7.2.1 above.

#### Coastal Living Zone Standards

- 5.3. Proposed Lot 1 contains an existing dwelling and proposed building as well as the existing metalled areas for access, parking and manoeuvring. As mentioned, it is also proposed to construct a 60m<sup>2</sup> building within Proposed Lot 1, which will need to be assessed against the District Plan rules for the zone. Proposed Lot 2 will not contain any built structures. Proposed Lot 2 will have a 1/12<sup>th</sup> share of the access lot, which equates to approximately 90m<sup>2</sup> of metalled surface. Therefore, an assessment under Section 8.7.5.1 of the District Plan is required.





Assessment of the permitted COASTAL LIVING ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	VISUAL AMENITY	<b>Restricted Discretionary.</b> This application includes the provision for a future 60m <sup>2</sup> building within Proposed Lot 1. As the building will exceed 50m <sup>2</sup> , the proposal breaches the permitted threshold under this rule.
10.7.5.1.2	RESIDENTIAL INTENSITY	<b>Permitted.</b> Lot 1 will contain the existing dwelling, with Lot 2 being vacant.  It is intended that the future building be utilised as a sleepout and form part of the existing residential unit on the property.
10.7.5.1.3	SCALE OF ACTIVITIES	<b>Permitted.</b> No such activities are proposed as part of this application.
10.7.5.1.4	BUILDING HEIGHT	<b>Permitted.</b> The proposed future building will be less than 8m in height.
10.7.5.1.5	SUNLIGHT	<b>Permitted</b> The new dividing boundaries are located a sufficient distance from existing structures as well as the proposed future building, to comply with this rule.
10.7.5.1.6	STORMWATER MANAGEMENT	<b>Controlled Activity.</b> As detailed on the scheme plan provided with this application, the subdivision will result in proposed Lot 1 containing 9.6% or 1054m <sup>2</sup> of impermeable surfaces. Lot 1 is therefore not able to meet the permitted threshold for stormwater management, however can comply with the controlled provision of 15% of the total site area or 1500m <sup>2</sup> , whichever is the lesser.  Lot 2 is able to comply with the permitted threshold.
10.7.5.1.7	SETBACK FROM BOUNDARIES	<b>Permitted</b> The new dividing boundaries are located a sufficient distance from existing structures and the proposed future building to comply with this rule.
10.7.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	<b>Not applicable</b> as no non-residential activities are proposed.
10.7.5.1.9	TRANSPORTATION	A full assessment has been completed in the table below.
10.7.5.1.10	HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	<b>Not applicable</b> as no non-residential activities are proposed.
10.7.5.1.11	KEEPING OF ANIMALS	<b>Not applicable</b> as no commercial keeping of animals are proposed.





<b>10.7.5.1.12</b>	<b>NOISE</b>	<b>Permitted</b> The proposal complies with the permitted standard.
<b>10.7.5.1.13</b>	<b>HELICOPTER LANDING AREA</b>	<b>Not applicable</b> as no helicopter landing is required.

**District Wide Matters**

<b><u>DISTRICT WIDE Table</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>15.1.6A</b>	<b>TRAFFIC</b>	<b>Permitted Activity</b> The subdivision proposal will comply with the permitted threshold for the zone. Lot 1 will contain the existing dwelling, with the first dwelling being exempt from this rule. The proposed future building will form part of the existing residential unit. Lot 2 will be vacant.
<b>15.1.6B</b>	<b>PARKING</b>	<b>Permitted Activity</b> Lot 1 has existing vehicle parking and manoeuvring areas which will remain unchanged as part of this proposal. Lot 2 has sufficient area available to provide onsite parking and manoeuvring areas.
<b>15.1.6C.1.1</b>	<b>PRIVATE ACCESSWAY IN ALL ZONES</b>	<p><b>Discretionary Activity</b></p> <p>(a) The current accessway services six allotments. The proposal will add one additional user, which will increase the number of users of the private accessway to seven. Under Appendix 3B-1, a private accessway servicing 5-8 Household Equivalents (HEs) is to have a legal width of 7.5 metres and a carriageway width of 5 metres. Haigh Workman have noted that originally, as part of RC2186, the private accessway was originally constructed to a 5m carriageway width as far as the start of Lot 5 DP 164729. However, over time, due to the low traffic volume, the shoulders have naturally grassed over, such that the current carriageway width is 3 metres. HaighWorkman have stated that <i>given the anecdotal evidence, straight allotment, gentle gradient and line of sight visibility of the private accessway, it is suggested that no changes be made to the carriageway width</i> as part of this proposal. It is also considered that the existing crossing places to Lots 4 &amp; 5 DP 164729 are adequate to act as passing bays within this stretch of private accessway.  <b>Therefore, a technical breach of this rule is created – Consent Required.</b></p> <p>(b) The gradient will be no greater than 1:5.            (c) The private accessway will service 7 HEs.            (d) Not applicable as the proposal is not for a subdivision serving 9 or more sites.            (e) Not applicable.</p>



<b>15.1.6C.1.2</b>	<b>PRIVATE ACCESSWAYS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.3</b>	<b>PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES</b>	<p><b>Discretionary Activity</b></p> <p>(a) &amp; (b) In rural and coastal zones, passing bays are required at spacings not exceeding 100m. Where passing bays are required, they are to be at least 15m long and have a usable access width of 5.5 metres. As stated above, the current carriageway width is 3m. There are no passing bays provided along this stretch and in lieu of passing bays, it is recommended utilising the access/crossings to Lots 4, 5 &amp; 6 DP 164729. Lots 4 &amp; 5 DP 164729 have two access points each to the lots. This will provide five potential passing locations along the 315 metre long accessway, which is more than what is required under (b) of this rule.</p> <p>However, as the use of these crossing places will not meet the required 15m length and 5.5m width, a technical breach of this rule is created. <b>Consent required.</b></p> <p>(c) There is ample area for passing bays and vehicle queuing space at the vehicle crossing to Hihi Road.</p>
<b>15.1.6C.1.4</b>	<b>ACCESS OVER FOOTPATHS</b>	<b>Not applicable.</b>
<b>15.1.6C.1.5</b>	<b>VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES</b>	<p><b>Permitted Activity.</b></p> <p>Haigh Workman have recommended that the existing crossing place from Hihi Road is concreted or sealed to meet FNDC/S/6B dimensions for a distance of 10m to the road boundary, whichever is greater. Vegetation clearance in the road corridor to the east and west of the site is also recommended to achieve sight distances.</p> <p>This is anticipated to be a condition of consent on the decision document.</p>
<b>15.1.6C.1.6</b>	<b>VEHICLE CROSSING STANDARDS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.7</b>	<b>GENERAL ACCESS STANDARDS</b>	<p><b>Permitted.</b></p> <p>(a) There is no need for vehicles to reverse off site.          (b) There are no bends on the private accessway.          (c) The sides of the driveway will remain in grass.          (d) Stormwater will be managed on site.</p>
<b>15.1.6C.1.8</b>	<b>FRONTAGE TO EXISTING ROADS</b>	<p><b>Permitted.</b></p> <p>(a) Hihi Road is considered to meet the legal standards.          (b) As above.          (c) The site only has access to Hihi Road via the private access lot.          (d) The site does not adjoin the road reserve and therefore carriageway encroachments are not considered applicable.</p>
<b>15.1.6C.1.9 – 11</b>	Not applicable to this development.	



## Operative District Plan Overall Status

### Subdivision

- 5.6 The proposal can comply with the **Restricted Discretionary** provisions for the Coastal Living zone as the proposed lot sizes exceed 8000m<sup>2</sup> in area.

### Land Use

- 5.7 The proposal results in a infringement of *10.7.5.1.1 Visual Amenity* as the proposed future building within Lot 1 will have a floor area of 60m<sup>2</sup>, which is larger than the permitted amount of 50m<sup>2</sup>. The proposal can comply with the Restricted Discretionary provisions under *Rule 10.7.5.3.1*.
- 5.8 A breach of *10.7.5.1.6 Stormwater Management* is also created, as the impermeable surfaces within Proposed Lot 1 will equate to 1054m<sup>2</sup> 9.6% of the total site area. This breaches the permitted coverage of 600m<sup>2</sup>. The proposal can comply with the Restricted Discretionary provisions under *Rule 10.7.5.3.8*.
- 5.9 In regards to the access rules contained within Chapter 15, the proposal results in a breach of 15.1.6C.1.1(a) and 15.1.6C.1.3(a) & (b). The breaches are created as no upgrading to the carriageway width within the exiting access lot is proposed, nor the creation of passing bays. Haigh Workman have completed a Site Suitability Report which stated that *'Given this anecdotal evidence, straight alignment, gentle gradient and line of sight visibility from beginning to end, we suggest that no changes be made to the carriageway width'*. This results in a Discretionary Activity.

### Overall Combined Status for Subdivision and Landuse

- 5.10 As per Rules 10.7.5.4, 15.1.6C.2 and 13.9 Discretionary Activities, the combined subdivision and landuse application will be assessed as a Discretionary Activity. The relevant sections of Chapter 11, 13 and 15 of the ODP will be assessed as part of this application.

## Proposed Far North District Plan

- 5.11 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, are detailed below:

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>



<b>Heritage Overlays</b>	<b>Area</b> All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	<b>Not applicable.</b>  The site is not located within a Heritage Area Overlay.
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10)	<b>Not applicable.</b>  The site is not located within an area noted as being of Historic Heritage.
<b>Notable Trees</b>	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any notable trees.
<b>Sites and Areas of Significance to Maori</b>	All rules have immediate legal effect.	<b>Not applicable.</b>  The site does not contain any scheduled sites and areas of significance to Māori.
<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b>  The site does not contain any ecosystems or indigenous biodiversity to which these rules would apply.
<b>Subdivision</b>	The following rules have immediate legal effect: <b>SUB-R6</b> - Environmental Benefit Subdivision. <b>SUB-R13</b> - Subdivision of a site within a heritage area overlay. <b>SUB-R14</b> - Subdivision of a site that contains a scheduled heritage resource. <b>SUB-R15</b> - Subdivision of a site containing a scheduled site and area of significance to Māori. <b>SUB-R17</b> - Subdivision of a site containing a scheduled SNA	<b>Permitted.</b>  The site is not an environmental benefit subdivision; the site does not contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<b>Not applicable.</b>  The proposal does not involve activities on the surface of water.
<b>Earthworks</b>	The following rules have immediate legal effect: EW-R12, EW-R13  The following standards have immediate legal effect: EW-S3, EW-S5	<b>Permitted.</b>  Any earthworks will comply with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region



		2016 (Auckland Council Guideline Document GD2016/005).
<b>Signs</b>	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p><b>Not applicable.</b></p> <p>No signs are proposed as part of this application.</p>
<b>Orongo Bay Zone</b>	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<p><b>Not applicable.</b></p> <p>The site is not located in the Orongo Bay Zone.</p>

- 5.12 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect. Under the Proposed District Plan, this activity will be assessed as a Permitted Activity.

### National Environmental Standards

- 5.13 After review of aerials and a site visit, it has been concluded that there are no known activities listed on the HAIL which have previously been or are currently being undertaken on the site. Currently, the site is utilised for a residential dwelling and grazing of livestock. As such, it is considered that the proposal is deemed Permitted under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human health (NESCS).

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

## 6. STATUTORY ASSESSMENT

### Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

### Section 104(1) of the Act

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

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

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

*(b) Any relevant provisions of –*



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

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the Act). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create an additional allotment which is consistent with what is anticipated in this zone and which is of high demand in the area, especially for coastal/rural lifestyle sections.
- 6.4. Section 104(1) (ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Coastal Living zone and surrounding environment.
- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.
- 6.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

## 7. ENVIRONMENTAL EFFECTS ASSESSMENT

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

### Subdivision

- 7.2. This proposal is considered to be a **Discretionary Activity** as per *Chapter 13.9*. In considering whether to impose conditions on applications for discretionary subdivision activities, the



Council has full discretion. An assessment has been provided based on following matters listed in *13.10 Assessment Criteria*.

### **ALLOTMENT SIZES AND DIMENSIONS**

- 7.2.1. Proposed Lot 1 will be 1.077 hectares in area and Proposed Lot 2 will be 2.943 hectares in area. Proposed Lot 1 is to contain the existing dwelling and associated services including parking and manoeuvring areas. A future building of approximately 60m<sup>2</sup> is also proposed within Lot 1 which will be located to the north of the existing dwelling. Proposed Lot 2 will be a vacant allotment, which the applicant is intending to be used by his son in the future. Given that the size of Lot 2 is over 2.9 hectares and the favourable topography of the site, there are ample opportunities for built development and associated services. The intended use of Lot 2 is for rural lifestyle use, where a residential dwelling can be situated on the site as well as area for productive use such as grazing of livestock. Proposed Lot 1 will contain the existing built development and although the proposal results in a breach of the permitted impermeable surfaces, this was already evident no matter the proposed lot size, as the impermeable surfaces exceed the permitted allowance of 600m<sup>2</sup>. Due to this restrictive threshold, it is not uncommon for a breach of stormwater management in the Coastal Living zone. It is worth noting that under the PDP, the threshold for impermeable surfaces in the Rural Lifestyle zone is 12.5% or 2500m<sup>2</sup>, whichever is the lesser, which the proposal can comply with. Lot 1 also has ample area for residential use and small scale productive use. This will enable the applicant to continue living on the land, whilst being able to manage the land size. As such, it is considered that the proposed allotment size and dimensions are suitable for the intended land use. The lots are considered to be sufficient for operational and maintenance requirements.
- 7.2.2. The surrounding environment is made up of a mix of allotments with larger allotments of 20 to 30 hectares zoned General Coastal on the opposite side of Hihi Road and adjoining the Mangonui Harbour, and smaller allotments ranging in size from 6900m<sup>2</sup> to 4 hectares located on the same side of Hihi Road as the subject site and being zoned Coastal Living and Rural Production. Further afield are larger lots zoned Rural Production. The adjoining lots to the west and south are of similar size to the subject site, being approximately 4 hectares in area, which were created as part of the same subdivision as the subject site. Hihi Village is located approximately 4 kilometres north of the site. Therefore, the subject site falls in an area of medium residential intensity, with many lots containing a residential dwelling and some area for small scale productive use. This provides a buffer between the larger lots to the west zoned General Coastal and larger lots to the east zoned Rural Production. Given that the site is located 4 kilometres from the higher intensity area of Hihi, the sites provide a transitional zone. As the proposed lot sizes will be within the existing range in the surrounding environment, it is considered that the proposal is compatible with the existing subdivision patterns and land use activities in the area. No reverse sensitivity or incompatible land use effects are anticipated as the intended use of the proposed allotments will be consistent with the surrounding environment.
- 7.2.3. Access will be via the existing private access lot, which services the subject site and five other allotments. Haigh Workman have assessed the suitability of the access lot for the subdivision





and have deemed the existing provisions suitable for the proposal. This will be discussed further in this report.

- 7.2.4. The cumulative and long-term implications of this subdivision are considered to be less than minor as the proposal will create one additional allotment where both proposed allotments can contain a residential dwelling and small scale productive activities, where effects can be managed within the site boundaries. These activities are considered to be consistent with the existing landuse activities within proximity to the subject site and is considered to be compatible with the pattern of adjoining subdivisions. In terms of preservation of the rural and coastal environments, the lot sizes proposed comply with the Restricted Discretionary provisions for subdivision in the Coastal Living zone. This indicates that lots of this size are anticipated by the plan, which is also reflected in the lot sizes in the existing environment. The rural and coastal environments will be preserved by providing lots which are of low density and have ample area for productive activities associated with residential living.
- 7.2.5. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the coastal and rural environment remaining intact.

#### **NATURAL AND OTHER HAZARDS**

- 7.2.6. There is no known Natural Hazards located on site, as per FNDC and NRC Maps.
- 7.2.7. As mentioned earlier in this report, it has been determined that the subject site is not classified as containing activities listed on the HAIL and therefore, is deemed to be permitted in terms of the NESCS.
- 7.2.8. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

#### **WATER SUPPLY**

- 7.2.9. As Proposed Lot 1 contains built development, provisions for onsite water supply are existing and the subdivision will not result in any changes to this.
- 7.2.10. Water supply to Proposed Lot 2 can be accommodated via onsite rainwater harvesting at the time of built development on the lot.

#### **STORMWATER DISPOSAL**

- 7.2.11. Councils' infrastructure is not available to this site. Therefore, stormwater must be managed on site.
- 7.2.12. As a result of the subdivision, the existing and proposed impermeable surfaces located within the area of Proposed Lot 1, will equate to 1054m<sup>2</sup> or 9.6% of the total site area. Haigh Workman have completed an assessment of the Stormwater Management for Proposed Lot





1 and determined that the existing measures which include roof water collected to tanks on site, with overflow discharged to ground, is adequate. This has been discussed further under the Land use portion of this assessment.

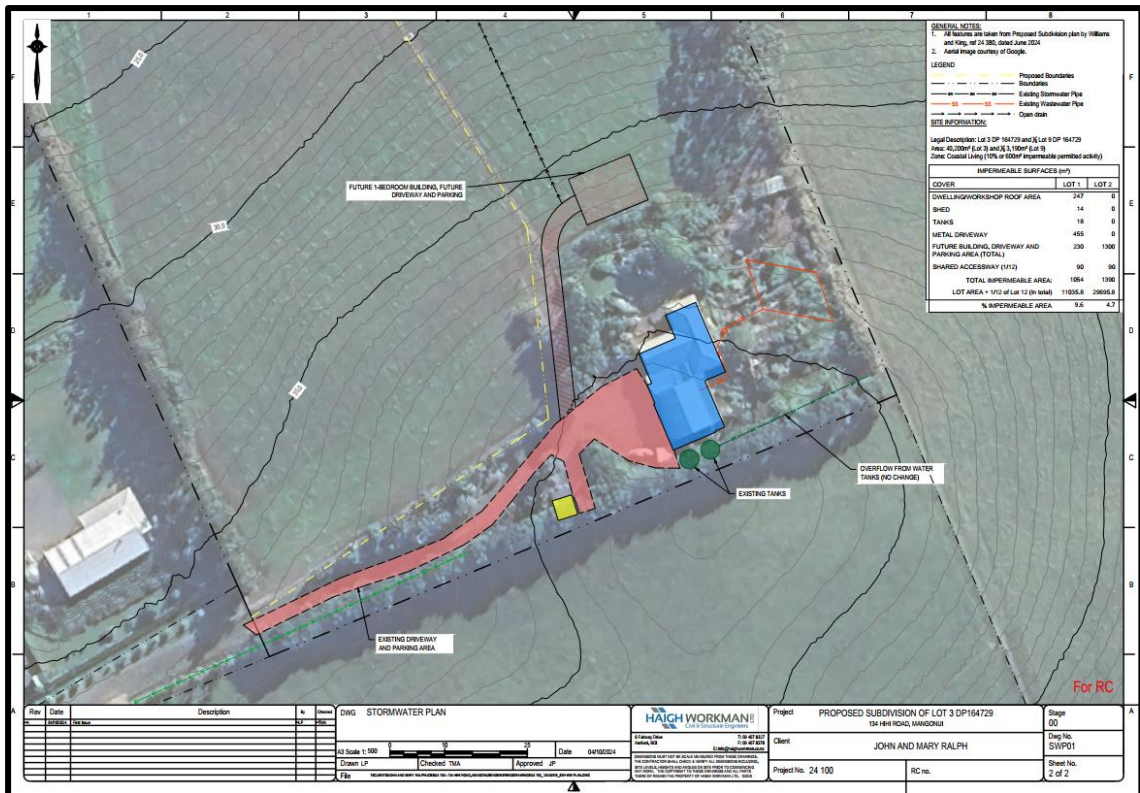


Figure 12: Haigh Workman Stormwater Plan

7.2.13. Proposed Lot 2 will contain a share of the existing access lot’s impermeable surfaces which will amount to 90m<sup>2</sup>, which will remain compliant with the permitted threshold for Stormwater Management under the Operative District Plan. Depending on when built development occurs on the lot and if the proposed rules for the Rural Lifestyle zone remain unchanged as part of the PDP Hearings process, it is considered that built development within Proposed Lot 2 can be designed to be within the permitted threshold for the zone. The site is large enough to implement appropriate stormwater mitigation methods by way of attenuation and roof collection ensuring any potential adverse effects resulting from future built development can be managed and mitigated within the proposed site boundaries.

