Donaldson's Surveyors Limited

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DONALDSONS
REGISTERED LAND SURVEYORS

8505
24 January 2025

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION & LAND USE
ADENBE LIMITED, 141 PUNGAERE ROAD, KERIKERI

We submit herewith a Resource Consent application together with the following:

- Application form & deposit $5013
- Planning report
- Scheme plan
- Record of Title
- Top Energy Ltd comments
- Affected parties written approval
- Soil & Resource assessment
- Wastewater assessment
- Stormwater assessment
- Entrance detail

Yours faithfully,

Micah Donaldson
MNZIS - Assoc.NZPI
DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

NZIS REGISTERED PROFESSIONAL SURVEYOR

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

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

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

✔ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: Adenbe Limited

Email: [redacted]

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: Donaldsons Surveyors Ltd

Email: [redacted]

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: Adenbe Limited

Property Address/ Location: 141 Pungaere Road, Kerikeri

Postcode

8. Application Site Details

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

Name/s: Birgit Alkemeier

Site Address/ Location: 141 Pungaere Road, Kerikeri

Postcode

Legal Description: Lot 2 DP 167935 **Val Number:**

Certificate of title: NA101D/689

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.

Proposed subdivision and land use

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ✔ **Subdividing land**
- ◯ **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) Donaldsons Surveyors

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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

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

Name: (please write in full) Micah Donaldson

Signature: [redacted]
(signature of bill payer)

Date 24-Jan-2025

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. 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)** Micah Donaldson

Signature:

Date 24-Jan-2025

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.

Quickmap Title Details

Information last updated as at 19-Jan-2025

RECORD OF TITLE
DERIVED FROM LAND INFORMATION NEW ZEALAND
FREEHOLD

Identifier **NA101D/689**

Land Registration District **North Auckland**

Date Issued 17 July 1995

Prior References

NA98A/362

Type Fee Simple

Area 1.6720 hectares more or less

Legal Description Lot 2 Deposited Plan 167935

Registered Owners

Adenbe Limited

6849549.3 Mortgage to Bank of New Zealand - 4.5.2006 at 9:00 am

.4.
91m²
ROAD TO VEST.

886 100mN

278° 02' 15"
177·90
(213·39)
PUNGAERE ROAD
LEGAL [20·12 & Over Wide]

98° 44'
86·17
7·22
84·51
97° 24' 30" (91·73)
23·58
E.B. 5·11
6·80
28·62
268° 47' 30"

.1.
1·0243 ha.

10° 49' 30"
89·10
190° 49' 30"
88·37
181° 54' 30"
15·67
282° 01' 30"
102·96
113·60
180° 10' 30"

329° 31'
149° 31'
99·94 E.B.
103·12 E.B.
A
59° 31'
4·00 E.B.

2
D.P. 162623

330° 17' 45"
119·74
333° 39'
10·19
232° 31' 30"
84·52
83·93
52° 31' 30"

1
D.P. 162623

325° 55' 30"
59·96
45·48
315° 47' 30"
(50·29)
4·61 E.B.

23
D.P. 28670

231·06
181° 42' 30"
130·48
1° 54' 30"

.2.
1·6720ha.

.3.
4·8455 ha.

885 900mN.

Pt 33
D.P. 28670

30° 01' 00"
71·04
(183·03)
111·99

34
D.P. 28670

35
D.P. 28670

130° 55' 30"
137·62

36
D.P. 28670

59° 06' 00"
(92·88)
87·41

37
D.P. 28670

B
56·38 E.B.
12° 05'
50·98
12° 05'
5·41 E.B.

26
D.P. 28670

221 100mE

221 300mE

221 500mE

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. X KERIKERI S.D.
NZMS 261 SHT P05 RECORD MAP No 5:1

LOTS 1-4 BEING A SUBDIVISION OF
LOT 24 D.P. 28670 & LOT 3 D.P. 162623

TERRITORIAL AUTHORITY FAR NORTH DISTRICT
Surveyed by R.J. DONALDSON & ASSOCIATES
Scale 1:1000 Date April 1995

Approvals

Registered Owners W.G. & H.L. ALEXANDER.

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 9th DAY OF May 1995
THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL WAS AFFIXED HEREUNTO IN THE PRESENCE OF:

THE FAR NORTH DISTRICT COUNCIL THE COMMON SEAL OF

AUTHORISED OFFICER
(Under Delegated Authority)

EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	CREATED BY
Right to Drain Water	A & B	C. 683779.7

New C.T. Allocated.
Lot 1: 1010/688
Lot 2: 1010/689
Lot 3: 1010/690

Total Area 7.5509 ha

Comprised in C.T. 98A/362 (All)

I, ROBERT JOHN DONALDSON
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at KERIKERI this 22nd day of April 1995 Signature

Field Book p. Traverse Book p.
Reference Plans

Examined Whitehead Correct

Approved as to Survey
22/6/95
for Chief Surveyor

Deposited this 17th day of July 1995
District Land Registrar

File 2676
Received 19 MAY 1995
Instruction

DP 167935

DOSLI FORM D/E

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

C'ACE APPROVED LM 91/05

CENTIMETRES 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

25 JUL 1995

Donaldson's Surveyors Limited

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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

ADENEBE LIMITED, 141 PUNGAERE ROAD, KERIKERI

DATE: 24 JANUARY 2025 REFERENCE: 8505

CONTENTS

INTRODUCTION

The applicant owns 1.6ha along Pungaere Road, Kerikeri and seeks resource consent to subdivide off one additional lot that effectively separates their existing residence from an orchid business that operates onsite within plastic houses.

Proposed Sites

Lot 1 = 5550m^2 (Residence)

Lot 2 = 1.1ha (Orchid business)

The applicant is additionally seeking consent under the National Environmental Standards 2011 as a discretionary activity, with the aim of maintaining Lot 2's classification as an active HAIL site. This request arises from the fact that the land is still actively used for production purposes, which creates challenges in assessing its status. Specifically, conducting a Preliminary Site Investigation (PSI) at this time is not practical, as the land's ongoing use introduces ongoing HAIL inputs.

Land Use consent is also sought in breach of stormwater management rule 8.6.5.2.1 on Lots 1 & 2.

As a result, the applicant proposes establishing a consent notice to address these situations, which will remain in effect on the affected titles.

The property is located in the Rural Production zone under the operative District Plan and Horticulture zone under the Proposed District Plan. Overall, the application is presented as non-complying activity with effects deemed less than minor.

SITE DESCRIPTION

The property is located at 141 Pungaere Road, Kerikeri, and is accessed via a well-formed concrete entrance that adjoins to a metalled driveway. This driveway leads to the existing residence and independent commercial orchid production business on-site.

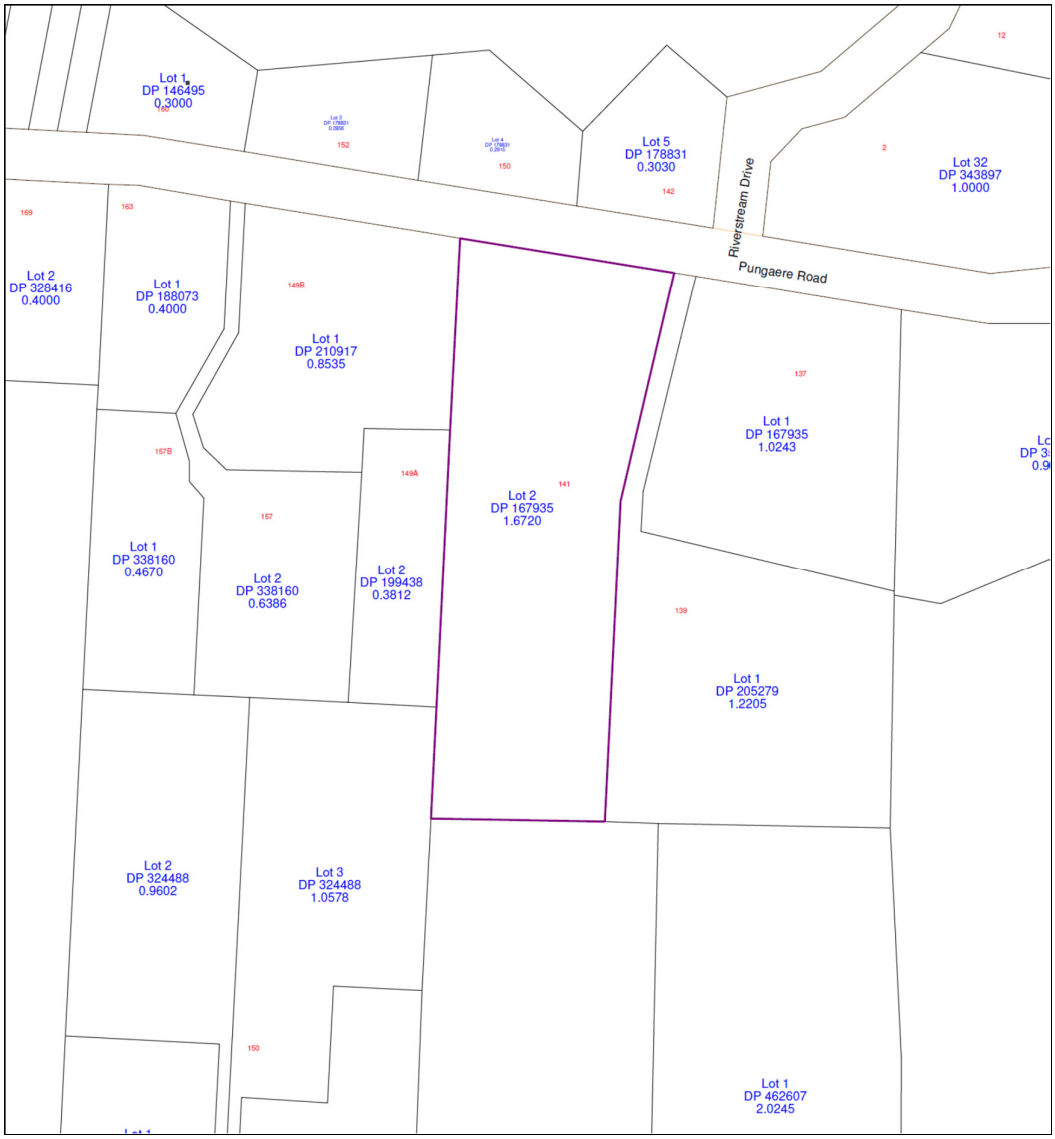
Estate	Title	Appellation	Area	Owner
Fee Simple	NA101D/689	Lot 2 DP 167935	1.6720 ha	Adenbe Limited

Lot 1 has an easy grade sloping to the east with an established residence.
Lot 2 has an easy grade sloping to the east with established Green Houses.

The soil onsite is primarily classified as OK Okaihau Gravelly Friable Clay, characterised by quality soils with excessive drainage. The land use classification is 3s2, which aligns with the soil characteristics outlined in the attached site specific Soil & Resource Report. However, in addition to the findings in the report, it should be noted that much of the land has been significantly modified. The surface topsoil has

been stripped and replaced by compacted metal, an area now occupied by a dwelling and Green houses. The remaining vacant land covers only 1,600m^2.
Stormwater on the northern portion of the property generally sheetflows across the site. Along the southwestern boundary, a well-constructed drain efficiently redirects stormwater from the upper catchment, preventing it from reaching the plastic houses. Additionally, a swale drain along the eastern boundary channels stormwater from the driveway. This water is then conveyed eastward through a 300mm diameter culvert, which discharges into the gully on Lot 1 DP 167935. While the total site impermeability exceeds the zoning allowance, all buildings have been granted approved building consents (BC 2008-1746 & BC 2007-826/1). To further mitigate stormwater impacts, the applicant proposes the installation of a detention device to manage the runoff from the roof area of Green House 4 (960m^2).

The site is well landscaped, featuring mature gardens and hedging along the road-front boundary, as well as along the western and southern boundaries. These plantings provide privacy, enhance amenity, and offer some basic ecological value. Additionally, there is a small hobby orchard integrated into the residential landscaping. The site does not contain any natural indigenous vegetation, creeks, or other habitats of native flora and fauna.



Surrounding properties are lifestyle and rural residential, creating a unique environment that has detracted from the traditional rural production environment. The property is located between pockets of distinctly developed land with allotment areas ranging between 2856m^2 – 1.2ha as illustrated in the QMap image above.

The site is located just 1.8 km from the urban fringe of Waipapa, creating a distinctive blend of rural and urban environments. This close proximity contributes to the relatively high density observed in the area, as the transition between urban and rural settings has already been established.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991, and application requirements must demonstrate the level of environmental effects caused by the activity respective to applicable underlying planning guidelines.

SCHEDULE 4

An application made for subdivision consent pursuant to Section 88 RMA, must address the following aspects relevant to the proposed subdivision activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

(1)
The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2)
In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application aims to demonstrate that the proposal would achieve sustainable use of the land through its further subdivision, along with enhanced management of stormwater to rectify impermeable surface exceedances.

The proposed subdivision leverages its integration with the surrounding rural residential environment, positioning itself as a natural extension of land in transition particularly due to its proximity to Waipapa urban environment, rather than representing an abrupt departure from a traditional rural character.

By aligning with the existing density patterns and infrastructure, the subdivision supports further utilisation and meets local community needs without disrupting the established theme evident along Pungaere Road. This approach not only respects the rural-urban balance but also enhances the overall connectivity and functionality of the area, making the subdivision a logical progression.

The proposed management techniques integrated into the subdivision are designed to achieve sustainable use of natural and physical resources. These methods aim to meet the foreseeable needs of future generations while preventing the depletion of highly productive land and avoiding disruption to natural ecosystems. By carefully balancing development with environmental stewardship, the subdivision ensures long-term sustainability and minimises adverse impacts on the surrounding resources.

The application site has historically been used as a lifestyle allotment with a home business. The applicants now wish to downsize, offering the opportunity for a new landowner to either continue the business or, alternatively, remove some or all of the plastic houses and establish the site for lifestyle purpose. This presents opportunities for both new and existing community members to become actively involved, contributing positively to the local economy.

Matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The subdivision is possible without direct disturbance of wetlands, lakes or rivers, and the impact on coastal environment is negligible.

The applicant proposes stormwater management techniques, which aim to reduce stormwater discharge rates to predevelopment levels, as a measure to support environmental protection to downstream catchments and sustainable land use.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

According to the operative and proposed district plans, neither of the lots contains any outstanding natural features or landscapes.

(c) the protection of areas of significant indigenous wetland and significant habitats of indigenous fauna:

No concern.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal as an asbuilt situation is consistent with the principles of Kaitiakitanga and ethical stewardship.
The proposal involves no vegetation clearance, and all earthworks will remain within the permitted allowances. It also has no impact on fisheries or adverse effects on cultural practices and traditions.
Furthermore, the proposal aligns with the objectives of the Rural Production zone by enabling infill development and promoting the existing adjoining lifestyle theme, which by default preserves the rural character of the environment.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

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

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

The subdivision supports diversified land use and promotes future lifestyle living opportunities. By providing smaller allotments, the proposal helps alleviate development pressure on more sensitive rural lands that is highly productive due to size and soil quality, or those at risk of losing indigenous vegetation as a consequence of development. This approach ensures a balance between development and conservation, preserving crucial environmental assets while accommodating growth.

Treaty of Waitangi

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(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;

The application comprehensively addresses all pertinent regulations and guidelines under distinct headings. These include the Far North District Plan, the National Policy Statement, National Environmental Standards, and Regional Policy Statements. No additional provisions are relevant to this application. Each set of provisions is examined in detail under its respective heading to ensure thorough coverage and compliance.

An application must also include an assessment of the activity's effects on the environment that –

(a) *includes the information required by clause 6*
(b) *address the matters specified in clause 7; and*
(c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environment must include the following information:

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not anticipated to result in significant adverse effects and keeps continuity with the surrounding allotments. Given the site's limited area, established nature, and the availability of suitable land for development, there are few feasible alternatives for adjusting the proposed boundary.

(b) *an assessment of the actual or potential effects on the environment of the activity.*

The current title is already developed meaning the actual and potential effects already exist and would not be a result of subdivision. Consequently, the proposed subdivision, along with the proposed management techniques, is expected to result in a more sustainable environmental outcome compared to the site's current use.

Moreover, the proposal offers notable benefits by subdividing as it contributes to the wider community rural lifestyle opportunities. The effects of the proposal are well understood and uphold sustainable outcomes.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of –*
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

The applicant proposes consent conditions to effectively manage stormwater discharge through an ongoing maintenance program, which will be administered under a Section 221 RMA covenant.
The wastewater assessment includes the installation of an appropriate onsite disposal system, which will be subject to routine maintenance.
Additional mitigation measures administered under consent notice will incorporate standard management techniques to be implemented during and after the building consent stage. These include provisions for minimum firefighting water storage, and geotechnical assessment.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The effects of the subdivision are considered within the context of the zone and the site's existing tolerances. Although subdivision is not classified as a 'permitted' activity by definition, the associated post-subdivision effects are comparable to those of existing use rights in terms of environmental impact. Therefore, an existing use right defines the “permitted baseline” of effects consequently deemed 'less than minor'. On that basis there are no affected persons to require consultation in that regard. The applicant has nevertheless, to maintain good neighbourly relations consulted those directly adjoining landowners and obtained their written support.

Lot 1 DP 210917	Haighmark	Approved with no concerns
Lot 2 DP 199438	Simpson	Approved with no concerns
Lot 3 DP 324488	Smith	Approved with no concerns
Lot 34 DP 28670	Nagel	Approved with no concerns
Lot 1 DP 205279	Collinson	Approved with no concerns

With all adjoining neighbour approvals any effect on those adjoining properties can be disregarded.

(g) *if the scale and significance of the activity’s effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The subject location features compatible land use activity with a lifestyle and rural residential focus. Positive effects arise from increasing the number of lifestyle lots to the real-estate market, and by expanding the availability of these lots, pressure on more vulnerable land with versatile soils is reduced. Given the site's proximity to the urban centre, where many services are within walking or cycling distance, there is no concern that the subdivision will lead to the fragmentation of rural character or diminish overall productive capacity. This approach therefore fosters social and economic benefits.

(b) any physical effects on the locality, including any landscape, and visual effects.

As depicted on the site description map, the area features a definite rural setting characterised by numerous rural lifestyle blocks.
The locality is well-suited for further fragmentation as 'infill development,' and proximity to the urban centre encouraging landowners to explore alternative land use opportunities. The resulting physical effects on the vicinity are minimal, particularly given this is predominantly an as-built situation. The actual and potential adverse effects are sustainably managed and align with the permitted baseline.

Enhancing the land's lifestyle opportunities aligns seamlessly with the surrounding environment and is a more appropriate than pursuing rural production intensification, which could lead to increased reverse sensitivity issues due to the residential nature of surrounding activity.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The subdivision does not inflict physical damage on ecosystems. Instead, it focuses on enhancing the protection of known habitats and managing stormwater effectively.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan. The subdivision does not require any significant earthworks, as all necessary infrastructure is already in place.
The values outlined are preserved, and the proposal is designed to deliver positive outcomes that will benefit future generations.
The Resource Consent may include an Advice Note stipulating that if any artifacts are uncovered, work must cease immediately and Heritage New Zealand must be contacted.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are no concerns regarding effluent treatment methods, as they have been assessed based on soil soakage results in compliance with TP-58 and the permitted standards of the Northland Regional Plan. Additionally, the subdivision activity does not involve the introduction of any contaminants.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

The subdivision activity does not introduce any hazardous substances or installations.
Knowing that the existing Orchid production is deemed a HAIL activity, the applicant offers management techniques within a consent notice, that would ensure any future change in use would avoid causing a potential risk to human health. In other words, before any habitable dwelling could occupy proposed Lot 2, the landowner would first have to complete a thorough investigation and if required remediation in accordance with industry guidelines.

In summary, the proposal is regarded as an activity that enhances both community and landowner social and economic well-being by diversifying the land's existing use and providing an additional fee-simple property to the rural community. It also demonstrates net positive environmental benefits through the management of natural and physical resource. Overall, the proposal achieves these objectives without causing any significant adverse effects and is therefore in alignment with the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity
Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous wetland and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

There is no immediate risk to or adverse impact on ecosystems. The applicant has committed to enhancing the protection of areas with significant ecological value.

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.

The proposal demonstrates that the subdivision supports economic well-being, and the council has a responsibility to facilitate this to ensure Northland remains an attractive region for investment.

6.1.1 Policy – Regional and district plans
Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

The subdivision activity reflects good management practices and that is not contrary to regional policy statement. The land exhibits an as-built situation with existing effects, indicating that alternative uses can be explored without detracting from the existing environment.
In summary, the proposal calls for the local authority to provide support and streamline processes to the greatest extent possible.

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

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

(a) *Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines
New subdivision, use and development should:
(a) Demonstrate access to a secure supply of water;

Both lots utilise roof surface collection and storage in water tanks for potable supplies. These generally are a reliable source of water that meet the guideline intent.
Additionally, there is available an existing connection to the Kerikeri Irrigation water supply.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

Onsite effluent disposal presents no concern and capable of providing a 100% backup area without concern.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

Not applicable.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.
Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the site or in proximity, but this property does form part of the upper tributaries contributing to lower catchment flooding.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

The site is absent of any significant habitats.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots provide sufficient land to lead a partially or fully sustainable lifestyle.

Both lots are open to the north for good solar gain.

(q) Be designed to allow adaptation to the projected effects;

The subdivision proposal is designed with adaptability in mind to effectively improve existing stormwater effects and respond to projected effects associated with future building activity. Property owners can enhance their sites through personal landscaping efforts, pest and weed management, and better utilisation for lifestyle purposes. These measures contribute to mitigating any potential negative effects and ensure that the development remains adaptable to future changes and include climate conditions.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Tangata whenua are committed to protecting ecosystems and waterways. The proposal aligns with these values by avoiding adverse effects and, in fact, supports them by managing stormwater discharge effectively.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

The proposal defines a rural lifestyle subdivision that offers both residential and business opportunities, serving as a crucial component of the rural community. Each lot provides adequate space for their respective existing use including outdoor living and maintenance purposes.

(b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
Not applicable.

(c) *Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
Rural lifestyle lots contribute positively to the community without cause to adverse cumulative effects. Instead, they provide diversity by supporting semi or fully sustainable lifestyles and, when needed, offer opportunities for home-based business ventures. These ventures can complement, and in some cases, integrate with larger-scale production-based farming operations.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;
The lots are designed with consideration to these components.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;
No concerns.

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

The subdivision does not materially reduce the lands potential for soil based primary production. This is well described in the attached Soil and Resource Report prepared by Hanmore Land Management.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal does not alter the existing sense of place; rather, it maintains and serves to enhance the rural environment, which already features a mix of residential and lifestyle activities. The permitted baseline (described as existing use rights) supports land use activities on the site. Therefore, the subdivision will maintain and enhance the sense of place and character of the area.

(h) Is or will be serviced by necessary infrastructure.
The sites are adequately served by necessary infrastructure.

In summary, the Regional Policy Statement (RPS) demonstrates a strong alignment with its intent to promote sustainable development practices. The proposal adheres to these principles by emphasising a responsible approach that balances development with the improved outcomes. By prioritising the enhancement of stormwater management, the development secures long-term benefits for future generations. This commitment to sustainability underscores the proposal's alignment with the broader goals of the RPS, ensuring that both environmental and community values are upheld for years to come.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

Part 2
2.1 Objective
Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies
Policy 1
Highly productive land is seen as a resource with finite characteristics and long-term values for land based primary production.

Policy 4
Highly productive land for land-based primary production is prioritised and supported.

Policy 8
Highly productive land is protected from inappropriate use and development.

Part 3
Implementation
3.2 Integrated management

(1) Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:
(a) considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level
(b) providing co-ordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions
(c) taking a long term strategic approach to protecting and managing highly productive land for future generations.

3.8 Avoiding subdivision of highly productive land
(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applie:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long-term
(b) (c) Not applicable.

The site is classified as having class 3 soils, which by definition are considered "highly productive" land. However, the applicant has engaged a soil scientist to conduct a site-specific soil assessment, as detailed in the Soil and Resource Report. The assessment concludes that the portion of the land that remains unaffected by building activity does not meet the criteria for being classified as "highly productive."

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Part 1
1.3 Fundamental concept – Te Mana o te Wai
(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies
2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
(a) first, the health and wellbeing of water bodies and freshwater ecosystems
(b) second, the health needs of people (such as drinking water)
(c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management
(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:
(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.
(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
(d) Encourage the co-ordination and sequencing of regional or urban growth.

The National Policy Statement emphasises the importance of avoiding any actual or potential effects that could compromise wetlands and the natural components associated with waterways.

The proposal is considered to achieve a balanced outcome by effectively managing the rate of stormwater discharge from the site. This approach minimises risks to the broader environmental components associated with water-based ecosystems.

The site has no immediate impact on waterways or wetlands.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is considered applicable to Lot 2 which is in part subject to Orchid production use that incorporates sprays and fertilisers.
Currently, as an active use, this is deemed an existing permitted production activity that does not support assessment until such time that activity use changes.

The area of Lot 1 is entirely outside any known HAIL activity and therefore is not affected by the provision of the NES 2011.

To manage the HAIL site activity on Lot 2, the applicant proposes the following consent notice:

In accordance with the National Environmental Standards 2011 (NES 2011), for determining potential soil contamination; Lot 2 is known to be associated with current nursery plant propagation, a production activity and that is exempt from the NES 2011 guidelines until its change of use.

Lot 2 is to remain a business activity and does not include any home produce. Any future change of use to the HAIL site would trigger the need to address the NES 2011 for 10% produce standard.

To manage these actual or potential effects the applicant proposes a consent notice pursuant to Section 221 RMA as follows:

> *At the time of residential development, either a Preliminary Site Investigation or Detailed Site Investigation shall be submitted with any building consent application for council approval. The report shall confirm that the change in use from production to residential upholds the NES 2011 for a 10% produce standard, and if required obtain any necessary resource consent.*

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone, and is not affected by any Resource Overlays under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	**Discretionary**
Rural Production	*Minimum lot size 4ha*

Lot 1 = 5550m²
Lot 2 = 1.1ha

The proposal does not meet the discretionary activity standards and is therefore a non-complying activity. However, it is supported by relevant objectives and policies, with the premise that its environmental effects are less than minor.

Subdivision site history

Prior to 1995, the site was part of a large landholding and has not been subject to any subdivision activity sine.

In summary, while the title does not currently meet any of the subdivision entitlements, the reasons outlined in the assessment of environmental effects supports the properties subdivision consideration.

ALLOTMENT DIMENSIONS
(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

Both proposed lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

The proposal does include exiting and proposed building to boundary infringements that land use consent is requested.
The existing infringements are alongside the eastern boundary with a building to boundary setback of 3.3m, and along the southern boundary with a building to boundary setback of 8.5m

The proposed infringement is alongside the new boundary between Lots 1 and 2. It is proposed to locate the boundary 3.9m from the existing plastic house.

All infringements are shown on the scheme plan and are to be approved as part of the subdivision consent.

SUBDIVISION ASSESSMENT

Allotment Sizes and Dimensions
The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking / manoeuvring, outdoor areas disposal of effluent and control of stormwater.

Hazards
The site is not known to be susceptible to the following hazards:

- *Flooding events*
- *Inundation from anticipated sea level rise (Coastal zones 1 - 3)*
- *Tsunami*
- *Fire risk to residential unit*

Water Supply
Potable water supplies are through use of onsite roof surface collection and storage in water tanks.
Irrigation supplies also exist on Lot 2 via the Kerikeri Irrigation supply.

Firefighting water supply requirements are proposed for Lot 2 for in the event, the site is converted to residential activity.
Lot 1 as an established site upholds existing use rights not to require fire fighting mitigation measures.

Stormwater
A site-specific stormwater management assessment was completed during construction of the green houses & dwelling to mitigate the effects of increased stormwater runoff, this was all approved under the building consents described.

It is noted that Green House 4 did not require stormwater mitigation and accordingly the applicant offers to implement detention measures to meet the current engineering standards and guidelines as described in the attached stormwater assessment.

Lot 1 meets the permitted activity standards being 14.5% site coverage.
Lot 2, with a site coverage of 51%, exceeding the permitted and Controlled thresholds and therfore requires a land use consent for this breach. The effects associated with the breach fall under existing use rights (RC 2070616) and therefore any improvement to the current stormwater control is to be seen as a positive outcome compared to the current situation.

The stormwater assessment covers the district plan chapter 13.7.3.4, and discretionary assessment 13.10, are detailed in the stormwater assessment attached concluding that the proposed mitigation measures result in stormwater impacts that are less than minor (based on existing use rights and proposed detention measures as a positive outcome).

The proposal includes stormwater detention and management measures that would be constructed as a condition of consent. Stormwater detention includes installing onsite tanks that capture existing roof surface areas (Green house 4) and slowly releases the water.

Sewage
Lot 1 has an existing wastewater disposal system with sufficient area for a 100% backup reserve. The system has been assessed by a registered drainlayer (see report prepared by Bay of Islands Drainage), and was found to be in good order.
Proposed Lot 2 has suitable vacant area, appropriate grades, and free draining soil properties, to accommodate onsite wastewater disposal with 100% backup reserve area without concern.

Energy Supplies & Telecommunications
Comments from Top Energy are attached and the electricity requirements are nil.

There are no new lead-ins required, therefore Chorus is not interested in subdivision activity.

Easements are proposed allowing Lot 1 with rights to convey services over area A on Lot 2.

Conditions of consent would include a consent notice stating that electricity and telecommunications are the landowners responsibility [LOT 2].

Easements & Covenants
Easements
- There are no existing easements.
- There are six proposed easements as identified on the scheme plan.
  'A' provides Rights of Way and services rights over Lot 2 in favour of Lot 1.
  'B' provides Rights of Way and services rights over Lot 1 in favour of Lot 2.
  'C & D' provide Right to convey water supply over Lot 2 in favour of Lot 1.
  'D & E' provide Rights to drain stormwater over Lot 2 in favour of adjoining properties Lot 2 DP 199438 & Lot 3 DP 324488.

Land covenants pursuant to Section 221 RMA

i
In conjunction with the construction of any new habitable building and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
[LOT 2]

ii
In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall have prepared by an SQEP a stormwater management system that mitigates stormwater discharged from the site after development, so that it is no greater than 80% of the predevelopment flow (current climate) for rainfall events 1% & 10% AEP plus allowance for climate change RCP 6.0 ~ 2081-2100.
[LOT 2]

iii

Attenuation device Maintenance

- Landowners are responsible for the maintenance and repair of individual attenuation devices and overland flowpaths located within their site. These devices must not be modified or obstructed unless with written approval by local authority development engineer.

- Where applicable, maintenance includes, but is not limited to the removal of debris at pipe inlet or outlet orifices, field scruffy domes & cesspits, removal of sediment build-up greater than 100mm in the base of detention device.

- Any damaged pipework, outlets, headwalls or any other related component shall be repaired by a certified drainlayer.

- Planting, weed infestation, building, or excavation onsite must not impede the functionality of overland flowpaths, swale drains, soakage device or attenuation device.

Records of inspection, maintenance, and repairs must be kept onsite and provided to council monitoring officer on request.

- Landowners ongoing responsibilities for detention devices includes installation and maintenance of gutter guard, removal of debris at gutter downpipes, tank inlets and outlets.

- Councils monitoring officer may at any time conduct audits and where detention devices are neglected or modified without council approval, enforce infringement penalties.

[LOT 2]

iv)

HAIL site restrictive covenants:

a)

The land is classified as a HAIL site due to its use for plant propagation. The subdivision resource consent did not alter the land's designation from production-based use to residential. Consequently, any change in land use must adhere to NES 2011 guidelines.

At the time of such change, a Preliminary Site Investigation (or, if necessary, a Detailed Site Investigation) must be submitted for council approval. This report must confirm that the land complies with Regulation 8 of the NES 2011, ensuring that adverse effects on human health are highly unlikely. Should the report indicate otherwise, a resource consent will be required based on its findings.

[LOT 2]

v)

That Lot 2 shall not construct any additional impermeable surface areas, unless the additional impermeable surface areas are compensated for by removing an equivalent area of impermeable surfaces from the site.

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted

below) on site need to be taken into account when assessing new activities in order to address cumulative effects.
Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Lot 2 has an existing plant propagation nursery that is to remain operating as a home business activity. The activity is carried out by the landowner only and does not include staff. The business sells the produce as bulk orders and does not sell to the general public. Consequently, the traffic movements generated from the site are all classed as 'exempt' because they either conform to 'farming' activity, with a single truck movement every month or so, or the 'first residential unit'.

15.1.6B PARKING
15.1.6B.1 PERMITTED ACTIVITIES
15.1.6B.1.1 ON-SITE CAR PARKING SPACES
Where:
(i) an activity establishes; or
(ii) the nature of an activity changes; or
(ii) buildings are altered to increase the number of persons provided for on the site;

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is readily possible on both lots, with adequate tracking curves and manoeuvring areas.
Lot 2 requires the ability to manoeuvre a Light Rigid vehicle to load and transport the nursery plants, and this will be readily compliant with proposed Right of Way 'B' allowing a truck to revere into this part of the driveway before then exiting along ingress 'A'.

Council Engineering standards and guidelines require for two lots that the entrance comply with Type 1 A Light Vehicles with a 5m radius tapering into a 3m wide access formation, and be either sealed or concrete. The existing entrance complies with these standards as demonstrated on the attached Entrance detail plan.

Conditions of consent would not require any entrance upgrades.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)
Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS
All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES
As described Light Vehicles are able to manoeuvre for purpose of loading.

15.1.6C ACCESS
15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones
(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1
Standards for private access

Lots 1 & 2 share the 3.0m wide metalled access formation and entrance. Both are compliant with council engineering stdanrds.

The contour is easy not to concern vertical grades.

Appendix 3B-2
Standards for Roads to vest.

There is no road vesting.

Appendix 3C
Parking spaces required.

As described all lots comply.

Appendix 3D
Manoeuvring and parking space dimensions
(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E
Tracking curves

Compliant.

15.1.6C.1.1
(a)
The access complies with Appendix 3B1.

(b)
Applicable only to urban & commercial zones.

(c)
A private accessway may serve a maximum of 8 household equivalents.

There are no shared accesses with more than 8 household equivalents.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

There are no shared accesses serving more than 9 or more sites.

(e) Access shall not be permitted:
(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) *onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.*

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones
Not applicable.

(b) *Commercial zones.*
Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted
Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones
No passing bays necessary.

15.1.6C.1.4 ACCESS OVER FOOTPATHS
Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES
(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

The crossing complies.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones
Not applicable.

15.1.6C.1.7 General Access Standards
(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The existing access formation allows for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are grassed.

(*d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.*

Stormwater from the access formation displaces to grassed berms and open drains, encouraging natural soakage during a storm's inception and encouraging the removal of nonpoint source contaminants before entering any watercourse.

15.1.6C.1.8 Frontage to existing roads
(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Frontage to Pungaere Road is well formed as a Primary Collector route with sealed formation, having an posted traffic speed of 80km/hr.
Sight visibility exceeds 150m in either direction of the entrance compliant with council engineering standards.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

The road frontage is in good condition and there are no road boundary encroachments.
Open drains are in good condition and no other improvements required.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:
(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;
Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.
Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads
Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways
Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all transportation standards as a permitted activity.

OTHER MATTERS

EFFECT OF EARTHWORKS AND UTILITIES
The subdivision does not require any earthworks.

Soil
The sites life supporting capacity of soil remains uncompromised.
The sites production capacity remains unchanged.

Access to water bodies
There are none to consider.

Land Use Incompatibility
As described the proposal is in keeping with the immediate environment with all surrounding land use depicting compatibility.
Mitigation measures are not considered necessary.

Proximity to Airports
No concern.

Natural Character of the coastal environment
The property does not have a direct coastal influence.

Energy Efficiency
The proposal is considered to adopt an acceptable level of energy efficiency with both lots orientated to the east achieving good solar gain.

NATURAL AND PHYSICAL RESOURCES

There are no adverse impacts on vulnerable natural and physical resources, being compliant with permitted activity standards.

Department of Conservation were not consulted given the two lots being created do not cause any adverse impact on ecology.

The site is located in a Kiwi presence zone and any required consent notice should be worded accordingly.

OBJECTIVES & POLICIES

(Objectives *Subdivision*)

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*
The subdivision is not seen to compromise the life supporting capacity of air, water or ecosystems.
Net environmental gains are evident, through stormwater management.
The level of effects, in a broader context must be considered against the properties existing use rights, to which it is evident that the proposal being as-built does not introduce a level of effects greater than that already occurring.

Case law affirms the Resource Management Act is not a 'no' effects act, and an assessment must factor in permitted based scenarios as a comparison to determine whether the effects are 'more than minor' or not.

Further to the planning framework, there is no specific environmental degradation occurring to warrant avoidance, remediation or mitigation over and above that proposed.

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

As described the property is vastly modified therefore the subdivision is not to be seen as causing alienation or effects contrary to the Rural Production zone intent.

For the most part, the property is not known for any scheduled heritage resources, and the subdivision activity does not cause any physical effects to be of concern.

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

The proposal satisfies these requirements without concern.

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.*

The subdivision is not considered innovative, however does uphold the subdivision objectives and there is no relevance to the policies given the low environmental impact associated with the activity.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

The subdivision is not seen to cause measurable adverse effects on significant natural values, it proves quite the contrary being able to enforce protection and security from potential degradation of natural habitat through management.

RURAL ENVIRONMENT

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 *A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.*

8.6.2.2 *A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

The zone promotes a variety of land use activities, particularly those deemed sustainable to the natural and physical resources. The rural zone is intended to provide for social, economic and cultural wellbeing of people and communities, therefore insofar as effects are concerned the applicants wish to subdivide two existing and independent activities presents a sustainable outcome without compromise to the life supporting capacity of the environment.

8.6.3 OBJECTIVES

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

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

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

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

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

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

The subdivision does not present any measurable adverse effects on significant natural values.

PERMITTED BASELINE

The permitted baseline demonstrates a sites permitted activity threshold, and provides council with discretion to remove those effects from consideration when assessing resource consents. Additionally, the receiving environment (*beyond the subject site*) is the environment upon which a proposed activity might have effects. The Environment Court in Eyres Eco Park v Rodney District Council (A147/04) suggested that existing use rights are part of the environment.

When assessing the environmental impact, it is permissible and often desirable or necessary to consider the future state of the environment upon which effects will occur, including:

- *The future state of the environment as it might be modified by permitted activities.*
- *The environment as it might be modified by implementing resource consents that have already been granted at the time a particular application is being considered.*

The assessment of environmental effects demonstrate that all the effects exist onsite and constitute "existing use rights" and therefore because the subdivision does not introduce any additional effects they are overall deemed 'less than minor'.

PROPOSED DISTRICT PLAN

The property is zoned Horticulture under the provisions of the Proposed District Plan and is not influenced by any overlays.

The proposal does not employ any of the rules and standards relating to ecosystem protection, and the site is not influenced by any heritage overlays, natural hazards, and there is no earthworks required, therefore the proposed district plan has limited legal effect.

HORTICULTURE ZONE

The purpose of the Horticultural zone is to protect this area for horticultural activities for the benefit of current and future generations. Activities in the Horticulture zone provide a significant contribution to the district's economic well-being in terms of gross domestic product, jobs and flow on-benefits to the rural economy. This zone will support the sustainable growth of this sector and ensure that Kerikeri and Waipapa's highly productive land and irrigation networks are protected for horticulture activities.

Objectives

HZ-O1

The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

HZ-O2

The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.

Policies
HZ-P2
Avoid land use that:

a) is incompatible with the purpose, function and character of the Horticulture zone;
b) will result in the loss of productive capacity of highly productive land;
c) compromises the use of highly productive land for horticultural activities in the Horticulture zone;
d) does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.

The situation is unique in that although horticultural activity is occurring onsite this is not associated with the land exhibiting versatile soils or being deemed "highly productive". The action of subdivision therefore does not compromises the lands ability to contribute to the overall functional need of horticultural activity, or loss of highly productive land.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:
a. achieves the objectives of each relevant zone, overlays and district wide provisions;

The unique characteristics of the site, combined with the compatible level of effects, are deemed sufficient to meet the relevant zone objectives effectively. This integration ensures that both environmental and land use goals are upheld, maintaining a balanced approach that supports the zone's overarching aims. The land is already being utilised above its intended capacity though intensive horticultural use, and the subdivision maintains the same capacity.

b. contributes to the local character and sense of place;

The character and sense of place is set, and has been for many years with horticulture and residential activity dominating the immediate vicinity.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

The proposal is consistent with the existing theme not to introduce reverse sensitivity effects. The effects from horticulture are contained within the plastic houses reducing the impacts on directly adjoining properties such as noise and smell.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

The proposal initiates practical use of low output production land.

e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and

No concern.

f. manages adverse effects on the environment.