7.2.14. It is recommended with the SSR from Haigh Workman that a consent notice condition is applied to the lots to require any development which requires building consent, to provide for low impact stormwater design, prepared by a CPEng or a suitably qualified practitioner. As consent is being sought for the existing and proposed impermeable surfaces within Lot 1, and as Haigh have determined that stormwater can be adequately managed within the site, it is offered the following consent notice conditions are registered on the titles for Lots 1 & 2:

*In conjunction with the construction of any building requiring building consent, or any development where the impermeable surface coverage exceeds the approved coverage of 1054m<sup>2</sup> or 9.6% of the total site area, the lot owner shall submit for the approval of Councils*



*Resource Consents Engineer or other designate, a stormwater management report in general accordance with the recommendations made within the Engineering Report for RC XXXXXX prepared by Haigh Workman dated 21 October 2024, Ref: 24 100. The report is to be prepared by a Chartered Professional Engineer or other suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. [Lot 1]*

*In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Councils Resource Consents Engineer or other designate, a stormwater management report in general accordance with the recommendations made within the Engineering Report for RC XXXXXX prepared by Haigh Workman dated 21 October 2024, Ref: 24 100. The report is to be prepared by a Chartered Professional Engineer or other suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. [Lot 2]*

7.2.15. It is considered that the allotments have adequate area for stormwater disposal and therefore, no effects will be created that are more than minor.

#### **SANITARY SEWAGE DISPOSAL**

7.2.16. Councils' infrastructure is not available to the sites.

7.2.17. Proposed Lot 1 will contain the existing onsite wastewater infrastructure within the proposed allotment boundaries, as determined by Haigh Workman; no changes to these are proposed as part of this subdivision. Haigh Workman also accounted for the potential of the additional future building which may contain one bedroom. It was determined that there is more than enough area available including 100% reserve area for wastewater disposal, should the system need to be upgraded to a secondary treatment with dripper line disposal.

7.2.18. As assessed by Haigh Workman, Proposed Lot 2 has ample areas on site for future onsite wastewater system as well as effluent fields and 100% reserve.

7.2.19. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal. It is anticipated that a consent notice condition will be imposed for Proposed Lot 2 which will require a site specific TP58 report to be submitted at the Building Consent Stage, for any building that requires effluent disposal.



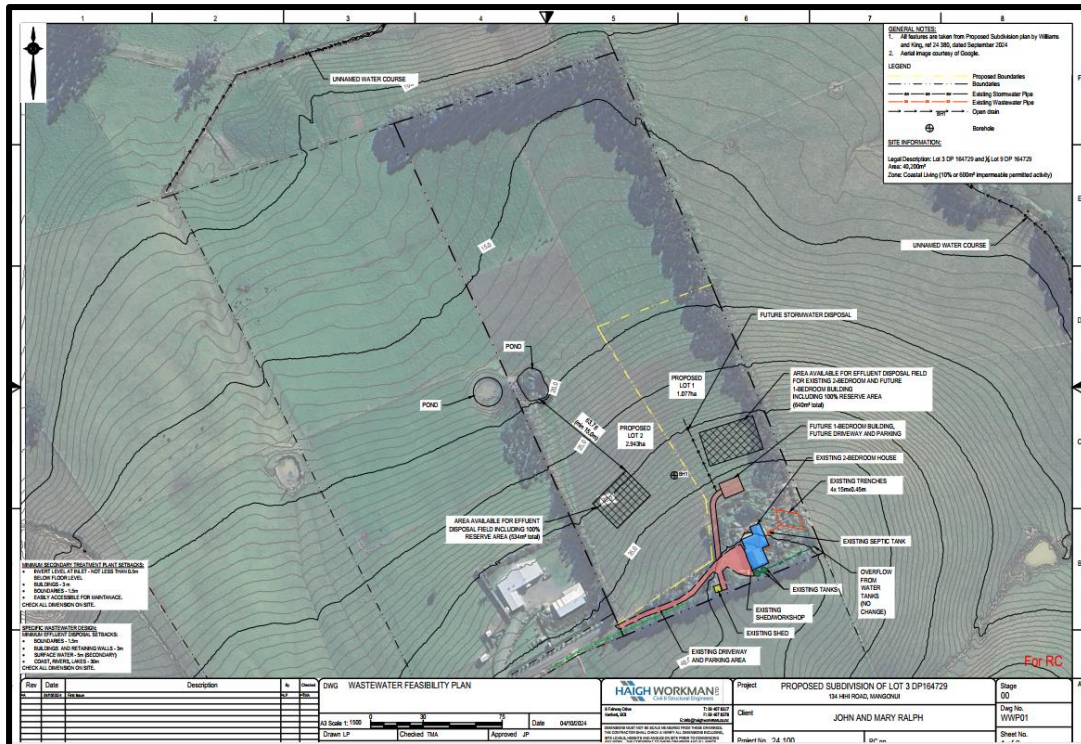


Figure 13: Haigh Workman Wastewater Feasibility Plan.

**ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS**

7.2.20. Energy supply and telecommunications are not a requirement for the Coastal Living zone. The existing dwelling on Lot 1 has existing provisions for power and telecommunications. An easement has been provided (Easement A) over Proposed Lot 2 to cover these existing provisions of power supply and telecommunications to Lot 1.

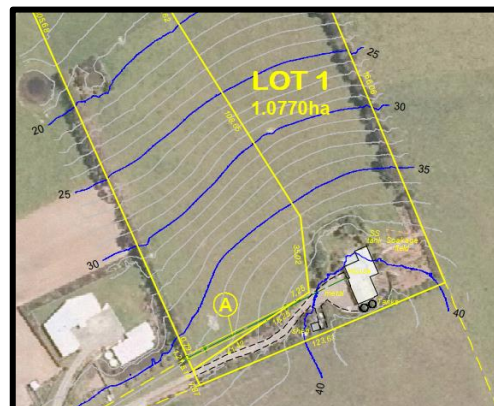


Figure 14: Proposed scheme plan showing location of Easement A.

7.2.21. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

**EASEMENTS FOR ANY PURPOSE**

7.2.22. As mentioned above, Easement A has been offered to provide right to convey electricity and telecommunications over Lot 2, in favour of Lot 1. This is assumed to cover the existing underground supply to Lot 1. No other easements are proposed.

Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity & Telecommunications	A	Lot 2 Hereon	Lot 1 Hereon





## PROVISION OF ACCESS

- 7.2.23. Access to the proposed lots will be via the existing access lot, Lot 9 DP 164729. This access lot currently services 6 allotments or HEs. As part of this proposal, one additional HE will be provided, such that the access lot will service 7 HEs in total.
- 7.2.24. Appendix 3B-1 requires that a private accessway servicing 5-8 HEs has a legal width of 7.5 metres and a carriageway width of 5 metres. The access lot is shown to have an existing legal width of 10 metres, which complies with the requirements. The carriageway width was believed to be constructed at a 5m carriageway width as part of RC2186, however, the shoulders have overgrown with grass, due to the low user volume of the accessway, such that the carriageway width is currently 3 metres. There are no existing passing bays located on the private accessway.
- 7.2.25. Haigh Workman have completed an assessment of the access to the lots as part of their Engineering Report. It was determined that the access width, although non-compliant with the access provisions under the ODP, are sufficient for the addition of one HE. Haigh Workman came to this determination as per the following statement *'Given this anecdotal evidence, straight alignment, gentle gradient and line of sight visibility from beginning to end, we suggest that the no changes be made to the carriageway width'*. It is worth noting that the existing access points to other sites along the private accessway could be utilised in lieu of passing bays. During the site visit, it was noted that there were five existing access points along the private accessway; one servicing Lot 6 DP 164729, two servicing Lot 5 DP 164729 and two servicing Lot 4 DP 164729. Therefore, a total of five access points which could be utilised as passing bays over a distance of 315 metres. This exceeds the permitted amount of one passing bay per 100 metres.
- 7.2.26. Therefore, a dispensation is requested as part of this proposal such that the existing width of the metalled carriageway remains and allowance for the existing access points to act as passing bays, although not meeting the required 15m length and 5.5m usable access width. Haigh Workman have assessed that the existing accessway will be adequate for the proposal, with no more than minor effects being created.





Figure 15: Existing carriageway within the access lot, showing the location of crossing places along the access lot.

7.2.27. Proposed Lot 1 will continue to utilise the internal driveway to the existing dwelling, with Lot 2 having access via the existing farm gate, located adjacent to the internal driveway to Lot 1.



Figure 16: Access to Lots 1 & 2 from the access lot.

7.2.28. Haigh Workman have recommended that the existing crossing place from Hihi Road is concreted or sealed to meet FNDC/S/6B dimensions for a distance of 10m of to the road boundary, whichever is greater. Vegetation clearance in the road corridor to the east and west

of the site is also recommended to achieve sight distances. This is anticipated to be a condition of consent on the decision document.



Figure 17: Existing crossing from the access lot to Hihi Road.



Figure 18: Existing access lot.

7.2.29. Overall, it is considered that the existing provisions are adequate to provide for vehicle access to the lots. The addition of one allotment is not considered to create any effects which are more than minor in regards to access.

#### **EFFECT OF EARTHWORKS AND UTILITIES**

7.2.30. No earthworks are proposed as part of this subdivision.

#### **BUILDING LOCATIONS**

7.2.31. Proposed Lot 1 contains existing development. Proposed Lot 2 contains ample area which is physically suitable for future housing.

7.2.32. The location of any future buildings within proposed Lot 2 will be at the discretion of the new owners.

7.2.33. Proposed Lot 2 is a sufficient size, such that any future or existing buildings will be able to facilitate passive solar gain if the owner decides to do so in the future.

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

7.2.34. The site does not contain any heritage resources that would need to be protected. The site is not known to contain any Sites of Cultural Significance to Māori.



7.2.35. As discussed earlier in this report, the site contains no areas of indigenous bush or areas of PNA. No vegetation removal is required as part of this application.

7.2.36. The subject site is also located within an area where kiwi are shown to be present on FNDC Maps. There are no existing consent notices registered on the title which restrict the ownership of cats and/or dogs. As shown in Figure 19 below, the site is on the edge of the kiwi present zone, due to the presence of the Mangonui Harbour.



Figure 19: FNDC Kiwi Maps

7.2.37. Under the FNDC Practice Note for Significant and Indigenous Flora and Fauna, it is stated that if a subdivision is within an area of kiwi present but is outside of a 1km buffer of a kiwi high density area, then an advice note may be appropriate. The nearest high density kiwi area is located over 1.3km from the site as indicated in Figure 19 above. In regards to other circumstances where it would be appropriate to provide a condition or restrictions on cats and dogs, the site is not in close proximity to a PNA or QEII covenanted areas. The closest PNA is Mangonui Harbour, which is a water body and as such would not contain high kiwi numbers.

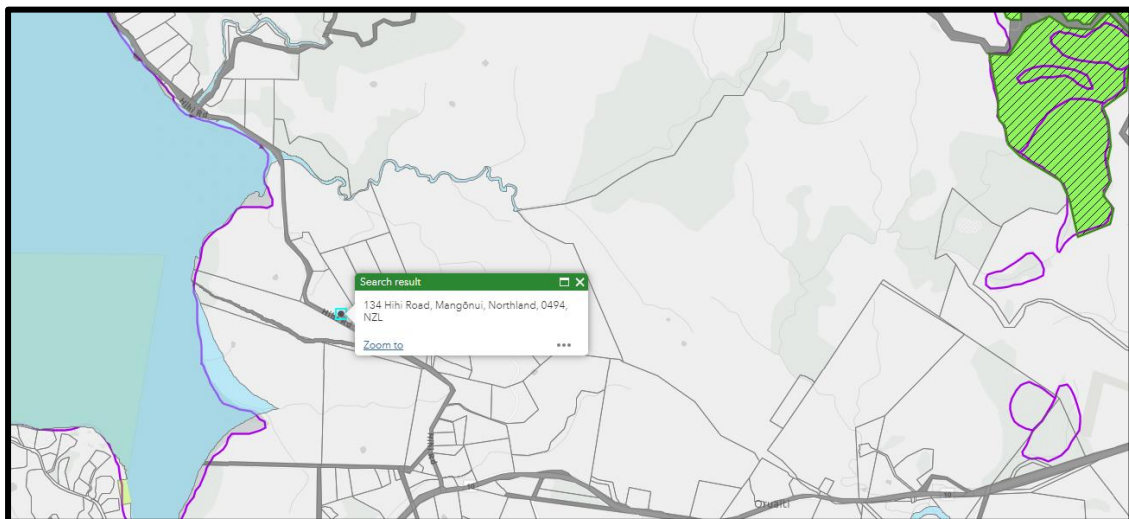


Figure 20: FNDC PNA maps.

7.2.38. There are no known landcare groups in the area. The site is grazed farmland with no pockets of indigenous vegetation and therefore only minimal pest control is undertaken on site for controlling of rats and possums around the dwelling on Lot 1. As shown in the maps above, there is no clear link between PNAs through the site. The PNA to the west of the site is



Mangonui Harbour. There are no clear linkage corridors between kiwi high density areas in the surrounding environment.

7.2.39. Given the above, we request that an advice note be issued in regards to Kiwi in accordance with Councils Practice Note on consent conditions.

### **SOIL**

7.2.40. The subdivision will create a total of one additional lifestyle allotment. The soils have a landuse classification of 4e3 in the southern portion of the site, with the northern portion being 3w1. Soils of LUC 3 are considered to be highly versatile under the RPS and NPS for HPL, but as the site is zoned Coastal Living and proposed to be rezoned as Rural Lifestyle, assessment of the proposal against the NPS for HPL is not considered a requirement as per Clause 3.5(7) of the NPS for HPL.

7.2.41. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

### **ACCESS TO WATERBODIES**

7.2.42. The site does not adjoin the CMA or any rivers or lakes.

### **LAND USE INCOMPATIBILITY**

7.2.43. The proposed allotments are being created in an area where there is already a number of rural residential and rural lifestyle allotments. These proposed allotments are generally consistent with other lifestyle allotments in the vicinity. No reverse sensitivity effects are anticipated as the proposed allotments are of sufficient size to accommodate a residential dwelling as well as small scale productive activities, similar to what is already in existence in the surrounding environment. As has been discussed within this report, the proposed allotments are considered to be consistent with existing subdivision patterns and land use activities in the area.

### **PROXIMITY TO AIRPORTS**

7.2.44. Not applicable as the subject site is not located in close proximity to an airport.

### **NATURAL CHARACTER OF THE COASTAL ENVIRONMENT**

7.2.45. The site is zoned Coastal Living, however is not located within the Coastal Environment under the RPS. The proposed subdivision will not result in any noticeable effects on the natural character of the Coastal Environment, due to the sites location being a considerable distance from the coast and the existing development in the surrounding environment.

7.2.46. During our site visit, we travelled further along Hihi Road to see if it was possible to see the existing dwelling and site from Hihi Road. The site is obscured by existing vegetation and development, as well as being located part way down a hillside, such that it blends into the background topography. There are many residential dwellings dotted along the periphery.





7.2.47. Proposed Lot 1 will predominately remain unchanged, and Proposed Lot 2 will surround Lot 1 in a manner which aids to integrate the allotment into the existing environment. The proposed subdivision is not considered to be objectional within the surrounding environment and is not considered to result in adverse effects on the character of the Coastal Environment.

**ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE**

7.2.48. The proposal promotes energy efficiency and renewable energy, which can be accommodated on the sites. This is at the discretion of the new owner.

**NATIONAL GRID CORRIDOR**

7.2.49. The site is not located within the national grid corridor.

**Land Use**

7.3. The proposal is to be assessed as a Discretionary Activity as per District Plan Rule 10.7.5.4 and 15.1.6C.4 **Discretionary Activities**. The relevant criteria within Chapter 11 and 15 of the District Plan are utilised in assessing the environmental impacts of this development. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

**Visual Amenity**

7.3.1. The proposal includes the future construction of a 60m<sup>2</sup> building within Proposed Lot 1. The location of the proposed building is shown below. As the proposed building exceeds the permitted 50m<sup>2</sup> gross floor area, consent is required.

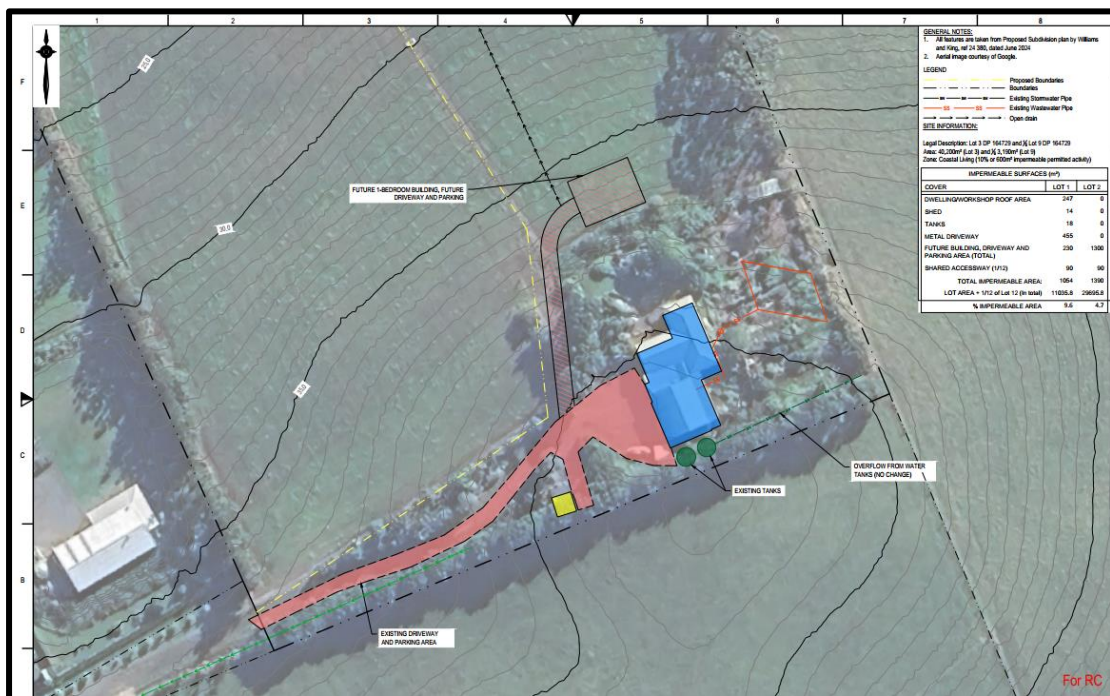


Figure 21: Haigh Workman site plan showing the proposed building location.