The proposal offers management techniques though implementation of a consent notice.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:
Discretionary

Where:
DIS-1
1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.
Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 MINIMUM ALLOTMENT SIZES

Rural Production	10ha (Controlled)	4ha (discretionary)

The proposal falls under the non-complying activity status that upholds the objectives and policies of the horticultural zone.

LAND USE ACTIVITIES

NES 2011
The applicant seeks consent under the NES 2011 for a discretionary activity, allowing the plant propagation on Lot 2 to continue for production purposes. A preliminary site investigation would be conducted at the time of any change in use.
The associated effects of this request are considered less than minor. Conducting an investigation now would be ineffective, as ongoing production could lead to contamination shortly after.

Therefore, it is imperative to defer any soil investigation until a definitive change in use occurs.
To mitigate potential risks, the applicant offers to place a consent notice on the title, informing landowners of their responsibilities under the NES 2011.

The consent notice wording as described under easements and covenants includes.
a)
The land is a known HAIL site and the subdivision resource consent did not remove the land from being a production based use and therefore any change of use in the nursery to non-production, must be in accordance with the NES 2011 guidelines.

b)
At the time of change in use, a Preliminary Site Investigation report (or if required a Detailed Site Investigation) shall be submitted for council approval. The report shall confirm that the change in use from production to residential upholds the NES 2011 regulation, and if required (depending on the report's conclusion) a resource consent be obtained.

Pursuant to the discretionary standards of NES 2011 the proposed subdivision activity is considered to uphold a less than minor level of effects, supporting the deferral of any soil investigation until there is certainty on the land's actual retirement from production.

Stormwater Management

11.3 STORMWATER MANAGEMENT

(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.

The subdivision does not result in an increase in impermeable surfaces. Additionally, the proposed consent notice stipulates that no new impermeable surfaces may be added to the site unless an equivalent area existing is removed.

Detention devices exist for some of the Green houses and the existing dwelling.

Detention is proposed for Green house 4 (an area of 960m^2).

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.

All stormwater is conveyed in open drains and sheet flows across a vegetated site upholding standard low impact design principles.

The applicant offers additional mitigation measures through implementing stormwater detention for up to 960m^2. This contributes positively to what is already an approved building arrangement.

(c) Any cumulative effects on total catchment impermeability.

Given Lot 2 is near the upper margin of the permitted 15%, conditions of consent may include that future building activity or impermeable surface shall be subject to stormwater

management that reduces post development effects to 80% of predevelopment levels for 1%, 10% & 50% AEP events plus climate change.

The proposal introduces positive effects on the lower catchment by incorporating additional stormwater management thereby reducing the post development stormwater effects to below the "permitted baseline" Cumulative effects are therefore positive.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

There is no change to the lay of the land.

(e) The physical qualities of the soil type.

The site is recorded as having Okaihau Friable Clay that is well drained.

(f) Any adverse effects on the life supporting capacity of soils.

The site is already developed and any excavated soil would remain onsite.

(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

Both wastewater and stormwater are able to be treated onsite without compromise to water quantity and quality on adjacent sites.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.

All existing impermeable surfaces areas are necessary.

(i) The extent to which landscaping may reduce adverse effects of run-off.

Existing landscaping enhances stormwater management by providing filtration and absorption. No additional landscape is proposed.

(j) Any recognised standards promulgated by industry groups.

There are none.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

The applicant has offered to conduct stormwater detention to that expected by the permitted activity threshold.

(*l) The extent to which the proposal has considered and provided for climate change*.

The stormwater calculation adopt climate change scenarios in accordance with FND Council Engineering Standards and Guidelines 2023.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

As described in the stormwater management report, these options are proposed.

Land use consent can be granted for the impermeable surface breach:
Lot 2 at 51%

Conditions of consent may include the establishment of a consent notice for proposed Lot 1, requiring stormwater management for future impermeable surfaces and ongoing maintenance of proposed stormwater detention on Lot 2.

Building setback from boundary
8.6.5.3.4 SETBACK FROM BOUNDARIES
In assessing an application resulting from a breach of Rule 8.6.5.1.4 Setback from Boundaries the matters to which the Council will restrict its discretion are:
(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;

The proposed boundary between Lots 1 & 2 causes a building to boundary setback infringement at 3.9m. The impact of this infringement does not introduce any effects with both lots already developed and the boundary position being within the access and manoeuvring area. The impact on adjoining properties is nil.

Near the southeastern boundary of Lot 2 the plastic houses cause an existing setback from boundary breach along the southern boundary at 8.5m and eastern boundary at 3.3m. Being an existing use situation means the subdivision is not the cause of any effects relating to the infringement.
Overall, adjoining property owners have provided their written approval supporting the subdivision activity.

(b) the extent to which the buildings restrict visibility for access and egress of vehicles;

Either side of the boundary is to be subject to a reciprocal Right of Way easement allowing each lot the ability to utilise each other's part of the driveway for access and manoeuvring. This ensures the boundary cannot be obstructed by a fence and cause visibility issues.
The other building setback infringements are not located near any access to concern visibility.

(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

There are no concerns to require planting.
Peripheral boundaries are already planted.

(d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:

Not applicable.

(e) for residential buildings located within 100m of Minerals Zone:

Not applicable.

(f)
the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

No concern.

CONCLUSION

The applicant proposes to subdivide one additional allotment by dividing two separate land use activities.
The assessment of environmental effects demonstrates that the actual or potential adverse effects are less than minor.

The subdivision activity aligns with the objectives and policies of the Rural Production zone under the operative and district plan, without contradicting their intent. Given the minimal level of effects, the planning gateway tests are upheld, and there are no affected parties.
The legal effect of the proposed District Plan in this case is minimal.

The proposal is consistent with higher planning documents, including the Northland Regional Policy Statement and the National Policy Statement. It aligns with the policy framework, suggesting that local authority decision-making should be straightforward.

The subdivision and affiliated land use activities uphold Part 2, Purpose and Principles of the Resource Management Act 1991, and provides sufficient information to meet the requirements of Clauses 6 and 7 of the assessment of environmental effects.
Considering the overall planning framework and the evident merits, the proposal is recommended for local authority support.

Micah Donaldson
MNZIS - Assoc.NZPI

NZIS REGISTERED PROFESSIONAL SURVEYOR

3
DP 178831

4
DP 178831

5
DP 178831

Riverstream Drive

32
DP 343897

Pungaere Road
Legal 20.12 wide (sealed)

pp

oh power

72

Ø300mm culvert

concrete entrance

1
DP 210917

LOT 1
5550m²

82

house
320m²

125

Septic tank

fence on bdy

76

77

Ø300mm culvert

1
DP 167935

telecom plinth (for Lot 2)

Ø300mm culvert

B

shed
75m²

eb

imp 410m²

A

2.5

8

imp 1045m²

2
DP 199438

eb

LOT 2
1.11 ha

imp 960m²

Ø250mm culvert

C

3.0 wide

1
DP 205279

plastic houses

imp 960m²

imp 220m²

imp 160m²

D

3.0 wide

3
DP 324488

plastic houses
imp 2275m²

water tanks

eb

drain

71

Ø300mm culvert

E

3.5 wide

34
DP 28670

1
DP 462607

Impermeable Surfaces

Lot 1
Buildings 395m²
Driveway 410m²
Total 805m² (14.5%)

Lot 2
Plastic houses & Buildings 4590m²
Driveway 1045m²
Total 5635m² (51%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benfited
Right of way, Right to convey electricity & telecommunications Right to drain water	A	Lot 2 hereon	Lot 1 hereon
	B	Lot 1 hereon	Lot 2 hereon
Right to convey water	C D	Lot 2 hereon	Lot 1 hereon
Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

Applicant: Adenbe Limited
Title : NA101D/689
Total Area : 1.6720ha
Zone : Rural Production (ODP)
Horticulture (PDP)

Contours are in terms of NZVD 2016
Contour interval : 0.5m
Scale @ A3 : 1:750

0 10 20 30 60

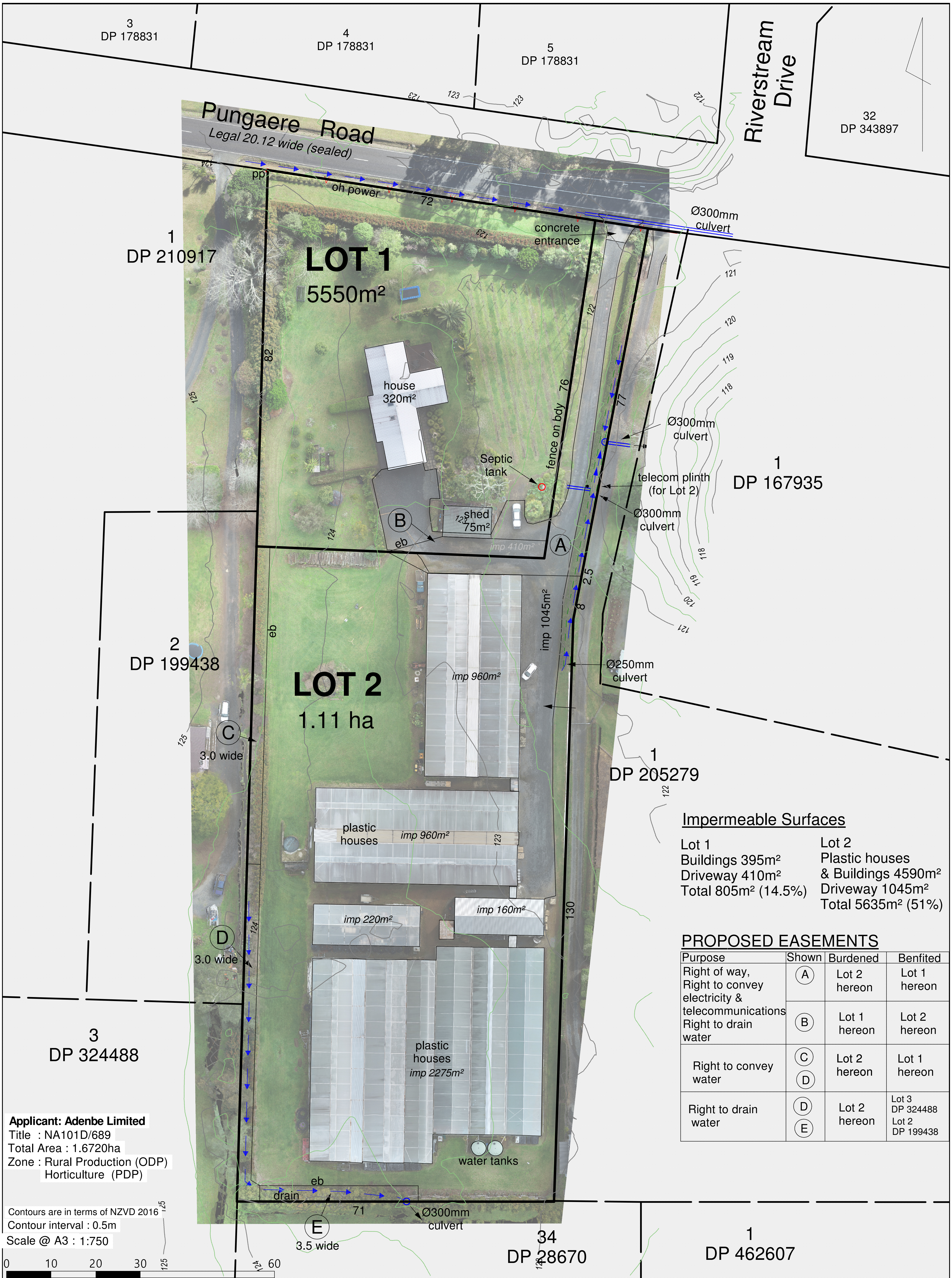
DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

file 8505 Alkemeier scheme Final

Date : 29/08/2024

REF : 8505



Impermeable Surfaces

Lot 1
Buildings 395m²
Driveway 410m²
Total 805m² (14.5%)

Lot 2
Plastic houses
& Buildings 4590m²
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DONALDSONS
REGISTERED LAND SURVEYORS

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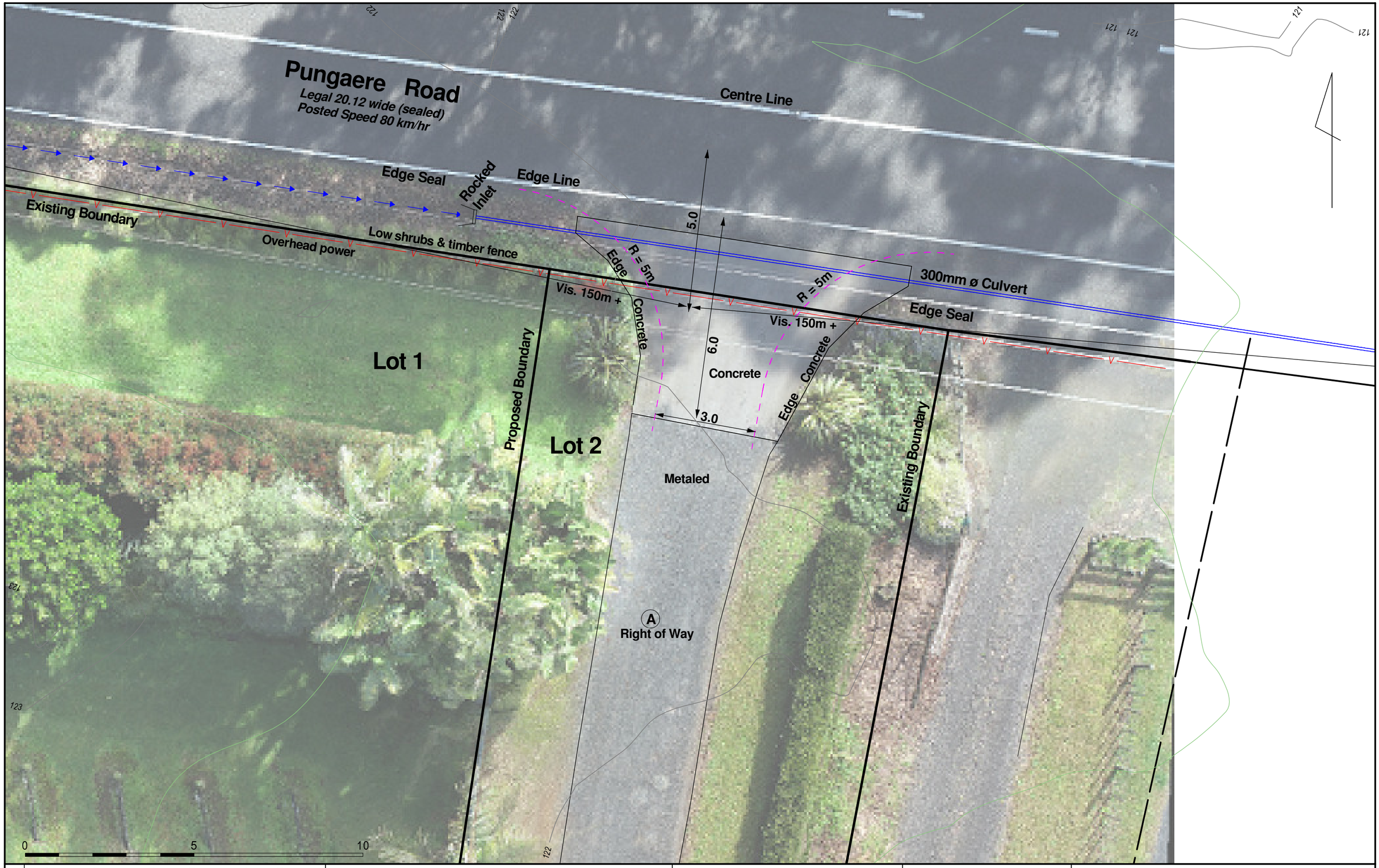


PLAN OF EXISTING ENTRANCE

Compliant with FNDC ENG STDS 2023

No.	Revision

DONALDSONS
REGISTERED LAND SURVEYORS

Do not scale drawing
Nominal scale shown are @ A3

	Checked	Date
Surveyed		
Designed		
Drawn		Nov. 2024
Approved		

Project: Adenbe Limited
Title : Entrance detail to proposed Lots 1 & 2
141 Pungaere Road, Kerikeri

Scale 1:100 at A3

Job No. 8505

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

20 November 2024

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Adenbe Limited – 141 Pungaere Road, Kerikeri. Lot 2 DP 167935.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil.
Top Energy advises that there is existing power supply for Lot 1 but a separate supply for proposed Lot 2 may need to be established as part of subdivision. Costs to make additional power available would be provided after application and an on-site survey have been completed.
Link to application: Top Energy | Top Energy

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Soil and Resource Report for 141 Pungaere Road, Waipapa.

Prepared By: Ian Hanmore

Prepared For: Birgit & Ard Alkemeier

29th July 2024

Hanmore Land Management

TABLE OF CONTENTS

1.0 INTRODUCTION

This report has been prepared at the request of the client to assess the Land Use Capability (LUC) classes at 141 Pungaere Road, Waipapa as part of a proposed subdivision. The New Zealand Land Resource Inventory (NZLRI) maps have classified the proposed site as LUC classes 2 and 3. As such, this site could potentially fall under the National Policy Statement for Highly Productive Land (NPS-HPL).

The purpose of the report is to map the potential site and identify any Highly Productive Land as defined by the National Policy Statement for Highly Productive Land (NPS-HPL). To achieve this, a site visit was carried out to map the soils and land use classes present and assess them in relation to the NPS-HPL.

This report presents the description of each of the soil types identified on the proposed site as well as descriptions of each of the LUC units mapped. This information is then used to determine and quantify any highly productive land present. This information is accompanied by LUC, soil and HPL maps along with the relevant LUC unit and soil profile descriptions.

2.0 MAPPING METHOD

A site visit was carried out on the 16th of July 2024 to evaluate and describe the soil types and the LUC units present. The proposed site was mapped at a scale of 1:5,000.

LUC mapping was carried out in accordance with the methods described in the 3rd Edition of the Land Use Capability Survey Handbook (Lynn et al 2009). This process involves making a land resource inventory (LRI) of the property in which soil types, soil parent materials, land slopes, erosion type and severity and land cover are recorded. Whenever any of these land features changes a new unit is made.

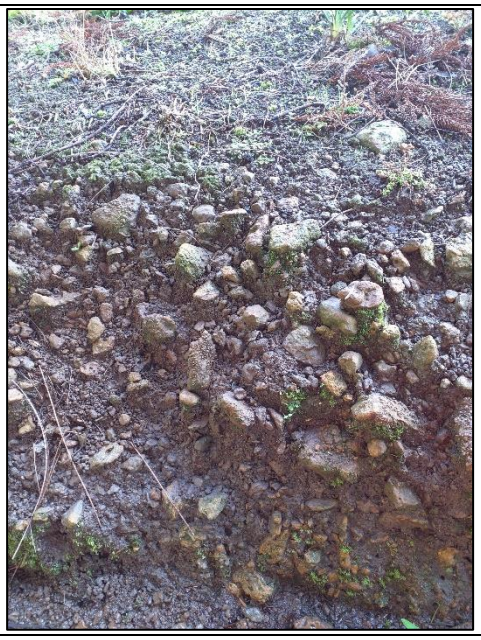
Specific field work activities include digging and describing soil profiles on each landform with supporting holes dug or profiles observed on bank/drain cuttings to establish soil boundaries, measuring slopes with a clinometer, and gathering any other data that may be of assistance in assessing the suitability of the land for primary production such as erosion, susceptibility of the land to flooding, winter wetness and/or cold, high temperatures, exposure to salt winds, aspect, and accessibility. This information is then used to determine the specific LUC units, as described in the LUC Classifications of the Northland Region (Harmsworth, 1996) for the area. At times when mapping at a scale finer than Harmsworth (1996) of 1:50,000, new LUC units are recorded and are noted with an * in the LUC description table.

3.0 SITE DESCRIPTION

The proposed site is located at 141 Pungaere Road and covers a total of 1.6ha. The site has flat topography with Okaihau gravelly friable clay soil. The site has a residential dwelling with associated buildings, gardens, an orchard and a number of greenhouses used for commercial orchid production. The remaining area is a mowed lawn with no grazed paddocks or primary production activities.