7.3.2. An assessment of Section 11.5 Visual Amenity in the General Coastal, South Kerikeri Inlet and Coastal Living Zones has been provided below:

*(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*

*(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*

*(c) The location and design of vehicle access, manoeuvring and parking areas.*

*(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*

*(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*

*(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*

*(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*

*(h) the extent to which private open space can be provided for future uses ;*

*(i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*

*(j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

7.3.3. There are no areas of indigenous vegetation, habitats of indigenous fauna, outstanding landscapes or features near the proposed building location. The proposed building will not be located on a ridgeline. The building will be located to the north of the existing dwelling and will be separated from the existing dwelling by a line of existing mature vegetation. The building is located on a slight slope, downhill of the dwelling, such that the existing vegetation will act as a backdrop for the proposed building, obscuring it from view. The existing vegetation on the site is considered adequate to mitigate potential adverse effects. Vehicle access to the building will be via a metalled drive from the existing access within Lot 1, as depicted in Figure 21 above. As mentioned earlier in this report, the site is a considerable distance from Hihi Road, with a site visit determining that the site is not readily visible from Hihi Road. Therefore, no permanent screening is proposed. The site is not located within the coastal environment and is not anticipated to be seen from the CMA, given the site is located over 1 kilometre from the CMA as well as the topography of the land being rolling hills. The qualities of the landscape are considered to remain unchanged given the proposed building will be an accessory building to the existing dwelling on the site. The site is not shown to be susceptible to natural hazards and given that it will sit within an existing hillside, natural hazards are not considered relevant to the proposed building. There is ample area for open space within the 1 hectare site. The permitted setback and sunlight provisions will be met. Visual dominance is not anticipated. Privacy, outlook and enjoyment of private open spaces



on adjacent sites are not anticipated to be affected. Proposed Lot 2 will surround the site on the western and northern boundaries, with a larger rural productive lot being located along the eastern boundary. Given the proposed building will be either a sleepout or shed, no such effects are anticipated.

- 7.3.4. Overall, it is considered that the proposed building will create no more than minor effects in relation to visual amenity. The proposed building will be an accessory building to the existing dwelling on the site. There is existing vegetation on the site which provides a vegetative backdrop as well as the site being located a considerable distance from the CMA and Hihi Road such that no effects on public viewing points are anticipated.

### **Stormwater Management**

- 7.3.5. The existing impermeable surfaces within Proposed Lot 1 equate to 824m<sup>2</sup>, which includes the dwelling, access, parking and manoeuvring areas, tanks, existing proposed building and the share of the access lot. In addition to this, a building with a 60m<sup>2</sup> floor area is proposed as well as associated impermeable access areas. This brings the total amount of impermeable surfaces on Lot 1 to 1054m<sup>2</sup> or 9.6% of the total site area.
- 7.3.6. The proposal cannot comply with the permitted threshold (Rule 10.7.5.1.6) as the impermeable surfaces exceed 600m<sup>2</sup>, however can comply with the RDA threshold (Rule 10.7.5.3.8) as the impermeable surfaces are below 1500m<sup>2</sup> or 15% of the total site area. Nonetheless, as the proposal includes a subdivision activity and the land-use breach is as a result of the subdivision, the proposal has bundled the two together.
- 7.3.7. Haigh Workman have completed a Stormwater Assessment as part of their Engineering Report, which found that the existing provisions for stormwater management onsite are adequate, with no changes proposed. Runoff from the dwelling is discharged into two existing water supply storage tanks, with overflow discharging to ground. See Haigh Workmans report for more detail.
- 7.3.8. As stated earlier in this report, the following consent notice condition is offered for Lot 1:

*In conjunction with the construction of any building requiring building consent, or any development where the impermeable surface coverage exceeds the approved coverage of 1054m<sup>2</sup> or 9.6% of the total site area, the lot owner shall submit for the approval of Councils Resource Consents Engineer or other designate, a stormwater management report in general accordance with the recommendations made within the Engineering Report for RC XXXXXX prepared by Haigh Workman dated 21 October 2024, Ref: 24 100. The report is to be prepared by a Chartered Professional Engineer or other suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. [Lot 1]*



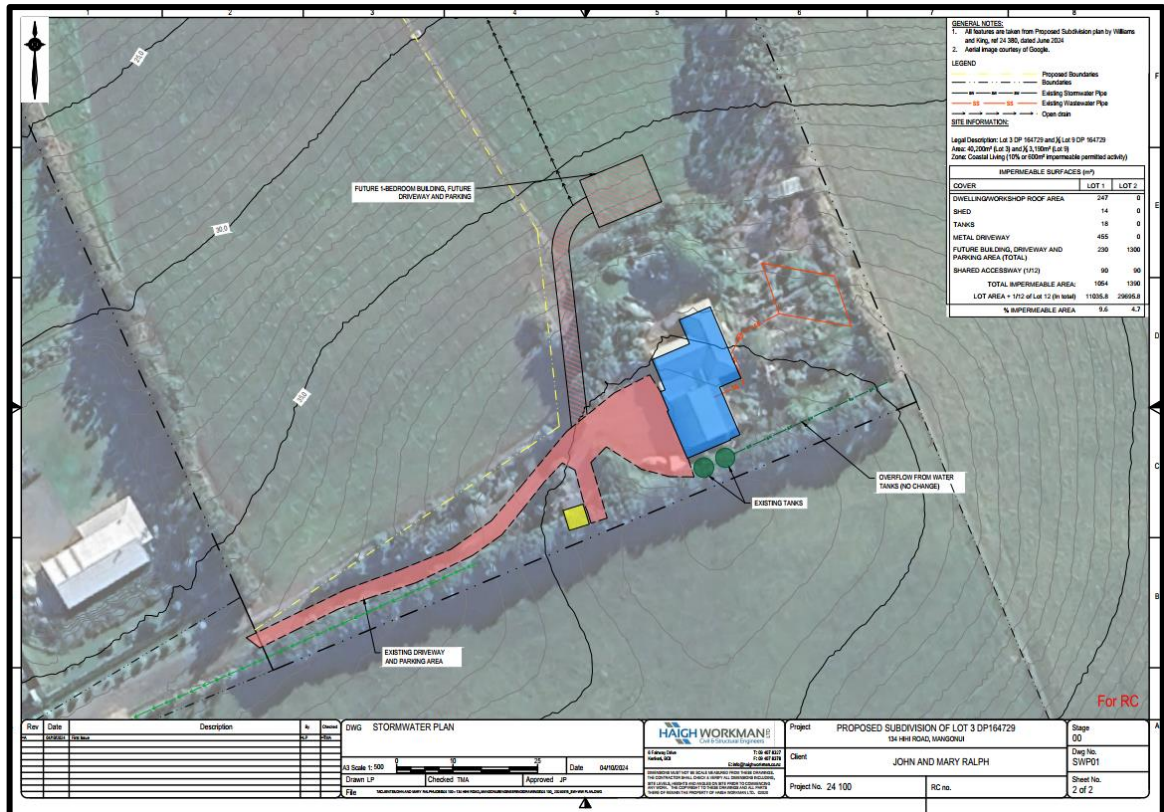


Figure 22: Haigh Workman Stormwater Plan

**Property Access**

7.3.9. As detailed earlier in this report, the proposal results in a breach of 15.1.6C.1.1(a) and 15.1.6C.1.3(a) and (b). An assessment of Section 15.1.6C.4.1 Property Access will be undertaken below for completeness.

- (a) Adequacy of sight distances available at the access location.
- (b) Any current traffic safety or congestion problems in the area.
- (c) Any foreseeable future changes in traffic patterns in the area.
- (d) Possible measures or restrictions on vehicle movements in and out of the access.
- (e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.
- (f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.
- (g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.
- (h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:
  - (i) the visual impact of hard surfaces and vehicles on the natural character;
  - (ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur;
  - (iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road;





*(iv) the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.*

*(i) The provisions of the roading hierarchy, and any development plans of the roading network.*

*(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.*

*(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.*

*(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).*

*(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.*

7.3.10. As determined by Haigh Workman, the permitted sight distances are achievable from the existing crossing place, with the removal of vegetation along the road boundary. It is also proposed to concrete or seal the crossing for a distance of 10m or to the road boundary, whichever is greater, in accordance with FNDC/S/6B. This is anticipated to be a condition of consent on the decision document. There are no current traffic safety or congestion problems known along Hihi Road and no foreseeable changes in traffic patterns known. Restrictions on vehicle movements in and out of the access are not considered applicable. The existing access points along the private accessway will be utilised in lieu of formal passing bays. Haigh Workman have determined that the existing provisions are sufficient for the proposal. Pedestrian, cycle and disabled access are not considered applicable. Stormwater management methods will remain unchanged along the private accessway. The site is not located along Kerikeri Road. There are no known development plans for this section of roading network. Vehicle loading and parking for businesses is not considered applicable. Vesting of reserves is not considered applicable. The site is not accessed from the State Highway.

7.3.11. Overall, it is considered that the provisions proposed as part of this application are sufficient for the proposal. Haigh Workman have determined that the existing access points along the private accessway can be effectively utilised in lieu of passing bays. The private accessway does not include any bends which would affect sight lines of users, such that it will be easy enough to see oncoming vehicles and pull over in the nearest access point. No adverse effects are anticipated by the proposal.

## Summary

7.3.12. The development is not considered out of the ordinary within the surrounding environment or within the Coastal Living zone in general. Stormwater runoff from the existing development



will be adequately controlled. No cumulative effects or effects on adjoining properties are anticipated, as all effects will be managed within the site boundaries.

7.3.13. It is therefore considered that the proposal will not create any effects that are more than minor.

## 8. POLICY DOCUMENTS

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

### National Environmental Standards

#### **National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011**

8.2. As discussed in the sections above the proposal is permitted in terms of the relevant National Environmental Standard documents.

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

### National Policy Statements

8.4. There are currently 8 National Policy Statements in place. These are as follows:

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

#### **New Zealand Coastal Policy Statement 2010**

8.5. The New Zealand Coastal Policy Statement 2010 is not considered to be relevant to the application as the application site is not located within the coastal environment under the NRC Regional Policy Statement. The subject site is not known to contain any areas of outstanding landscape or features. It is considered the proposal will not adversely affect the natural aspects within the coastal environment nor will the proposal create any adverse effects on the natural character and amenity values within the area.

#### **National Policy Statement for Highly Productive Land.**

8.6. The NPS for HPL has one objective and 9 policies. These all relate to sites which are classified as having highly productive land. Highly Productive Land is defined as –



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

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

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

*(a) Is*

- i. zoned general rural or rural production; and*
- ii. LUC 1, 2, or 3 land; but*

*(b) Is not*

- i. identified for future urban development; or*
- ii. subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle*

- 8.8. The site does contain soils of LUC 3, however, the site is not zoned as general rural or rural production. The site is currently zoned as Coastal Living and proposed to be rezoned to Rural Lifestyle. As such, it is considered that the NPS for HPL is not applicable to this proposal and no further assessment will be made.

### **Regional Policy Statement**

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

- 8.10. The relevant objectives and policies have been assessed below.

#### ***Objective 3.5 – Enabling Economic Wellbeing***

***Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.***

- 8.11. These size allotments are in high demand and are of rare sorts in the current economic climate. The proposal will result in one additional allotment which will be vacant. It is intended that the applicant's son will purchase the property and build a residential dwelling for his family. This



will in turn provide employment for local businesses and professionals not only as part of the subdivision process, but also any future building work on the lot, improving economic wellbeing.

**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;***

***(ii) Industrial and commercial activities;***

***(iii) Mining\*; or***

***(iv) Existing and planned regionally significant infrastructure; or***

***(b) Sterilisation of:***

***(i) Land with regionally significant mineral resources; or***

***(ii) Land which is likely to be used for regionally significant infrastructure. \*Includes aggregates and other minerals.***

- 8.12. No reverse sensitivity effects are anticipated. The proposal will be consistent with existing subdivision patterns and land use activities within the surrounding environment. No sterilisation of land is anticipated.
- 8.13. Due to the above, it is considered that there will be no reverse sensitivity effects as the proposal will create allotments which are not objectionable to the surrounding environment and maintain the amenity of the area and the Coastal Living zone.

## **Far North Operative District Plan**

### **Relevant objectives and policies**

- 8.14. The relevant objectives and policies of the Plan are those related to Subdivision, Coastal Environment and the Coastal Living Zone. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area, as the lot sizes in the locality already reflect the size of the lot proposed. The proposal is considered to be consistent with the objectives and policies of the Plan.

### **Assessment of the objectives and policies within the Subdivision Chapter**

- 8.15. The following assessment is based upon the objectives and policies contained within Sections 13.3 and 13.4 of the District Plan.

#### **Objectives**

***13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of***





*the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.*

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

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

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

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

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

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

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

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

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

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

- 8.15.1. The subdivision will be consistent with the purpose of the Coastal Living zone which is essentially rural residential development whilst maintaining a high level of amenity associated with the coast. Social, cultural and economic well-being will be provided for as discussed throughout this report. Life supporting capacity of soils will not be jeopardized, and no reverse sensitivity effects are anticipated. The site is not affected by natural hazards. The site does not contain any outstanding landscapes or natural features. There are no known heritage resources within the site. Water supply, stormwater management and wastewater disposal will be provided for onsite as discussed throughout this application. The proposal provides a superior outcome as



the proposed lot sizes and intended land use activities are already existing within the surrounding environment, such that the proposal provides consistency with the surrounding environment. The existing dwelling on Lot 1 will remain as well as the existing landscaping and shelterbelts. The proposal is not known to affect the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga. Electricity supply is not a requirement for a subdivision within the Coastal Living zone. Lot 1 is already serviced by existing power provisions. Energy efficient design for Lot 2 will be designed at the time of built development on the lot, with the allotment providing ample opportunities to take advantage of energy efficient designs. Alternative transport options, communications and local services are not a consideration of this coastal/rural subdivision. However, the site is in close proximity to the rural settlement of Hihi and township of Mangonui, and will utilise existing roading networks. The site is not located within the National Grid.

### **Policies**

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

- (a) natural character, particularly of the coastal environment;***
- (b) ecological values;***
- (c) landscape values;***
- (d) amenity values;***
- (e) cultural values;***
- (f) heritage values; and***
- (g) existing land uses.***

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

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

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

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

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



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

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

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

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

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

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

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

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

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;**
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;**
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;**
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);**



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

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

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

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

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

*(a) development of energy efficient buildings and structures;*

*(b) reduced travel distances and private car usage;*

*(c) encouragement of pedestrian and cycle use;*

*(d) access to alternative transport facilities;*

*(e) domestic or community renewable electricity generation and renewable energy use.*

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

*(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*

*(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*

*(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

- 8.15.2. There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access has been assessed by Haigh Workman and the existing provisions are considered adequate for the proposal. Pedestrian access has not been a consideration of this coastal/rural subdivision as it would be unusual for pedestrians to walk to the site, however, pedestrian access can easily be accommodated along the grass verges within the 10 metre legal width of the private access lot. The site is not known to be susceptible to natural or other hazards. Connection to utility services is not a consideration of this proposal. The proposed subdivision will utilise the existing private accessway and access points along the accessway, such that any works associated with the upgrade of the accessway will be minor. No removal of vegetation along the accessway is required. The proposal is not considered to have any adverse effects in relation to access. The site is not known to contain any heritage resources, significant areas of indigenous vegetation or fauna, outstanding landscapes or features nor any riparian margins. The site is within a kiwi



present area and an advice note has been offered to be issued on the decision document. The site is not located within the coastal environment under the RPS. Financial contributions are not considered applicable to this proposal. Water storage is existing for the dwelling on Lot 1 and will be provided on Lot 2 at the time of built development on the lot. Bonus development donor and recipient areas are not considered applicable. The site is not within the Conservation Zone. The proposal is not considered to affect the relationship of Māori and their culture and traditions. Management Plans are not considered applicable to this low density subdivision.

- 8.15.3. In regards to Policy 13.4.13, the site is not known to contain any significant natural elements. No vegetation clearance is proposed. Only minor earthworks will need to be undertaken for the construction of the pad for the proposed building. Visual impacts of the proposal are considered to be less than minor, due to the considerable distance of the site from the CMA, as well as the existing topography and shelterbelts and vegetation within the site. Public access to the foreshore and esplanade areas is not applicable to this proposal. The proposal is not considered to affect the relationship of Māori and their culture and traditions. No planting of indigenous vegetation is proposed nor considered necessary as there are no areas of existing significant indigenous vegetation within or near the site. The site is not known to contain any areas of historic heritage. The site is not affected by natural hazards.
- 8.15.4. An assessment of the objectives and policies of the Coastal Environment and Coastal Living zone will be undertaken below. No conditions are proposed in regards to the layout and orientation of building platforms on the lots. Proposed Lot 1 will contain the existing built development, with Lot 2 having ample area and opportunities for suitable building platforms in the site. The site is not within the National Grid Corridor.

#### **Assessment of the objectives and policies within the Coastal Environment**

- 8.16. The following assessment is based upon the objectives and policies contained within Sections 10.3 and 10.4.

##### **Objectives**

***10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.***

***10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:***

***(a) the natural character of the coastline and coastal environment;***

***(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;***

***(c) outstanding landscapes and natural features;***

***(d) the open space and amenity values of the coastal environment;***

***(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).***

***10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.***



**10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.**

**10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.**

**10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.**

**10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.**

**10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.**

**10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.**

- 8.16.1. The proposal is not considered to create any adverse effects. All effects can be managed within the site boundaries. The site is not located on the coastline nor within the coastal environment under the RPS. This is reflected in the new zoning under the PDP which sees the site zoned as Rural Lifestyle and not susceptible to the coastal environment underlay. The site is located over 1 kilometre from the CMA and as such is not considered to adversely affect the natural character of the coastline or coastal environment. There are no areas of significant indigenous vegetation or fauna within the site. The site does not contain outstanding landscapes or natural features. Water quality and soil conservation are not anticipated to be affected. Iwi have been contacted with no response received to date. Public access to the coast is not applicable to this proposal. The proposal does not cross the CMA boundary. Mooring areas, boat ramps and other marine facilities are not applicable to this proposal. Water storage for the existing dwelling on Lot 1 will remain unchanged. Water storage for any future development on Lot 2 can be addressed at the time of such development. The proposal is considered to result in a superior outcome compared to other development as it is a low density subdivision which will see only one additional lot created. The proposed lot sizes are consistent with those in the surrounding environment, with Lot 2 having ample area for built development.

#### **Policies**

**10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:**

**(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and**

**(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and**





*(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*

*(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*

*(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*

*(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*

*(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*

*(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

**10.4.2** *That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.*

**10.4.3** *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*

**10.4.4** *That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*

**10.4.5** *That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*

**10.4.6** *That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*

**10.4.7** *To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:*

*(a) parking;*

*(b) rubbish disposal;*

*(c) waste disposal;*

*(d) dinghy racks.*

**10.4.8** *That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*



**10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.**

**10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.**

**10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.**

**10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:**

**(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;**

**(b) the number of buildings and intensity of development;**

**(c) the colour and reflectivity of buildings;**

**(d) the landscaping (including planting) of the site;**

**(e) the location and design of vehicle access, manoeuvring and parking areas.**

8.16.2. As has been discussed throughout this report, the site and surrounding environment are rural in nature, with a coastal outlook. The proposal will result in one additional allotment which is considered to be of low density, preserving the rural nature of the site and surrounding environment. The proposal is not considered to affect the safety and efficiency of the roading network as the existing crossing place and access lot will be utilised. No effects on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation, fauna, public land and waters or the natural function of the coastal environment, are anticipated. Public access is not a consideration of this proposal. The site is not located within the coastal environment under the RPS and therefore, no assessment of the NZCPS has been undertaken. The proposal is not considered to result in sprawling or sporadic subdivision, as only one additional lot will be created. Ecological values of significant coastal indigenous vegetation and significant habitats are not anticipated to be affected, due to the large distance of the site from the CMA, as well as the fact that all effects will be managed onsite. Public access is not applicable to this proposal. The site is not located within the CMA. The site does not contain any indigenous coastal vegetation or habitats that would require protection. The proposal does not include maritime facilities. The proposal is not considered to create any effects to Māori and their culture and traditions. The site is not susceptible to natural hazards. Water supply is existing for Lot 1 and will be designed at the time of built development for Lot 2. Stormwater, wastewater and sediment runoff will be contained within the site boundaries, such that no downstream effects are anticipated. This can be controlled via consent notice conditions for Lot 2. As discussed throughout this report, no adverse effects on the natural character and amenity values of the coastal environment are anticipated as the site is located as significant distance from the coast and not located within the coastal environment under the RPS, such that effects are anticipated to be less than minor.