3.1 Soil Profiles and Descriptions

The soil identified at the site is presented and described in the table below. Its distribution is shown on the soil map in Section 6.0 of this report.

Soil Profile	Soil Profile Description
	**Soil Name:** Okaihau gravelly friable clay (OK) **Soil classification:** Strongly to very strongly leached brown loams from the Kiripaka suite. **Parent material:** Basalt flows and ash **Soil description:** 0-220 mm: Friable, moderately to strongly developed, very fine nut, slightly sticky, plastic, very dark greyish brown (10YR 3/2) gravelly (iron nodules) clay loam. 220-440mm: Dark greyish brown (10YR 4/2) gravel (little soil formation between iron nodules). 440-680mm: Strong brown (7.5YR 5/8) gravel (little soil formation between iron nodules) **Overall drainage**: Excessively drained.

3.2 Land Use Capability Descriptions

LUC classifications categorize land into eight classes according to its long-term capability to sustain one or more productive uses.

- Classes 1-4 have arable potential with limitations to this land use moving from class one being the most versatile, multi-use land with minimal physical limitations for arable use and increasing to severe limitations under class four land. These classes are also suitable to viticulture, berry production, pastoralism, tree crops and production forestry.
- Classes 5-7 are suitable for pastoral farming and production forestry.
- Class 8 land has no productive use and is rather managed for catchment protection and conservation purposes.

The LUC units mapped on the proposed site are presented in the table below with a copy of the full unit description taken from Harmsworth (1996) contained in Appendix 1. An LUC map showing the distribution of the mapped units is contained in Section 6.

Resource information	Luc unit	Total area (ha)	Parent material	Dominant soil type	Slope (degree)	Land Cover	Erosion degree & severity		Landuse suitability	Stock carrying capacity (su/ha) Forestry site index (FSI)
							Actual	Potential		
3s 2 Flat to undulating slopes on deeply weathered basalt rocks and occasional ash.		0.26	Lavas and scoria, older ashes or tephras	Brown and red loams.	0-7^0	Pasture Exotic trees	Nil	Slight wind, sheet and rill when cultivated.	Horticulture. Root and green fodder crops. Intensive grazing Forestry	Average: 13 Top: 15 Potential: 18 FSI: 33-36

Land use capability unit descriptions are taken from the author's field work, and the Land Use Capability Classification of the Northland Region (Harmsworth, 1996).

4.0 SOIL CLASSIFICATIONS

4.1 Highly Productive Land

The NPS-HPL came into effect in 18th October 2022. This policy seeks to protect highly productive land for use in land-based primary production, both now and for future generations. The policy statement defines highly productive land as land that has been mapped in accordance with clause 3.4 of the NPS-HPL and is included in an operative regional policy statement as required by clause 3.5. There is an interim regime for identifying highly productive land prior to a regional policy statement containing maps of highly productive land in the region is operative. Under clause 3.5(7) of the NPS-HPL, highly productive land in the interim period includes land that is: (i) zoned general rural or rural production; and (ii) LUC 1, 2, or 3 land; but 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.

The following definition of LUC 1, 2, or 3 land is taken from section 1.3, page 4 of the NPS-HPL:

> *LUC 1, 2, or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.*

Until mid-2024 site specific LUC surveys have been carried out to confirm or reclassify the HPL classification based on the above definition. A recent Environment Court ruling (*Blue Grass Limited v Dunedin City Council*) however stated that during the interim period only the New Zealand Resource Inventory could be used to define LUC classes 1-3 and that more detailed mapping carried out since the NPS-HPL came into effect could not be used to refine or clarify those classifications.

4.2 NZLRI Mapping

The NZLRI is based on an LUC assessment of the whole of New Zealand and has been carried out at a scale of 1:50,000. It is intended for regional use and planning and is not meant to be used at a farm scale. The 3rd Edition of The Land Use Capability Survey Handbook (Lynn et al 2009) cautions against enlarging LUC data beyond the scale at which it was gathered as it can produce unreliable and misleading results and at time results that are nonsense. At a scale of 1:50,000, on average one mapping observation is made every 25ha but could be a little as one every 100ha (Hewitt and Lilburne 2003, Grealish 2019). As such, it is quite possible that no information has been gathered from the proposed site. For the purpose of this report, with a site covering 1.6ha the appropriate scale of mapping is approximately 1:5,000 or four observations per hectare (Lynn et al 2009). Using the NZLRI for site specific information is outside of its intended purpose and outside of its parameters of reliability. At best it can only provide an indication of the possible LUC units present.

The correct process for mapping soil types and LUC at a site of this size is to carry out a site survey at the correct scale by a suitably qualified person as has been done for this report. As such, the findings of this report are highly relevant to the productivity and actual HPL at the site.

4.3 Site Classifications

The table below shows the LUC area breakdown for the proposed site based on the site-specific survey as well as the percentage of highly productive land.

LUC Unit	Area (ha)	HPL Classification	% of total Area
3s 2	0.26	HPL	15.9
Unproductive	1.38	Not HPL	84.1
Total area	**1.64**		
Area HPL	**0.26**	**Total % HPL**	**15.9**
Total area non-HPL	**1.38**	**Total % non-HPL**	**84.1**

4.4 Reclassified LUC Units

The property of interest has been mapped by the NZLRI as LUC units 3s 2 and 2s 1. Based on the farm scale survey carried out for this report the 3s 2 unit was confirmed as the only unit at the site. The rest of the site was given no LUC classifications as it cannot be used in a primary productive capacity. The front part of the site includes the residential area of the property and includes a residential dwelling and associated buildings, gardens and an orchard. A significant part of the proposed site is occupied by greenhouses which are used commercially to produce orchids.

5.0 OVERALL SITE ASSESSMENT

It is acknowledged that due to the Blue Grass court ruling mentioned above that the NZLRI LUC classifications technically define the proposed site as HPL under the NPS-HPL. Weight however needs to be given to the information provided in this report as it has been obtained by following the correct mapping protocols, at the correct scale and by a suitably qualified person.

Under the NZLRI classifications the area where the greenhouses and the residential dwelling are located is classified as HPL. For these areas to actually be HPL potential primary production needs to be possible. Obviously where the residential dwelling, associated buildings and gardens are located no primary production can be carried out. Therefore, this area cannot be classed as HPL.

The only potential option for primary production in the area of the greenhouses is some form of horticulture within the greenhouses. However, this area of the property has undergone earthworks to level the site prior to the construction of the greenhouses, with topsoil being removed and compacted gravel added. As such, the soil cannot support any form of primary production. Therefore, this area cannot be classed as HPL.

The remaining area of the site consists of a 10m lawn buffer strip between the greenhouses and the boundary and a 0.16ha rectangle of lawn with an LUC classification of 3s 2. Given the narrow nature of the buffer strip and its proximity to the greenhouses and the boundary it is highly unlikely that this area could or would be used for any form of production. This area gives access around the greenhouses as well as forming a required setback from the boundary.

The remaining area of land that can actually support any primary production covers an approximately 34m x 46m area. This area is classified as LUC unit 3s 2 and therefore HPL under the NPS-HPL definition. Consideration needs to be given to the practicality of using this area for a highly productive use due to its size, and its location close to neighbours, the residence on the property and the greenhouses.

A map showing the HPL classifications of the site is located in Section 6 of this report.

6.0 MAPS


141 Pungaere Road Soil Map
N
Hanmore
Land Management
Legend
Okaihau gravelly friable clay
Infrastructure
Residential
Property Location:141 Pungaere Road, Waipapa, NZ. Date: 29/7/2024. Scale 1:1,000@A4. Map Created By: Hanmore Land Management, ian@hlm.co.nz, Ph: 021 201 3441.

141 Pungaere Road Land Use Capability Classifications

141 Pungaere Road Soil Classifications

7.0 APPENDICES

7.1 Appendix 1 – LUC units used in this report.

LUC unit: **IIIs2** (11 661 ha)

LUC suite		6. Young volcanic basalt terrain: (LUC units Ic1, IIe1, IIs1, IIIe1, IIIs1, IIIs2, IVe2, IVs1, IVs2, Vs1, VIs1, VIe4, VIIIs2)
Description:		Flat to undulating slopes on deeply weathered basalt rocks and occasional ash. Soils moderately to strongly leached brown loams. Soils of lower fertility than those of Class II units, have poorer drainage characteristics and are subject to seasonal soil moisture deficiencies, giving moderate limitations for arable use.
Type location:		P05/945673 Kapiro Road, Kerikeri
Altitudinal range:		0–200 m
Slope:		Flat to undulating (A, B). 0–7°
Landform:		Flat to gently rolling surfaces on basalt lava terraces, low domes, and plains. Also mapped on low-angle slopes near base of scoria cones and mounds.
Rock type:		Lavas (Vo). Scoria (Sc). Older ashes or tephras (Mo).
Soils:		Brown and red loams on basalt flows, scoria and ash. Moderately to very strongly leached brown loams of Kiripaka suite (KE, RT, PG, TA, OKu, OK).
Erosion:	*Present:*	Negligible (0)
	Potential:	Slight (1) sheet (Sh) and rill (R) when cultivated
Vegetation:		Improved pasture (gl), subtropical fruit (cS), kiwifruit (cK), pip and stone fruit (cP).
Annual rainfall range:		1200–1600 mm
Land use:	*Present:*	Grazing – Intensive – Present average carrying capacity (s.u./ha) = 13 – Top farmer carrying capacity (s.u./ha) = 15 Cropping – Horticulture
	Potential:	Grazing – Intensive – Attainable physical potential carrying capacity (s.u./ha) = 18 Cropping – Horticulture. Root and green fodder crops. Forestry – Production – site index for *Pinus radiata* = 33–36
Soil conservation management:		– Contour cultivation on undulating slopes and minimum tillage practices recommended when cultivating. – Avoid structural degradation of soils under intensive, regular cultivation. – Irrigation necessary for arable use, particularly for horticulture. – Shelterbelts recommended for pastoral, cropping, and horticultural land uses; may be useful for micro-climatic control, e.g. reducing wind speeds, minimising wind erosion, maintaining soil moisture levels. – Control grazing by avoiding overstocking and concentrated stock movement (e.g. repeated tracking).
Comments:		Soils range from moderate to low fertility, and together with seasonal soil moisture deficiencies and poorer drainage characteristics than in Class II units, moderate soil limitation exists for cropping. Often large amount of spatial variation in soil properties. When topdressed with phosphate, moderate to high yields of vegetable crops, dairying pastures or forestry can be expected. Production often limited by high retention of phosphorus.

8.0 REFERENCES

[2024] NZEnvC 083 Blue Glass Limited v Dunedin City Council

Grealish G. 2019. New Zealand soil mapping protocols and guidelines. Manaaki Whenua – Landcare Research.

Harmsworth, G.R. 1996. Land Use Capability classification of the Northland region. A report to accompany the second edition (1:50,000) NZLRI worksheets. Landcare Research Science Series 9. Lincoln, Manaaki Whenua Press.

Hewitt A, Lilburne L 2003. Effects of scale on the information content of soil maps. NZ Soil News 51: 78-81

Lynn IH, Manderson AK, Page MJ, Harmsworth GR, Eyles GO, Douglas GB, Mackay AD, Newsome PJF 2009. NZ Land Use Capability Survey Handbook – a New Zealand handbook for the classification of land 3rd Edition. Hamilton, AgResearch; Lincoln, Landcare Research; Lower Hutt, GNS Science. 11p, 56p.

Hanmore
Land Management

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NORTHLAND WIDE

KERIKERI DRAINAGE LTD

51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

SITE SUITABILITY WASTE WATER REPORT

CLIENT

ADENBE LIMITED

SITE LOCATION

141 PUNGAERE RD, KERIKERI

NORTHLAND WIDE

KERIKERI DRAINAGE LTD

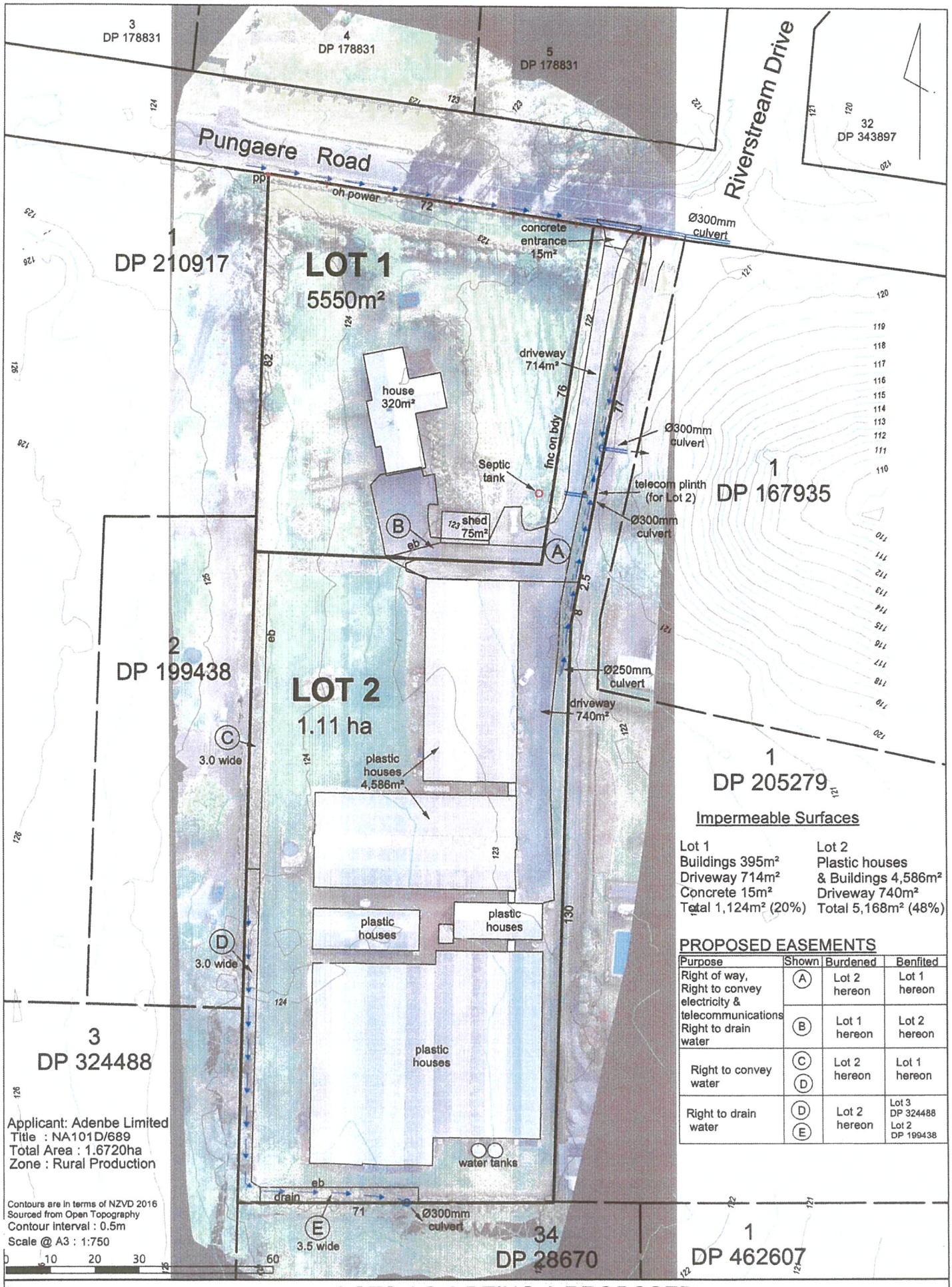
51C ORANGEWOOD LANE
KERIKERI
NORTHLAND
PHONE 094078062 A/HRS
MOBILE 0274931597
FAX 094078062
E mail wood123@xtra.co.nz

15/11/24
Resource Consents Department
Far North District Council
Private Bag 752
Kaikohe

RE : SITE SUITABILITY REPORT FOR WASTE WATER FOR A PROPOSED SUBDIVISION OF LOT 2, DP 167935 BEING 141 PUNGAERE RD, KERIKERI

On the 14th of November a site inspection was carried out to assess the soil types and soakage of proposed lot 2 for effluent treatment and waste water disposal and checking the effluent field and waste water system in proposed lot 1 is inside the new boundaries..
The soil type for the lot is Okaihau gravelly Friable Clay that is well drained but a soakage test showed the soakage was a bit slow though the conditions were wet.
Because of the ground contour and available areas a secondary waste water treatment system with effluent disposal by pressure compensating dripperlines effluent field would be the best option.
An example for a three bedroom house with a secondary waste water treatment system is attached and a plan as a layout example including a 100 percent reserve area.
I class this site soil as Cat 5 with a loading rate of 2.85mm per sq M per day.
The dripperlines can be laid out and mulched over or buried in the topsoil to a depth of 100mm to 150mm.
All the required council set backs to boundaries and drains must be adhered to.
The existing house on proposed lot 1 has a secondary waste water treatment system that is working well and the effluent field and waste water system are inside the new proposed boundaries.
There is plenty of reserve area for the existing house.

Yours Faithfully Steve Wood.



Impermeable Surfaces

Lot 1	Lot 2
Buildings 395m²	Plastic houses
Driveway 714m²	& Buildings 4,586m²
Concrete 15m²	Driveway 740m²
Total 1,124m² (20%)	Total 5,168m² (48%)

PROPOSED EASEMENTS

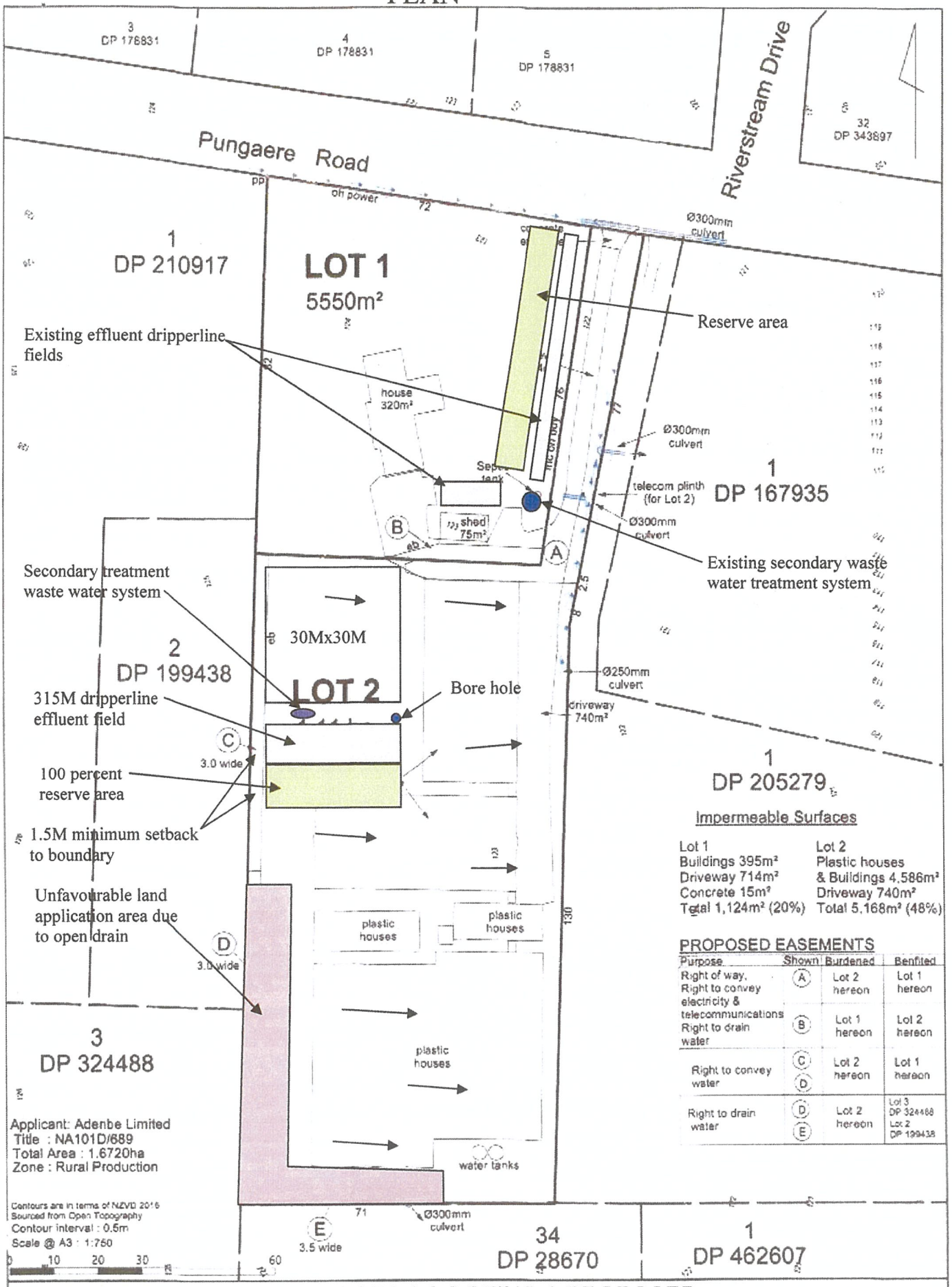
Purpose	Shown	Burdened	Benfited
Right of way, Right to convey electricity & telecommunications Right to drain water	A	Lot 2 hereon	Lot 1 hereon
	B	Lot 1 hereon	Lot 2 hereon
Right to convey water	C D	Lot 2 hereon	Lot 1 hereon
Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

PLAN



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Driveway 714m²	& Buildings 4,586m²
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Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

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

Yes		No	tick	Please tick

If No, why not?

No sign of instability in adjacent properties.

If Yes, please give details of report (and if possible, please attach report):

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

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No known problems.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1600mm per year. 900mm winter / 700mm summer
Vegetation / Tree Cover:
Grassed and tunnel houses
Slope Shape: (Please provide diagrams)
Constant grade
Slope Angle:
Approximately 2-5 degrees.
Surface Water Drainage Characteristics:
Sheet flow
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
Surface water separation can be kept to council requirements.
Site Characteristics: or any other limitation influencing factors
Good topsoil depth

3. Site Geology — Check Rock Maps

Okaihau friable gravelly clay that is well drained

Geological Map Reference Number	NZMS 290 SHEET P 04/05

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

North		West	
North-West		South-West	
North-East		South-East	
East	tick	South	

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	Greater than 1.5 Metres	Check Council requirements 1.5
Surface water, rivers Creeks drains etc	Greater than 5 M	Greater than 5 M
Groundwater	Greater than 0.6M	Greater than 0.6 M
Stands of Trees/Shrubs		
Wells, water bores	Greater than 20M	Greater than 20M
Embankments/retaining walls		
Buildings	Greater than 3 M	Greater than 3 M
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth 1.3 M m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	tick	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	tick	Please tick

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

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method
Constant Head Permeameter

Test Report Attached?	Yes	tick	No		Please tick

4. Are surface water interception/diversion drains required?

Yes	tick	No		Please tick

If yes, please show on site plan

4a Are subsurface drains required

If yes enter details

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

Winter	Greater than 2M	m	Measured		Estimated tick
Summer	Greater than 2 M	m	Measured		Estimated tick

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

Yes		No	tick	Please tick

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

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

Is Topsoil Present? Yes	If so, Topsoil Depth? 0.25M (m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	tick
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Assessment of soil texture.
Observation of soakage test.
Checking soil maps.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	tick
Bore/well	
Public supply	

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

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2/1 3 -/1	Three
Design Occupancy	Five	/ (Number of People)
Per capita Wastewater Production	140/ 160/ / 180	(tick) (Litres per person per day)
Other - specify	200/ /220 //////	
Total Daily Wastewater Production	900	(litres per day)

3. Do any special conditions apply regarding water saving devices

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

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

DUAL FLUSH TOILET
NO GARBAGE GRINDER
LOW FLOW DISHWASHER

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

Yes		(Please tick)
No	tick	(Please tick)

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	11,100	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	12.33	

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

Yes	tick	No		Please tick

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	tick	(Please tick)

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

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

PART G: Secondary and Tertiary Treatment

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

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

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

Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

Gravity	
Dosing Siphon	
Pump	tick

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

Yes	~~no~~

If not to be installed, explain why

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

Total Design Head	To manufacturers recommendation	(m)
Pump Chamber Volume	160	(Litres)
Emergency Storage Volume	1000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	tick		
Sub-surface Dripper irrigation	tick		
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

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

Loading Rate	2.85		(Litres/m2/day)
Disposal Area	Design	315	(m2)
	reserve	315	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate adopted for secondary treated effluent for category 5 soil.

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

Reserve Disposal Area (m²)	315 sq M
Percentage of Primary Disposal Area (%)	100 percent

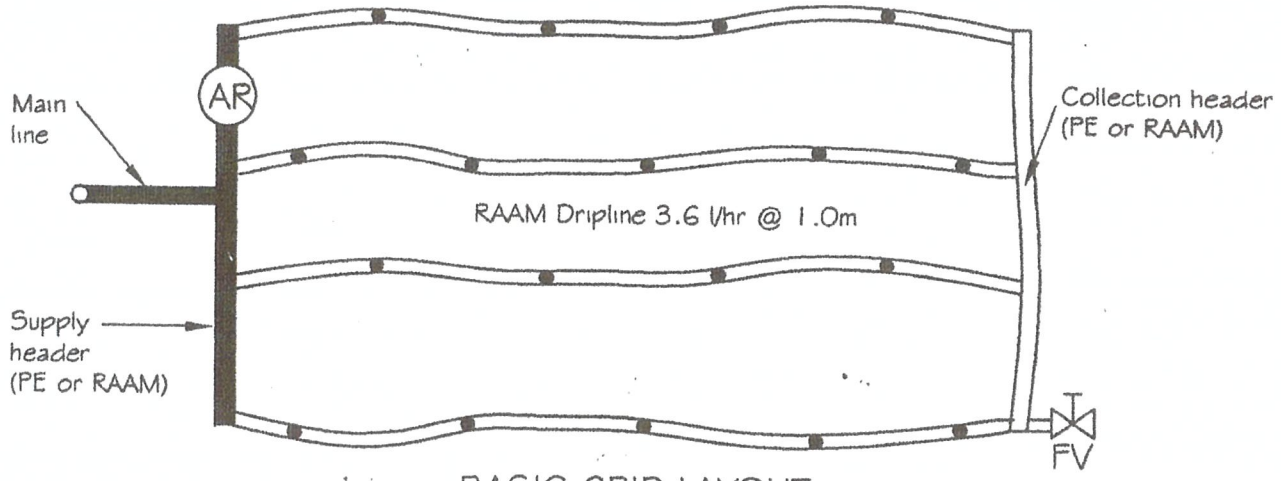
7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

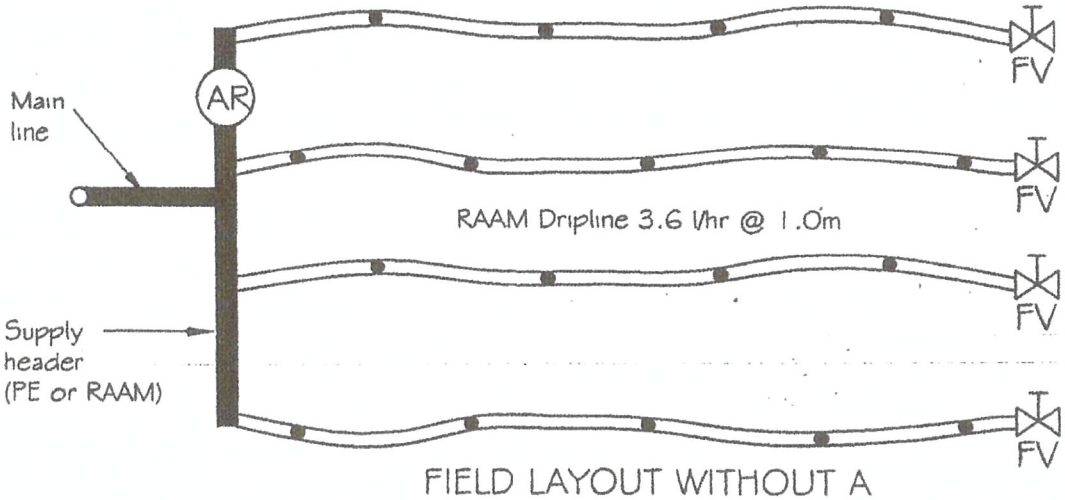
A minimum of 315 M of RAMM dripline with 3.5 L/HR emitters at 1 M spacing and 1 M line separation spacing.
Dripperline to be mole ploughed in topsoil or laid on top of ground, pinned and mulched over.

Plan Attached?	Yes	tick	No		(Please tick)

If not, explain why not



BASIC GRID LAYOUT



FIELD LAYOUT WITHOUT A COLLECTION HEADER PIPE

AR — Air / Vacuum Release Valve

FV — Flushing Valve

	ON-SITE EFFLUENT DISPOSAL TYPICAL FIELD LAYOUTS Trickle Irrigation	Ref:	Sheet:
		Scale: NTS	Draw
		Date	Check

Client:
Job:
Location:
Augerhole No.:
Drilling Method:

REF:
Logger:
Date:
Page:
Checked:

PERCOLATION TEST -GRAPH SHEET

Client: Adenbe ltd
Job:
Location: 141 Pungaere Rd, Kerikeri

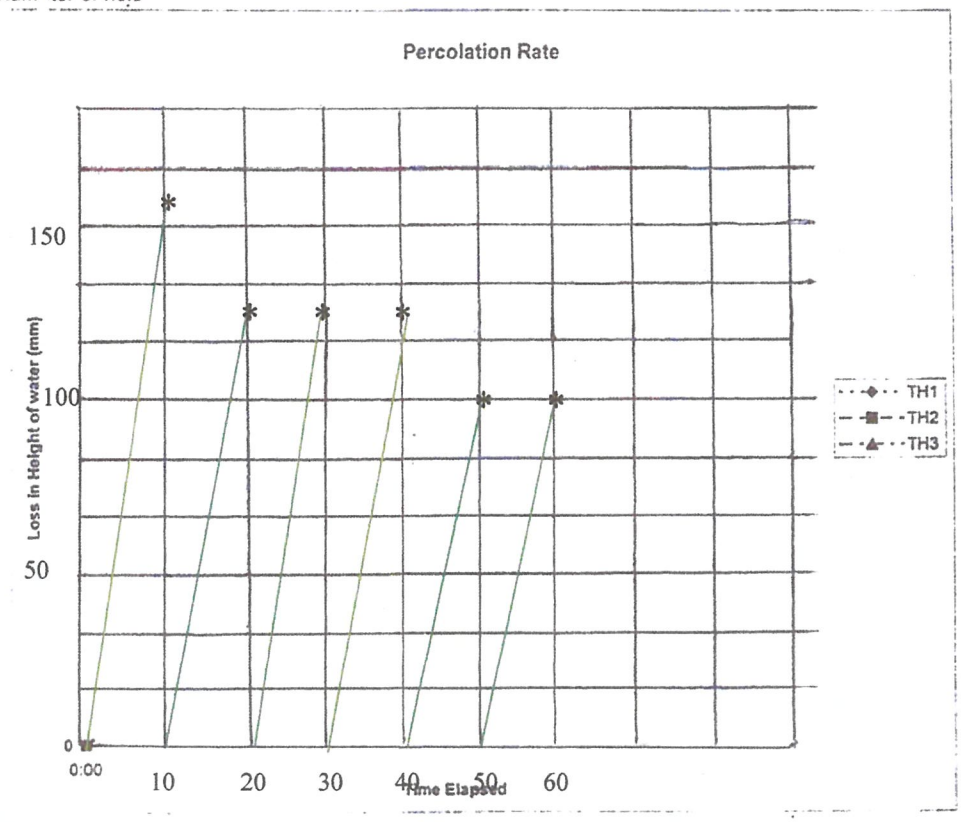
Ref.:
Report No.:
Page:

Tested by: STEVE WOOD
Date:

Presoaking conditions: 30 MIN
Weather conditions prior: FINE

		Loss in height of water					Percolation Rate (mm/hr)			
Time	Time elapsed	TH1	TH2	TH3	TH4		TH1	TH2	TH3	TH4
	10 MIN	160					960			
	10 MIN	125					750			
	10MIN	125					750			
	10 MIN	125					750			
	10 MIN	100					600			
	10 MIN	100					600			

Depth of hole
Depth of topsoil
Diam ter of hole



Depth (m)	Legend	Soil Symbol	Soil Description	Water Level	Vane Shear Strength maximum/residual corrected kPa	Soil Sensitivity	Sample Number	Other Tests
0 - -0.2			0.25M TOPSOIL					
- - -0.5 - - -			BROWN GRAVELLY FRIABLE					
-1 - -1.2			BROWN FRIABLE CLAY					
- - -1.5 - - -1.8 - -2 - - - -2.5 - - - - -3 - - -3.3								

Remarks:

No ground water encountered. Plenty of topsoil.

Topsoil		Sand	
Fill		Gravel	
Clay		Peat	
Silt		Rock	

MANAGING NORTHLAND SOILS

8.1.3

Old basalt volcanic soils

Soil types in this group

- Ōkaihau gravelly friable clay - OK
- Ōkaihau gravelly friable clay with dull brown subsoil - OKu
- Ōkaihau very gravelly friable clay - OKg
- Otaha clay – OD, ODH*
- Otaha gravelly clay loam - ODg
- Pungaere gravelly friable clay - PG
- Taraire gravelly friable clay - TA

This fact sheet uses NZ Soil Bureau map series soil type names and abbreviations.

The H* denotes the hill variant of this soil type, which occurs on slopes over 20° and has a shallower profile.

Okaihau gravelly friable clay (OK) soil profile *Photo by Ian Hanmore*

Features of old basalt volcanic soils

- These soils formed on basalt lava low in silica and rich in iron and aluminium
- They are part of the Kiripaka soil suite
- Old soils on basalt became laterites or 'ironstone soils' as water filtering through kauri produced acids that leached nutrients and clays from the upper horizons
- Leaching is strong to very strong, and the process left an infertile friable topsoil over ironstone nodules
- Heavy dressing of lime and superphosphate by the Lands and Survey Department in the 1950s made farm development possible
- Some soils are bouldery, typical of the edges of lava flows where the igneous rock cooled quickly into the hard balls we call boulders today
- All old basalt volcanic soils are generally free draining, requiring few drainage structure improvements

Northland REGIONAL COUNCIL

Structure and drainage management

Issues	Management tips
Old basalt topsoils are very thin and have a strongly developed nutty structure that is stable when wet but easily destroyed when dry	To avoid compaction, soils should be allowed to dry after rain for a few days before running heavy equipment or stock over them
This makes old basalt soils 'brittle' and easily damaged by over-cultivation or compaction in summer	Shallow ripping shatters cultivation pans/surface compaction and aerates soils, maintaining structure and reducing fungal root diseases
Topsoils can become a fine powdery surface layer known as a 'dust mulch' that seals the surface, repelling water and increasing runoff	Careful crop-pasture-crop rotations retain topsoil structure
Because soils are generally free draining, they are drought prone; subsoils toxic to plant roots make both pasture and crop species shallow rooted, exacerbating drought problems	Avoid exposing plant-toxic subsoils because replanting any vegetation and/or reinstating topsoil layer is very difficult

Nutrient management

Soil type	Nutrient status	Management strategies
All old basalt volcanic soils	Water filtering through ancient kauri leaf litter left friable, infertile topsoils sitting over ironstone, aluminium and manganese nodules in subsoils; at low pH, free iron and aluminium fix phosphate and other elements and create a hostile environment for plant roots Ōkaihau gravelly friable clay soil can theoretically fix 100+ tonnes of superphosphate/ha	Soils should be well limed to raise pH and decrease free iron/aluminium; phosphate should be applied little and often Applying dairy effluent as sludge or spray will build organic matter and buffer against nutrient loss
All old basalt volcanic soils	Phosphate fixation by iron/aluminium is irreversible, so leaching of phosphate to groundwater is unlikely; however, sediment and nutrient runoff into lakes and rivers is common	Avoid overgrazing and exposing soil surface to drying to retain nutrients in topsoil and keep plant-toxic subsoils well below the surface
All old basalt volcanic soils	Free iron/manganese upsets the balance of many micronutrients, causing deficiencies in both plants and animals	Micronutrient supplements will probably be required for livestock, even when not necessary for plant growth

Erosion control

Erosion risks	Soil type	Specific problems	Possible solutions
Shallow slipping	Rolling hill country soil variants	Slips occur because of more pronounced leaching and extremely friable (crumbly) topsoil Exposed red subsoils are difficult to revegetate because of toxic levels of free iron, manganese and aluminium Slipping is often associated with seepage areas at the heads of gullies	Manage water discharge and flow from higher elevations Plant and cultivate on the contour Break the slope by working in 'protected lands' Form 'protected lands' by grassing water diversion channels at intervals down the slope with runoff directed to protected waterways Investigate using sediment traps in frequently or continuously cropped areas Open plant poplars where groundwater is surfacing to control slipping Mulching exposed red subsoils on road cuttings and where erosion has occurred, with old hay, silage, or effluent pond sludge prior to planting, will assist revegetation Exclusion of stock from revegetated areas is essential for recovery Fence bush enclaves in gully heads to allow ground cover to regenerate and hold soils in place
Sheet erosion	All old basalt volcanic soils	Dry powdery summer surfaces shed water and form a dust mulch The dust mulch seals soil surfaces and repels water, especially under compaction, making sheet erosion after drought more likely Loss of topsoil exposes unproductive, plant-toxic, gravelly ironstone subsoils below, and increases loss of sediment-bound nutrients into waterways	
Rill erosion	All old basalt volcanic soils	Water runoff from compacted land above runs downslope, gouging channels or rills into topsoils Bare, cropped soils are especially susceptible to rill erosion Rills become deeper with successive rainstorms	

Okaihau soils, Okaihau. Photo by Ian Hanmore

Drainage classes

Soil symbol	Full name	Drainage class
KIRIPAKA SUITE Basement rock: volcanic basalt lava flows		
OKg	Ōkaihau very gravelly friable clay	5 - Somewhat excessively drained
ODg	Otaha gravelly clay loam	5⇌4 - Somewhat excessively to well drained
OK	Ōkaihau gravelly friable clay	5⇌4 - Somewhat excessively to well drained
TA	Taraire gravelly friable clay	4⇌3 - Well to moderately drained
OD, ODH	Otaha clay	4 - Well drained
OKu	Ōkaihau gravelly friable clay with dull brown subsoil	4 - Well drained
PG	Pungaere gravelly friable clay	3 - Moderately drained

Northland soil factsheet series

- Northland's climate, topography, historic vegetation and mixed geology have combined to form a complex pattern of soils across the region. There are over 320 soil types in Northland. Other regions in New Zealand average only 20 soil types per region.
- The information in this fact sheet is based on a 1:50,000 mapping scale. Therefore, it is not specific to individual farms or properties. However, it may help you to understand general features and management options for recent alluvial soils.
- Knowing your soils' capabilities and limitations is the key to sustainable production in Northland. Northland Regional Council (NRC) land management advisors are available to work with landowners to provide free soil conservation advice, plans and maps specific to your property.
- Regular soil tests are recommended. If you are concerned about your soil structure or health, the Visual Soil Assessment test could be useful. Contact the land management advisors at Northland Regional Council for more information.
- Further background information about the processes that have formed these soils can be found here: **www.nrc.govt.nz/soilfactsheets**