#### **Assessment of the objectives and policies within the Coastal Living Zone**

8.17. The following assessment is based upon the objectives and policies contained within Sections 10.7.3 and 10.7.4.





### **Objectives**

***10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.***

***10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.***

- 8.17.1. The proposed subdivision will create allotments which are consistent with allotment sizes in the surrounding environment. Proposed Lot 1 will contain the existing dwelling and proposed Lot 2 will be vacant until development occurs on the site. Proposed Lot 2 is large enough to ensure the effects are compatible with the surrounding environment and reflects low density development as only one additional allotment is being created. The site is not located along Kerikeri Road.

### **Policies**

***10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.***

***10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.***

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

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

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

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

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

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

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



- 8.17.2. The proposal is not anticipated to create adverse effects on the subdivision, use and development on the coastal environment as has been discussed throughout this report. Infrastructure for Lot 1 is existing, with Lot 2 infrastructure being designed at the time of built development on the lot. The lots will utilise the existing crossing place and access lot for access. Amenity values will be maintained. The proposal is not considered to have adverse effects on natural character, indigenous vegetation, landforms, rivers, streams, wetlands or natural patterns. No vegetation clearance is proposed, and visual impact of the proposed building is considered to be less than minor. Public access to foreshore and esplanade areas are not applicable to this proposal. The proposal is not considered to affect Māori and their relationship with cultures and traditions. No planting of indigenous vegetation is proposed and there are no existing habitats within the site which would benefit from this. The site is not known to contain any areas of historic heritage.

#### **Assessment of the objectives and policies within the Transportation Chapter**

- 8.18. The following assessment is based upon the objectives and policies contained within Sections 15.1.3 and 15.1.4.

##### **Objectives**

- 15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.***  
***15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.***  
***15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.*** ***15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.***  
***15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.***

- 8.18.1. The proposal will create one additional allotment which results in an increased TIF of 10, once the site is developed with a residential dwelling, according to the ODP. The proposal will utilise the existing crossing place from Hihi Road, as well as the existing private accessway within the access lot. The existing crossing place from Hihi Road will be concreted or sealed as part of this proposal, as well as vegetation removed along the road boundary to increase sight distances. The existing crossing places along the private accessway will act as passing bays, in lieu of physically constructed passing bays. Haigh Workman have recommended that the carriageway width remain as is, with no changes proposed. Overall, it is considered that the proposal does not create any adverse effects in regards to traffic. Seasonal demand is not considered applicable. Onsite carparking for residential activities is existing for Lot 1. Parking will be provided for Lot 2 at the time of built development. There is ample area within the proposed allotments for safe and efficient movement of vehicles.

##### **Policies**

- 15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.***  
***15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.***



**15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.**

**15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.**

**15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.**

**15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.**

**15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.**

**15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.**

- 8.18.2. Traffic effects have been discussed throughout this report and have been found to be less than minor. Parking spaces are existing for Lot 1 and will be designed on Lot 2 at the time of built development on the lot. Loading spaces are not applicable. The site does not have direct access from a State Highway. The proposal will utilise the existing access point from Hihi Road, which will be upgraded as part of this proposal. Cycle and pedestrian access are not considered applicable to this rural subdivision, however can be accommodated along the grass verge of the existing private accessway.

### Proposed District Plan

- 8.19. Under the Proposed District Plan, the sites are zoned Rural Lifestyle and therefore an assessment of the objectives and policies within this chapter has been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

### Objectives and Policies within the Subdivision Chapter

#### Objectives

***SUB-01 - 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 mitigated and existing risks reduced; and***
- f) manages adverse effects on the environment.***

***SUB-02 - 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-03 - Infrastructure is planned to service the proposed subdivision and development where:***

- a) there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
- b) where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

***SUB-04 - Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:***

- a. public open spaces;*
- b. esplanade where land adjoins the coastal marine area; and*
- c. esplanade where land adjoins other qualifying waterbodies.*

8.19.1. The proposal is considered to achieve the objectives of the zone, as will be discussed below. The proposal will contribute to the local character by providing an additional lot which is of similar size to those in the surrounding environment. No reverse sensitivity effects are anticipated. The proposal is not impacted by natural hazards. The site is not considered to be highly productive land as discussed throughout his report. There are no areas of Significance to Māori located on the site. There are no archaeological sites within the site. Provision for wastewater infrastructure has been discussed within this report. SUB-04 is not considered applicable as the site does not adjoin any of the areas listed in the objective.

#### **Policies**

***SUB-P1 - Enable boundary adjustments that:***

- a) do not alter;*
- b) are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*

***SUB-P2 - Enable subdivision for the purpose of public works, infrastructure, reserves or access.***

***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.*



***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***

***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.***

***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 is in accordance the purpose, characteristics and qualities of the zone.***

***SUB- P7 - Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.***

***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.***

***SUB-P9 - Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.***

***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.***

***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.*

8.19.2. The proposal does not include a boundary adjustment. The proposal is not for the purpose of public works, infrastructure, reserves or access. The proposed lot sizes are consistent with the purpose, characteristics and qualities of the zone, as will be discussed below. The proposal can comply with the RDA provisions for the zone under the ODP, in regards to subdivision. The allotment sizes for subdivision under the PDP do not have legal weighting at present. Lot 1 will contain the existing built development, with Lot 2 having ample area for future built development as well as associated onsite infrastructure. Access will be via the existing legally established crossing place and access lot. The proposal is not anticipated to create any adverse effects in regards to natural values, cultural or historical values nor hazards. SUB-P5 is not applicable to the proposal as the site is proposed to be rezoned as Rural Lifestyle. Onsite infrastructure will be utilised. Vesting of esplanade reserves is not considered applicable to the proposal. The proposal will not result in rural lifestyle subdivision in the rural production zone. The proposal is not considered to result in rural-residential subdivision. The proposal does not result in subdivision of a minor residential unit from the principal unit. The proposal is considered to be consistent with the scale, density and character of the surrounding environment as has been discussed throughout this report. Lot 1 will have existing built development, with the proposed building being located in a suitable location which will reduce the visual impact as well as meeting the permitted requirements for setback. Lot 1 has existing onsite infrastructure, with Lot 2 being designed at the time of built development on the lot. The site is not shown to be susceptible to natural hazards. No effects on historic heritage, cultural values, natural features and landscapes and indigenous biodiversity values are anticipated. The site is not known to hold any historical, spiritual or cultural association with Tangata Whenua.

## **Objectives and Policies for the Rural Lifestyle Zone**

### **Objectives**

***RLZ-O1 - The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.***

***RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised by:***

- a. low density residential activities;***
- b. small scale farming activities with limited buildings and structures;***
- c. smaller lot sizes than anticipated in the Rural Production Zone;***
- d. a general absence of urban infrastructure;***





- e. rural roads with low traffic volumes;*
- f. areas of vegetation, natural features and open space.*

***RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.***

***RLZ-O4 - Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones***

- 8.19.3. The proposal will result in one additional allotment with both lots considered to be of low density and have ample area for small scale farming activities within each allotment. The proposal is considered to be consistent with the character and amenity of the zone, as the residential activities will be low density and the lots have ample opportunity for small scale farming activities. The lots will be serviced by onsite infrastructure. The proposal will add one additional allotment which is not considered to adversely affect the traffic volume of the road. There are no noted areas of vegetation or natural features within the site. The proposal is not anticipated to result in incompatible activities. The proposal is not anticipated to compromise the effects and efficient operation of primary production activities, as all effects will be managed within the site boundaries.

#### **Policies**

***RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:***

- a. low density residential activities;*
- b. small scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small scale education facilities.*

***RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:***

- a. contrary to the density anticipated for the Rural Lifestyle zone;*
- b. predominately of an urban form or character;*
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living;*  
*or*
- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

***RLZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.***



***RLZ-P4 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. consistency with the scale and character of the rural lifestyle environment;***
- b. location, scale and design of buildings or structures;***
- c. 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;***
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;***
- e. the adequacy of roading infrastructure to service the proposed activity;***
- f. managing natural hazards;***
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and***
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.***

8.19.4. The proposal is considered consistent with the scale and character of the surrounding environment. No reverse sensitivity effects are anticipated. Lot 1 has existing built development, with an additional proposed building proposed as part of this application. Lot 2 is vacant. The site does adjoin the Rural production zone to the east, however this dividing boundary has existing mature shelterbelts as well as the built development on Lot 1 existing. No adverse effects at the zone interface are anticipated. On site infrastructure is existing for Lot 1, with Lot 2 having ample area for future onsite infrastructure. The additional lot is anticipated to be easily absorbed into the roading network. The site is not affected by natural hazards. No effects on features listed within RLZ-P4(g) and (h) are anticipated.

### **Summary**

8.20. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

## **9. SECTION 125 – LAPSING OF CONSENT**

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



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

### Public Notification Assessment

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

#### **Step 1 Mandatory public notification in certain circumstances**

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

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

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

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

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

*(b) public notification is required under section 95C;*

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

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

#### **Step 2: Public Notification precluded in certain circumstances.**

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

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

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

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

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

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

*(i) a controlled activity;*

*(ii) [Repealed]*

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

*(iv) [Repealed]*

*(6) [Repealed]*

10.1.2. The application is a combined Discretionary activity subdivision and land-use consent. No preclusions apply in this instance.

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

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

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

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

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

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



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

- 10.1.3. No applicable rules require public notification of the application. The activity will not have a more than minor effect on the environment.

**Step 4; Public notification in special circumstances**

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

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

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

- 10.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision where one additional allotment will be created as well as the creation of a 60m<sup>2</sup> proposed building on Lot 1. There are many allotments in the immediate vicinity which are of similar size or smaller to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

**Public Notification Summary**

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

**Limited Notification Assessment**

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

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

*(2) Determine whether there are any—*

*(a) affected protected customary rights groups; or*

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

*(3) Determine—*

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

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

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

- 10.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

**Step 2: Limited notification precluded in certain circumstances.**

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

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

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



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

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

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

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

**Step 3: Certain other affected persons must be notified.**

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

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

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

- 10.3.3. The proposal is not for a boundary activity.

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

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

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

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

(c) *must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

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

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

- The size of the proposed allotments is consistent with the character of the allotments in the locality and can comply with the RDA provisions for lot size within the zone. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- Proposed lot 1 contains existing built development and associated infrastructure such as access, onsite wastewater disposal, telecommunications, and power; this will continue to operate the same.





- All stormwater will be managed within the site boundaries, such that there will be no downstream effects created.
- There will be no additional access points from Hihi Road required as part of the proposal.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

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

#### **Step 4: Further notification in special circumstances**

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

10.3.9. The proposal is to subdivide the site to create one additional allotment as well as construct a proposed building within Lot 1. It is considered that no special circumstances exist in relation to the application.

#### **Limited Notification Assessment Summary**

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

### **Notification Assessment Conclusion**

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

## **11. PART 2 ASSESSMENT**

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

11.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.

11.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is not located within the coastal environment under the RPS, although is zoned as Coastal Living, however no adverse effects are anticipated due to the large distance of the site from the coast and the fact that visual amenity and character will be maintained. There are no outstanding natural features or



landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights will not be affected by the proposal. The site is not known to be susceptible to natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.

- 11.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 11.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 11.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 12. CONCLUSION

- 12.1. The proposal is to undertake a subdivision where the lot sizes are able to comply with the Restricted Discretionary activity provisions for the zone. The proposal will also result in a building with a floor area of approx. 60m<sup>2</sup> on Lot 1 which will be easily absorbed into the surrounding environment. Traffic effects can be mitigated by utilising the existing crossing places along the private accessway in lieu of formal passing bays. Haigh Workman have advised that the existing condition of the carriageway should remain unchanged. Stormwater for Lot 1 can be adequately managed within the site boundaries.
- 12.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 12.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 12.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 12.5. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal



is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.

- 12.6. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

## 13. LIMITATIONS

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





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA99B/205  
**Land Registration District** North Auckland  
**Date Issued** 27 March 1997

**Prior References**  
NA88C/914

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**Estate** Fee Simple  
**Area** 4.0200 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 164729

**Registered Owners**

John Joseph Ralph and Mary Anne Ralph

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**Estate** Fee Simple - 1/6 share  
**Area** 3190 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 164729

**Registered Owners**

John Joseph Ralph and Mary Anne Ralph

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**Interests**

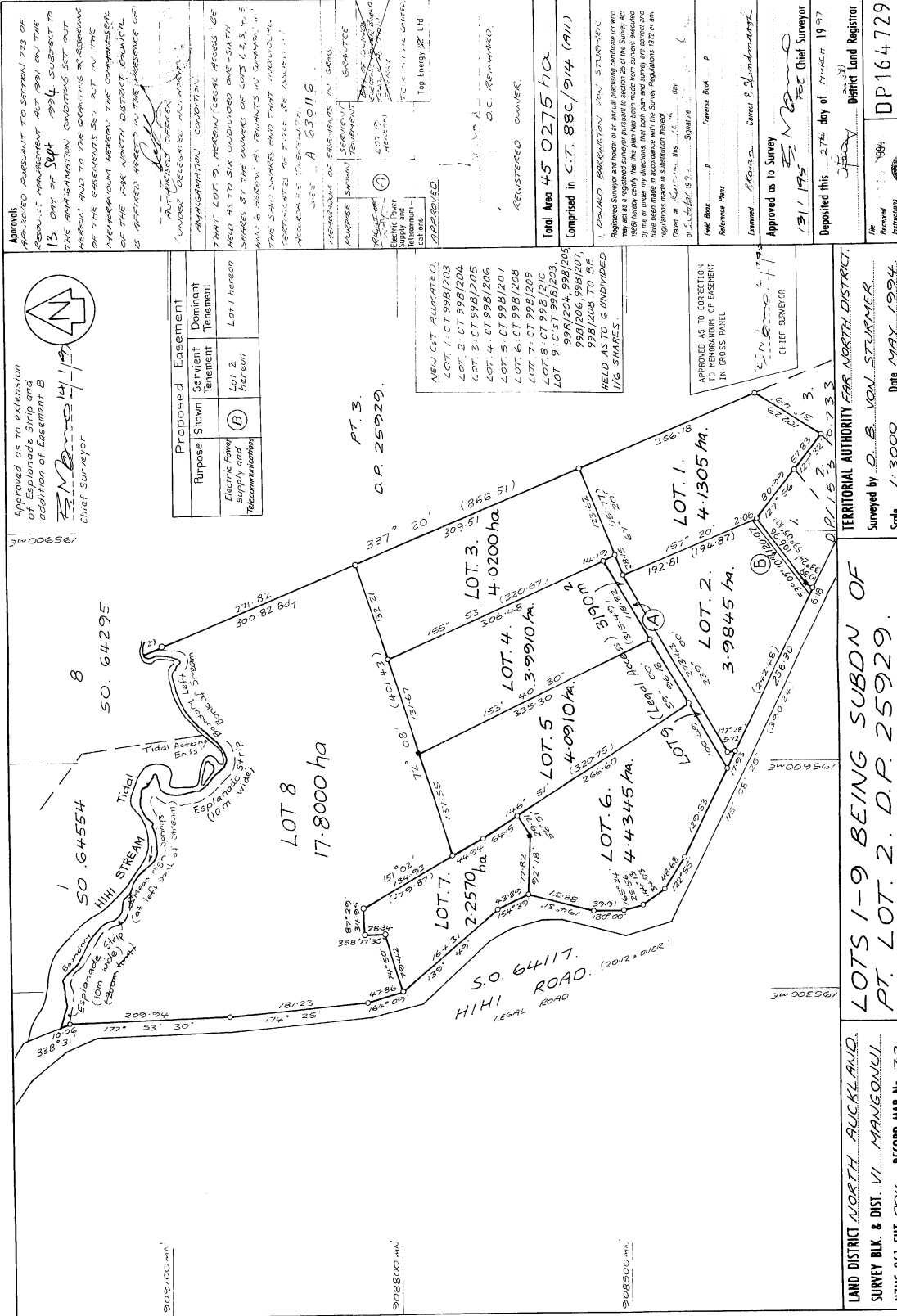
Subject to Section 241(2) Resource Management Act 1991

D124438.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 27.3.1997 at 9.13 am

D124438.4 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 27.3.1997 at 9.13 am

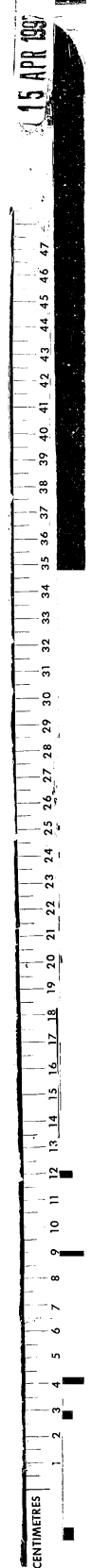
Subject to electricity power supply and telecommunications rights (in gross) over part marked A on DP 164729 in favour of Top Energy Limited and Telecom New Zealand Limited created by Transfer D124438.7 - 27.3.1997 at 9.13 am (affects Lot 9 DP 164729)

The easements created by Transfer D124438.7 are subject to Section 243 (a) Resource Management Act 1991



W. A. ROBERTSON, DIRECTOR GENERAL SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Supplied by Geomatics





D 124438.2

CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

IN THE MATTER of Deposited Plan 164729

A N D

IN THE MATTER of Certificates of Title  
99B/203, 99B/204, 99B/205,  
99B/206, 99B/207, 99B/208,  
99B/209 and 99B/210 (North  
Auckland Registry)

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by THE FAR NORTH DISTRICT COUNCIL (hereinafter called "the Council") to the effect that the conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner after the deposit of the survey plan and is to be registered on the appropriate titles.

SCHEDULE

- (1) The condition applies to the following parcels of land namely:
- (a) All that parcel of land containing 4.1305 hectares more or less being Lot 1 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/203 (North Auckland Registry)



- (b) All that parcel of land containing 3.9845 hectares more or less being Lot 2 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/204 (North Auckland Registry)
- (c) All that parcel of land containing 4.0200 hectares more or less being Lot 3 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/205 (North Auckland Registry)
- (d) All that parcel of land containing 3.9910 hectares more or less being Lot 4 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/206 (North Auckland Registry)
- (e) All that parcel of land containing 4.0910 hectares more or less being Lot 5 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/207 (North Auckland Registry)

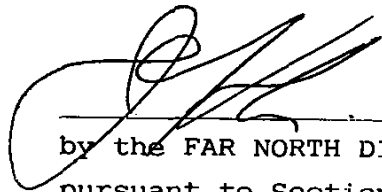
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- (f) All that parcel of land containing 4.4345 hectares more or less being Lot 6 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/208 (North Auckland Registry)
- (g) All that parcel of land containing 2.2570 hectares more or less being Lot 7 on Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/209 (North Auckland Registry)
- (h) All that parcel of land containing 17.8000 hectares more or less being Lot 8 on Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/210 (North Auckland Registry)
- (2) The condition is that the subdividing owner (being the present registered proprietor of the said land above described) shall not transfer, lease or otherwise dispose of any of the said pieces of land hereinbefore described until such time as the Council [by way of at least an approved development plan and a statutory declaration that the prospective purchaser, transferee or lessee intends to carry out such development] is satisfied that the prospective purchaser, transferee or lessee for any of the said Lots has a bona fide proposal to establish a permitted, controlled or discretionary activity as required by Rule 8.1.5 of the Mangonui County Section of the Operative Far North District Plan, using the criteria of Rule 6.1.6, and no non-complying

A handwritten signature consisting of a horizontal line followed by a large, stylized loop, and a scribble below it.

re-subdivision of Lots 1 to 8 on Deposited Plan 164729 or any of those Lots is to be permitted for a period of seven years from the date of deposit of Deposited Plan 164729, in accordance with Council policy.