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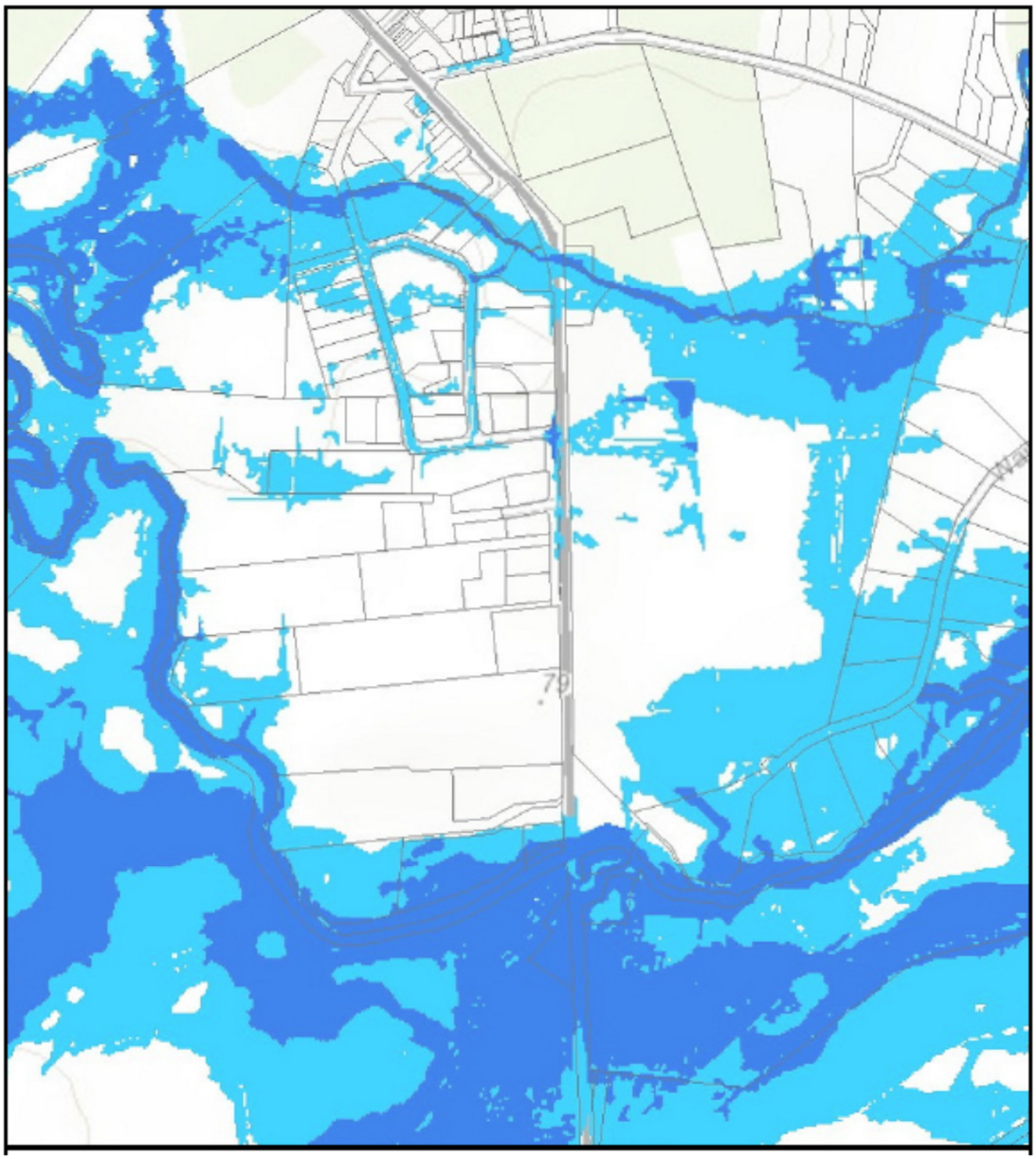


STORMWATER MANAGEMENT ASSESSMENT

Proposed Subdivision, 141 Pungaere Road, Kerikeri

Applicant: ADENBE LIMITED
Reference: 8505
Date: January 2025

Limitations

Donaldson's Surveyors Ltd provides this information as a recommendation for the purpose of a Stormwater Management assessment under the Operative Far North District Plan. The information and opinions contained within this report align with council engineering standards and guidelines for stormwater attenuation and shall be for the use of our client and the Far North District Council, and shall not be used in any other context, unless agreed to by Donaldson's Surveyors Ltd.
Donaldson's Surveyors Ltd shall not be liable for any failures or damages associated with the recommendations or the physical construction or lack of maintenance.

Introduction

Adenbe Limited is in the process of subdividing an additional lot on Pungaere Road, Kerikier and requires a stormwater management assessment to address the discharge from existing impermeable surfaces.

The objective of this stormwater management plan is to achieve a positive outcome that improves on the current situation supporting the subdivision's non-complying status.

Proposed detention measure would mitigate stormwater runoff from an area of 960m² (Green House 4).
The site is unique in that all existing Green Houses and the dwelling have valid building consents, thereby upholding existing use rights.

Design measures incorporates detention for storm events up to the 1% AEP level, accounting for climate change predictions (RCP6.0 2081-2100).

Site and development description

Lot 1 has an easy grade sloping to the east with an established residence.
Lot 2 has an easy grade sloping to the east with established Green Houses.

The soil onsite is primarily classified as OK Okaihau Gravelly Friable Clay, characterised by quality soils with excessive drainage. The land use classification is 3s2, which aligns with the soil characteristics outlined in the attached site specific Soil & Resource Report. The surface topsoil has been stripped and replaced by compacted metal, an area now occupied by a dwelling and green houses. The remaining vacant land covers only 1,600m².
Stormwater on the northern portion of the property generally sheetflows across the site. Along the southwestern boundary, a well-constructed drain efficiently redirects stormwater from the upper catchment, preventing it from reaching the plastic houses. Additionally, a swale drain along the eastern boundary channels stormwater from the driveway. This water is then conveyed eastward through a 300mm diameter culvert, which discharges into the gully on Lot 1 DP 167935. While the total site impermeability exceeds the zoning allowance, all buildings have been granted approved building consents (BC 2008-1746 & BC 2007-826/1).

The site is well landscaped, featuring mature gardens and hedging along the road-front boundary, as well as along the western and southern boundaries. There is a small hobby orchard integrated into the residential landscaping. The site does not contain any natural indigenous vegetation, creeks, or other habitats of native flora and fauna.

A stormwater design was originally prepared by Duffill Watts in 2007 to assess the existing site conditions and the impact of proposed additional impermeable surfaces. This report supported the resource consent application RC 2070616. While the recommendations in the original report are now outdated in terms of current engineering standards and guidelines, they remain valid and will still be implemented.
There are no changes to the previously approved detention measures. This assessment, however, expands the stormwater detention requirements by focusing on Green House 4 (960m²), aiming to achieve a positive environmental outcome. As a result of the subdivision and the implementation of consent conditions, this approach will improve the current stormwater management situation.

Attenuation design parameters

Attenuation storage volumes have been calculated with hydrology software using the SCS method, design storm Type 1A, and duration 24hr, configured with the following parameters:

- Pre development calculations adopt Historic rainfall intensities and depth values from NIWA HIRDS.
- To account for volume control in accordance with 4.3.9.1 (FNDC Eng Stds 2023), calculation parameters increase NIWA depth values by 20% and reduce outflow rates to 80% of historic rainfall peak flows (m^3/s).
- Post development calculations adopt RCP6.0 2081-2100 climate change data.

By utilising site-specific IDF (Intensity-Duration-Frequency) values, it is possible to accurately replicate the peak storm intensity, duration, and frequency. For the SCS (Soil Conservation Service) calculations adopt a type category C. The calculations are conducted using the weighted volume method, which integrates results from independently calculated 'permeable' and 'impermeable' surfaces through a combined junction. The hydrology software factors in the total catchment area, including permeable surfaces, and recognises that as storm intensity increases, the ground's ability to absorb water decreases, resulting in increased impermeability. Consequently, the software offers more accurate detention basin sizing by accounting for such effects.

The SCS or NRCS method is based on the variable source area concept for promoting runoff. The variable source concept is based on part of the catchment contributing to runoff at an increasing rate with increasing rainfall. It can be demonstrated that a unique storage function can be defined across a catchment representing the catchment type (land use, soil type etc.).

The detention design adopts the 1% & 10 % AEP events.

The ground based detention calculations control the one catchment area, designed with two independent outlet orifices discharging into a new rock lined drain that forms the secondary overland flowpath.

A consent notice schedule is necessary to register specific maintenance requirements over the detention devise on Lot 2, pursuant to Section 221 RMA, and requirements for future building activity.

Stormwater management principles & references

Stormwater management directives are outlined under the Far North District Plan's stormwater disposal subdivision provisions, as well as in the regional plan rules, the Land Drainage Bylaw, the Resource Management Act 1991 (RMA), the Local Government Act 1974, the New Zealand Building Code (NZBC) Clause E1, Engineering Standards and Guidelines, GD01, TP108, and the NES Freshwater Regulations 2020.

Building Code (NZBC) Clause E1

PERFORMANCE

E1.3.1 *Except as otherwise required under the Resource Management Act 1991 for the protection of other property, surface water, resulting from an event having a 10% probability of occurring annually and which is collected or concentrated by buildings or sitework, shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property.*

Stormwater Management Devices GD01

A1.2

The scope of this guideline document is confined to the management of stormwater, which is defined as:
"Rainfall runoff from land, including constructed impervious areas such as roads, pavement, roofs and urban areas which may contain dissolved or entrained contaminants, and which is diverted and discharged to land and water."

A4.2 Designing to reflect mana whenua values (GD01)
Mauri is a concept recognised by mana whenua as the connection between spiritual, physical and temporal realms. Loosely translated as the life force or life essence which exists within all matter, mauri sits at the very core of sustainable design for mana whenua and Te Ao Māori – the Māori worldview.

A key concern to mana whenua is the effect on the mauri of water caused by pollution of a stream, river, estuary, catchment or harbour.

B1.0 Design process for stormwater management devices
Stormwater management must be considered early in the overall design process to ensure the site meets the hydrologic needs of the post-development catchment. It is important that a comprehensive land planning assessment is done, taking into consideration the proposed development land use and the effects on the wider catchment, both upstream and downstream. This will ensure stormwater management is designed for, alongside all other aspects of the development.

Stormwater Management Objective and design

The subdivision proposal is classified as a non-complying activity under the Far North District Plan. Stormwater discharge and its management are subject to council discretion, with an emphasis on achieving positive environmental outcomes. This may include mitigating adverse effects from impermeable surfaces, especially in catchments influencing lower lying land prone to flooding.

Detention calculations are provided to offer sufficient assurance that post-development effects from an existing impermeable surface area of 690m² (Green House 4) would closely resemble pre-development conditions, as stipulated in Councils Engineering Guidelines 2023.

The proposed stormwater management devices are tiered for 1%, 10%, & 50% AEP events.

Overland sheet flow leads to the head of a prominent gully located on Lot 1 DP 167935 to the east.

Stormwater flow rate and storage analysis

HIRDS HISTORIC DATA AND CLIMATE CHANGE IDF VALUES (RCP6.0 2081-2100)

Current Historic Intensity

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	59.1	42.8	35.4	25.4	18.0	9.88	6.49	4.10
2	0.500	64.7	46.9	38.8	27.8	19.7	10.8	7.14	4.50
5	0.200	83.8	60.8	50.3	36.2	25.7	14.2	9.34	5.91
10	0.100	97.7	71.0	58.8	42.4	30.1	16.7	11.0	6.95
20	0.050	112	81.4	67.5	48.7	34.6	19.2	12.7	8.03
30	0.033	120	87.6	72.7	52.5	37.3	20.7	13.7	8.68
40	0.025	126	92.0	76.4	55.2	39.2	21.8	14.4	9.14
50	0.020	131	95.5	79.2	57.2	40.7	22.6	15.0	9.51
60	0.017	135	98.3	81.6	59.0	42.0	23.3	15.4	9.81
80	0.013	141	103	85.3	61.7	43.9	24.4	16.2	10.3
100	0.010	146	106	88.1	63.8	45.4	25.3	16.7	10.6

Depth

Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	9.85	14.3	17.7	25.4	35.9	59.3	78.0	98.4
2	0.500	10.8	15.6	19.4	27.9	39.4	65.1	85.7	108
5	0.200	14.0	20.3	25.2	36.2	51.4	85.1	112	142
10	0.100	16.3	23.7	29.4	42.4	60.2	100	132	167
20	0.050	18.7	27.1	33.8	48.7	69.3	115	152	193
30	0.033	20.1	29.2	36.3	52.5	74.6	124	164	208
40	0.025	21.1	30.7	38.2	55.2	78.5	131	173	220
50	0.020	21.8	31.8	39.6	57.3	81.5	136	180	228
60	0.017	22.5	32.8	40.8	59.0	84.0	140	185	235
80	0.013	23.5	34.2	42.6	61.7	87.9	147	194	247
100	0.010	24.2	35.4	44.1	63.8	90.9	152	201	256

RCP6.0 (2081-2100)

Intensity

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	71.0	51.2	42.3	30.2	21.1	11.3	7.23	4.48
2	0.500	78.0	56.3	46.5	33.3	23.3	12.4	8.00	4.94
5	0.200	102	73.7	60.9	43.7	30.6	16.4	10.6	6.54
10	0.100	119	86.4	71.5	51.3	36.0	19.3	12.5	7.73
20	0.050	137	99.4	82.2	59.1	41.6	22.4	14.5	8.94
30	0.033	148	107	88.7	63.8	44.9	24.2	15.6	9.68
40	0.025	155	112	93.2	67.0	47.2	25.5	16.5	10.2
50	0.020	161	117	96.8	69.7	49.1	26.5	17.1	10.6
60	0.017	166	120	99.7	71.8	50.6	27.3	17.7	11.0
80	0.013	173	126	104	75.1	53.0	28.6	18.5	11.5
100	0.010	179	130	108	77.7	54.8	29.7	19.2	11.9

Depth

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	11.8	17.1	21.1	30.2	42.2	67.5	86.7	108
2	0.500	13.0	18.8	23.3	33.3	46.6	74.6	96.0	119
5	0.200	17.0	24.6	30.4	43.7	61.3	98.4	127	157
10	0.100	19.9	28.8	35.7	51.3	72.1	116	150	186
20	0.050	22.8	33.1	41.1	59.1	83.1	134	173	215
30	0.033	24.6	35.7	44.3	63.8	89.7	145	188	232
40	0.025	25.8	37.5	46.6	67.0	94.4	153	198	245
50	0.020	26.8	38.9	48.4	69.7	98.1	159	206	255
60	0.017	27.6	40.1	49.8	71.8	101	164	212	263
80	0.013	28.9	42.0	52.2	75.1	106	172	222	276
100	0.010	29.8	43.4	53.9	77.7	110	178	231	286

Hydrology Calculations for Green House 4 (960m²)

50% AEP calculations

Target pre development natural (Current climate conditions)

Pre Natural **Hyd. No. 1**

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0032 cms
Storm Frequency	= 2-yr	Time to Peak	= 8.02 hrs
Time Interval	= 1 min	Runoff Volume	= 53.1 cum
Drainage Area	= 0.096 ha	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 120 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13

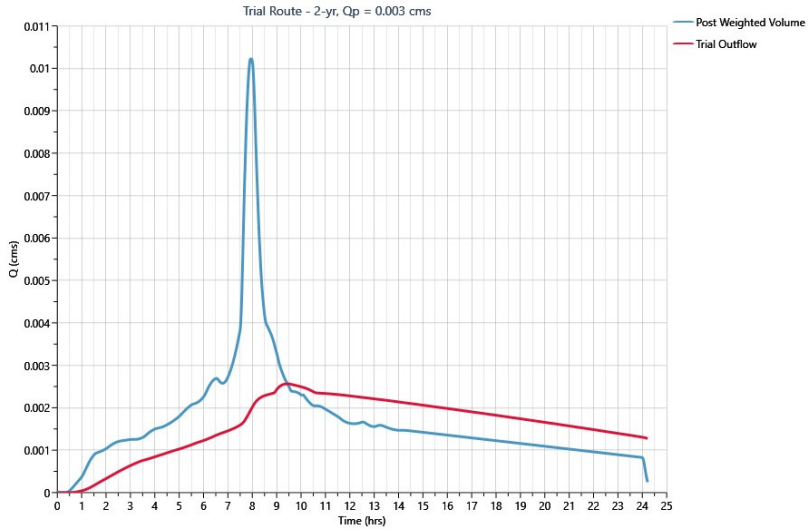
Post Weighted Volume **Hyd. No. 4**

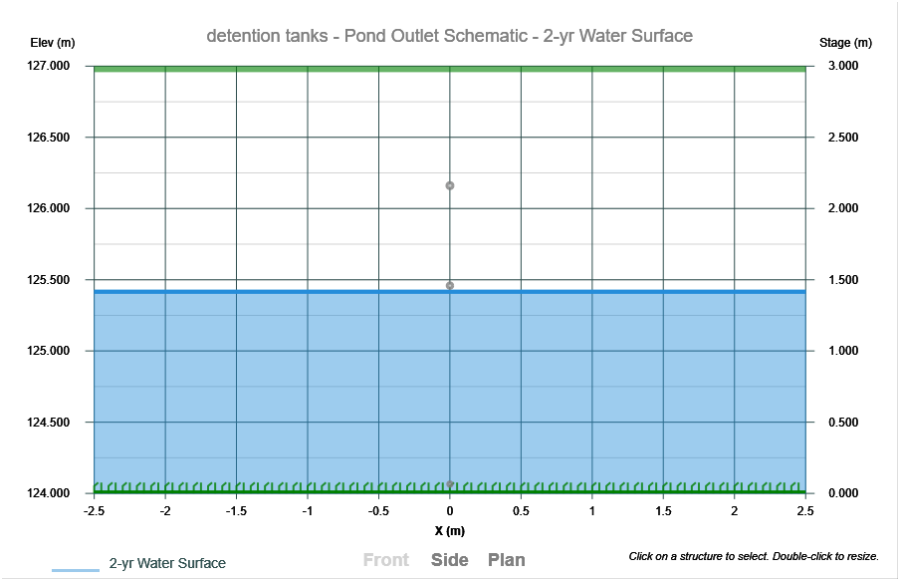
Hydrograph Type	= Junction	Peak Flow	= 0.0102 cms
Storm Frequency	= 2-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 151 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.096 ha

Post Detention **Hyd. No. 5**

Hydrograph Type	= Pond Route	Peak Flow	= 0.0026 cms
Storm Frequency	= 2-yr	Time to Peak	= 9.43 hrs
Time Interval	= 1 min	Hydrograph Volume	= 150 cum
Inflow Hydrograph	= 4 - Weighted Volume	Max. Elevation	= 125.429 m
Pond Name	= detention tanks	Max. Storage	= 42.9 cum

Peak flow from the detention tank is restricted to 80% of predevelopment flows under current climate conditions. **Target Q2 outflow 0.0026 m³/s is achieved**.





Represent 3 x 30m³ tanks linked together

10% AEP calculations

Target pre development natural (Current climate conditions)

Pre Natural **Hyd. No. 1**

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0072 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.00 hrs
Time Interval	= 1 min	Runoff Volume	= 106 cum
Drainage Area	= 0.096 ha	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 185 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13

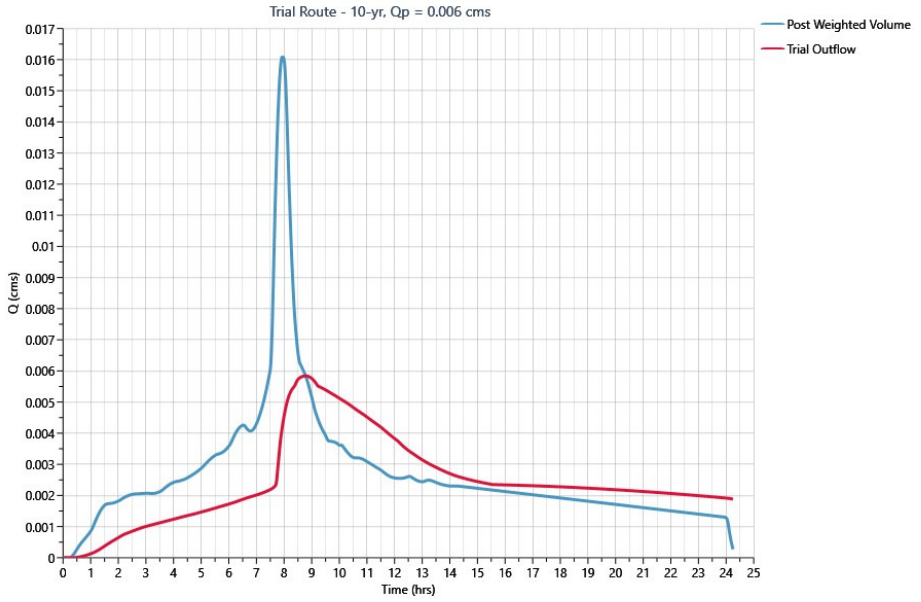
Post Weighted Volume — Hyd. No. 4

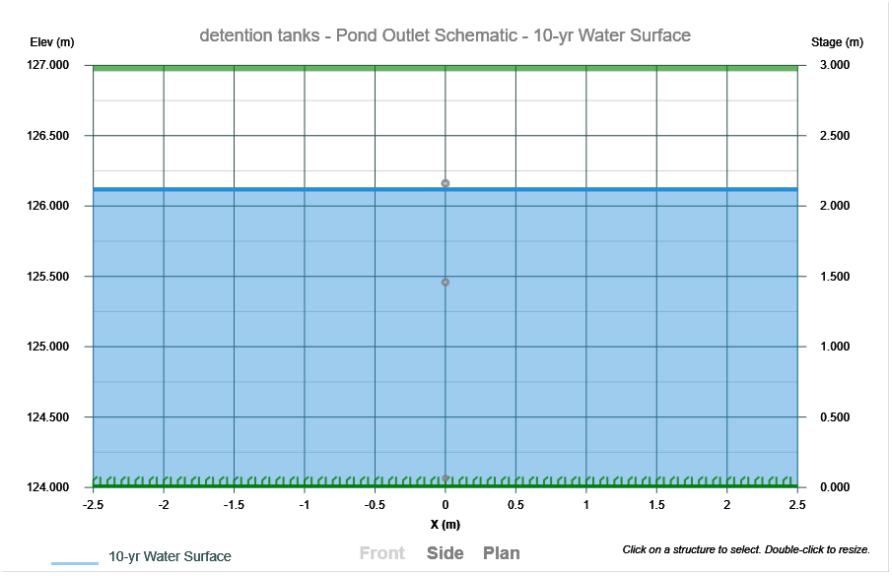
Hydrograph Type	= Junction	Peak Flow	= 0.0161 cms
Storm Frequency	= 10-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 240 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.096 ha

Post Detention — Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0058 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.78 hrs
Time Interval	= 1 min	Hydrograph Volume	= 239 cum
Inflow Hydrograph	= 4 - Weighted Volume	Max. Elevation	= 126.131 m
Pond Name	= detention tanks	Max. Storage	= 63.9 cum

Peak flow from the detention tank is restricted to 80% of predevelopment flows under current climate conditions. **Target Q10 outflow 0.0058 m³/s is achieved**.





1% AEP calculations

Target pre development natural (Current climate conditions)

Pre Natural **Hyd. No. 1**

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0136 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.00 hrs
Time Interval	= 1 min	Runoff Volume	= 193 cum
Drainage Area	= 0.096 ha	Curve Number	= 74
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 283 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13

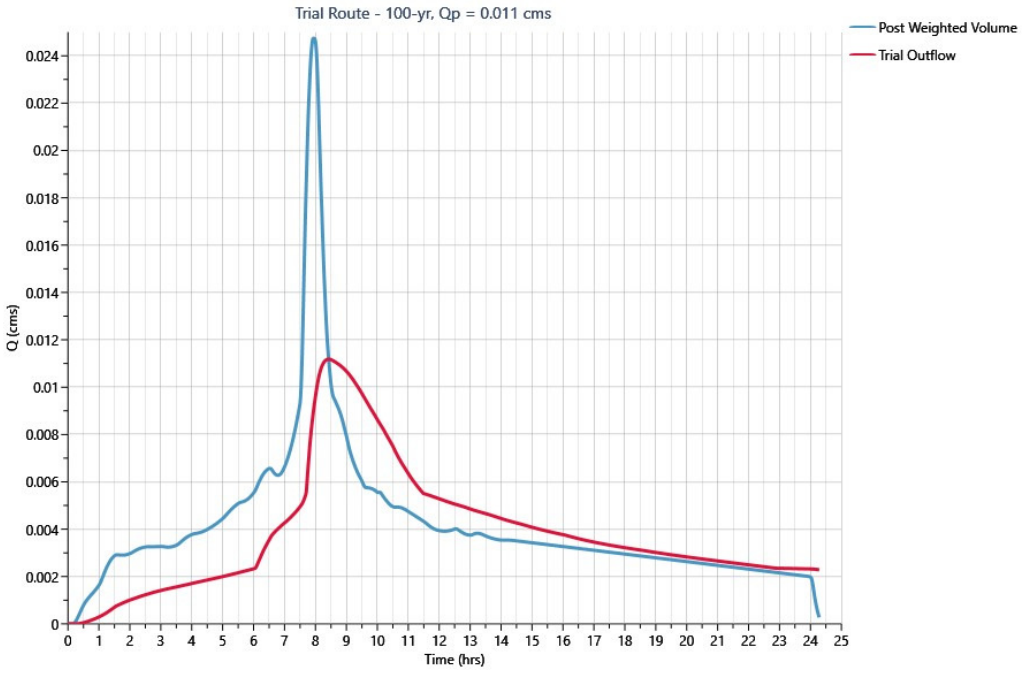
Post Weighted Volume **Hyd. No. 4**

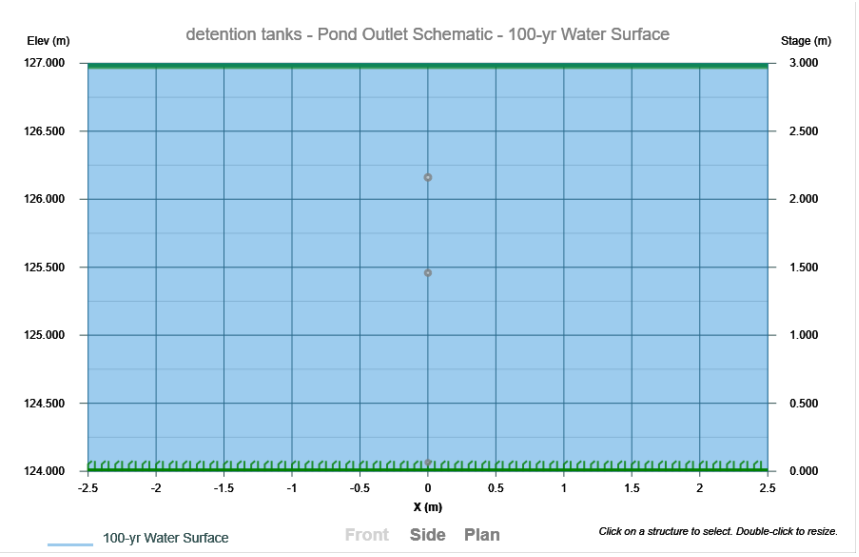
Hydrograph Type	= Junction	Peak Flow	= 0.0248 cms
Storm Frequency	= 100-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 371 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.096 ha

Post Detention **Hyd. No. 5**

Hydrograph Type	= Pond Route	Peak Flow	= 0.0112 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.43 hrs
Time Interval	= 1 min	Hydrograph Volume	= 371 cum
Inflow Hydrograph	= 4 - Weighted Volume	Max. Elevation	= 126.999 m
Pond Name	= detention tanks	Max. Storage	= 90.0 cum

Peak flow from the detention tank is restricted to 80% of predevelopment flows under current climate conditions. **Target Q100 outflow 0.011 m³/s is achieved**.





detention tanks

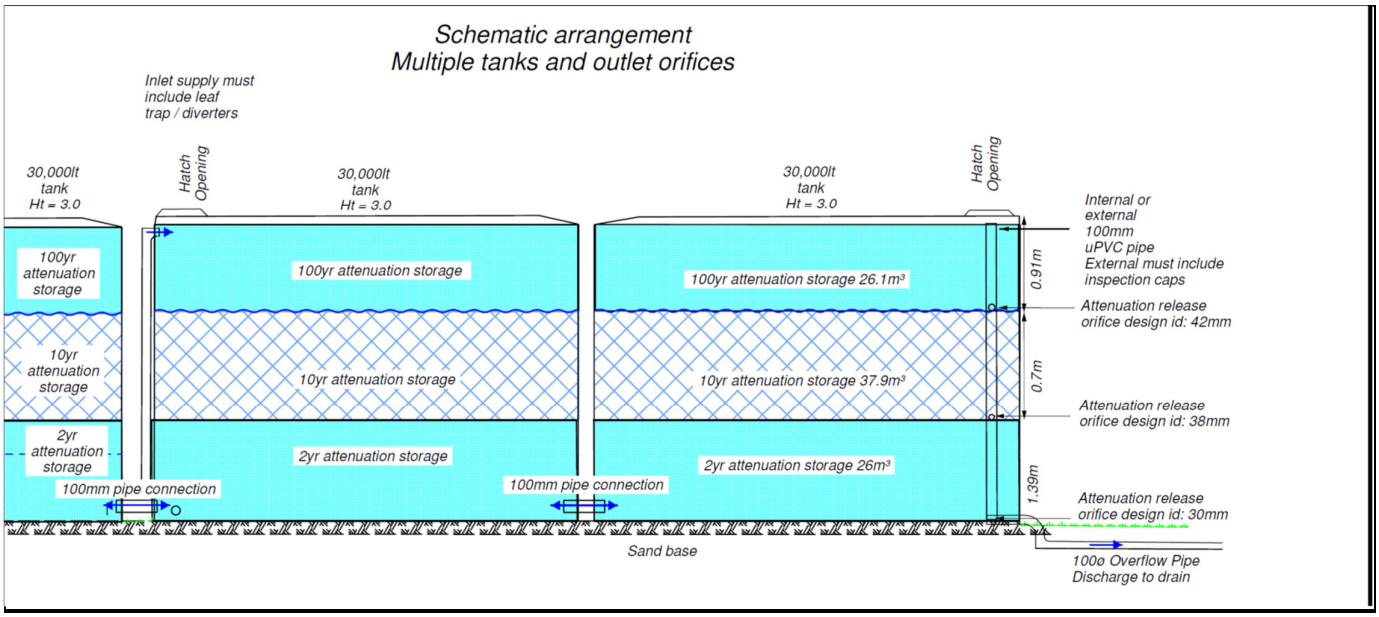
Stage-Storage

User Defined Contours	
Description	**Input**
Bottom Elevation, m	124.000
Voids (%)	100.000
Volume Calc	Ave End Area

Stage / Storage Table

Stage (m)	Elevation (m)	Contour Area (sqm)	Incr. Storage (cum)	Total Storage (cum)
0.000	124.000	30	0.0000	0.0000
1.000	125.000	30	30.0	30.0
2.000	126.000	30	30.0	60.0
3.000	127.000	30	30.0	90.0

Culvert / Orifices	Culvert	Orifice			Perforated Riser	
		1 (i)	2 (i)	3 (i)		
Rise, mm		30	38	42	Hole Diameter, mm	
Span, mm		30	38	42	No. holes	
No. Barrels	1	1	1	1	Invert Elevation, m	
Invert Elevation, m	124.000	124.050	125.440	126.140	Height, m	
Orifice Coefficient, Co	0.650	0.650	0.650	0.650	Orifice Coefficient, Co	



Summary
Stormwater attenuation requirements for a 960m² impermeable surface area can be controlled within 3 x 30m³ tanks that are linked together.

The detention outflow would reduce post development effects to approximately 80% of current pre-development levels over that area. This demonstrates significant improvement to the current stormwater arrangement.

Further assessment of the wider catchment impacts describes following the district plan assessment.

FAR NORTH DISTRICT PLAN

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).

The stormwater detention design provides for immediate control of excess stormwater discharge occurring from impermeable surfaces already established onsite. Although all existing impermeable surfaces have valid building consents, the applicant presents an outcome that reduces the environmental effects caused by stormwater.

All detention calculations adopt 1%, 10% & 50% AEP storm events with predevelopment flows calculated using 80% of current rainfall data, and post development flows calculated using climate change RCP6.0 2081-2100 rainfall data.

The recommendations aim to mitigate effects to support the proposed subdivision non-complying status.

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it.
Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

Both lots have existing connections to open drains that lead to prominent gullies.
The subdivision application is supported by all affected parties written approval.

(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.

Grassed swales and detention devices would control stormwater.

(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.

This report qualifies as a stormwater disposal assessment.

(e) 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 Publications".

The proposed mitigation measures are in accordance with relevant technical publications and current Far North District Engineering Standards and Guidelines May 2023.

Chapter 13.10

(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 proposal is considered under NRC authority a 'permitted' activity; where it has been demonstrated that low impact design methods are being used, and discharge from impermeable surfaces is subject to detention reducing outflow rates.
(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 recommended stormwater management complies with relevant engineering standards and guidelines, upholding low impact design. The lower catchment environment (Waipapa) is subject to the effects of flooding and as required the proposed design mitigates the effects of stormwater for up to a 100 year event plus an allowance for climate change.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The proposal is considered to comply.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	Low impact design includes the use of grassed swales and restricted outflow devices. The attenuation methods uphold low impact design reducing the quantity of discharge during the storm peak, and overall improves the quality of water as it reduces erosion potential. The subdivisions non-complying activity status requires positive environmental outcomes for stormwater discharge, and this proves achievable through implementation of the proposed stormwater management techniques.
(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.	The existing drains where stormwater is discharged before entering the natural gully catchment are adequate.
(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.	The likelihood of any litter is negligible, but would be well controlled within the detention basin.
(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.	The detention system contains stormwater for a short period of time before releasing it back to the catchment at a flowrate that aims to minimise adverse effects on existing waterways.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	Not applicable.
(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 proposed subdivision does not increase stormwater discharge it reduces it. Impacts on existing outfall is reduced.
(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.	Attenuation is recommended to satisfy these aspects.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	The proposed mitigation measures are considered to uphold a less than minor effect, not to cause an adverse environmental impact.
(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.	All stormwater is drained by gravity.
(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.	There is no change to natural grades. Easements & covenants are proposed. No filling or pumping required.
(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.	Easements are proposed as described on the subdivision scheme plan.
(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.	N/A
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	N/A
(q) The need for and extent of any financial contributions to achieve the above matters.	N/A
(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.	N/A

Upper Catchment assessment

Upper catchment sheetflow is diverted by existing open drains and earth bund.

RECOMMENDATIONS

Consent conditions prior to 224 RMA certification

1) *Subdivision infrastructure (hard surfaces) be attenuated in general accordance with the stormwater assessment prepared by Donaldson's Surveyors Ltd dated January 2025 and referenced 8505.*

Consent Notice pursuant to Section 221 RMA

2) Maintenance

- *Stormwater infrastructure subject to easements are governed by Schedule 5 Land Transfer Regulation.*
- *Where applicable, maintenance of individual detention devices located within any site shall be the individual landowner's responsibility and cost.*
- *Maintenance includes, but is not limited to the removal of debris at pipe inlet or outlet orifices, field scruffy domes & cesspits, removal of sediment build-up greater than 100mm in the base of detention device.*
- *Any damaged pipework, headwalls or any other related component shall be repaired by a certified drainlayer.*
- *Planting, weed infestation, building, or excavation onsite must not impede the functionality of overland flowpaths, swale drains or detention devices.*
- *Records of inspection, maintenance, and repairs must be kept onsite.*
- *Landowners ongoing responsibilities for detention devices includes installation and maintenance of gutter guard, removal of debris at gutter downpipes, tank inlets and outlets.*
- *Councils monitoring officer may at any time conduct audits.*

[**LOTS 1-2**]

CONCLUSION

The stormwater management assessment finds that provided mitigation measures are implemented to reduce the peak post development flowrates equivalent to 80% predevelopment levels for 1%, 10% & 50% storm events (*including climate change predictions*), the development overall demonstrates a positive outcome to the current existing use.

The attenuation methods achieve the intention of low impact design by encouraging onsite absorption whilst reducing discharge rates, upholding the subdivision criteria of the Far North District Plan with less than minor stormwater effects.

Micah Donaldson
DONALDSONS
Land engineering surveyors & development planners

NZIS
REGISTERED PROFESSIONAL SURVEYOR

5550m²

Approved detention tank (House)

B

shed 75m²

A

eb

Ø300mm culvert

Ø300mm culvert

1 DP 167935

2.5

8

LOT 2
1.11 ha

eb

2 DP 199438

Green house 5 960m²

Ø250mm culvert

C

1 DP 205279

Proposed detention
Green house 4
3 x 30m³ tanks

Green house 4 960m²

Green house 3 imp 220m²

Packing Shed imp 160m²

130

D

Green House 1 992m²

Green House Linkage 290m²

Green House 2 992m²

3 DP 324488

Approved pipe out southern bdy drain

drain

E

eb

71

Approved detention tank (Green house Linkage)

Approved detention tank (Green house 2)

Ø300mm culvert

34 DP 28670

1 DP 462607

Impermeable Surfaces

LOT 1
Buildings 395m²
(building permit granted BC 2008
Driveway 410m²
Total 805m² (14.5%)

LOT 2
Green Houses 4590m²
(building permit granted BC-2007
Driveway 1045m²
TOTAL 5635m² (51%)

Surface Areas to be subject to Det
Green houses 960m²

Contours are in terms of NZVD 2016
Contour interval : 0.5m
Scale @ A3 : 1:500

0 25 50

Dir: 8505 Stormwater Plan - dg

DONALDSONS
REGISTERED LAND SURVEYORS

STORMWATER MANAGEMENT

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Applicant: Adenbe Limited
Title : NA101D/689
Total Area : 1.6720ha
Zone : Rural Production (ODP)
Date : Nov. 2024

REF : 8505

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
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5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	William James and Barbara Anne Collinson
Address of affected property including legal description	139 Pungaere Road, RD 2, Kerikeri ~~Lot 1 DP 205279~~ 2205
Contact Phone Number/s and email address	Daytime: 027 307 6801 email: j.bcollinson@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
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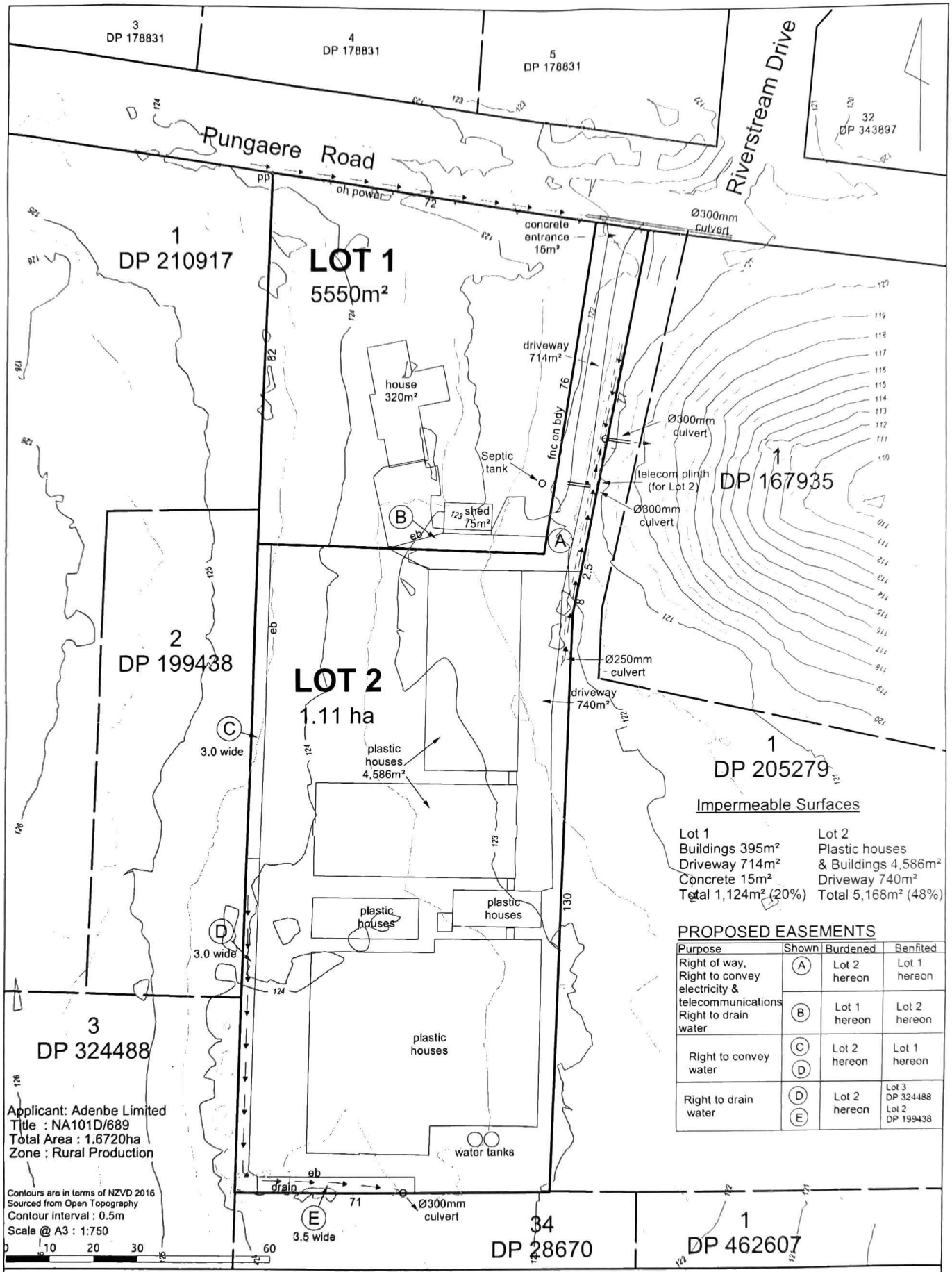
Signature	B Collinson	Date	4/11/24
Signature	J Collinson	Date	4/11/24
Signature		Date	
Signature		Date	