SIGNED:

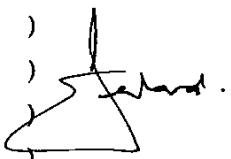
  
by the FAR NORTH DISTRICT COUNCIL  
pursuant to Section 252 of the  
Local Government Act 1974

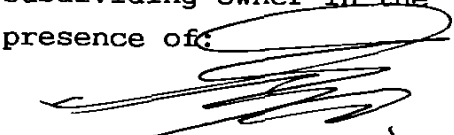
DATE:

13 November 1995

SIGNED by

Daniel Christoph REINHARD  
as registered proprietor/  
subdividing owner in the  
presence of:

)  
)   
)  
)

  
Schmidt  
K... ..

CONSENT NOTICE

(Pursuant to Section 221 of the  
Resource Management Act 1991)

③ CONO - 99B/203 - 210  
(duplicate)

(Reg)

FOUNTAIN MANNING & CO.  
SOLICITORS  
KAITAIA

ASST. LAND REGISTRAR  
LAND REGISTRY NORTH  
AUCKLAND

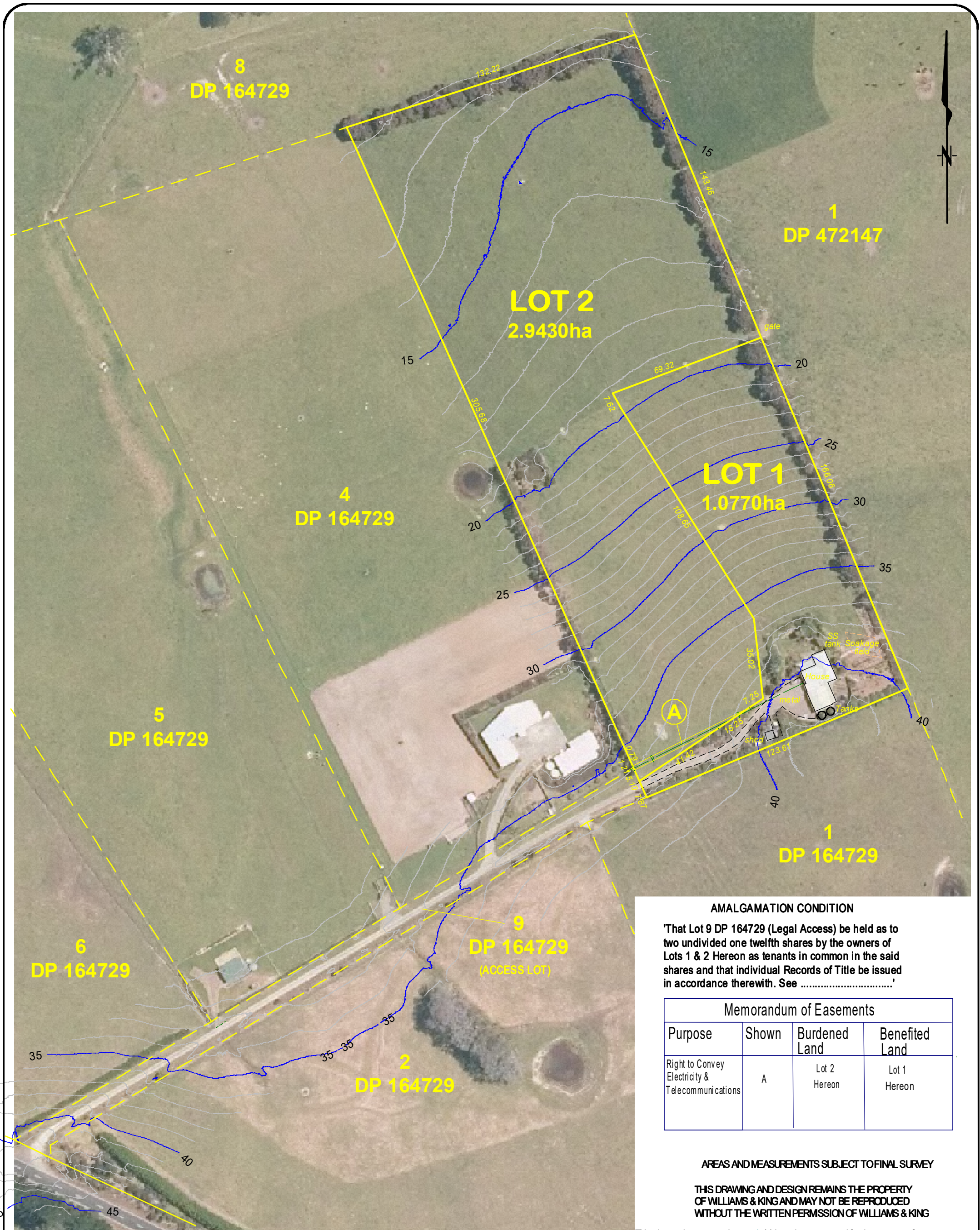
LINZ  
9.13 27.MAR97 D 124438.2



99 B/203 - 210







**AMALGAMATION CONDITION**

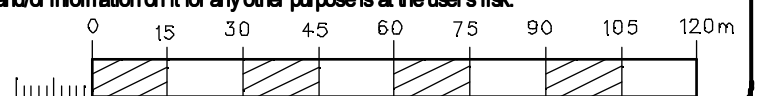
That Lot 9 DP 164729 (Legal Access) be held as to two undivided one twelfth shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. See .....

Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity & Telecommunications	A	Lot 2 Hereon	Lot 1 Hereon

**AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY**

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

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



Prepared for: J J & M A Ralph

**Impermeable Areas - Lot 1**  
 House - 247m<sup>2</sup>  
 Drive - 455m<sup>2</sup>  
 Tanks - 18m<sup>2</sup>  
 Shed - 14m<sup>2</sup>  
 Common access 310m x 3.5 = 1085m<sup>2</sup> / 12  
 Total - 824m<sup>2</sup> (7.6%)

Local Authority: Far North District Council  
 Total Area: 4.0200ha  
 Comprised in: NA99B/205  
 Val ref - 00085-03506

Levels in terms of: NZ Vertical Datum  
 Contour interval is: 1.0m minor 5.0m major

**WILLIAMS AND KING**

Registered Land Surveyors, Planners & Land Development Consultants

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**PROPOSED SUBDIVISION OF LOT 3 DP 164729**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	W&K	June 2024	1:1500	A3
Drawn				
Rev		Sept 2024		

**24380**

Engineering Assessment Report for Proposed Subdivision  
134 Hihi Road, Mangonui  
Lot 3 DP 164729 and 1/6 DP 164729  
for  
John and Mary Ralph

*Supporting report for RC Applications to Far North District Council*

*Haigh Workman reference 24 100*

21 October 2024



## Revision History

Revision N <sup>o</sup>	Issued By	Description	Date
Rev. A		For Resource Consent	21 October 2024

Prepared by

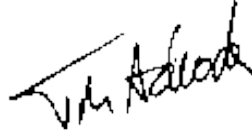


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## Executive Summary

Haigh Workman Ltd was commissioned by John and Mary Ralph to undertake an Engineering Assessment of land at 134 Hihi Road, Mangonui for the purpose of a proposed 2-lot subdivision of Lot 3 DP 164729 for rural living end-use. The proposed lots comprise; lot 1 - 1.08ha and lot 2 – 2.93ha. Access is off Hihi Road via an access lot containing an existing driveway.

Proposed lot 1 contains an existing consented dwelling, while lot 2 is vacant. The assessment of lot 1 includes an allowance for a possible future one-bedroom building and associated yarding, as advised by the applicant.

This appraisal assesses; access, stormwater management and wastewater disposal all with specific regard to Council subdivision rules. No geotechnical investigation has been carried out.

A proposed subdivision plan by Williams and King, ref 24380, dated June 2024 appended.

The site is zoned 'Coastal Living' under the Operative District Plan.

### Vehicle Crossings and Access

The site has an existing crossing off Hihi Road which has been formed in gravel to 2009 Engineering Standards. The crossing shall be sealed or concreted to FNDC/S/6B for a distance of 10m or to the road boundary, whichever is the greater.

The District Plan standards require the carriageway width to be 5.0m as far as the Lot 5 DP 164729 crossing, a distance of 160m, after which the existing 3.0m width is adequate with the Lot 4 DP 164729 crossing acting as a passing bay.

RC 2186 RMASUB indicates that the driveway was originally constructed with a 5m width as far as the start of Lot 5 DP 164729, a distance of 103m. Low traffic volumes have resulted in the access being driven as single carriageway, with the shoulders naturally grassing over. Given this anecdotal evidence, straight alignment, gentle gradient and line of sight visibility from beginning to end, we recommend no changes be made to the carriageway width.

The site has an existing entrance off the end of the shared access. The entrance achieves the specified width for a double width shared crossing given in the 2023 Engineering Standards Sheet 21. Hence no work to upgrade the entrance is required at time of subdivision.

### Stormwater

Anticipated impermeable surface coverage is expected to exceed permitted activity on both lots meaning stormwater is a restricted discretionary activity.

The site is in close to the catchment outlet of the Hihi Stream catchment and drains across gently sloping land into farm drains that outfall into the Hihi Stream tidal waters. At its closest point the site is some 600m from the Mangonui Harbour and just 235m from the tidal Hihi Stream. The NRC Regional Wide flood model and Coastal flooding indicate minor flooding of farmland along the downstream receiving watercourses with no properties affected.

The watercourse can be expected to have sufficient network capacity without the need for flow attenuation. Given the rural setting and gently sloping ground, stormwater shall be discharged to ground where it can be expected to disperse over long flowpaths distances before entering farm drains which discharge to the natural watercourses.

As part of the stormwater management, we recommend consent notices be placed on the titles as follows;

- Consent notices allowing impermeable surfaces on of 1,100m<sup>2</sup> on lot 1, and 1,300m<sup>2</sup> on lot 2

- A consent notice on both titles; any development requiring building consent shall provide for low impact stormwater design in accordance with Auckland Region publication Countryside living toolbox or similar approved, prepared by a Chartered Professional Engineer or suitably qualified practitioner.

### **Wastewater Disposal**

The existing system on lot 1 consists of septic tank and trenches with more than 100% reserve area available, all achieving setback from the proposed subdivision boundaries. The septic tank and soakage trenches were operational and showed no visible signs of malfunction.

Lot 1 may in future contain a one-bedroom building. Allowing the existing two-bedroom dwelling plus future one-bedroom building, the design occupancy increase from 4 to 6 persons. There is more than enough area available including 100% reserve area for wastewater disposal on lot 1 should the system need to be upgraded to secondary treatment with dripper line disposal to accommodate a future building.

Proposed lot 2 is suitable for secondary treatment system and disposal to drippers. There is ample room available for a system serving a 3-bedroom house, including 100% disposal reserve area.

### **Geotechnical**

Geotechnical investigation is outside of the scope of this report. However, the published geological mapping indicates the site comprises Tangihua Complex of Northland Allochthon, which is considered to be a 'low hazard' geological unit. Furthermore, the slope of the building site is 5-8 degrees, which indicates that it does not meet the criterion of 'land which may be subject to instability in the Far North District'. Whilst the relative hazard is 'low', site specific geotechnical assessment is recommended.

# 1 Introduction

## 1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) was commissioned by John and Mary Ralph (the client) to undertake a Site Suitability Engineering Assessment of land at 134 Hihi Road, Mangonui (the site) for the purpose of a proposed 2-lot subdivision. It is understood that the client intends to subdivide the property into two lots for rural residential end-use. The proposed two lots comprise 1.0807 and 2.9396ha area. The site is accessed from Hihi Road via an existing vehicle crossing and access lot containing a metalled driveway.

A proposed subdivision plan by Williams and King, ref 24380, dated June 2024 is included in Appendix A of this report.

The scope of this report includes an assessment of:

- Review of pertinent rules and policies
- Site access
- Stormwater management
- Wastewater disposal

Geotechnical investigation is outside of the scope of this report.

## 1.2 Limitations

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

It has been assumed in the production of this report that the site is to be subdivided and subsequently redeveloped for low-rise rural residential end-use. At the time of writing there was no information available for proposed future developments following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

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

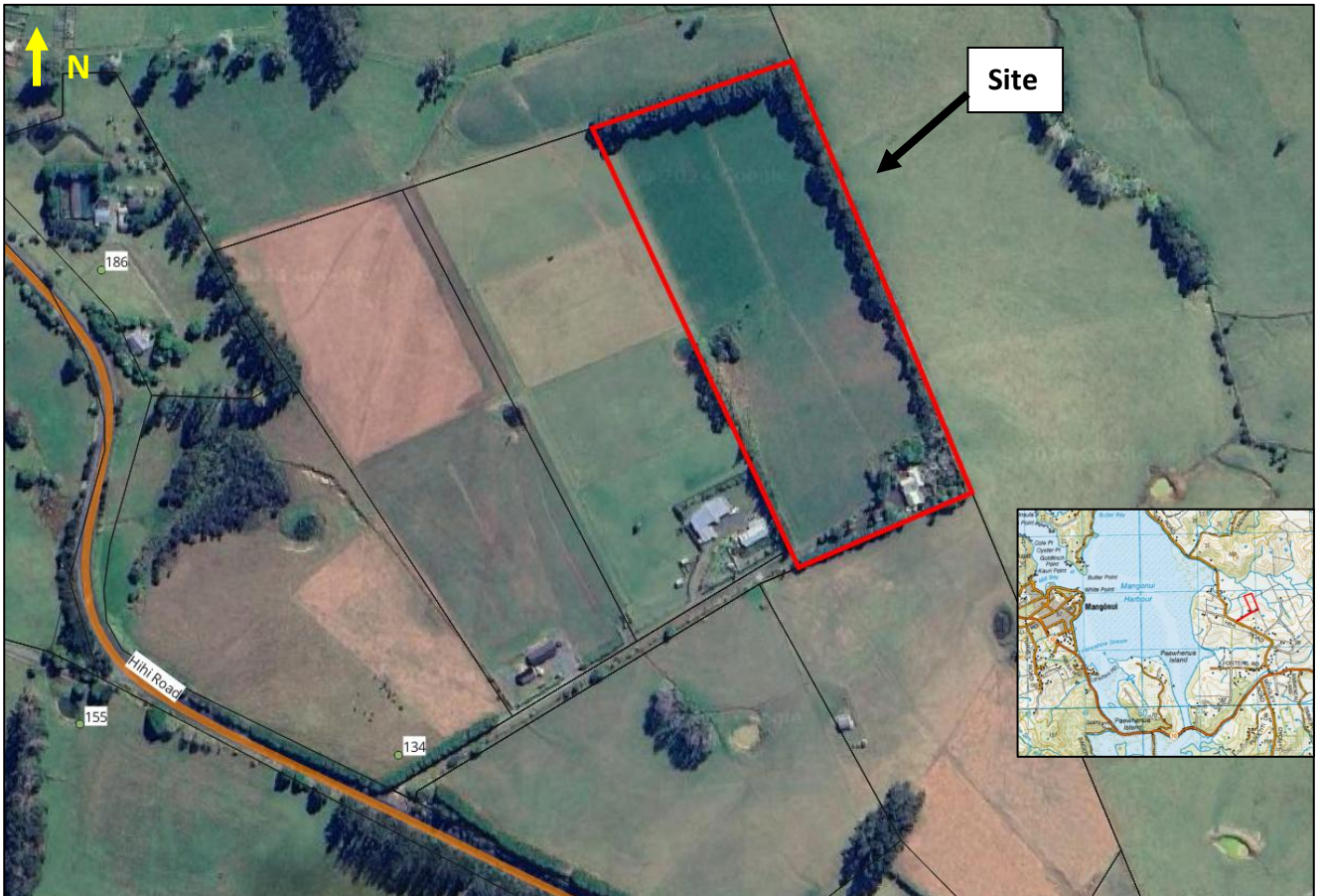
## 2 Site Description and Proposed Development

### 2.1 Site Location

<b>Site Address:</b>	134 Hihi Road, Mangonui
<b>Legal Description:</b>	Lot 3 DP 164729 and 1/6 Lot 9 DP 164729
<b>Area:</b>	40,200m <sup>2</sup> and 1/6 share of 3,190m <sup>2</sup>

Figure 1 indicates the location of the subdivision site on the northeastern side of Hihi Road, approximately 3.7km southeast of Hihi.

Figure 1 Site Location Plan (Source: LINZ). Aerial image courtesy of Google



### 2.2 Site Description

The Site comprises Lot 3 DP 164729 and 1/6 of access Lot 9 DP 164729 having a total land area of 40,200m<sup>2</sup> and 1/6 of 3,190m<sup>2</sup>. The site bounded by farmland to the east and rural lots in all other directions.

Access is via an existing vehicle crossing and gravel driveway off Hihi Road.

The site contains a dwelling with auxiliary workshop/shed and associative driveway and parking area located at the southern end of the property.

The site comprises mainly grazing paddocks with some mature trees in the southern portion of the site.

The site is gently sloping in the north to northwestern direction. Elevations noted to gently fall from RL 41.2 m in the vicinity of existing dwelling to RL 11.8 m at the site’s lowest elevation at the northern site boundary.

### 2.3 Proposed Subdivision

It is proposed to subdivide the site into 2 rural lifestyle end-use lots, as per Table 2.1.

**Table 2.1 – Proposed Lots**

Proposed Lot	Lot Size (m <sup>2</sup> )	Access Lot 9 (m <sup>2</sup> )	End-use
Lot 1	10,807	265.8 (1/12 share)	Rural residential
Lot 2	29,396	265.8 (1/12 share)	Rural residential

The attached Subdivision Scheme plan by Williams and King, ref 24380, dated June 2024 shows the proposed lot boundaries and easements.

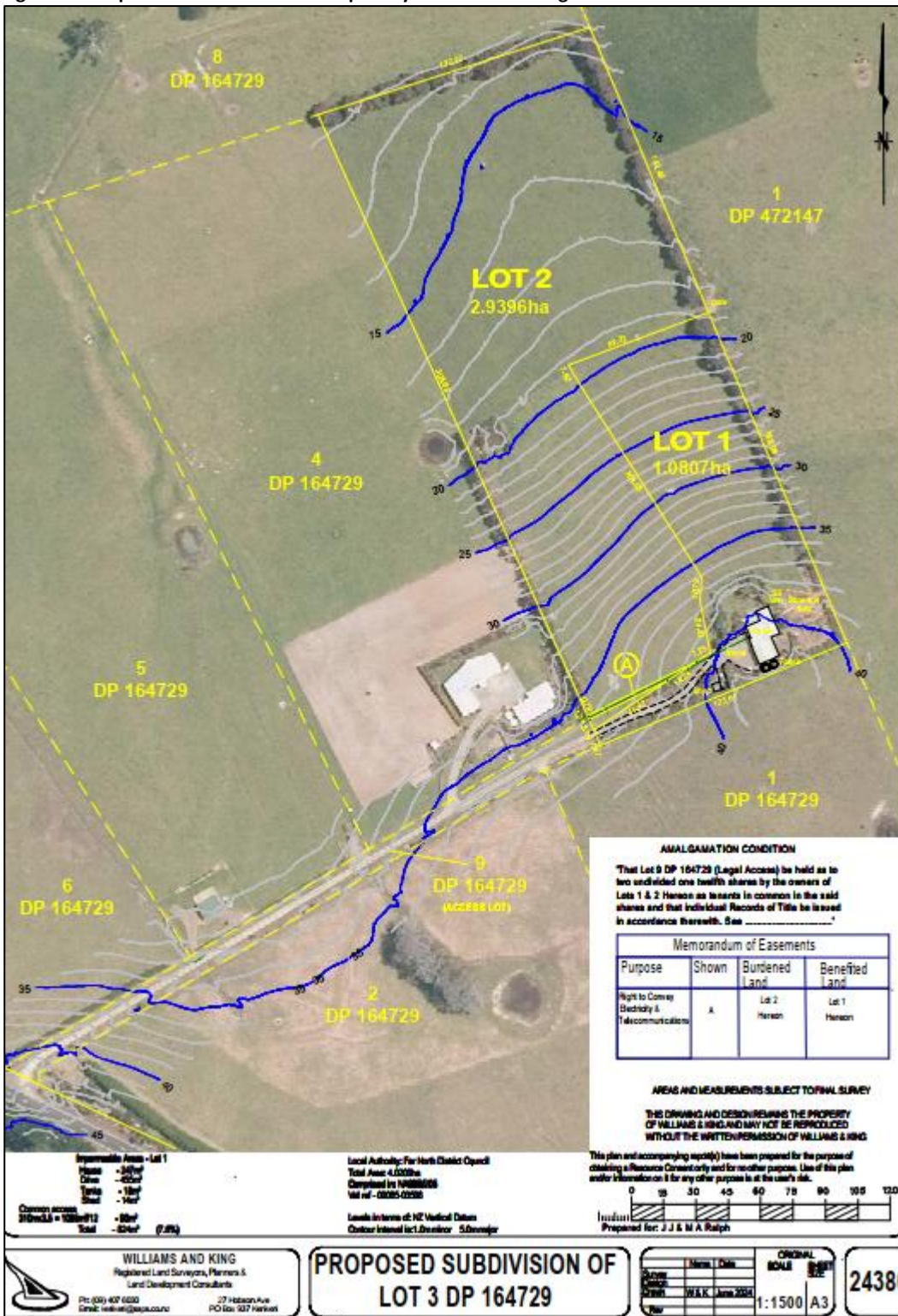
Proposed Lot 1 will contain the existing dwelling, workshop/shed and auxiliary driveway and parking area. Proposed Lot 2 is vacant.

Following subdivision, the access lot will service 6 existing and one additional lot.

No further development is anticipated for proposed Lot 1, since it contains an existing dwelling with auxiliary shed and associated hardstanding. Proposed Lot 2 is anticipated to undergo future residential development.



Figure 2 – Proposed Subdivision Scheme plan by Williams and King



## 2.4 District Plan Zoning

The site is zoned as 'Coastal Living' under the Operative District Plan 2009 with a permitted impermeable surface coverage of 10% or 600m<sup>2</sup> (whichever is lesser).

### 3 Environmental Setting

#### 3.1 Geology

Sources of Information:

- Institute of Geological & Nuclear Sciences, 1:250,000 Scale, 2009: “Geology of the Kaitaia area”
- NZMS Sheet 290 P04/05, 1:100,000 scale map, Edition 1, 1980: “Kaitaia - Rawene” (Soils)
- NZMS Sheet 290 P04/05, 1:100,000 scale map, Edition 1, 1981: “Kaitaia - Rawene” (Rocks)

The site is within the bounds of the GNS Geological Map 1 “Geology of the Kaitaia area”, 1:250,000 scale. The published geology indicates the site comprises Tangihua Complex of Northland Allochthon, comprising mainly basalt pillow lava, with subvolcanic intrusive of basalt, dolerite and gabbro; locally incorporating siliceous mudstone.

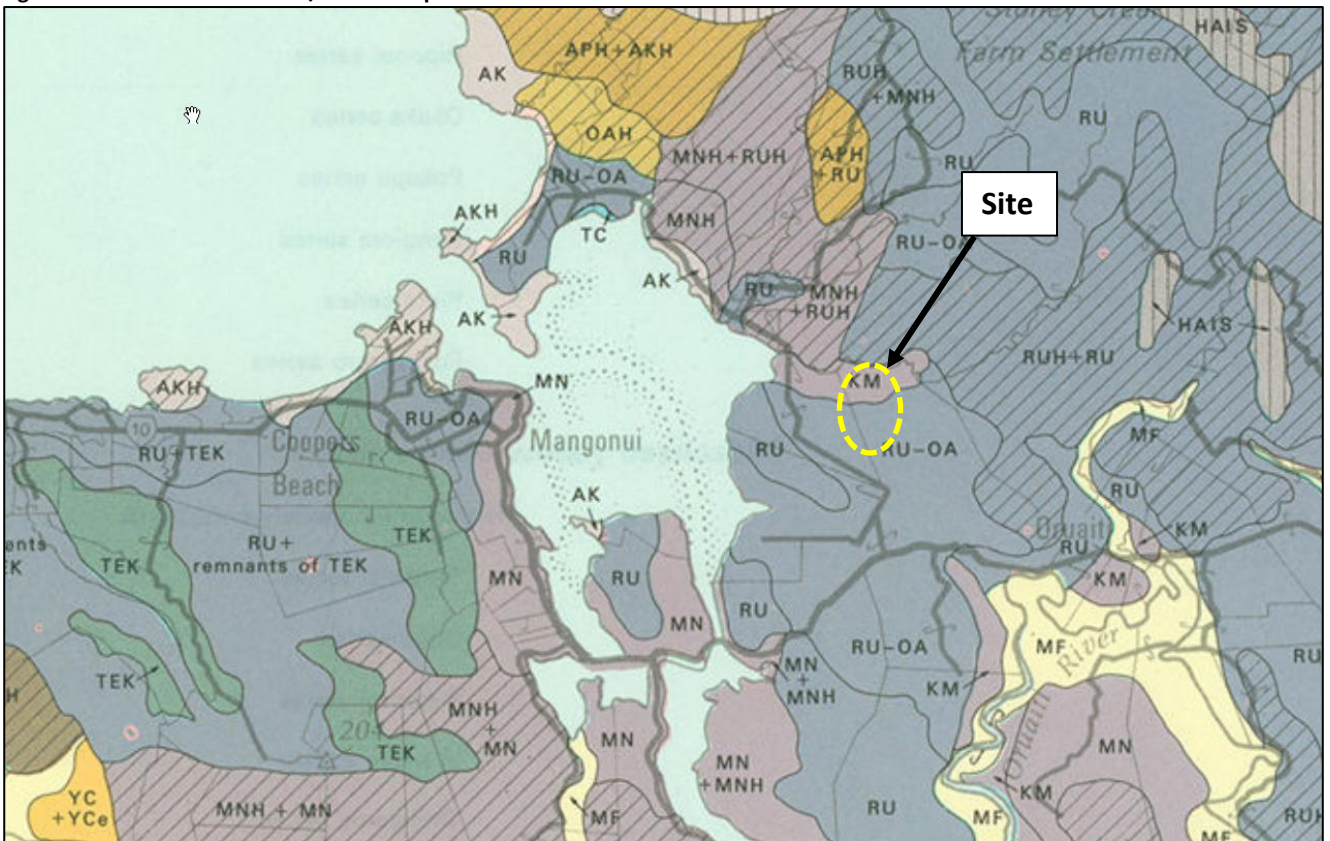
According to the New Zealand Land Inventory, Soil Map (Figure 4) the site soils are classified as ‘well to moderately well drained’ Rangiuro clay (RU) towards the south end, and ‘moderately drained’ Kohumaru clay (KM) towards the north end. The soils are described as ‘terrace soils’.

Figure 3 – GNS Science, Geology of the Kaitaia Area, Map 1





Figure 4 – NZMS 290 Sheet P04/05 Soil Map



### 3.2 Geotechnical Hazards

Geotechnical investigation is outside of the scope of this report. However, the published geological mapping indicates the site comprises Tangihua Complex of Northland Allochthon. Reference is made to the LDE report Ref. 16395 dated 18 November 2019 prepared for FNDC and entitled, Criteria to Identify Land which may be subject to Instability in the Far North District.

The Tangihua Complex of Northland Allochthon is defined as a ‘low hazard’ geological unit. Furthermore, the slope of the building site is 5-8 degrees, which indicates that it does not meet the criterial of ‘land which may be subject to instability in the Far North District’. Whilst the relative hazard is ‘low’, site specific geotechnical assessment is recommended.

### 3.3 Surface Water Features and Flooding

Published environmental data relating to the site has been reviewed. An examination of Far North District Council (FNDC) and Northland Regional Council (NRC) online GIS databases is included below.

A summary of available information pertaining to hydrology and hydrogeology is presented in the table below.

Table 3.1 - Surface Water Features & Flooding

	Presence/Location	Comments
<b>Groundwater sources including springs/wells (within 500 m)</b>	The closest groundwater bore (LOC.200120) is located 200m to the northeast of the site	There are no groundwater bores noted on the site. LOC.201139 is active and is used for domestic purposes.

<b>Surface Water Features (Ponds, Lakes etc)</b>	There are no lakes	Two ponds are located midway along the western boundary, one on each side of the property boundary
<b>Watercourses (within 500 m)</b>	Two unnamed watercourses forming tributaries of Hihi Stream flank the site on the east and west flowing in a northerly direction	The site occupies the end of a spur ridge draining in a northeastern direction.
<b>Flood Risk</b>	None recorded	NRC and FNDC GIS databases indicate the site is not subject to a flood hazard. The site is well elevated.

### 3.4 Site Walkover

The site walkover was generally limited to the southern portion of the property and comprised site mapping for access, stormwater management and exploratory borehole for assessing wastewater disposal.

Topographically, the site slopes gently to the north becoming moderately sloping towards the northern end.

There were no well-defined stormwater flow paths. Surplus surface water not soaking into the ground can be expected to flow at a very gentle rate in the direction of the natural ground contour. No indications of saturation or ponding were observed, except for the pond midway along the western boundary.

### 3.5 Subsoil Investigations

Haigh Workman undertook subsoil investigations comprising the excavation of one 50mm hand augured bore hole. Refer bore hole log appended and Wastewater Management Drawing for the test location.

The purpose of the borehole was to categorise the soils for wastewater disposal purposes. The soils towards the southern end of the site comprised a sandy loam underlain by silty clay from a depth of 300mm. Conditions at the time of our investigation were dry.

## 4 Access

### 4.1 Site Access

The site is accessed by an existing vehicle crossing and shared driveway off the northeastern side of Hihi Road which currently serves 6 lots. The proposed subdivision will create 1 additional residential lot. No new crossings onto Hihi Road are proposed.

### 4.2 Traffic Generated

The proposed subdivision will create 1 additional residential lot. The Traffic Intensity Factor (TIF) assessed in accordance with Appendix 3A of the Operative Far North District Plan is 10 per standard residential unit. The total TIF is assessed as 7 standard residential units x 10 = 70vm/day.

Actual traffic generation is likely to be less than the TIF calculation due to longer travel distances generally resulting in a lower number of journeys.

### 4.3 Hihi Road

Hihi Road is Secondary Collector with an estimated Average Dailey Traffic (ADT) of 672 with 14% heavy vehicles. Reference Mobileroads (30/06/2023). The road has a sealed width of approximately 6m and an open speed limit of 100km/h.

### 4.4 Shared Access Vehicle Crossing

The vehicle crossing is unsealed and achieves the dimension for the 2009 Engineering Standards FNDC/S/6B. The operating speed for approaching vehicles was assessed by conducting drive throughs as 80km/h from the north-west and 100km/h from the south-east. Operating speeds and site distances are assessed against the Council Engineering Standards 2023 Sheet 4 and presented in Table 4.1 below.

**Table 4.1 – Operating Speed and Sight Distances for the crossing from Waipapa Road**

Crossing	Traffic Direction	Operating Speed (km/h)	FNDC Stopping Sight Distance (m)	Austrroads Stopping Sight Distance (m)	Visibility Achieved (m)
Existing shared access crossing	From south-east	100	220	183 (5% downhill)	220 with vegetation clearance
	From north-west	80	145	106 (5% uphill)	160 with vegetation clearance

With vegetation clearance in the road corridor to the east and west of the site, the visibility from the vehicle crossing complies with Council Standards 2023 Sheet 4. The assessment was undertaken using a 3.5m setback from the near side traffic lane as per NZTA Planning Policy Manual (SP/M/001) Appendix 5B.

Given the fast-operating speed on Hihi Road, we recommend that the crossing be concrete or sealed to meet FNDC/S/6B dimensions for a distance of 10m or to the road boundary, whichever is the greater. FNDC/S/6B slightly exceeds the dimensions of given in by the Council Standards 2023 Sheet 21 for a Type 1A crossing serving 6-8 lots.

### 4.5 Shared Access Carriageway

The access lot has a metalled carriageway with a width starting out at 5.0m but reducing to 3.5m, and a legal width of 10m. The alignment is mostly straight with a gentle gradient and cambered crossfall draining to water tables.

The carriageway width was assessed along the length and compared with the requirements District Plan Appendix 3B-1 Standards for Private Access.

Figure 5 – District Plan Appendix 3B-1 Standards for Private Access

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb	Foot-path	Storm-water Drain <sup>1</sup>
				Unsealed	Sealed			
Rural Production Rural Living Waimate North	1	-	3.0	1:5	1:4	-	-	Yes
Horticultural Processing Carrington Estate	2	5	3.0	1:5	1:4	-	-	Yes
General Coastal Coastal Living	3 – 4	7.5	3.0 with passing bays	1:5	1:4	-	-	Yes
South Kerikeri Inlet Recreational Activities	5 – 8	7.5	5.0	1:5	1:4	-	-	Yes

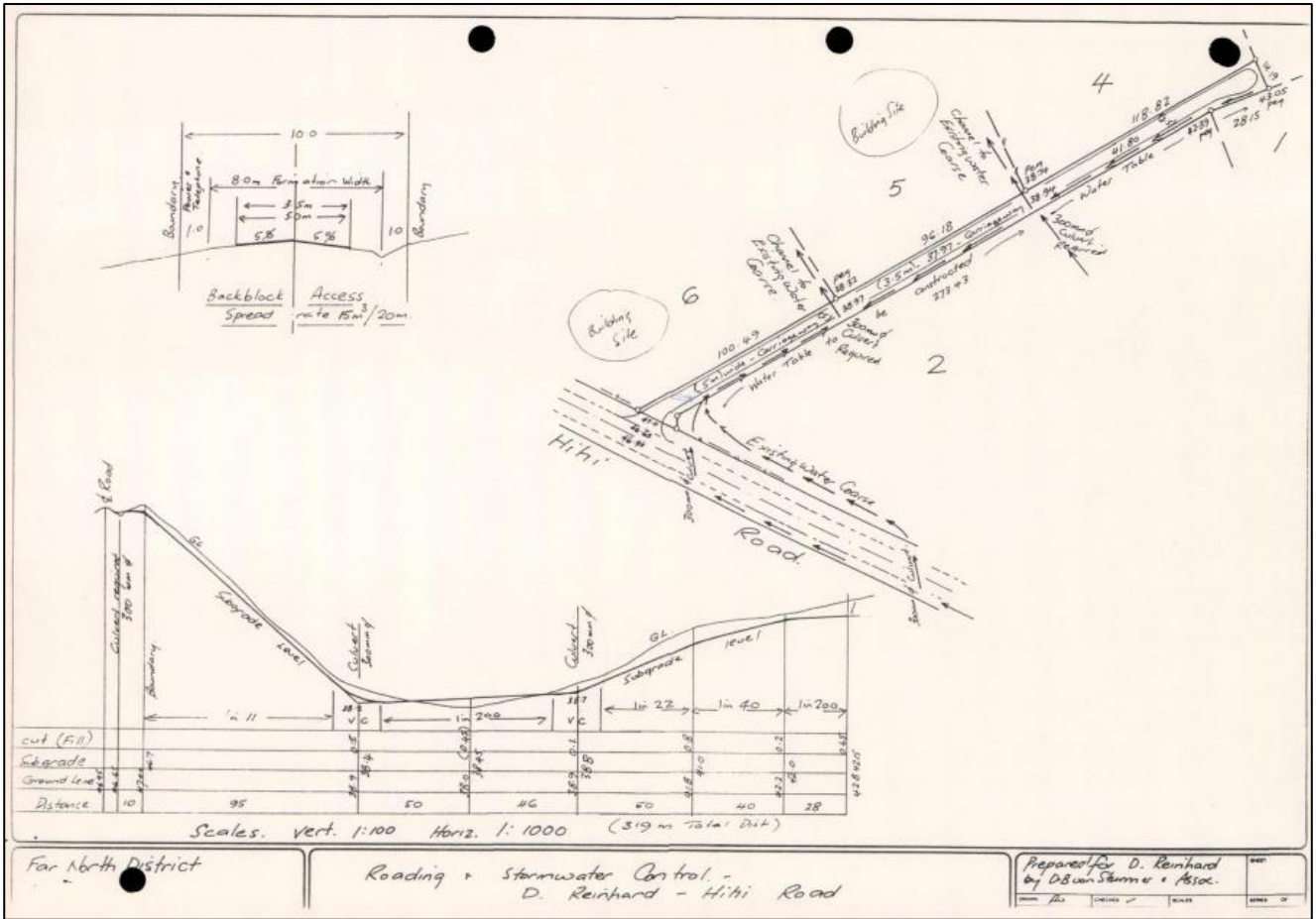
The access lot is 315.5m long with a carriageway length of 317m measured from the edge of seal on Hihi Road. Vehicle crossings and carriageway widths were measured as follows:

Lot	Distance to vehicle entrance	Carriageway width measured	Appendix 3B-1 carriageway width	Comment
Lot 2 DP 164729	30m (assumed)	3.0m	5.0m	No formed crossing
Lot 6 DP 164729	100m	3.0m	5.0m	
Lot 5 DP 164729	160m	3.0m	5.0m	
Lot 4 DP 164729	246m	3.0m	3.0m + passing bays	Crossing here provides passing bay < 100m from end of 5m carriageway
Lot 1 DP 164729	290m	3.0m	3.0m + passing bays	44m from passing bay at Lot 4, hence no passing bay required
Lot 3 DP 164729 (lot 1)	317m	3.0m	3.0m	
Lot 3 DP 164729 (lot 2)	317m	3.0m	3.0m	

The District Plan standards require the carriageway width to be 5.0m as far as the Lot 5 DP 164729 crossing, after which the existing 3.0m width is adequate with the Lot 4 DP 164729 crossing acting as a passing bay. RC 2186 RMASUB drawing Figure 6 indicates that the driveway was originally constructed with a 5m width as far as the start of Lot 5 DP 164729. The low traffic volumes mean that the access has been driven as single carriageway and that the shoulders have naturally grassed over. Given this anecdotal evidence, straight alignment, gentle gradient and line of sight visibility from beginning to end, we suggest that no changes be made to the carriageway width.



Figure 6: Roading including stormwater controls RC 2186 RMASUB, dated Jun 1996



#### 4.6 Lot Entrances off Shared Access

The site has an existing entrance off the end of the shared access. The entrance achieves the specified width for a double width shared crossing given in the 2023 Engineering Standards Sheet 21. Hence no work to upgrade the entrance is required at time of subdivision.

#### 4.7 On-lot Driveways

Proposed lot 1 contains an existing metalled driveway and parking/manoeuvring area.

The proposed lot 2 driveway will be constructed at building consent stage and does not form part of the subdivision.

#### 4.8 Parking and Manoeuvring

Parking and associated manoeuvring can be accommodated within the proposed lots. Standard Residential Units require 2 car parking spaces per unit, as per Appendix 3C.

## 5 Stormwater Management

### 5.1 Regulatory Framework

#### 5.1.1 Far North District Plan Provisions

The Site is zoned as Coastal Living. The relevant permitted activity rule for impermeable surfaces is as follows

##### **10.7.5.1.6 STORMWATER MANAGEMENT**

The maximum proportion of the gross site cover area covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is lesser.

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

##### **13.7.3.4 STORMWATER DISPOSAL**

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

#### 5.1.2 Regional Plan for Northland

Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability.

#### 5.1.3 Council Engineering Standards 2023

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

##### **Chapter 4: Stormwater and Drainage**

##### **4.1.3 Performance Standards**

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

##### **4.1.6. Managing Effects of Land Use on Receiving Environments**

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

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

#### **4.2.1. Discharge into a Stream or Watercourse**

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

#### **4.3.8. System Design**

##### **Table 4-1: Minimum Design Summary**

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

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

Climate change adjusted rainfall shall be used for the following:

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

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

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

#### **5.1.4 Existing and Proposed Development**

In relation to existing development, we interpret the requirements of the District Plan given at the end of Subdivision Rule 13.7.2.1 which states;

*'Provided that any existing development on any new lot in the subdivision must comply with all of the relevant zone rules and the rules in Part 3 of the Plan - District Wide Provisions for permitted or controlled activities.'*

Accordingly, if existing development within a new lot area breaches any permitted or controlled activity rule, land-use consent will be required for that breach as part of the subdivision consent application.