Impermeable Surfaces

Lot 1	Lot 2
Buildings 395m²	Plastic houses
Driveway 714m²	& Buildings 4,586m²
Concrete 15m²	Driveway 740m²
Total 1,124m² (20%)	Total 5,168m² (48%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benfited
Right of way, Right to convey electricity & telecommunications Right to drain water	A	Lot 2 hereon	Lot 1 hereon
	B	Lot 1 hereon	Lot 2 hereon
Right to convey water	C D	Lot 2 hereon	Lot 1 hereon
Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

4/11/24
B Collins
J. Coll — 4/11/24

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Full name/s of party giving approval:	Lance & Sue Haighmark
Address of affected property including legal description	149 B Pungaere Rd Kerikeri Lot 1 DP 210917 BLK X
Contact Phone Number/s and email address	Daytime: 021 103 80 24 email:

~~I am~~/we are the ~~OWNER(S)~~ / OCCUPIER(S) of the property (circle which is applicable)

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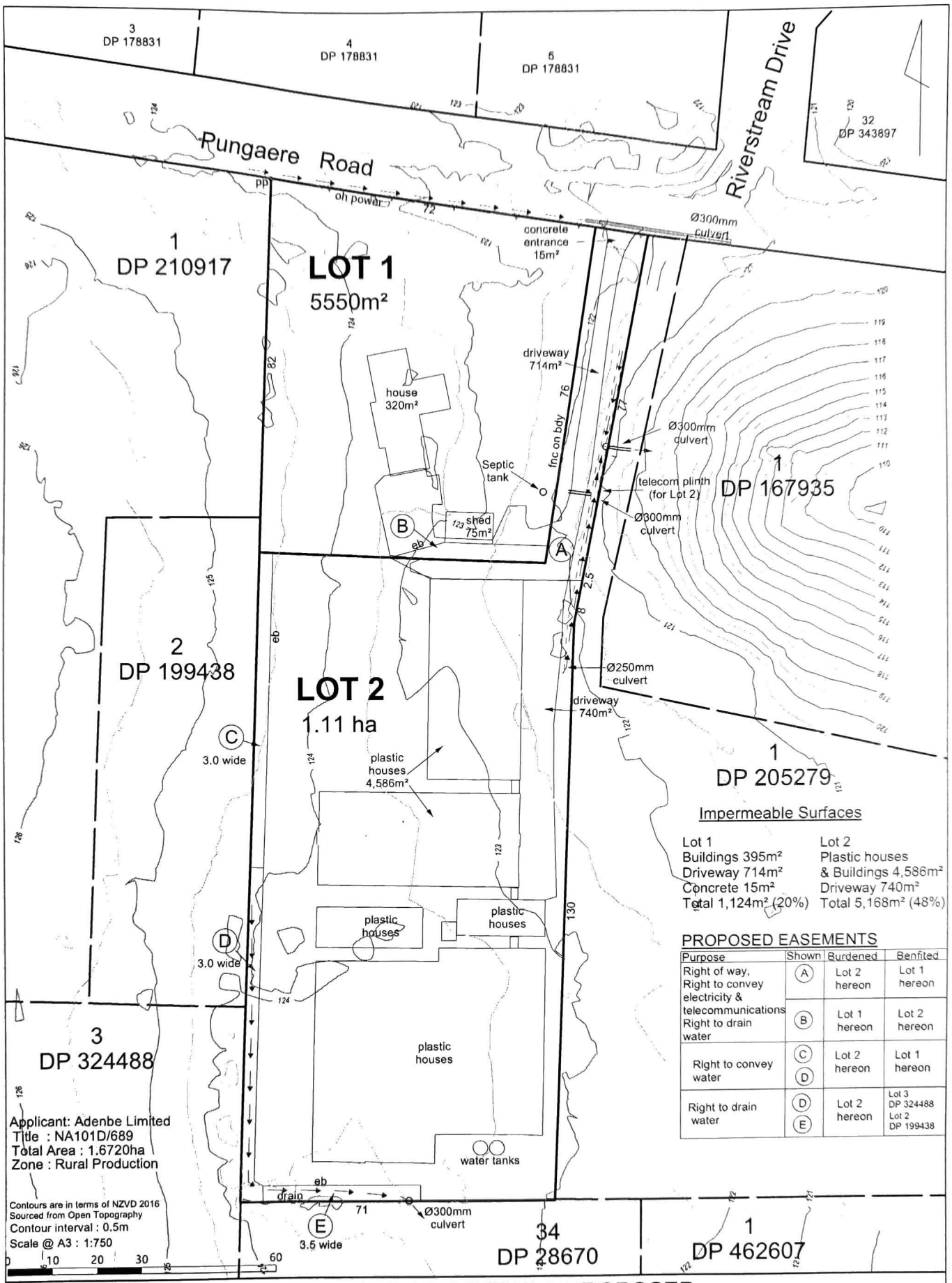
Signature	S. Haighmark	Date	3.11.24
Signature		Date	3/11/24.
Signature		Date	
Signature		Date	



Impermeable Surfaces

Lot 1	Lot 2
Buildings 395m²	Plastic houses
Driveway 714m²	& Buildings 4,586m²
Concrete 15m²	Driveway 740m²
Total 1,124m² (20%)	Total 5,168m² (48%)

PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benfited
Right of way, Right to convey electricity & telecommunications Right to drain water	A	Lot 2 hereon	Lot 1 hereon
	B	Lot 1 hereon	Lot 2 hereon
Right to convey water	C D	Lot 2 hereon	Lot 1 hereon
Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

S. Haighton

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TRUSTEES:

Full name/s of party giving approval: ~~DC + WK~~ + WENDY KAYE NAGEL } DC + WK NAGEL FAMILY TRUST
+ DEREK CORNELIUS NAGEL }
+ TRUSTEE SERVICES - PKF NORTH }

Address of affected property including legal description: 124 KOROPEWA RD, KERIKERI
LOT 34 DP 28670

Contact Phone Number/s and email address: Daytime: 027 457 9312 email: nagelbuilders@gmail.com
021 060 9650

I ~~am~~/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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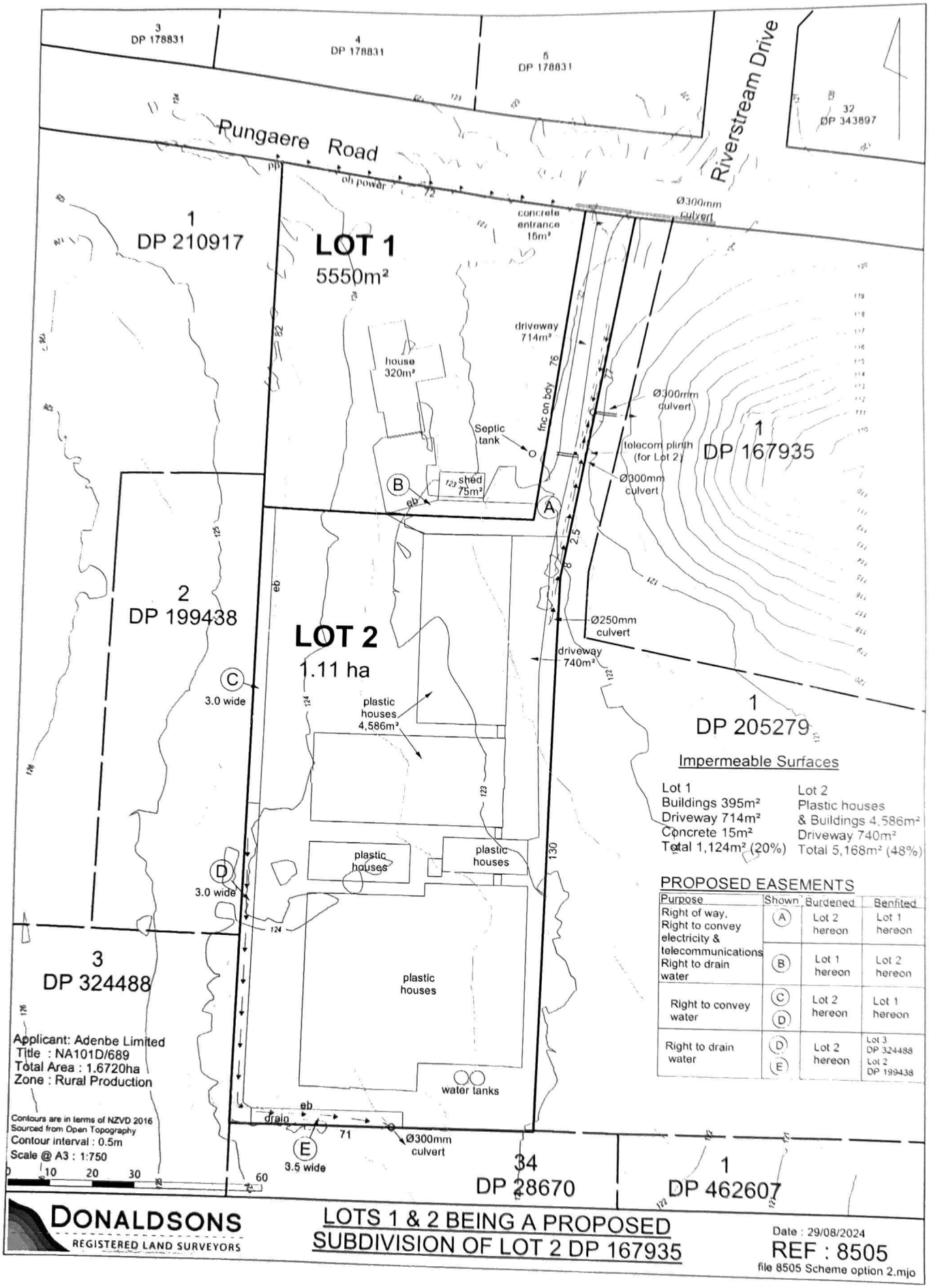
TRUSTEE + OCCUPIER	Signature: Wendy K. Nagel	Date:	4/11/24
TRUSTEE + OCCUPIER	Signature: DC Nagel	Date:	4/11/2024
TRUSTEE	Signature:	Date:	05/11/2024
	Signature:	Date:	



Impermeable Surfaces

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Buildings 395m²	Plastic houses & Buildings 4,586m²
Driveway 714m²	Driveway 740m²
Concrete 15m²	
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PROPOSED EASEMENTS

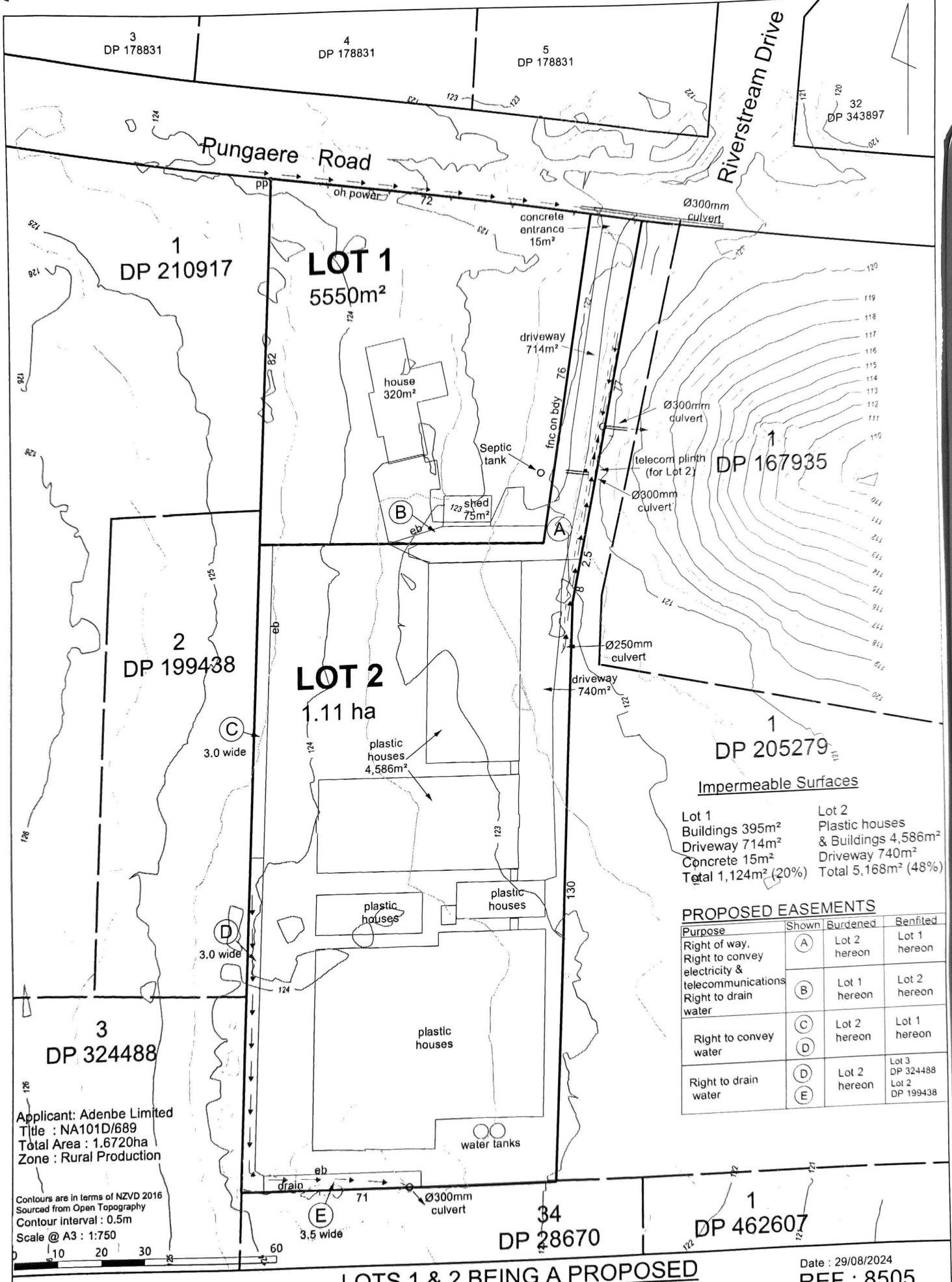
Purpose	Shown	Burdened	Benfited
Right of way, Right to convey electricity & telecommunications	(A)	Lot 2 hereon	Lot 1 hereon
Right to drain water	(B)	Lot 1 hereon	Lot 2 hereon
Right to convey water	(C) (D)	Lot 2 hereon	Lot 1 hereon
Right to drain water	(D) (E)	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

Wendy K. Nagel 4/11/24
DC Nagel 4/11/24
JSH 05/11/2024



DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date : 29/08/2024
REF : 8505
file 8505 Scheme option 2.mjo

11/11/24

11/11/24

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Full name/s of party giving approval:	Bennett Smith - Tina Smith.
Address of affected property including legal description	Lot 3 DP 324488 150A Kaopewa Rd Waipapa
Contact Phone Number/s and email address	Daytime: 0211869095 email: bennettbennett7@hotmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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Signature		Date	4/11/2024
Signature		Date	4/11/2024
Signature		Date	
Signature		Date	

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Full name/s of party giving approval:	Tamira Stanley Mervyn Simpson Suzanne Morena Simpson
Address of affected property including legal description	149A Pungaere road Lot 2 DP 199435
Contact Phone Number/s and email address	Daytime: 027 532 8557 email: huhana@outlook.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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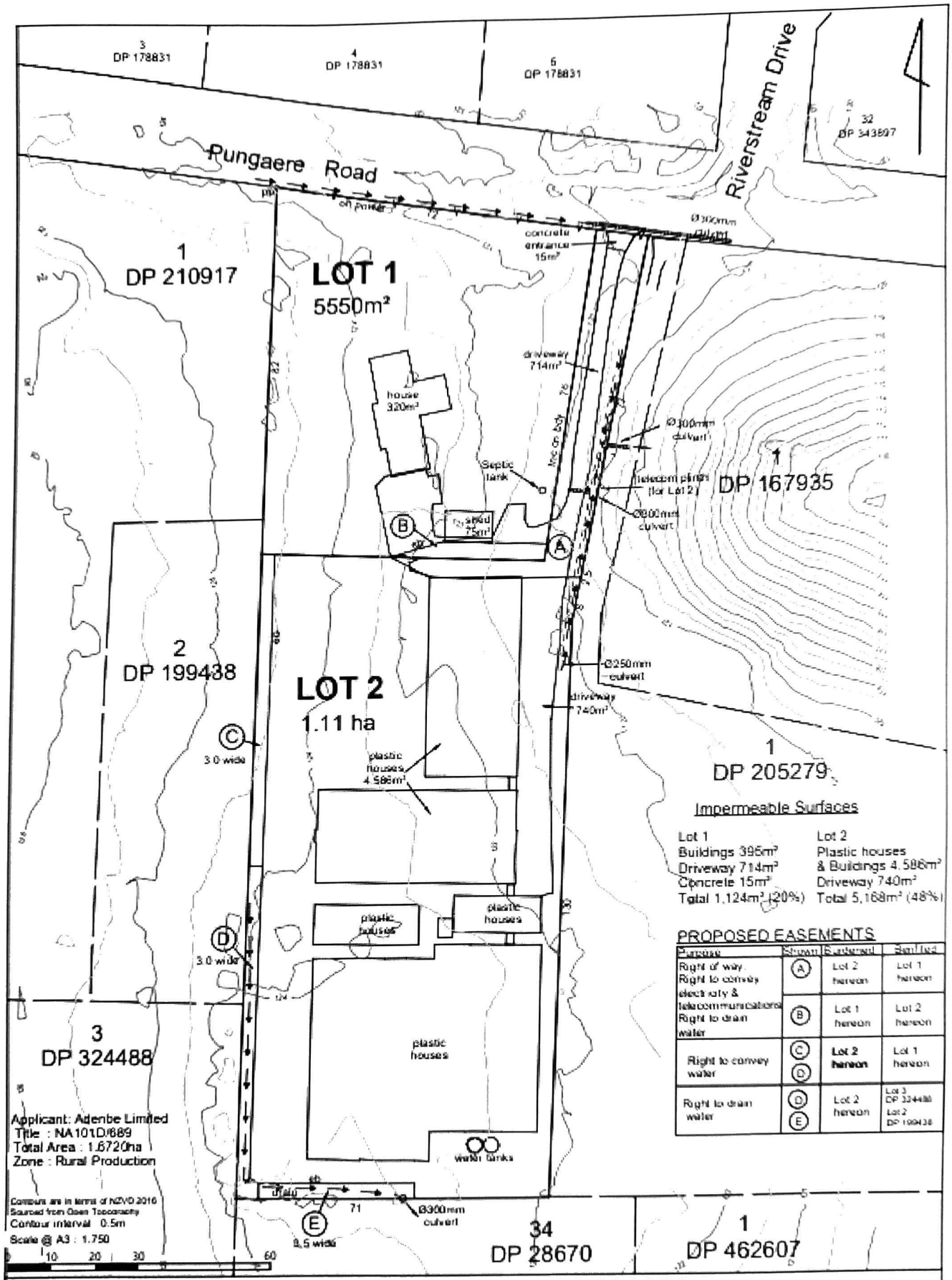
Signature		Date	3-11-2024
Signature		Date	3-11-2024
Signature		Date	
Signature		Date	



Impermeable Surfaces

Lot 1	Lot 2
Buildings 395m²	Plastic houses & Buildings 4,586m²
Driveway 714m²	Driveway 740m²
Concrete 15m²	
Total 1,124m² (20%)	Total 5,168m² (48%)

PROPOSED EASEMENTS

Purpose	Shown	Benefited	Servient
Right of way Right to convey electricity & telecommunications	A	Lot 2 hereon	Lot 1 hereon
Right to drain water	B	Lot 1 hereon	Lot 2 hereon
Right to convey water	C D	**Lot 2 hereon**	Lot 1 hereon
Right to drain water	D E	Lot 2 hereon	Lot 3 DP 324488 Lot 2 DP 199438

DONALDSONS
REGISTERED LAND SURVEYORS

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 167935

Date 20/08/2024
REF : 8505
file 8505 Scheme option 2.mjp

03-11-2024