Similarly, building coverage and driveways/yarding of any existing development on a particular lot for which building consent has been granted may also be considered approved and exempted from the stormwater neutrality calculations.

### 5.1.5 Discussion

The proposed subdivision includes existing residential development on proposed lot 1 plus an allowance for a possible future one-bedroom building and associated yarding as advised by the applicant. It is anticipated that future development on lot 2 will be of a similar scale but with the potential for a much longer driveway. The existing and future impermeable surfaces on lot 1 and estimated impermeable surfaces for lot 2 following development are expected to be reasonably low, (lot 1 < 10% and lot 2 < 5% 1). However, due to the 600m<sup>2</sup> permitted activity cap, both lots will exceed Permitted making the activity Restricted Discretionary. Refer Table 5 below.

Lot 1 contains existing consented development and lot 2 is larger than 2ha, it is arguable that detailed stormwater design is not required under subdivision Rule 13.7.3.4.

The site at its closest point is some 600m from the Mangonui Harbour and just 235m from the tidal Hihi Stream. The NRC Regional Wide flood model and Coastal flooding for the 100yr. event plus climate change indicate minor flooding of the two watercourses on the eastern and western side of the site that form the immediate downstream catchment. The mapped flooding almost entirely affects only farmland, except for a small dwelling on Lot 7 DP 164729 which is indicated being affected by flooding of the western watercourse. Refer Figure 7 below. However, an existing farm drain intercepts western runoff from the site directing this to the eastern watercourse, where no properties are at risk.

The new FNDC Engineering Standards 2023 Table 4.1 requires:

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

The site is in close to the catchment outlet of the Hihi Stream catchment and drains across gently sloping land into farm drains that outfall into the Hihi Stream tidal waters. The watercourse can be expected to have sufficient network capacity without the need for 50% and 20% AEP flow attenuation.

Rule C.6.4.1 indicates that it is appropriate to ensure flood levels do not increase for rainfall events up to the 10% AEP which can be avoided by discharge to ground.

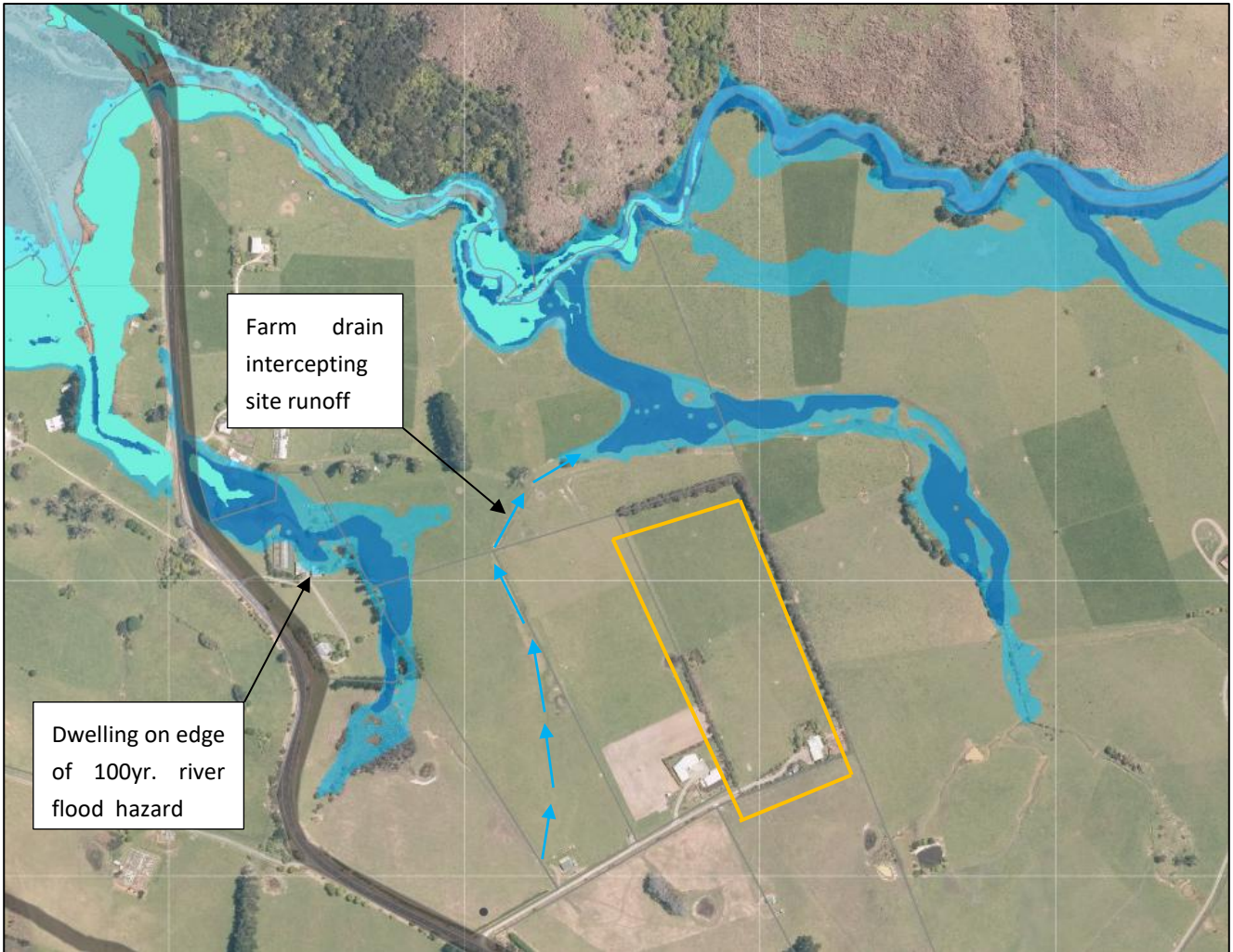
Residential development is not generally considered to create a long-term impact on water quality. For this development, the nominated building platforms will be surrounded by grass surfaces providing a buffer to run-off, trapping contaminants and sediments. Stormwater run-off from roof tank overflow will be clean rainwater and runoff from driveways will drain via open drains and flow paths.

Water quality is not an issue for residential development. Stormwater runoff from roof tank overflow will be clean rainwater. Runoff from driveways will drain over grassed slopes and flow paths.

In conclusion stormwater attenuation is not considered appropriate or necessary for this site.



**Figure 7: NRC Flood Mapping River and Coastal 100yr. + Climate Change**



## 5.2 Existing Site Drainage

The site generally drains in a northerly direction following the natural site slope towards two unnamed water courses located some 50m north of the site, forming tributaries of the Hihi Stream.

For the existing development on lot 1, overflow from the roof water collection tank discharged to ground in the southeast corner of the site. No scour or damage resulting from the discharge was not either on the subject property or neighbouring farmland.

## 5.3 Property File

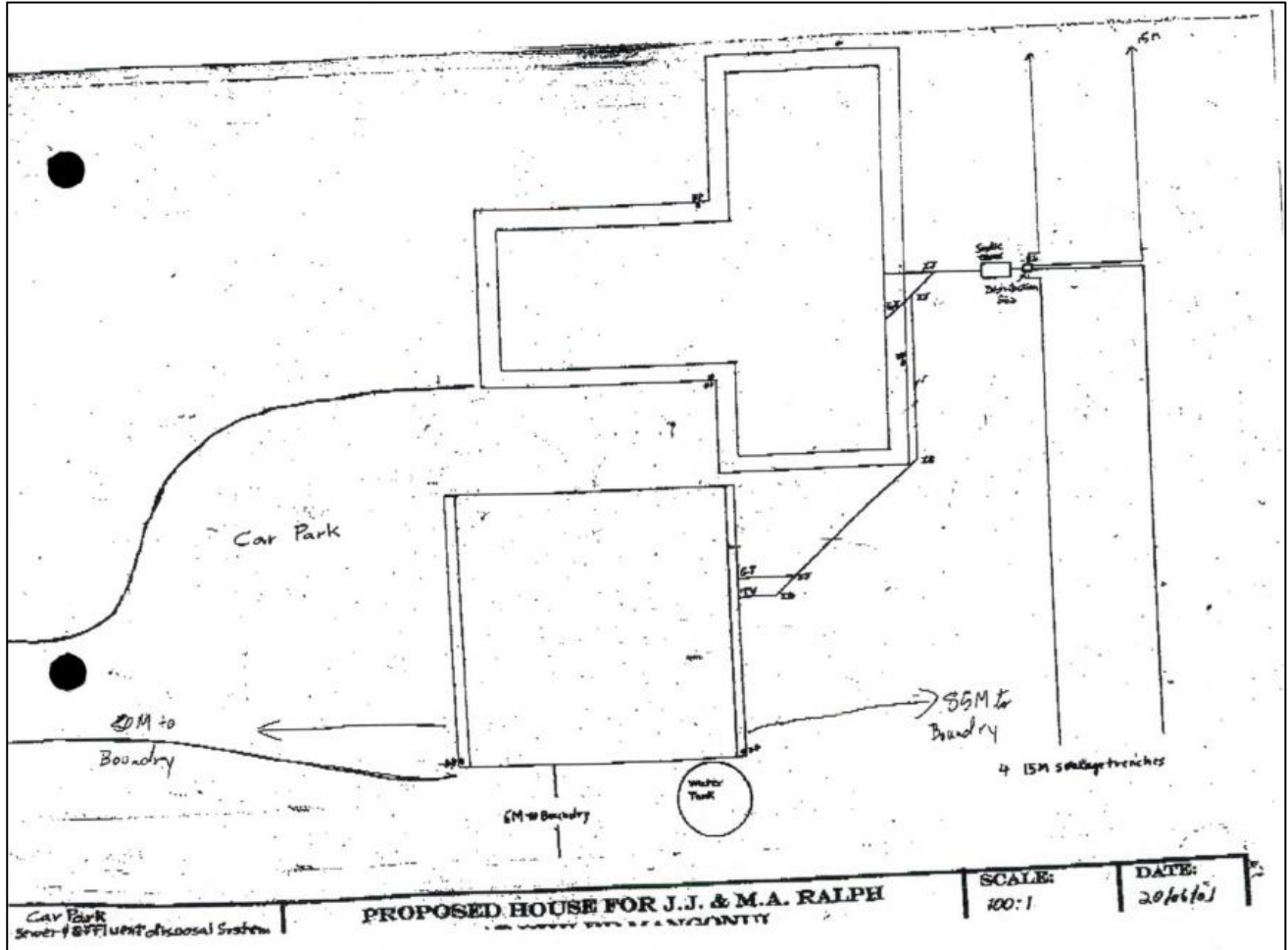
A review of the property file provided the following;

**Table 5.1 – Property File Records**

Date(s)	Permit No. (& Legal Description)	Proposed Works	Location	Compliance Record
<b>Planning &amp; Resource Consents</b>				
19/06/1996	2186 RMASUB	Subdivision roading and stormwater drainage	Access lot	Granted
23/08/21	2020067	House 6m setback	Proposed lot 1	Granted

09/05/2003	RC 2030490	Proposed subdivision	Lot 8 DP 164729	Granted
02/09/08	RC 2090012	Proposed subdivision	Lot 3 DP 164729	Granted
<b>Building Applications</b>				
18/02/2002	BC-2002-138	Dwelling + garage + yarding	Proposed lot 1	Approved

Figure 8: BC-2002-138 indicating approved impermeable surfaces and wastewater disposal



### 5.4 Impermeable Surfaces

Anticipated impermeable surfaces on the proposed lots once developed are estimated, as follows:

Table 2 Post Development Estimated Impermeable Surfaces

Lot	Area (ha)	Buldings (m <sup>2</sup> )	Shed (m <sup>2</sup> )	Driveway /yard metal (m <sup>2</sup> )	Water Tanks (m <sup>2</sup> )	Shared Access (m <sup>2</sup> )	Total Imp (m <sup>2</sup> )	Coverage (%)	Activity Status
Lot 1	1.077	307**	14	625**	18	90	1,054	9.6	Restricted discretionary
Lot 2	2.943	250*	50*	845*	20*	90	1,255	4.7	Restricted discretionary

\*Estimated future development

\*\*Includes future building (60m<sup>2</sup>), driveway and yarding (170m<sup>2</sup>)

Water tanks up to 20m<sup>2</sup> not included as per District Plan Definition



Anticipated impermeable surface coverage is expected to exceed the 600m<sup>2</sup> permitted activity on both lots meaning stormwater is a restricted discretionary activity.

As part of the proposed subdivision, land use consent is sought impermeable surfaces of 1,100m<sup>2</sup> for lot 1 and 1,300m<sup>2</sup> for lot 2. We recommend this be formalised via consent notice, refer Section 5.6 below.

## 5.5 Stormwater Management

Peak stormwater management is not proposed. Instead, stormwater will be discharged to ground with concentrated flows from roof tank overflows dispersing over the long flowpaths distances before reaching the property boundaries.

For a Restricted Discretionary Council will restrict the exercise of its discretion to those matters listed in 13.7.3.4.

- (i) control of water-borne contaminants, litter and sediments;*
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);*
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;*
- (iv) the location, scale and construction of stormwater infrastructure;*
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.*

Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots where the flow can be expected to disperse over long flowpaths distances, these affects can be avoided.

The proposed lots are reasonably large with lot 2 over 2ha. Runoff from developed surfaces will be discharged to ground onto gentle slopes where the flow can disperse and be absorbed by the soils. During very heavy rainfall events surplus runoff will drain as sheet flow and be collected by farm drains before entering natural watercourses and draining to the Mangonui Harbour.

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

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

- Preserve and using existing site features such as watercourses, depressions, wetlands, vegetation and permeable areas that contribute to the current hydrological cycle balance.
- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, shared ROWs, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas.
- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

For this site the existing and proposed building platforms are surrounded by grass surfaces providing a buffer to runoff, trapping contaminants and sediments. By discharging concentrated flows to ground where it is able to disperse and be absorbed by the soils, making use of existing drains and flow paths at time of high flow, stormwater contamination can be avoided.

Given the gentle site gradient and long northward overland flowpath stormwater must travel before reaching the property boundary, artificial flow dispersal devices such as a ‘T’ bars are not considered necessary.

## 5.6 Proposed Consent Notices

As part of the stormwater management, we recommend consent notices be placed on the titles as follows;

- Consent notices allowing impermeable surfaces on of 1,100m<sup>2</sup> on lot 1, and 1,300m<sup>2</sup> on lot 2
- A consent notice on both titles; any development requiring building consent shall provide for low impact stormwater design in accordance with Auckland Region publication Countryside living toolbox or similar approved, prepared by a Chartered Professional Engineer or suitably qualified practitioner.

## 5.7 Assessment Criteria

The Council will restrict the exercise of its discretion and may impose conditions on restricted discretionary activity applications for subdivision in the Coastal Living Zone to the matters listed in 13.7.3 (i.e. controlled).

**Table 5.3 – District Plan Section 13.7.3.4 Criteria**

Criteria	Comment
(i) control of water-borne contaminants, litter and sediments	Residential development is not generally considered to create a long-term impact on water quality. For this development, the nominated building platforms will be surrounded by grass surfaces providing a buffer to runoff, trapping contaminants and sediments. Stormwater runoff from roof tank overflow will be clean rainwater and runoff from driveways will drain via open drains and flow paths.
(ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council’s various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents)	The site is near to the catchment outlet. Stormwater will be discharged to gently sloping ground with excess water running off to low lying areas to be collected by existing farm drains discharging to natural watercourses.
(iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;	Stormwater shall be discharged to gently sloping ground where it can be expected to disperse over long flowpaths distances before reaching the property boundary.
(iv) the location, scale and construction of stormwater infrastructure;	The proposed stormwater controls will be of moderate scale and contained within the lot boundaries.

(v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.	N/A
---	-----

The proposed stormwater management system has been assessed in accordance with Rule 13.10.4 as follows:

**Table 5.4 – Far North District Plan Section 13.10.4 Assessment Criteria**

<b>Stormwater Disposal Assessment Criteria</b>	<b>Comment</b>
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The proposed stormwater management complies with Regional Plan permitted activity rules since no downstream properties are mapped as being at risk from flooding.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The proposed stormwater management complies with both Council's Engineering Standards 2009 and 2023
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	N/A
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Stormwater shall be discharged to gently sloping ground where it can be expected to disperse over long flowpaths distances before reaching the property boundary. Driveways will be gravel which is more permeable than concrete or seal.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	Stormwater shall be discharged to gently sloping ground where it can be expected to disperse over long flowpaths distances before reaching the property boundary
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	Residential development is not generally considered to create a long-term impact on water quality. For this development, the nominated building platforms will be surrounded by grass surfaces providing a buffer to run-off, trapping contaminants and sediments. Stormwater run-off from roof tank overflow will be clean rainwater and runoff from driveways will drain via open drains and flow paths.
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	Piped or canal systems are not proposed. Stormwater shall be discharged to gently sloping ground where it can be expected to disperse over long flowpaths distances before reaching the property boundary.

	Excess runoff will enter farm drains which discharge to natural watercourses.
(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Proposed lots are not connected to Council's stormwater system
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	The site is close to the catchment outfall and drains into a tidal watercourse, increased stormwater runoff is not considered to be an issue given the downstream catchment comprises farmland.
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	The site is close to the catchment outfall and drains into a tidal watercourse, stormwater shall be discharged to gently sloping ground where it can be expected to disperse over long flowpaths distances. Restricting the rate of discharge is not required.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	None
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Swales and open drains will be utilised, pumping stations are not proposed
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	Stormwater runoff will follow the natural contour without the need for slope modification
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	The proposed stormwater system does not include pipes and open waterways that might otherwise require easements.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	NA

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	NA
(q) The need for and extent of any financial contributions to achieve the above matters.	NA
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	NA

## 6 On-site Effluent Disposal

### 6.1 Summary of Regulatory Framework

#### 6.1.1 Regional Plan

The discharge of sewage effluent on to land is regulated by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. Exclusion areas and setback distances are as per Table 6.1.

**Table 6.1 – Exclusion areas and setback distances for on-site domestic wastewater systems (Source: Table 9, Regional Plan).**

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

Rule C.6.1.3 also includes specific conditions for effluent disposal on steeper land:

- Where the slope of the disposal area is greater than 10 degrees, use secondary treatment with irrigation lines firmly attached to the surface, and provide a minimum 10 m buffer down-slope of the lowest irrigation line.
- Disposal areas located within existing established vegetation must have least 80 % canopy cover;
- Alternatively, irrigation lines are covered by a minimum of 100 mm of topsoil, mulch, or bark;
- The slope of the disposal area must not be greater than 25 degrees.

#### 6.1.2 District Plan

The Far North District Plan contains an additional rule relating to wastewater discharges to land:

- District Plan Rule 12.7.6.1.4 specifies that treatment plants and effluent fields shall be located no closer than 30m from any river, lake, wetland or the Coastal Marine Area.



## 6.2 Proposed Lot 2 Wastewater Assessment

### 6.2.1 Design Occupancy Rating

For the purposes of this site suitability report, we have assumed that proposed lot 2 will contain a three-bedroom residential unit. Occupancy recommendations are not given in AS/NZS1547, so we reference TP58 Section 6.3.1, a recommended design occupancy of five people is adopted.

### 6.2.2 Source of Water Supply

The water supply is collected roof water. Flow reduction fittings may be used, but this cannot be assumed in assessing potential wastewater flows.

### 6.2.3 Design Flows

It is assumed that the proposed residential unit will be designed to meet Category 'C' according to TP58 Section 6.3.1, 'households with 11/5.5 or 6/3 Flush Toilet(s) and Standard Fixtures, low water use dishwasher and NO garbage grinder'. A category C property allows for 160 litres/person/day of wastewater generation for on-site water supply.

For subdivision purposes, we assume any new house on lot 2 will be 3-bedroomed, with 5 occupants. On that basis, the design household wastewater flow is  $5 \times 160$  litres/day = 800 litres per day.

## 6.3 Design for Land Application System

### 6.3.1 Design Loading Rate

The borehole from the site investigation indicated the site to be underlain by sandy loam and silty clay to the depth of 0.9m. No evidence of groundwater seepage or static groundwater level was observed at the soil investigation location.

Our borehole indicates that the soil type in the area of the proposed disposal fields can be described as soil Category 5, light clays, poorly drained in accordance with AS/NZS 1547, and Category 6, sandy clay, non-swelling clay and silty clay – slowly drained in accordance with TP58.

This soil type can be expected to sustain an aerial loading rate of 3mm/day for drip irrigation. The topsoil depth was recorded as 100 mm. The ground slope at the effluent field is moderate.

On this basis, a wastewater system generating 800 litres/day will require  $800/3 = 267\text{m}^2$  of disposal area.

An effluent field and reserve areas can be located on Lot 2 in compliance with the current rules. Possible effluent disposal field locations are shown on WWPO1 appended. The design of wastewater disposal fields will need to comply with rules for set-back distances and slopes that are operative at the time of building.

## 6.4 Proposed Lot 1 Wastewater

### 6.4.1 Existing Dwelling

The existing dwelling on proposed Lot 1 has 2 bedrooms. The wastewater system on proposed Lot 1 comprises a conventional septic tank discharging to soakage trenches and is currently operational with no visible signs of malfunction observed during our site visit.

The existing septic tank and soakage trenches were observed within the lot boundaries. Drainage Plans and 'as built' are available within the property file supplied by FNDC (BC-2002-138). Refer Figure 8 above.

#### 6.4.2 Future Development

Lot 1 may in future contain a one-bedroom building. Allowing a design occupancy of 2 people, in accordance with TP58 Section 6.2. we have allowed 160 litres/person/day of wastewater generation for roof water supply.

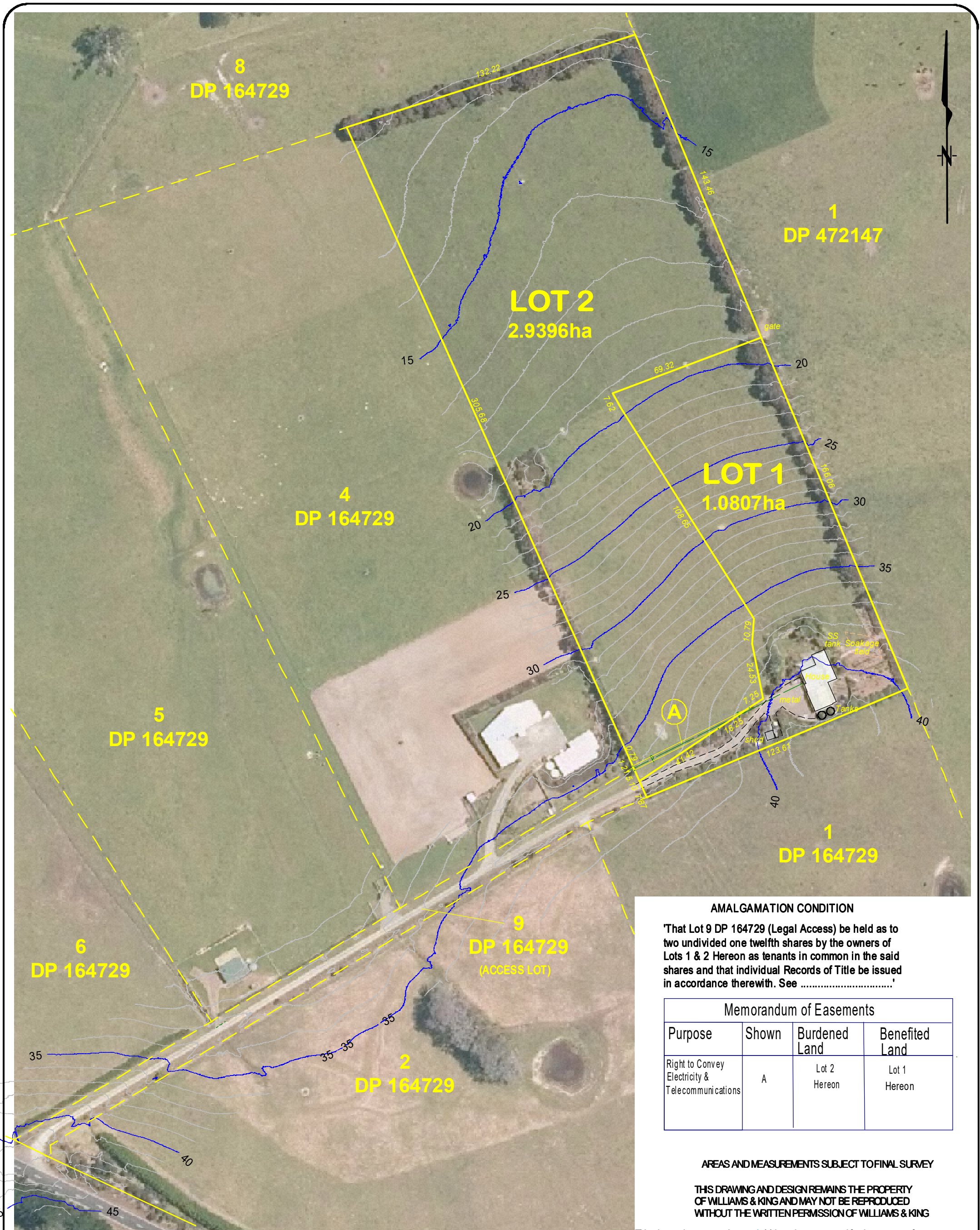
#### 6.4.3 Lot 1 Reserve Area

Allowing the existing two-bedroom dwelling plus future one-bedroom building the design occupancy is 4 + 2 persons, giving a design household wastewater flow of  $6 \times 160 = 960$  litres per day. On this basis, a wastewater system generating 960 litres/day will require  $960/3 = 320\text{m}^2$  of disposal area.

There is more than enough area available including 100% reserve area for wastewater disposal on lot 1 should the system need to be upgraded to secondary treatment with dripper line disposal to accommodate a future building.

## Appendix A – Drawings

Drawing No.	Title	Scale
24380	Williams & King Proposed - Subdivision Plan, dated June 2024	1:1500
24 100 WWP01	Haigh Workman Ltd –Wastewater Feasibility Plan	1:1500
24 100 SWP01	Haigh Workman Ltd – Stormwater Plan	1:500



**AMALGAMATION CONDITION**

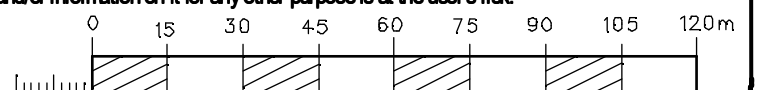
That Lot 9 DP 164729 (Legal Access) be held as to two undivided one twelfth shares by the owners of Lots 1 & 2 Hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. See .....

Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right to Convey Electricity & Telecommunications	A	Lot 2 Hereon	Lot 1 Hereon

**AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY**

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

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

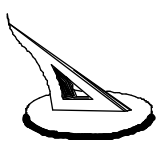


Prepared for: J J & M A Ralph

**Impermeable Areas - Lot 1**  
 House - 247m<sup>2</sup>  
 Drive - 455m<sup>2</sup>  
 Tanks - 18m<sup>2</sup>  
 Shed - 14m<sup>2</sup>  
 Common access 310m x 3.5 = 1085m<sup>2</sup> / 12  
 Total - 824m<sup>2</sup> (7.6%)

Local Authority: Far North District Council  
 Total Area: 4.0200ha  
 Comprised in: NA99B/205  
 Val ref - 00085-03506

Levels in terms of: NZ Vertical Datum  
 Contour interval is: 1.0m minor 5.0m major



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

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

**PROPOSED SUBDIVISION OF  
 LOT 3 DP 164729**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	W&K	June 2024		
Drawn				
Rev				

**24380**









**GENERAL NOTES:**  
 1. All features are taken from Proposed Subdivision plan by Williams and King, ref 24 380, dated June 2024  
 2. Aerial image courtesy of Google.

**LEGEND**  
 - - - - - Proposed Boundaries  
 - - - - - Boundaries  
 - - - - - Existing Stormwater Pipe  
 - - - - - Existing Wastewater Pipe  
 - - - - - Open drain

**SITE INFORMATION:**  
 Legal Description: Lot 3 DP 164729 and 1/6 Lot 9 DP 164729  
 Area: 40,200m<sup>2</sup> (Lot 3) and 3,190m<sup>2</sup> (Lot 9)  
 Zone: Coastal Living (10% or 600m<sup>2</sup> impermeable permitted activity)

IMPERMEABLE SURFACES (m <sup>2</sup> )		
COVER	LOT 1	LOT 2
DWELLING/WORKSHOP ROOF AREA	247	0
SHED	14	0
TANKS	18	0
METAL DRIVEWAY	455	0
FUTURE BUILDING, DRIVEWAY AND PARKING AREA (TOTAL)	230	1300
SHARED ACCESSWAY (1/12)	90	90
<b>TOTAL IMPERMEABLE AREA:</b>	<b>1054</b>	<b>1390</b>
<b>LOT AREA + 1/12 of Lot 12 (In total)</b>	<b>11035.8</b>	<b>29695.8</b>
<b>% IMPERMEABLE AREA</b>	<b>9.6</b>	<b>4.7</b>

For RC

Rev	Date	Description	By	Checked
1	04/10/2024	First Issue	LP	TMA

DWG STORMWATER PLAN

A3 Scale 1: 500

0 10 25

Date 04/10/2024

Drawn LP Checked TMA Approved JP

File T:\CLIENTS\JOHN AND MARY RALPH\JOBS\24 100 - 134 HIHI ROAD, MANGONUI\ENGINEERING\DRAWINGS\24 100\_2024\0515\_SW-WW PLAN.DWG

**HAIGH WORKMAN**  
 Civil & Structural Engineers

6 Fairway Drive  
 Kerikeri, BOI

T: 09 407 8327  
 F: 09 407 8378  
 E: info@haighworkman.co.nz

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Project PROPOSED SUBDIVISION OF LOT 3 DP164729  
 134 HIHI ROAD, MANGONUI

Client JOHN AND MARY RALPH

Project No. 24 100

Stage 00

Dwg No. SWP01

Sheet No. 2 of 2

RC no.



## Appendix B – Borehole Log

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



Phone 09 407 8327  
Fax 09 407 8378  
[www.haighworkman.co.nz](http://www.haighworkman.co.nz)  
[info@haighworkman.co.nz](mailto:info@haighworkman.co.nz)

**Borehole Log - BH1**

Hole Location: Refer to Site Plan

**JOB No. 24 100**

**CLIENT:** Mary and John Ralph      **SITE:** 134 Hihi Road, Mangonui  
**Date Started:** 16/05/2024      **DRILLING METHOD:** Hand Auger      **LOGGED BY:** LP  
**Date Completed:** 16/05/2024      **HOLE DIAMETER (mm):** 50mm      **CHECKED BY:** JP

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Topsoil, SILT with some clay, dark grey, moist, rootlets. Silty Loam, light brown	0.0	TS					0 5 10 15 20
Silty CLAY, orangish brown  dark brown spots  reddish/dark brown	0.5	Northland Allocthon		Groundwater Not Encountered			
EOH Groundwater not encountered	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

**LEGEND**



**TOPSOIL**



**CLAY**



**SILT**



**SAND**



**GRAVEL**



**FILL**

Corrected shear vane reading	
Remoulded shear vane reading	
Scala Penetrometer	•

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

## Alex Billot

---

**From:** Alex Billot  
**Sent:** Tuesday, 29 October 2024 11:22 am  
**To:** James Robinson; 'MButler@heritage.org.nz'  
**Subject:** Request for comments - subdivision at 134 Hihi Road, Hihi  
**Attachments:** J Ralph 24380 Scheme rev Sept 2024.pdf

Kia ora,

We are in the process of completing a resource consent application for subdivision to create one additional lot at 134 Hihi Road, Hihi. Landuse consent is also required for the provision to enable a future one bedroom building/sleepout/shed of approximately 60m2 in area within Proposed Lot 1. Proposed Lot 1 will contain the existing dwelling and Proposed Lot 2 will be vacant. The NZAA maps do not indicate that the site contains any archaeological sites.

Could you please provide comments on the proposal, on behalf of Heritage NZ Pouhere Taonga.

If you require any further information, please do not hesitate to get in touch.

Thanks in advance.

Kind regards,



**Alex Billot**  
Resource Planner

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

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

## Alex Billot

---

**From:** Nina Raharuhi <nraharuhi@gmail.com>  
**Sent:** Wednesday, 30 October 2024 10:56 am  
**To:** Alex Billot; Dena-Maree Hemara; Sandra Heihei  
**Cc:** Te Hono Support  
**Subject:** Re: MŌ: Iwi Contacts - Hihi

Kia ora koutou,

Sandra Heihei is the contact person for Hihi area:  
[spheihei@gmail.com](mailto:spheihei@gmail.com)

Ngā mihi  
Nina Raharuhi  
Hapū Cultural Monitor  
Haititaimarangai Marae  
Karikari Peninsula

On Wed, 30 Oct 2024 at 9:37 AM, Dena-Maree Hemara <[Dena-Maree.Hemara@fndc.govt.nz](mailto:Dena-Maree.Hemara@fndc.govt.nz)> wrote:

Kia Ora Alex,

Please make contact with Nina Raharuhi [@nraharuhi@gmail.com](mailto:nraharuhi@gmail.com) she can help you with this.

If you have any issues feel free to make contact again.



**Dena-Maree Hemara**

Kaiarahi Kaupapa Maori - Te Hono

M 0272525403 | P +6494089417 | [Dena-Maree.Hemara@fndc.govt.nz](mailto:Dena-Maree.Hemara@fndc.govt.nz)

Te Kaunihera o Te Hiku o te Ika | Far North District Council

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Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

[fndc.govt.nz](http://fndc.govt.nz)



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**Mai:** Te Hono Support <[tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)>  
**I Tukua:** Rāapa, 30 Whiringa ā-nuku, 2024 9:25 a.m.  
**Ki:** Dena-Maree Hemara <[Dena-Maree.Hemara@fndc.govt.nz](mailto:Dena-Maree.Hemara@fndc.govt.nz)>  
**Marau:** FW: Iwi Contacts - Hihi

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**From:** Alex Billot <[Alex@northplanner.co.nz](mailto:Alex@northplanner.co.nz)>  
**Sent:** Tuesday, October 29, 2024 11:17 AM  
**To:** Te Hono Support <[tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)>  
**Subject:** Iwi Contacts - Hihi

**CAUTION:** This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Kia ora,

We are completing a resource consent application for subdivision to create one additional allotment at [134 Hihi Road, Hihi](#).

The site is not located within a Statutory Acknowledgement Area but is within the Treaty Settlement Area for Ngātikahu ki Whangaroa.

Could you please advise the contact details for the relevant Iwi groups?

Thanks in advance.

Kind regards,





**Alex Billot**

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020  
Limited

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

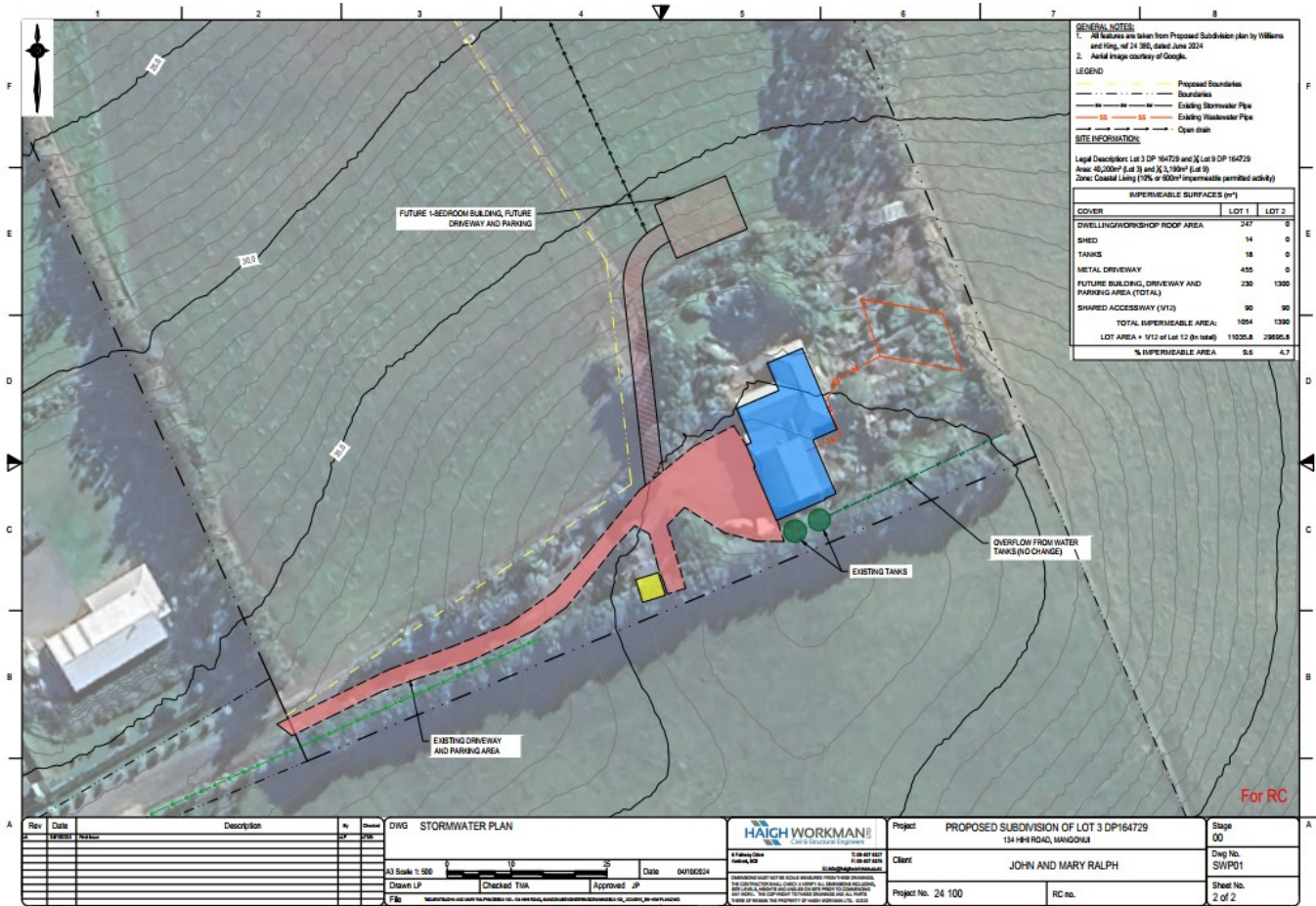
# Northland Planning Development

**From:** Northland Planning Development  
**Sent:** Wednesday, 30 October 2024 1:39 pm  
**To:** sandra heihei  
**Subject:** Proposed subdivision - 134 Hihi Road, Mangonui  
**Attachments:** Appendix 4 - Scheme Plan.pdf

Kia ora,

We are preparing a resource consent application on behalf of our client at 134 Hihi Road, Hihi. The proposal is to subdivide the site to create one additional allotment. See the attached scheme plan for the proposed layout. Landuse consent is also sought for the provision of an approximately 60m<sup>2</sup> building within Lot 1 and associated access (see below image depicting proposed location). Access to the proposed lots will be via the existing access lot from Hihi Road.

If you could please provide feedback on the proposal, that would be greatly appreciated. If you require any further information, please do not hesitate to contact our office.



Kind regards,

Alex Billot



Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

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